### FY 2019 ANNUAL TAX INCREMENT FINANCE REPORT



Name of Municipality:	Village of Morton Grove	Reporting F		2019	
County:	Cook	Fiscal Year End:		12	2 <i> </i> 31 <i> </i> 2019
Unit Code:	016/365/32				
	FY 2019 TIF Adm	inistrator Conta	ct Information		
First Name: Ralph		Last Name:	Czerwinski		
Address: 6101 Cap		Title:	Village Administrator		
Telephone: 847-965-4 E-mail-	100	City:	Morton Grove	— <sup>Zip:</sup> —	60053
required rczerwinsk	ki@mortongroveil.org				
l attest to the best of m	y knowledge, that this FY 2019	report of the red	evelopment project area	a(s)	
in the City/Village of:	8 <del></del>	Morto	n Grove		
	ate pursuant to Tax Increment		lopment Act [65 ILCS 5	/11-74.4-3 et.	seq.] and or
Industrial Jobs Recove	ry Law [65 ILCS 5/11-74.6-10 e	et. seq.j.			
///	- 1				
1 (alsh	F. C. H		10/29/2020	<u>י</u>	
Written signature of	TIF Administrator		Date		
	7		***		
Section 1 (65 ILCS 5/	11-74.4-5 (d) (1.5) and 65 ILCS				
Name of Davi		NE FOR EACH TI		(V Doto Tr	erminated
Name of Red	levelopment Project Area	Date Desig	inated WilWi/DD/201		DD/20YY
Lehigh Ferris RPA			1/24/20	00	
				_	
				_	
		ti			
				_	
				_	
				_	

<sup>\*</sup>All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

# SECTION 2 [Sections 2 through 5 must be completed for <u>each</u> redevelopment project area listed in Section 1.] FY 2019 Name of Redevelopment Project Area (below):

	Name of Nedevelopment Pojeot Area (below).
	Lehigh Ferris
	Primary Use of Redevelopment Project Area*:
j	* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.
	Retail, Commercial,
	If "Combination/Mixed" List Component Types: Other
	Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):
	Tax Increment Allocation Redevelopment Act X

Industrial Jobs Recovery Law

### Please utilize the information below to properly label the Attachments.

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 LCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)]	х	
yes, please enclose the amendment (labeled Attachment A).		
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)]		Х
Please enclose the CEO Certification (labeled Attachment B).		
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]  Please enclose the Legal Counsel Opinion (labeled Attachment C).		х
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project mplemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)]  f yes, please enclose the Activities Statement (labled Attachment D).	х	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the		
redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)]	х	
f yes, please enclose the Agreement(s) (labeled Attachment E).		
s there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	х	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving		
payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) [E)]	x	
f yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).		
Vere there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 d) (7) (F)]	x	1
f yes, please enclose the Joint Review Board Report (labeled Attachment H).		
Vere any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 6/11-74.6-22 (d) (8) (A)]	x	
f yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis		
nust be attached and (labeled Attachment J).  An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service		
ncluding required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)]  f attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).	x	
las a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and		
11-74.6-22 (d) (2)		x
f yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K).		^
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax llocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)]		
f yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		Х
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred		
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) 10)]	x	
f yes, please enclose the list only, not actual agreements (labeled Attachment M).		

## SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)) Provide an analysis of the special tax allocation fund.

### FY 2019

Previous Year Explanation:

### Lehigh Ferris

Special Tax Allocation Fund Balance at Beginning of Reporting Period

11,802,511

SOURCE of Revenue/Cash Receipts:		Revenue/Cash Receipts for Current Reporting Year		Cumulative Totals of evenue/Cash eceipts for life of TIF	% of Total	
Property Tax Increment	\$	2,395,561	\$	35,300,727	67%	
State Sales Tax Increment	\$	_	\$	-	0%	
Local Sales Tax Increment	\$	_	\$	_	0%	
State Utility Tax Increment	\$	_	\$	-	0%	
Local Utility Tax Increment	\$	_	\$	_	0%	
Interest	\$	50,092	\$	1,247,267	2%	
Land/Building Sale Proceeds	\$	_	\$		0%	
Bond Proceeds	\$	_	\$	16,295,000	31%	
Transfers from Municipal Sources	\$	_	\$	-	0%	
Private Sources	\$		\$	9,329	0%	
Other (identify source; if multiple other sources, attach schedule)	\$	_	\$	_	0%	

All Amount Deposited in Special Tax Allocation Fund	\$ 2,445,653
Cumulative Total Revenues/Cash Receipts	\$ 52,852,323 100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) Transfers to Municipal Sources Distribution of Surplus	\$ 973,999 \$ -
Total Expenditures/Disbursements	\$ 973,999
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	\$ 1,471,654
Previous Year Adjustment (Explain Below)	\$ -
FUND BALANCE, END OF REPORTING PERIOD*  * If there is a positive fund balance at the end of the reporting period, yet	\$ 13,274,165 ou must complete Section 3.3

FY 2019

TIF NAME:

#### Lehigh Ferris

### ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs )

PAGE 1

Control of Device the Deduction and Control in Control of the Cont	Amounts	Reporting Fiscal Year
Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]  1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration	Attiounts	Reporting Fiscal Feat
of the redevelopment plan, staff and professional service cost.		
Administration Cost	15,372	
Dues & Subscriptions	7,915	
Professional Services	163,906	
		\$ 187,193
Annual administrative cost.		Ψ 107,100
Z. Affilial administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
Property assembly cost and site preparation costs.		7
Legal Notices	6,756	
Legal Notices		
		\$ 6,756
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or		
private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
Costs of the constructuion of public works or improvements.	of the Party of the Party	
		\$ -

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
and the second s		\$ -
8. Cost of job training and retraining projects.		
o. oos or jour and an area and green journey		
		\$ -
O. Financina costs		
9. Financing costs.	780,050	
Bond & Interest Payments	700,030	
		\$ 780,050
		φ 760,030
10. Capital costs.		
·		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
*		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

-

SECTION 3.2 A			
PAGE 3			
13. Relocation costs.			
		\$	_
14. Payments in lieu of taxes.			
		\$	-
15. Costs of job training, retraining, advanced vocational or career education.			
		\$	-
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a	1 2 2 2 1 2		
redevelopment project.			
· · · · · · · · · · · · · · · · · · ·			
		_	
		_	
		\$	_
		9	
17. Cost of day care services.			
		\$	
18. Other.			
		-	
		-	
		\$	
TOTAL ITEMIZED EXPENDITURES		\$	973,999

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### Lehigh Ferris

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

Name	Service	Amount		
Amalgamated Bank	Principle & Interest-2015 Bonds	\$ 780,050.00		
Homestead of Morton Grove	Ord 10-19-Tax Levy Agreement	\$ 163,906.00		
	· ·			
	V			

# SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d) Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FY 2019

TIF NAME:		Len	ıgn ⊦eri	ris
FUND BALANCE BY SOURCE			\$	13,274,165
	Am	nount of Original	Am	ount Designated
1. Description of Debt Obligations				
TIF Taxable Note - Northern Trust final payment 2009	\$	800,000		
TIF Taxable Note - LaSalle Bank final payment 2009	\$	2,625,000		
Taxable 2009B G.O. Note-Park Ridge Bank final payment 2011	\$	2,685,000		
Tax Exempt 2007 G.O. Bond final payment in 2024-Refunded	\$	9,200,000		
Tax Exempt 2015 G.O. Bond final payment in 2029	\$	5,130,000	\$	3,470,000
Total Amount Designated for Obligations	\$	20,440,000	\$	3,470,000
2. Description of Project Costs to be Paid				
× .				
	July 7			
		Eve Elle a Elle		
	125			
Total Amount Designated for Project Costs			\$	-
TOTAL AMOUNT DESIGNATED			\$	3,470,000
SURPLUS/(DEFICIT)			\$	9,804,165

### SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

### FY 2019

### TIF NAME:

### **Lehigh Ferris**

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X

Check here if no property was acquired by the Municipality within the Redevelopment Project Area.

Property Acquired by the Municipality Within the Redevelopment Project Area.

## SECTION 5 - 20 ILCS 620/4.7 (7)(F) PAGE 1

### FY 2019

TIF Name:

Ratio of Private/Public Investment

### Lehigh Ferris

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

	f the follo	wing by Indicati	ng an 'X':		
<ol> <li><u>NO</u> projects were undertaken by the Municipality Wi</li> </ol>	thin the Re	edevelopment Pr	oject Area.		
2. The Municipality <u>DID</u> undertake projects within the F complete 2a.)	Redevelop	ment Project Area	a. (If selecting this option,		Х
2a. The total number of ALL activities undertaken in	furtheran	ce of the objective	es of the redevelopment		2
plan					
LIST ALL projects undertaken by	the Munici	pality Within the	Redevelopment Project Ar	ea:	
			Estimated Investment		
			for Subsequent Fiscal		I Estimated to
TOTAL:	11/	1/99 to Date	Year		nplete Project
Private Investment Undertaken (See Instructions)	\$	110,713,345	\$ -	\$	110,713,345
Public Investment Undertaken	\$	6,431,700	\$ -	\$	6,431,700
Ratio of Private/Public Investment		17 3/14			17 3/14
Project 1*: The Woodlands		*PROJECT NAM	NE TO BE LISTED AFTER	PROJ	ECT NUMBER
Private Investment Undertaken (See Instructions)	\$	98,413,345		\$	98,413,345
Public Investment Undertaken	\$	5,000,000		\$	5,000,000
Ratio of Private/Public Investment		19 43/63			19 43/63
Trade of Trivator asia investment					
Project 2*: Lexington Walk					
Private Investment Undertaken (See Instructions)	\$	12,300,000		\$	12,300,000
Public Investment Undertaken	\$	1,431,700		\$	1,431,700
Ratio of Private/Public Investment		8 13/22			8 13/22
Project 3*:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0			0
Project 4*:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0			0
Project 5*:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0			0
Project 6*:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken	,				
ability in the state of the sta	_				

		ns is not required by law, but would be helpful in evaluating the
performance of T	IF in Illinois. *even though o	ptional MUST be included as part of the complete TIF report
SECTION 6 FY 2019		
TIF NAME:	Lehigh Ferris	
Provide the base E		n) and the EAV for the year reported for the redevelopment project area

project area was		Re	eporting Fiscal Year
designated	Base EAV		EAV
1998	\$ 14,743,872	\$	37,974,245

List all overlapping tax districts in the redevelopment project area. If overlapping taxing district received a surplus, list the surplus.

X\_\_\_ Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopmen project area to overlapping districts
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

#### **SECTION 7**

Provide information about job creation and retention:

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$
			\$
			\$
			\$
			\$
			\$
			\$

### **SECTION 8**

Provide a general description of the redevelopment project area using only major boundaries:

Optional Documents	Enclosed	
Legal description of redevelopment project area		
Map of District		



Incredibly Close & Amazingly Open

# Lehigh-Ferris Tax Increment Financing Redevelopment District **Certificate of Compliance**

REPORT PERIOD: January 1, 2019 to December 31, 2019

DATE OF REPORT: October 27, 2020

In accordance with the Tax Increment Allocation Redevelopment Act of the State of Illinois (65 ILCS 5/11-74.4), I am submitting this certified statement as to the following:

I have reviewed the audit performed by Lauterbach & Amen LLP on behalf of the Village of Morton Grove as well as public records, proceedings, and documents regarding the Lehigh-Ferris Tax Increment Financing District. Based upon this review, I certify the Village of Morton Grove is in full compliance with the Act.

Sincerely,

Daniel DiMaria Village President

Cc: Village Board of Trustees



Incredibly Close & Amazingly Open

October 27, 2020

The Honorable Daniel DiMaria, Mayor Village of Morton Grove 6101 Capulina Avenue Morton Grove, IL 60053

RE: Audit of the Financial Statements
Fiscal Year ending December 31, 2019
Lehigh-Ferris Tax Increment Financing Redevelopment District

Dear Mayor DiMaria:

### **OPINION OF CORPORATION COUNSEL**

I, Teresa Hoffman Liston, Corporation Counsel for the Village of Morton Grove, Cook County, Illinois, was the Corporation Counsel for the fiscal year beginning January 1, 2019, and ending December 31, 2019, and have reviewed information provided to me by the Village's administration and staff pertaining to the Lehigh-Ferris Tax Increment Financing Redevelopment Project Area.

Based solely upon the information with which I have been provided and without making any independent review or investigation of that information, and relying on the accuracy, authenticity, and genuineness of all of the said information provided, it is my opinion that, as to the matters of which I am aware and have been specifically brought to my attention, the Village of Morton Grove, Cook County, Illinois has complied with the requirements of the Illinois Tax Increment Redevelopment Allocation Act (65 ILCS 5/11-74.4-1 et. seq.).

This opinion relates only to the time period of this report and is based upon the information with which I have been provided by the Village's administration and staff.

Sincerely,

Teresa Hoffman Liston Corporation Counsel

Cc: Village Board of Trustees

### VILLAGE OF MORTON GROVE, ILLINOIS

## Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds For the Fiscal Year Ended December 31, 2019

Revenues         S         Lehigh/Ferris Taxes           Taxes         \$ 16,553,081         2,395,561           Intergovernmental         8,141,884         -           Charges for Services         1,297,597         -           Licenses and Permits         2,073,762         -           Fines and Forfeitures         652,083         -           Fines and Forfeitures         652,083         -           Interest Income         95,623         33,092           Miscellaneous         495,282         17,000           Total Revenues         29,309,312         2,445,653           Expenditures         20,339,577         -           Current         3,469,455         -           General Government         3,469,455         -           Public Safety         20,639,577         -           Streets and Sidewalks         2,476,350         -           Vehicle and Maintenance         852,620         -           Health and Human Services         50,378         -           Community Development         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         5         - <td< th=""><th></th><th></th><th></th><th></th></td<>				
Revenues         Ferris Tax Increment Financing           Taxes         \$ 16,553,081         2,395,561           Intergovernmental         8,141,884         -           Charges for Services         1,297,597         -           Licenses and Permits         2,073,762         -           Fines and Forfeitures         652,083         -           Interest Income         95,623         33,092           Miscellaneous         495,282         17,000           Total Revenues         29,309,312         2,445,653           Expenditures         20,639,577         -           Current         3,469,455         -           General Government         3,469,455         -           Public Safety         20,639,577         -           Streets and Sidewalks         2,476,350         -           Vehicle and Maintenance         852,620         -           Health and Human Services         50,378         -           Community Development         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         -         -         585,000           Debt Service         -         195,050				Lehigh/
Revenues         Increment Financing           Taxes         \$ 16,553,081         2,395,561           Intergovernmental         8,141,884         -           Charges for Services         1,297,597         -           Licenses and Permits         2,073,762         -           Fines and Forfeitures         652,083         -           Interest Income         95,623         33,092           Miscellaneous         495,282         17,000           Total Revenues         29,309,312         2,445,653           Expenditures         20,639,577         -           Current         3,469,455         -           General Government         3,469,455         -           Public Safety         20,639,577         -           Streets and Sidewalks         2,476,350         -           Vehicle and Maintenance         852,620         -           Vehicle and Maintenance         852,620         -           Wehicle and Maintenance         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         -         6,756           Debt Service         -         585,000           Principal Retirement </td <td></td> <td></td> <td></td> <td></td>				
Revenues         Financing           Taxes         \$ 16,553,081         2,395,561           Intergovernmental         8,141,884         -           Charges for Services         1,297,597         -           Licenses and Permits         2,073,762         -           Fines and Forfeitures         652,083         -           Interest Income         95,623         33,092           Miscellaneous         495,282         17,000           Total Revenues         29,309,312         2,445,653           Expenditures         20,639,577         -           Current         3,469,455         -           General Government         3,469,455         -           Public Safety         20,639,577         -           Streets and Sidewalks         2,476,350         -           Vehicle and Maintenance         852,620         -           Health and Human Services         50,378         -           Community Development         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         -         6,756           Debt Service         -         195,050           Total Expenditures         <				
Taxes			Canaral	
Taxes         \$ 16,553,081         2,395,561           Intergovernmental         8,141,884         -           Charges for Services         1,297,597         -           Licenses and Permits         2,073,762         -           Fines and Forfeitures         652,083         -           Interest Income         95,623         33,092           Miscellaneous         495,282         17,000           Total Revenues         29,309,312         2,445,653           Expenditures         2         20,639,577         -           Current         3,469,455         -         -           Public Safety         20,639,577         -         -           Streets and Sidewalks         2,476,330         -         -           Vehicle and Maintenance         852,620         -         -           Health and Human Services         50,378         -         -           Community Development         147,372         187,193         -           Building and Inspection Services         1,744,638         -         -           Capital Outlay         -         6,756           Debt Service         -         195,050           Total Expenditures         - <td< td=""><td></td><td></td><td>General</td><td>rmaneing</td></td<>			General	rmaneing
Intergovernmental	Revenues			
Charges for Services         1,297,597         -           Licenses and Permits         2,073,762         -           Fines and Forfeitures         652,083         -           Interest Income         95,623         33,092           Miscellaneous         495,282         17,000           Total Revenues         29,309,312         2,445,653           Expenditures         2         20,309,312         2,445,653           Expenditures         2         -         -           Current         3,469,455         -         -           Public Safety         20,639,577         -         -           Public Safety         20,639,577         -         -           Streets and Sidewalks         2,476,330         -         -           Vehicle and Maintenance         852,620         -         -           Health and Human Services         50,378         -         -           Community Development         147,372         187,193         -           Building and Inspection Services         1,744,638         -         -         6,756           Principal Retirement         -         -         585,000           Interest and Fiscal Charges         -         19	Taxes			2,395,561
Licenses and Permits         2,073,762         -           Fines and Forfeitures         652,083         33,092           Interest Income         95,623         33,092           Miscellaneous         495,282         17,000           Total Revenues         29,309,312         2,445,653           Expenditures         20,639,577         -           Current         3,469,455         -           Public Safety         20,639,577         -           Public Safety         20,639,577         -           Streets and Sidewalks         2,476,350         -           Vehicle and Maintenance         852,620         -           Health and Human Services         50,378         -           Community Development         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         -         6,756           Debt Service         -         585,000           Interest and Fiscal Charges         -         195,050           Total Expenditures         29,380,390         973,999           Excess (Deficiency) of Revenues         (71,078)         1,471,654           Other Financing Sources (Uses)         -         -<	Intergovernmental		8,141,884	-
Fines and Forfeitures         652,083         -           Interest Income         95,623         33,092           Miscellaneous         495,282         17,000           Total Revenues         29,309,312         2,445,653           Expenditures         -         -           Current         3,469,455         -           General Government         3,469,455         -           Public Safety         20,639,577         -           Streets and Sidewalks         2,476,350         -           Vehicle and Maintenance         852,620         -           Health and Human Services         50,378         -           Community Development         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         -         6,756           Debt Service         -         585,000           Principal Retirement         -         585,000           Interest and Fiscal Charges         -         195,050           Total Expenditures         29,380,390         973,999           Excess (Deficiency) of Revenues         (71,078)         1,471,654           Other Financing Sources (Uses)         -         - <td>Charges for Services</td> <td>•</td> <td>1,297,597</td> <td>-</td>	Charges for Services	•	1,297,597	-
Interest Income         95,623         33,092           Miscellaneous         495,282         17,000           Total Revenues         29,309,312         2,445,653           Expenditures         29,309,312         2,445,653           Current         3,469,455         -           General Government         3,469,455         -           Public Safety         20,639,577         -           Streets and Sidewalks         2,476,350         -           Vehicle and Maintenance         852,620         -           Health and Human Services         50,378         -           Community Development         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         -         6,756           Debt Service         -         195,050           Principal Retirement         -         585,000           Interest and Fiscal Charges         -         195,050           Total Expenditures         29,380,390         973,999           Excess (Deficiency) of Revenues         (71,078)         1,471,654           Other Financing Sources (Uses)         (71,078)         1,471,654           Other Financing Sources (Uses) <t< td=""><td>Licenses and Permits</td><td></td><td>2,073,762</td><td>-</td></t<>	Licenses and Permits		2,073,762	-
Miscellaneous         495,282         17,000           Total Revenues         29,309,312         2,445,653           Expenditures         2           Current         3,469,455         -           Public Safety         20,639,577         -           Streets and Sidewalks         2,476,350         -           Vehicle and Maintenance         852,620         -           Health and Human Services         50,378         -           Community Development         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         -         6,756           Debt Service         -         -         585,000           Interest and Fiscal Charges         -         195,050           Total Expenditures         29,380,390         973,999           Excess (Deficiency) of Revenues         (71,078)         1,471,654           Other Financing Sources (Uses)         -         -           Debt Issuance         -         -           Payment to Escrow Agent         -         -           Premium on Debt Issuance         -         -           Transfers In         -         -           Transfer	Fines and Forfeitures		652,083	-
Expenditures         29,309,312         2,445,653           Expenditures         Current         3,469,455         -           General Government         3,469,455         -           Public Safety         20,639,577         -           Streets and Sidewalks         2,476,350         -           Vehicle and Maintenance         852,620         -           Health and Human Services         50,378         -           Community Development         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         -         6,756           Debt Service         -         195,050           Principal Retirement         -         585,000           Interest and Fiscal Charges         -         195,050           Total Expenditures         29,380,390         973,999           Excess (Deficiency) of Revenues         (71,078)         1,471,654           Other Financing Sources (Uses)         -         -           Debt Issuance         -         -           Payment to Escrow Agent         -         -           Premium on Debt Issuance         -         -           Transfers Out         (436,875)	Interest Income		95,623	33,092
Expenditures   Current   General Government   Gen	Miscellaneous		495,282	17,000
Current         General Government         3,469,455         -           Public Safety         20,639,577         -           Streets and Sidewalks         2,476,350         -           Vehicle and Maintenance         852,620         -           Health and Human Services         50,378         -           Community Development         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         -         6,756           Debt Service         -         6,756           Principal Retirement         -         585,000           Interest and Fiscal Charges         -         195,050           Total Expenditures         29,380,390         973,999           Excess (Deficiency) of Revenues         (71,078)         1,471,654           Other Financing Sources (Uses)         (71,078)         1,471,654           Other Financing Sources (Uses)         -         -           Debt Issuance         -         -           Payment to Escrow Agent         -         -           Premium on Debt Issuance         -         -           Transfers Out         (436,875)         -           Net Change in Fund Balances			29,309,312	2,445,653
Current         General Government         3,469,455         -           Public Safety         20,639,577         -           Streets and Sidewalks         2,476,350         -           Vehicle and Maintenance         852,620         -           Health and Human Services         50,378         -           Community Development         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         -         6,756           Debt Service         -         6,756           Principal Retirement         -         585,000           Interest and Fiscal Charges         -         195,050           Total Expenditures         29,380,390         973,999           Excess (Deficiency) of Revenues         (71,078)         1,471,654           Other Financing Sources (Uses)         (71,078)         1,471,654           Other Financing Sources (Uses)         -         -           Debt Issuance         -         -           Payment to Escrow Agent         -         -           Premium on Debt Issuance         -         -           Transfers Out         (436,875)         -           Net Change in Fund Balances				
General Government         3,469,455         -           Public Safety         20,639,577         -           Streets and Sidewalks         2,476,350         -           Vehicle and Maintenance         852,620         -           Health and Human Services         50,378         -           Community Development         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         -         6,756           Debt Service         -         -         6,756           Principal Retirement         -         585,000           Interest and Fiscal Charges         -         195,050           Total Expenditures         29,380,390         973,999           Excess (Deficiency) of Revenues         (71,078)         1,471,654           Other Financing Sources (Uses)         -         -           Debt Issuance         -         -           Payment to Escrow Agent         -         -           Premium on Debt Issuance         -         -           Transfers Out         (436,875)         -           Net Change in Fund Balances         (507,953)         1,471,654           Fund Balances - Beginning         1	•			
Public Safety         20,639,577         -           Streets and Sidewalks         2,476,350         -           Vehicle and Maintenance         852,620         -           Health and Human Services         50,378         -           Community Development         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         -         6,756           Debt Service         -         -         6,756           Debt Service         -         -         585,000           Interest and Fiscal Charges         -         195,050           Total Expenditures         29,380,390         973,999           Excess (Deficiency) of Revenues         (71,078)         1,471,654           Other Financing Sources (Uses)         -         -           Debt Issuance         -         -           Payment to Escrow Agent         -         -           Premium on Debt Issuance         -         -           Transfers In         -         -           Transfers Out         (436,875)         -           Net Change in Fund Balances         (507,953)         1,471,654           Fund Balances - Beginning         12,2			3 460 455	_
Streets and Sidewalks         2,476,350         -           Vehicle and Maintenance         852,620         -           Health and Human Services         50,378         -           Community Development         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         -         6,756           Debt Service         -         -           Principal Retirement         -         585,000           Interest and Fiscal Charges         -         195,050           Total Expenditures         29,380,390         973,999           Excess (Deficiency) of Revenues         (71,078)         1,471,654           Other Financing Sources (Uses)         -         -           Debt Issuance         -         -           Payment to Escrow Agent         -         -           Premium on Debt Issuance         -         -           Transfers Out         (436,875)         -           Net Change in Fund Balances         (507,953)         1,471,654           Fund Balances - Beginning         12,299,509         11,802,511				_
Vehicle and Maintenance         852,620         -           Health and Human Services         50,378         -           Community Development         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         -         6,756           Debt Service         -         -           Principal Retirement         -         585,000           Interest and Fiscal Charges         -         195,050           Total Expenditures         29,380,390         973,999           Excess (Deficiency) of Revenues         (71,078)         1,471,654           Other Financing Sources (Uses)         (Uses)         1,471,654           Other Financing Sources (Uses)         -         -           Debt Issuance         -         -           Payment to Escrow Agent         -         -           Premium on Debt Issuance         -         -           Transfers In         -         -           Transfers Out         (436,875)         -           Net Change in Fund Balances         (507,953)         1,471,654           Fund Balances - Beginning         12,299,509         11,802,511		7.		_
Health and Human Services				_
Community Development         147,372         187,193           Building and Inspection Services         1,744,638         -           Capital Outlay         -         6,756           Debt Service         -         -           Principal Retirement         -         585,000           Interest and Fiscal Charges         -         195,050           Total Expenditures         29,380,390         973,999           Excess (Deficiency) of Revenues         (71,078)         1,471,654           Other Financing Sources (Uses)         -         -           Debt Issuance         -         -           Payment to Escrow Agent         -         -           Premium on Debt Issuance         -         -           Transfers In         -         -           Transfers Out         (436,875)         -           Net Change in Fund Balances         (507,953)         1,471,654           Fund Balances - Beginning         12,299,509         11,802,511				-
Building and Inspection Services       1,744,638       -         Capital Outlay       -       6,756         Debt Service       -       585,000         Principal Retirement       -       585,000         Interest and Fiscal Charges       -       195,050         Total Expenditures       29,380,390       973,999         Excess (Deficiency) of Revenues       (71,078)       1,471,654         Other Financing Sources (Uses)       -       -         Debt Issuance       -       -         Payment to Escrow Agent       -       -         Premium on Debt Issuance       -       -         Transfers In       -       -         Transfers Out       (436,875)       -         Net Change in Fund Balances       (507,953)       1,471,654         Fund Balances - Beginning       12,299,509       11,802,511			•	107 102
Capital Outlay       -       6,756         Debt Service       -       585,000         Principal Retirement       -       585,000         Interest and Fiscal Charges       -       195,050         Total Expenditures       29,380,390       973,999         Excess (Deficiency) of Revenues       (71,078)       1,471,654         Other Financing Sources (Uses)       -       -         Debt Issuance       -       -         Payment to Escrow Agent       -       -         Premium on Debt Issuance       -       -         Transfers In       -       -         Transfers Out       (436,875)       -         Net Change in Fund Balances       (507,953)       1,471,654         Fund Balances - Beginning       12,299,509       11,802,511	- · · · · · · · · · · · · · · · · · · ·			187,193
Debt Service       -       585,000         Interest and Fiscal Charges       -       195,050         Total Expenditures       29,380,390       973,999         Excess (Deficiency) of Revenues       (71,078)       1,471,654         Other Financing Sources (Uses)       -       -         Debt Issuance       -       -         Payment to Escrow Agent       -       -         Premium on Debt Issuance       -       -         Transfers In       -       -         Transfers Out       (436,875)       -         Net Change in Fund Balances       (507,953)       1,471,654         Fund Balances - Beginning       12,299,509       11,802,511			1,744,638	-
Principal Retirement         -         585,000           Interest and Fiscal Charges         -         195,050           Total Expenditures         29,380,390         973,999           Excess (Deficiency) of Revenues         (71,078)         1,471,654           Other Financing Sources (Uses)         -         -           Debt Issuance         -         -           Payment to Escrow Agent         -         -           Premium on Debt Issuance         -         -           Transfers In         -         -           Transfers Out         (436,875)         -           Net Change in Fund Balances         (507,953)         1,471,654           Fund Balances - Beginning         12,299,509         11,802,511			-	6,736
Interest and Fiscal Charges Total Expenditures         -         195,050 29,380,390         973,999           Excess (Deficiency) of Revenues Over (Under) Expenditures         (71,078)         1,471,654           Other Financing Sources (Uses) Debt Issuance Payment to Escrow Agent Premium on Debt Issuance Transfers In Transfers Out         -         -           Transfers Out         (436,875) -         -           Net Change in Fund Balances         (507,953)         1,471,654           Fund Balances - Beginning         12,299,509         11,802,511				505.000
Total Expenditures         29,380,390         973,999           Excess (Deficiency) of Revenues Over (Under) Expenditures         (71,078)         1,471,654           Other Financing Sources (Uses) Debt Issuance Payment to Escrow Agent Premium on Debt Issuance Transfers In Transfers Out Transfers Out (436,875) (436,875) The Change in Fund Balances (507,953) The Change in Fund Balances Transfers Out Transfe			-	
Excess (Deficiency) of Revenues <ul> <li>Over (Under) Expenditures</li> <li>(71,078)</li> <li>1,471,654</li> </ul> Other Financing Sources (Uses) <ul> <li>Debt Issuance</li> <li>Payment to Escrow Agent</li> <li>Premium on Debt Issuance</li> <li>Transfers In</li> <li>(436,875)</li> <li>(436,875)</li> </ul> -         Net Change in Fund Balances       (507,953)             1,471,654         Fund Balances - Beginning       12,299,509             11,802,511	<del>-</del>		<u> </u>	
Over (Under) Expenditures         (71,078)         1,471,654           Other Financing Sources (Uses)         -         -           Debt Issuance         -         -           Payment to Escrow Agent         -         -           Premium on Debt Issuance         -         -           Transfers In         -         -           Transfers Out         (436,875)         -           Net Change in Fund Balances         (507,953)         1,471,654           Fund Balances - Beginning         12,299,509         11,802,511	Total Expenditures		29,380,390	973,999
Over (Under) Expenditures         (71,078)         1,471,654           Other Financing Sources (Uses)         -         -           Debt Issuance         -         -           Payment to Escrow Agent         -         -           Premium on Debt Issuance         -         -           Transfers In         -         -           Transfers Out         (436,875)         -           Net Change in Fund Balances         (507,953)         1,471,654           Fund Balances - Beginning         12,299,509         11,802,511	Decision of Devenues	=		
Other Financing Sources (Uses)         Debt Issuance       -       -         Payment to Escrow Agent       -       -         Premium on Debt Issuance       -       -         Transfers In       -       -         Transfers Out       (436,875)       -         Net Change in Fund Balances       (507,953)       1,471,654         Fund Balances - Beginning       12,299,509       11,802,511			(71.078)	1 471 654
Debt Issuance       -       -         Payment to Escrow Agent       -       -         Premium on Debt Issuance       -       -         Transfers In       -       -         Transfers Out       (436,875)       -         Net Change in Fund Balances       (507,953)       1,471,654         Fund Balances - Beginning       12,299,509       11,802,511	Over (Under) Expenditures		(71,076)	1,471,034
Debt Issuance       -       -         Payment to Escrow Agent       -       -         Premium on Debt Issuance       -       -         Transfers In       -       -         Transfers Out       (436,875)       -         Net Change in Fund Balances       (507,953)       1,471,654         Fund Balances - Beginning       12,299,509       11,802,511	Other Financing Sources (Uses)			
Payment to Escrow Agent       -       -         Premium on Debt Issuance       -       -         Transfers In       -       -         Transfers Out       (436,875)       -         Net Change in Fund Balances       (507,953)       1,471,654         Fund Balances - Beginning       12,299,509       11,802,511			-	_
Premium on Debt Issuance       -       -         Transfers In       -       -         Transfers Out       (436,875)       -         Net Change in Fund Balances       (507,953)       1,471,654         Fund Balances - Beginning       12,299,509       11,802,511			-	_
Transfers In Transfers Out			-	-
Transfers Out       (436,875)       -         Net Change in Fund Balances       (507,953)       1,471,654         Fund Balances - Beginning       12,299,509       11,802,511			-	_
Net Change in Fund Balances       (436,875)       -         Fund Balances - Beginning       (507,953)       1,471,654         Tund Balances - Beginning       12,299,509       11,802,511			(436.875)	_
Net Change in Fund Balances       (507,953)       1,471,654         Fund Balances - Beginning       12,299,509       11,802,511	Transfers Out			
Fund Balances - Beginning 12,299,509 11,802,511		2		
	Net Change in Fund Balances		(507,953)	1,471,654
Fund Balances - Ending 11.791.556 13.274.165	Fund Balances - Beginning		12,299,509	11,802,511
	Fund Balances - Ending	-	11,791,556	13,274,165

The notes to the financial statements are an integral part of this statement.

### VILLAGE OF MORTON GROVE, ILLINOIS

### Lehigh/Ferris Tax Increment Financing - Special Revenue Fund

## Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual For the Fiscal Year Ended December 31, 2019

	Buda	Budget		
	Original	Final	Actual	
Revenues				
Taxes				
Property Taxes	-\$ 2,200,000	2,200,000	2,395,561	
Interest Income	5,000	5,000	33,092	
Miscellaneous	-	-	17,000	
Total Revenues	2,205,000	2,205,000	2,445,653	
Expenditures				
Community Development				
Personnel Services	49,600	49,600	15,372	
Contractual Services	286,810	286,810	171,821	
Capital Outlay	2,504,500	2,504,500	6,756	
Debt Service	8.1			
Principal Retirement	585,000	585,000	585,000	
Interest and Fiscal Charges	195,050	195,050	195,050	
Total Expenditures	3,620,960	3,620,960	973,999	
Excess (Deficiency) of Revenues				
Over (Under) Expenditures	(1,415,960)	(1,415,960)	1,471,654	
Other Financing Sources (Uses)				
Disposal of Capital Assets	- 710,000	710,000	-	
Transfers Out	(270,000)	(270,000)		
	440,000	440,000	-	
Net Change in Fund Balance	(975,960)	(975,960)	1,471,654	
Fund Balance - Beginning	-		11,802,511	
Fund Balance - Ending			13,274,165	



### REPORT OF INDEPENDENT ACCOUNTANTS

October 19, 2020

The Honorable Village President Members of the Board of Trustees Village of Morton Grove, Illinois

We have examined management's assertion included in its representation report that the Village of Morton Grove, Illinois, with respect to the Lehigh Ferris RPA, complied with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2019. As discussed in that representation letter, management is responsible for the Village of Morton Grove, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village of Morton Grove, Illinois' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Village of Morton Grove, Illinois' compliance with specified requirements.

In our opinion, management's assertion that the Village of Morton Grove, Illinois complied with the aforementioned requirements during the year ended December 31, 2019 is fairly stated in all material respects.

This report is intended solely for the information and use of the Village President, Board of Trustees, management, and the Illinois Department of Revenue and is not intended to be and should not be used by anyone other than these specified parties.

> Lauterbach & Amen. LLP LAUTERBACH & AMEN, LLP