

M E M O R A N D U M

TO: Chief Administrative Officer
FROM: City Comptroller
RE: Surplus Funds Distribution in T.I.F. One
DATE: October 6, 2004

A review of the future cash flows of T.I.F. One (attached) shows that the amount of \$196,660 is available to be considered as surplus and distributed to the various taxing bodies. We believe this distribution can be accomplished immediately without having an adverse impact on future T.I.F. One projects.

The distribution is based on the most recent property tax rates, as required by law:

Urbana School District	\$106,103	4.5961
City of Urbana	30,287	1.3120
Urbana Park District	17,393	.7534
Champaign County	16,271	.7048
Parkland	11,169	.4838
M.T.D.	6,222	.2695
Cunningham Township	4,656	.2017
C-U Health District	2,620	.1135
Forest Preserve	1,939	.0840
Total	\$196,660	8.5188

Recommendation: Approval of the attached resolution which directs the Comptroller to distribute and make payments to these taxing bodies in these amounts.

RESOLUTION NO. 2004-10-021R

A RESOLUTION DEEMING CERTAIN FUNDS IN THE SPECIAL TAX ALLOCATION FUND FOR THE DOWNTOWN URBANA TAX INCREMENT REDEVELOPMENT PROJECT AREA AS "SURPLUS" FUNDS AND DIRECTING THE PAYMENT AND DISTRIBUTION THEREOF

WHEREAS, pursuant to a series of ordinances (Ordinance Nos. 8081-61, 8081-62 and 8081-63), adopted December 22, 1980, including as subsequently supplemented and amended (collectively, the "**TIF Ordinances**") in connection with the Urbana Downtown Tax Increment Redevelopment Project Area (the "**Redevelopment Project Area**"), the City Council (the "**Corporate Authorities**") of the City of Urbana, Champaign County, Illinois (the "**Municipality**") adopted the Urbana Downtown Tax Increment Area Redevelopment Plan and related Redevelopment Projects, designated the Redevelopment Project Area, and authorized tax increment finance under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (including the predecessor Act thereof, the "**TIF Act**"); and

WHEREAS, the Municipality is required under Sections 11-74.4-5(d) and 11-74.4-7 of the TIF Act to annually designate all funds deposited into the special tax allocation fund established under the TIF Ordinances that are not identified as being required, pledged, earmarked or otherwise designated for payment of or securing of obligations or anticipated redevelopment project costs as "surplus" funds and to cause the distribution thereof by paying the same to the taxing districts in the Redevelopment Project Area, the Illinois Department of Revenue and the Municipality in direct proportion to the amount of funds received from the collection of real estate taxes and from the State of Illinois and deposited into such special tax allocation fund, such amount to the taxing districts in the Redevelopment Project Area to be in the same manner and proportion as the most recent distribution by the County Collector of Champaign County, Illinois to the affected taxing districts of real property taxes from real property in the Redevelopment Project Area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. Findings. The Corporate Authorities find, determine and declare that the amount of funds deposited in the special tax allocation fund for the Redevelopment Project Area that is not required, pledged, earmarked or otherwise designated for payment of or securing of obligations or anticipated redevelopment project costs is \$196,660, such amount having been calculated and now deemed to be "surplus" funds for the year 2004 under and pursuant to Sections 11-74.4-5(d) and 11-74.4-7 of the TIF Act.

Section 2. Direction. The City Comptroller of the City be and the same is hereby authorized and directed to cause the payment and distribution of all such "surplus" funds in the manner and proportion as that specified in Sections 11-74.4-5(d) and 11-74.4-7 of the TIF Act.

Section 3. Effective Date. This Resolution shall become effective upon its passage and

approval as required by law.

This Resolution is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said City Council on the _____ day of October, 2004, A.D.

PASSED by the City Council this ____ day of October, 2004.

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of October, 2004.

Tod Satterthwaite, Mayor

TIF ONE FUND PROJECTIONS

	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Cash Bal., Beg. Year	\$1,203,600	\$1,001,660	\$931,660	\$856,660	\$771,660	\$676,660	\$571,660	\$456,660	\$331,660	\$196,660	\$196,660	\$196,660
Revenues:												
Property Tax	\$598,900	\$610,900	\$623,118	\$635,580	\$648,292	\$661,258	\$674,483	\$687,973	\$701,732	\$715,767	\$730,082	\$744,684
Interest	28,800	30,050	27,950	25,700	23,150	20,300	17,150	13,700	9,950	5,900	5,900	5,900
Add'l Prop. Tax, Jumers	0	0	50,000	51,000	52,020	53,060	54,122	55,204	56,308	57,434	58,583	59,755
Total Revenues	\$627,700	\$640,950	\$701,068	\$712,280	\$723,462	\$734,618	\$745,754	\$756,876	\$767,990	\$779,101	\$794,565	\$810,338
Expenses:												
Surplus Payments to Govt.:												
School District	\$106,100	\$106,100	\$106,100	\$106,100	\$106,100	\$106,100	\$106,100	\$108,222	\$110,386	\$112,594	\$114,846	\$117,143
Park District	17,400	17,400	17,400	17,400	17,400	17,400	17,400	17,748	18,103	18,465	18,834	19,211
City of Urbana	30,290	30,290	30,290	30,290	30,290	30,290	30,290	30,896	31,514	32,144	32,787	33,443
Township	4,660	4,660	4,660	4,660	4,660	4,660	4,660	4,753	4,848	4,945	5,044	5,145
Others	38,210	38,210	38,210	38,210	38,210	38,210	38,210	38,974	39,754	40,549	41,360	42,187
Marketing, Dues	20,000	20,000	20,000	20,000	20,000	20,000	20,000	10,000	10,000	10,000	10,000	10,000
Downtown Loans	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Downtown Streetscape, Phase 7	0	39,678	0	0	0	0	0	0	0	0	0	0
Park District Projects	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,680	35,374	36,081	36,803	37,539
Vocational Training	75,000	75,000	75,000	75,000	75,000	75,000	75,000	76,500	78,030	79,591	81,182	82,806
MiniPark Project	100,000	0	0	0	0	0	0	0	0	0	0	0
Historic Lincoln Hotel Project	0	0	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Debt Service	105,000	112,000	113,000	119,000	125,000	130,000	134,500	138,500	142,000	0	0	0
Total Expenses	\$540,660	\$487,338	\$498,660	\$504,660	\$510,660	\$515,660	\$520,160	\$520,273	\$530,009	\$394,369	\$400,856	\$407,473
Cash Bal., End Year:												
Reserved Future Debt Service	\$805,000	\$735,000	\$660,000	\$575,000	\$480,000	\$375,000	\$260,000	\$135,000	\$0	\$0	\$0	\$0
Unreserved	\$196,660	\$196,660	\$196,660	\$196,660	\$196,660	\$196,660	\$196,660	\$196,660	\$196,660	\$196,660	\$196,660	\$0
Reserved Future Projects	\$288,980	\$223,612	\$277,408	\$292,620	\$307,802	\$323,958	\$340,594	\$361,603	\$372,981	\$384,732	\$393,709	\$599,525