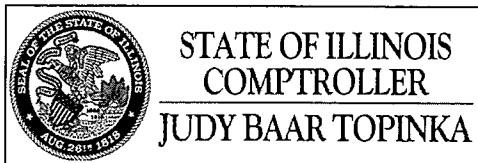


FY 2012
ANNUAL TAX INCREMENT FINANCE
REPORT



Name of Municipality: Wheaton Reporting Fiscal Year: **2012**
 County: DuPage Fiscal Year End: **4/30/2012**
 Unit Code: 022/125/30

TIF Administrator Contact Information

First Name: James	Last Name: Kozik
Address: <u>303 W Wesley St, P.O. Box 727</u>	Title: <u>Dir of Planning & Economic Dev.</u>
Telephone: <u>630.260.2008</u>	City: <u>Wheaton</u> Zip: <u>60187-0727</u>
Mobile: <u>630-688-2000</u>	E-mail: <u>jkozik@wheaton.il.us</u>
Mobile Provider: <u>AT&T</u>	Best way to contact: <input checked="" type="checkbox"/> X Email <input type="checkbox"/> Phone <input type="checkbox"/> Mobile <input type="checkbox"/> Mail

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of
 WHEATON
 is complete and accurate at the end of this reporting Fiscal year under 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.]

J. Kozik 10/31/12
 Written signature of TIF Administrator Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTRICT		
Name of Redevelopment Project Area	Date Designated	Date Terminated
Courthouse Redevelopment	3/17/2005	

*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 each redevelopment project area listed in Section 1.]

Name of Redevelopment Project Area:	Courthouse Redevelopment
Primary Use of Redevelopment Project Area*:	Central Business District
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/>	Industrial Jobs Recovery Law <input type="checkbox"/>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	X	
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)] Please enclose the CEO Certification labeled Attachment B		X
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		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D		X
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)] If yes, please enclose the Agreement(s) labeled Attachment E	X	
Is 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	X	
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)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K		X
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L		X
A list of all intergovernmental agreements in effect in FY 2010, 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)] If yes, please enclose list only of the intergovernmental agreements labeled Attachment M	X	

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

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

Fund Balance at Beginning of Reporting Period

\$ (24,377)

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 696,947	\$ 2,320,147	21%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 83	\$ 350,307	3%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 7,700,000	69%
Transfers from Municipal Sources			0%
Private Sources	\$ 448,917	\$ 814,943	7%
Other (identify source _____; if multiple other sources, attach schedule)			0%

*must be completed where 'Reporting Year' is populated

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

\$ 1,145,947

Cumulative Total Revenues/Cash Receipts

\$ 11,185,397 | 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 1,148,376

Distribution of Surplus

Total Expenditures/Disbursements

\$ 1,148,376

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS

\$ (2,429)

FUND BALANCE, END OF REPORTING PERIOD*

\$ (26,806)

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))
PAGE 1

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
 (by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Legal services	19,990	
Administration	1,168	
Financial analysis	14,923	
		\$ 36,081
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		

SECTION 3.2 A

PAGE 2

7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
		\$ -
8. Financing costs. Subsection (q) (6) and (o)(8)		
Debt Service Costs - 2005B Taxable G.O. Bonds	1,112,295	
		\$ 1,112,295
9. Approved capital costs. Subsection (q)(7) and (o)(9)		
		\$ -
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		\$ -
12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)		
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		\$ -

SECTION 3.2 A

PAGE 3

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 1,148,376

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

FUND BALANCE, END OF REPORTING PERIOD \$ (26,806)

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
2005B Taxable G.O. Bonds dated June 1, 2005	\$ 8,350,000	\$ 7,928,515

Total Amount Designated for Obligations \$ 8,350,000 \$ 7,928,515

2. Description of Project Costs to be Paid		

Total Amount Designated for Project Costs \$ -

TOTAL AMOUNT DESIGNATED \$ 7,928,515

SURPLUS*/(DEFICIT) \$ (7,955,321)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

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

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

No property was acquired by the Municipality Within the Redevelopment Project Area

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

PAGE 1

If **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area, indicate so in the space provided: _____

If Projects **WERE** undertaken by the Municipality Within the Redevelopment Project Area enter the **TOTAL** number of projects and list them in detail below. 1

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED IF PROJECTS ARE LISTED ON THESE PAGES

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 40,000,000	\$ -	\$ 75,444,000
Public Investment Undertaken	\$ 7,700,000	\$ -	\$ 7,700,000
Ratio of Private/Public Investment	5 15/77		9 75/94

Project 1:			
Courthouse Square			
Private Investment Undertaken (See Instructions)	\$40,000,000		\$75,444,000
Public Investment Undertaken	\$7,700,000		\$7,700,000
Ratio of Private/Public Investment	5 15/77		9 75/94

Project 2:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

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			
Ratio of Private/Public Investment	0		0

Project 7:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 8:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 9:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 16:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 20:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois.

SECTION 6

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
2005	\$ 1,196,620	\$ 12,239,269

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

The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment 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		

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFICATE OF COMPLIANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting City Manager of the City of Wheaton, DuPage County, Illinois and as such, the Chief Executive Officer of the City of Wheaton. I do hereby further certify that, according to the records of the City in my official possession and to the best of my knowledge, the City has complied with all requirements pursuant to 65 ILCS 5/11-74.4-5(d)(3) of the Tax Increment Allocation Redevelopment Act, as amended, for that certain redevelopment project area known as the Courthouse Redevelopment Project Area for the Fiscal Year 2012.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 26th day of October 2012.



Donald B. Rose, City Manager

ATTEST:


Sharon Barrett-Hagen, City Clerk

[SEAL]



EDWARD J. WALSH
JAMES H. KNIPPEN
THOMAS L. KNIGHT
BRADLEY N. POLLOCK
ADAM C. KRUSE
ELIZABETH M. RUSIN
ANNE K. KNIGHT

October 30, 2012

Mr. Bob Lehnhardt, Finance Director
City of Wheaton
303 W. Wesley Street
Wheaton, Illinois 60187

RE: City of Wheaton Courthouse Redevelopment Project Area

Dear Mr. Lehnhardt:

You have requested that this office issue an opinion regarding the above-captioned redevelopment project area (the "Area") as required by Section 74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*; hereinafter referred to as the Act").

The undersigned has reviewed the ordinances passed by the Corporate Authorities of the City approving a redevelopment plan and project for the Area, designating the Area and adopting tax increment allocation financing therefore, as well as all subsequent ordinances and resolutions passed by the Corporate Authorities relating to redevelopment projects within the Area.

In reliance on the accuracy of the foregoing and to the best of our knowledge, it is our opinion that the City of Wheaton is in compliance with the provisions of the Act. In rendering this opinion, we have relied upon representations of the City with respect to certain material facts solely within the City's knowledge, including, but not limited to, (i) the use of tax increment funds, and (ii) the timing and contents of all information required to be provided to the Joint Review Board or the State of Illinois under the Act, and the content of the FY 2012 Comptroller's Report for the Area. Our opinion represents our legal judgment based upon our review of the law and the facts that we deem relevant to render such opinion and is not a guarantee of a result.

Very truly yours,
Walsh Knippen Pollock, Chtd.

James H. Knippen, II

JHK/bec

ATTACHMENT D

CITY OF WHEATON

COURTHOUSE REDEVELOPMENT PROJECT AREA

A consultant was hired to perform a financial analysis of a proposed amendment to the Courthouse Square planned unit development.

**REPORT OF THE SECRETARY OF CITY OF WHEATON
TIF 3 JOINT REVIEW BOARD MEETING OF
APRIL 4, 2012**

To: The Honorable Mayor and City Council

From: James P. Kozik, AICP Director of Planning and Economic Development

Re: Proposed Amendment Courthouse Square Redevelopment Project and Plan/ TIF 3

I provide this report in my capacity as Secretary of the TIF 3 Joint Review Board (JRB) pursuant to that Board's direction of April 4, 2012. A hearing for the TIF 3 JRB to consider a proposed amendment to the Courthouse Square Redevelopment Plan, and other matters, was called to order on that date at 9:00 A.M. in the City Council Chambers of the Wheaton City Hall.

The following Joint Review Board taxing body representatives were present: Mr. Michael Benard, Wheaton Park District Representative; Mr. William Farley, School District 200 Representative; Mr. Chris Heidorn, Milton Township Representative, Mr. Paul Lauricella, County of DuPage and Mr. John Rutledge, City of Wheaton Representative. There was no representative present for the College of DuPage. Also present was City Attorney James Knippen, Director of Planning and Economic Development James Kozik, Director of Finance Robert Lehnhardt, and City TIF Consultant, Stephen Friedman. Mr. Norman Brockmeier, a resident of the Courthouse Square development was approved and served as the Public Member for this proceeding.

Mr. Rutledge was nominated and approved as Chairman of these proceedings. City Attorney James Knippen was appointed by the Board to answer legal questions.

A Motion was made and approved to go into Hearing to consider a Proposed Amendment to the Courthouse Square Redevelopment Plan and Program. Mr. Knippen made some Preliminary comments pertaining to the legal requirements to amend a Tax Increment Financing Plan. The JRB then adopted a motion of general procedures for the Joint Review Board hearing upon proposal by the Chairman. Chairman Rutledge then outlined several procedures for the Joint Review Board hearing. Chairman Rutledge stated that the Board would allow both proponents and opponents represented by counsel twenty minutes for comments and those individuals not represented by counsel, five minutes each. Chair Rutledge reminded those speaking to keep their comments relating to the TIF amendment limited to that topic as the zoning matter is being handled through a different process. In addition, Chair Rutledge asked those who are speaking to try not to repeat testimony previously given.

The Joint Review Board then conducted its hearing of the proposed amendment to the Courthouse Square Redevelopment Plan and Program.

Presentation and public comments by the Proponent. Mr. Mike Laube, President of the Laube Companies, presented a summary of his memorandum dated March 27, 2012 to the Board. Mr. Laube stated that he believes no amendment to the TIF plan is required to

accommodate the proposed senior housing development but that if amendment is required the proposed amendment is lawful.

Presentation and public comment by Opponents. Mr. Gerald Gorski, 201 Reber Street, Unit 3, stated that if you test the proposal against all of the goals of the plan instead of only two words out of two sentences, the proposed senior housing development is inconsistent with the approved TIF plan. Mr. Randy Nickell, 195 Reber Street, stated the proposed TIF amendment will be a significant deviation from what was approved. Mr. Brockmeier, 255 E. Liberty Drive, Unit 208, stated that providing senior housing is a laudable goal, although provided it in this development is not what the TIF plan envisioned. Ms. Sharon Brockmeier, 255 E. Liberty Drive, Unit 208, expressed a concern about the proposed senior housing component's ability to pay real estate taxes in the future. Mr. Dwight Stiehl, 307 E. Liberty Drive, expressed his concern that this matter is a revenue decision and not a planning decision.

Presentation and comment by the City's consultant. [SB Friedman Development Advisors] Mr. Stephen Friedman, President of SB Friedman Development Advisors, presented a summary of his memorandum dated March 28, 2012 to the Board. Mr. Friedman stated that since housing for senior citizens was contemplated in the plan, the proposed amendment is consistent with the plan requirements. Mr. Friedman stated that the amendment does not change land area and therefore has no impact on eligibility issues that would have been relevant at original creation of the plan, and that the overall plan as amended also remains consistent with the objectives of the Act as the amendment does not change the plan in any significant way and is consistent with the original goals and objectives enunciated in the plan. Mr. Benard questioned what would happen to the life of the TIF if the amendment were to be approved. Mr. Laube stated that the end date of the TIF district would not change. Mr. Benard questioned what would the developer do if the amendment were not approved. Mr. Henry Stillwell, attorney for the developer, stated that he does not want to speculate about the actions of the developer in such a circumstance. Mr. Gorski stated that in such a case there are options; the plan has six goals and forty-four objectives.

In regards to a question from Mr. Benard regarding the market, Mr. Friedman stated the market for the approved Courthouse Square project is unknown. Mr. Benard stated that he is attending the meeting in order to gather information for his Board, and he has no authority in which to act on a motion for consideration for or against the proposed amendment. Mr. Knippen then provided his opinion regarding this matter to the Board. Mr. Knippen stated that the undefined terms in the plan need to be read with flexibility and that the amendment to the plan, if necessary, is general in terms and not specific. Mr. Knippen stated that it is his opinion that the proposed amendment is not inconsistent with the TIF Act nor the original plan.

Mr. Heidorn then moved and Mr. Farley seconded a motion to close the public comment portion of the hearing. On a voice vote; all voted aye.

A Motion to continue the hearing for additional deliberations by Mr. Brockmeier failed for want of a second.

Mr. Heidorn then moved and Mr. Farley seconded a motion to recommend approval of the proposed amendment. Mr. Brockmeier stated his belief that the proposed amendment is

inconsistent with the original plan. Mr. Heidorn stated that he doesn't believe an amendment to the original plan is necessary, but if it is, he believes the amendment is consistent with and not contrary to the original plan. Mr. Farley stated he believed that an amendment to the original plan is not necessary, but if it is, he believes the amendment is consistent with the original plan.

A roll call vote was then taken on the motion to recommend approval of the plan to the City Council with the following results:

Ayes: Mr. Heidorn
 Mr. Lauricella
 Mr. Rutledge
 Mr. Farley

Nays: Mr. Brockmeier

Abstain: Mr. Benard

The motion to recommend approval of the proposed amendment to the Courthouse Square Redevelopment Plan therefore carried.

Mr. Knippen stated that the recommendation of the Board would be forwarded to the Mayor and City Council.

The meeting was then adjourned after presentation of the Annual State Report FY 2010-11 for TIF 3.

CITY OF WHEATON
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
 As of April 30, 2012

	Special Revenue Funds			Capital Projects Fund	Total Nonmajor Governmental Funds
	Motor Fuel Tax	Tax Increment Financing #1	* Tax Increment Financing #3	2010 General Obligation Bond	
ASSETS					
Cash and investments	\$ 1,318,885	\$ 893,949	\$ -	\$ 4,283,488	\$ 6,496,322
Receivables (net)					
Property taxes	-	1,386,627	715,869	-	2,102,496
Accounts	<u>102,688</u>	<u>-</u>	<u>-</u>	<u>218,011</u>	<u>320,699</u>
TOTAL ASSETS	<u>\$ 1,421,573</u>	<u>\$ 2,280,576</u>	<u>\$ 715,869</u>	<u>\$ 4,501,499</u>	<u>\$ 8,919,517</u>
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable	\$ 21,293	\$ -	\$ 12,737	\$ 76,135	\$ 110,165
Contracts payable	2,366	-	-	-	2,366
Due to other funds	-	-	14,069	-	14,069
Deferred revenues	<u>-</u>	<u>1,386,627</u>	<u>715,869</u>	<u>318,011</u>	<u>2,420,507</u>
Total Liabilities	<u>23,659</u>	<u>1,386,627</u>	<u>742,675</u>	<u>394,146</u>	<u>2,547,107</u>
Fund Balances (Deficit)					
Restricted for highways and streets	1,397,914	-	-	-	1,397,914
Restricted for TIF development	-	893,949	-	-	893,949
Restricted for capital construction and purchases	-	-	-	4,094,922	4,094,922
Assigned for capital construction and purchases	-	-	-	12,431	12,431
Unassigned (deficit)	<u>-</u>	<u>-</u>	<u>(26,806)</u>	<u>-</u>	<u>(26,806)</u>
Total Fund Balances (Deficit)	<u>1,397,914</u>	<u>893,949</u>	<u>(26,806)</u>	<u>4,107,353</u>	<u>6,372,410</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 1,421,573</u>	<u>\$ 2,280,576</u>	<u>\$ 715,869</u>	<u>\$ 4,501,499</u>	<u>\$ 8,919,517</u>

CITY OF WHEATON

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL -
TAX INCREMENT FINANCING #3 FUND
For the Year Ended April 30, 2012
With Comparative Actual Amounts for the Year Ended April 30, 2011

	2012		Actual	Variance with Final Budget	2011 Actual
	Budgeted Amounts				
	Original	Final			
REVENUES					
TAXES					
Property tax	\$ 625,196	\$ 625,196	\$ 696,947	\$ 71,751	\$ 652,315
Investment income	100	100	83	(17)	409
Miscellaneous revenues	<u>526,750</u>	<u>526,750</u>	<u>448,917</u>	<u>(77,833)</u>	<u>355,258</u>
Total Revenues	<u>1,152,046</u>	<u>1,152,046</u>	<u>1,145,947</u>	<u>(6,099)</u>	<u>1,007,982</u>
EXPENDITURES					
CURRENT					
General government					
Contractual services	10,000	21,158	21,158	-	24,983
Consultant services	-	<u>14,923</u>	<u>14,923</u>	-	<u>2,857</u>
Total Expenditures	<u>10,000</u>	<u>36,081</u>	<u>36,081</u>	-	<u>27,840</u>
Excess (deficiency) of revenues over expenditures	<u>1,142,046</u>	<u>1,115,965</u>	<u>1,109,866</u>	<u>(6,099)</u>	<u>980,142</u>
OTHER FINANCING USES					
Transfers out	<u>(1,112,295)</u>	<u>(1,112,295)</u>	<u>(1,112,295)</u>	-	<u>(1,021,320)</u>
Total Other Financing Uses	<u>(1,112,295)</u>	<u>(1,112,295)</u>	<u>(1,112,295)</u>	-	<u>(1,021,320)</u>
Net Change in Fund Balance	<u>\$ 29,751</u>	<u>\$ 3,670</u>	(2,429)	<u>\$ (6,099)</u>	(41,178)
FUND BALANCE (DEFICIT) - Beginning of Year			(24,377)		16,801
FUND BALANCE (DEFICIT) - END OF YEAR			<u>\$ (26,806)</u>		<u>\$ (24,377)</u>



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INDEPENDENT AUDITORS' COMPLIANCE REPORT

To the Mayor and City Council
City of Wheaton
Wheaton, Illinois

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Wheaton as of and for the year ended April 30, 2012, and have issued our report thereon dated October 25, 2012. The financial statements are the responsibility of the management of the City of Wheaton. Our responsibility is to express opinions on the financial statements based upon our audit.

Our audit was made in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

Compliance with laws, regulations, contracts and grants applicable to the City of Wheaton is the responsibility of the City of Wheaton's management. As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we performed tests of the City of Wheaton's compliance with provisions in Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing." However, the objective of our audit of the financial statements was not to provide an opinion on overall compliance with such provisions. Accordingly, we do not express such an opinion.

The results of our tests indicate that, with respect to the items tested, the City of Wheaton complied, in all material respects, with Subsection (q) of Section 11-74.4-3 of Public Act 85-1142.

This report is intended solely for the information and use of the City Council, management, the State of Illinois, and others within the City and is not intended to be, and should not be, used by anyone other than the specified parties.

Baker Tilly Virchow Krause, LLP

Oak Brook, Illinois
October 25, 2012