



Unit Code: **016/430/32**  
Reporting Fiscal Year: **2009**  
Fiscal Year End: **12/31/2009**

Last Name: **Ottesen**  
Title: **Village Manager**  
City: **Palatine** Zip: **60067**

City/Village of Palatine is complete and accurate at the end of this reporting  
Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74 et. seq.]  
Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

7/19/10  
Date

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

\*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.]**

<b>Name of Redevelopment Project Area:</b>	Downtown Area TIF
<b>Primary Use of Redevelopment Project Area*:</b>	Combination/Mixed
<b>If "Combination/Mixed" List Component Types:</b>	
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b>	
Tax Increment Allocation Redevelopment Act <u>  X  </u>	Industrial Jobs Recovery Law <u>      </u>

	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)] <b>If yes, please enclose the amendment labeled Attachment A</b>	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)] <b>Please enclose the CEO Certification labeled Attachment B</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)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		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)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>		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)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>		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)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>	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)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	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)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>	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)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>		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)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>		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) <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>		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.

	Reporting Year	Cumulative
Fund Balance at Beginning of Reporting Period	\$ 4,897,150.00	
Revenue/Cash Receipts Deposited in Fund During Reporting FY:		
		% of Total
Property Tax Increment	\$ 6,268,686	\$ 25,684,044 31%
State Sales Tax Increment		0%
Local Sales Tax Increment		0%
State Utility Tax Increment		0%
Local Utility Tax Increment		0%
Interest	\$ 12,194	\$ 895,019 1%
Land/Building Sale Proceeds		\$ 1,252,260 2%
Bond Proceeds	\$ 8,500,000	\$ 54,625,866 65%
Transfers from Municipal Sources	\$ 25,028	\$ 949,516 1%
Private Sources		0%
Other (identify source _____; if multiple other sources, attach schedule)		0%
Total Amount Deposited in Special Tax Allocation Fund During Reporting Period		
	\$ 14,805,908	
Cumulative Total Revenues/Cash Receipts		\$ 83,406,705 100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3		\$ 5,551,486.00
Distribution of Surplus		\$ -
Total Expenditures/Disbursements		\$ 5,551,486
NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENT		\$ 9,254,422
FUND BALANCE, END OF REPORTING PERIOD		\$ 14,151,572

- 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))  
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)]

		Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Legal Fees	88,501	
Office Supplies		
Professional Services	79,150	
Materials	23,790	
Utilities	5,717	
		\$ 197,158
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
Remediation Expense	86,273	
Land Acquisition (Reimbursement)	269,001	
Site Development		
		\$ 355,274
4. Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public buildings. Subsection (q)(3) and (o)(4)		
Rehabilitation, Reconstruction and Repairs	25,827	
		\$ 25,827
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
Infrastructure Improvements (streets, watermains, etc.)	81,786	
		\$ 81,786

6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -
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 Principal	2,743,429	
Debt Service Interest	1,766,354	
Debt Service Fiscal Charges	3,800	
Other Debt Service Expense	356,750	
		\$ 4,870,333
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)		
Relocation Expense	21,108	
		\$ 21,108

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)		
		\$ -
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		\$ 5,551,486

## Section 3.2 B

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

There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

Name	Service	Amount
A Lamp Concrete	Public Improvements	\$ 23,810
American Data Centre Inc.	Land Acquisition (Reimbursement)	\$ 238,000
Bank of New York Mellon	Debt Service	\$ 3,405,040
Bollinger Lach & Associates	Professional Services	\$ 20,380
Brian Edward Landscaping	Professional Services	\$ 21,000
Brook Electrical Supply	Public Improvements	\$ 22,725
Chicago Title & Trust Company	Land Acquisition	\$ 5,698,605
Cook County Treasurer	Land Acquisition	\$ 40,545
Devon Bank & Trust	Land Acquisition	\$ 263,715
Donna Smith Irrevocable Trust	Land Acquisition	\$ 59,000
Emmett's Ale House, Palatine	Land Acquisition (Reimbursement)	\$ 12,230
First American Trust, FSB	Land Acquisition	\$ 385,000
Harris Bank	Land Acquisition	\$ 25,000
John Kim & Harris Bank	Land Acquisition	\$ 149,300
JP Morgan Chase Bank	Debt Service	\$ 128,670
Katten Muchin Roseman LLP	Professional Services	\$ 13,230
Landmark Investment Properties LTD	Land Acquisition	\$ 30,000
Lasalle National Bank & Trust	Land Acquisition	\$ 50,000
Mary Slattery Mathewson	Land Acquisition	\$ 18,000
McDonough Associates Inc	Professional Services	\$ 50,860
North Star Trust Company	Land Acquisition	\$ 50,055
Palatine Lodge #314 AF & AM	Relocation (Reimbursement)	\$ 20,110
R Franczak & Associates	Land Acquisition (Reimbursement)	\$ 115,820
Ronald Appert	Land Acquisition	\$ 411,680
Ronald Kalbas	Land Acquisition	\$ 20,680
Schain, Burney, Ross & Citron	Professional Services	\$ 61,525
Seton Engineering	Professional Services	\$ 16,855
Shaw Environmental Inc	Remediation Services	\$ 40,490
Speer Financial	Professional Services	\$ 24,785
Weaver Boos Consultants	Professional Services	\$ 30,755
Wells Fargo Bank	Debt Service	\$ 971,830
Wheatland Title Guarantee Company	Land Acquisition	\$ 550,000

**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  
(65 ILCS 5/11-74.4-5 (d) (5) (D) and 65 ILCS 5/11-74.6-22 (d) (5) (D))****FUND BALANCE, END OF REPORTING PERIOD****\$ 14,151,572**

	<b>Amount of Original Issuance</b>	<b>Amount Designated</b>
<b>1. Description of Debt Obligations</b>		
General Obligation Bond Series of 2001	\$ 14,565,000	\$ 13,925,000
General Obligation Bond Taxable Series of 2001	\$ 3,205,000	\$ 730,000
General Obligation Bond Taxable Series of 2003	\$ 2,975,000	\$ 1,240,000
General Obligation Bond Tax Increment Series of 2003	\$ 990,000	\$ 477,332
General Obligation Bond Series of 2004	\$ 1,900,000	\$ 1,300,000
General Obligation Bond Taxable Series of 2004A	\$ 7,500,000	\$ 6,220,000
General Obligation Bond Series of 2004D	\$ 5,080,000	\$ 4,900,000
General Obligation Bond Series of 2007A	\$ 365,000	\$ 365,000
General Obligation Bond Series of 2007B	\$ 7,335,000	\$ 6,640,000
General Obligation Bond Series of 2009E	\$ 8,500,000	\$ 8,500,000
<b>Total Amount Designated for Obligations</b>	<b>\$ 52,415,000</b>	<b>\$ 35,797,332</b>
<b>2. Description of Project Costs to be Paid</b>		

**Total Amount Designated for Project Costs****\$ -****TOTAL AMOUNT DESIGNATED****\$ 35,797,332****SURPLUS\*/(DEFICIT)****\$ (21,645,760)**

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



**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):	Harris Bank Parking Lots
Street address	150 W. Wilson, SWC Wilson & Greeley, SEC Slade & Smith
Approximate size or description of property:	150 W. Wilson, SWC Wilson & Greeley, SEC Slade & Smith
Purchase price:	3,604,365.00
Seller of property:	Harris Bank

Property (2):	Divito Property
Street address	55 N. Smith & 142 W. Slade
Approximate size or description of property:	55 N. Smith & 142 W. Slade
Purchase price:	1,500,000.00
Seller of property:	Divito

Property (3):	Mason Property
Street address	1 N. Plum Grove Road
Approximate size or description of property:	1 N. Plum Grove Road
Purchase price:	594,500.00
Seller of property:	Freemasons

Property (4):	NU View Property
Street address	NWC Palatine Road & Plum Grove Road
Approximate size or description of property:	NWC Palatine Road & Plum Grove Road
Purchase price:	542,000.00
Seller of property:	NU View

Property (4):	Langer Printing Property
Street address	23 E. Palatine Road
Approximate size or description of property:	23 E. Palatine Road
Purchase price:	385,000.00
Seller of property:	Langer Printing

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

Please include a brief description of each project.

\_\_\_\_\_ No Projects Were Undertaken by the Municipality Within the Redevelopment Project Area

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
TOTAL:			
Private Investment Undertaken (See Instructions)	\$ 288,373,320	\$ -	\$ 304,373,320
Public Investment Undertaken	\$ 60,720,253	\$ 3,450,000	\$ 67,030,253
Ratio of Private/Public Investment	4.75		4.54
Project 1: General Development			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 2,373,628	\$ -	\$ 2,373,628
Ratio of Private/Public Investment	0.00		0.00
Project 2: Wellington Court			
Private Investment Undertaken (See Instructions)	\$ 6,000,000	\$ -	\$ 6,000,000
Public Investment Undertaken	\$ 400,000	\$ -	\$ 400,000
Ratio of Private/Public Investment	15.00		15.00
Project 3: Downtown Traffic Study			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 72,024	\$ -	\$ 72,024
Ratio of Private/Public Investment	0.00		0.00
Project 4: Groves of Palatine			
Private Investment Undertaken (See Instructions)	\$ 98,000,000	\$ -	\$ 98,000,000
Public Investment Undertaken	\$ 3,976,850	\$ -	\$ 3,976,850
Ratio of Private/Public Investment	24.64		24.64
Project 5: Gateway Center			
Private Investment Undertaken (See Instructions)	\$ 18,000,000	\$ -	\$ 18,000,000
Public Investment Undertaken	\$ 18,273,000	\$ -	\$ 18,273,000
Ratio of Private/Public Investment	0.99		0.99
Project 6: Wood Street Watermain			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 251,200	\$ -	\$ 251,200
Ratio of Private/Public Investment	0.00		0.00
Project 7: Downtown Streetscape			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 1,321,201	\$ -	\$ 1,321,201
Ratio of Private/Public Investment	0.00		0.00

<b>Project 8: Street Improvements</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 1,467,000	\$ -	\$ 1,467,000
Ratio of Private/Public Investment	0.00		0.00

<b>Project 9: Hummel Bldg (Block 19)</b>			
Private Investment Undertaken (See Instructions)	\$ 6,000,000	\$ -	\$ 6,000,000
Public Investment Undertaken	\$ 1,732,013	\$ -	\$ 1,732,013
Ratio of Private/Public Investment	3.46		3.46

<b>Project 10: Providence (Block 31)</b>			
Private Investment Undertaken (See Instructions)	\$ 42,000,000	\$ -	\$ 42,000,000
Public Investment Undertaken	\$ 9,349,933	\$ -	\$ 9,349,933
Ratio of Private/Public Investment	4.49		4.49

<b>Project 11: Palatine Station - Toll Brothers</b>			
Private Investment Undertaken (See Instructions)	\$ 35,000,000	\$ -	\$ 35,000,000
Public Investment Undertaken	\$ 164,831	\$ -	\$ 164,831
Ratio of Private/Public Investment	212.34		212.34

<b>Project 12: Brownstones Phase 1 - Hummel</b>			
Private Investment Undertaken (See Instructions)	\$ 4,000,000	\$ -	\$ 4,000,000
Public Investment Undertaken	\$ 1,374,300	\$ -	\$ 1,374,300
Ratio of Private/Public Investment	2.91		2.91

<b>Project 13: Block 27</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 5,759,310	\$ 25,000	\$ 5,784,310
Ratio of Private/Public Investment	0.00		0.00

<b>Project 14: Brownstones Phase 2 - Hummel</b>			
Private Investment Undertaken (See Instructions)	\$ 5,000,000	\$ -	\$ 5,000,000
Public Investment Undertaken	\$ 900,000	\$ -	\$ 900,000
Ratio of Private/Public Investment	5.56		5.56

<b>Project 15: Downtown Infrastructure</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 234,000	\$ -	\$ 234,000
Ratio of Private/Public Investment	0.00		0.00

<b>Project 16: Benchmark</b>			
Private Investment Undertaken (See Instructions)	\$ 21,000,000	\$ -	\$ 21,000,000
Public Investment Undertaken	\$ 2,098,500	\$ -	\$ 2,098,500
Ratio of Private/Public Investment	10.01		10.01

<b>Project 17: Preserves of Palatine</b>			
Private Investment Undertaken (See Instructions)	\$ 30,000,000	\$ -	\$ 30,000,000
Public Investment Undertaken	\$ 2,089,963	\$ -	\$ 2,089,963
Ratio of Private/Public Investment	14.35		14.35

<b>Project 18: Metropolitan</b>			
Private Investment Undertaken (See Instructions)	\$ 13,000,000	\$ -	\$ 13,000,000
Public Investment Undertaken	\$ 1,952,000	\$ -	\$ 1,952,000
Ratio of Private/Public Investment	6.66		6.66

<b>Project 19: Music Room</b>			
Private Investment Undertaken (See Instructions)	\$ 1,000,000	\$ -	\$ 1,000,000
Public Investment Undertaken	\$ 125,000	\$ -	\$ 125,000
Ratio of Private/Public Investment	8.00		8.00

<b>Project 20: 19 South Bothwell</b>			
Private Investment Undertaken (See Instructions)	\$ 675,000	\$ -	\$ 675,000
Public Investment Undertaken	\$ 190,000	\$ -	\$ 190,000
Ratio of Private/Public Investment	3.55		3.55

<b>Project 21: Lamplighters</b>			
Private Investment Undertaken (See Instructions)	\$ 1,000,000	\$ -	\$ 1,000,000
Public Investment Undertaken	\$ 302,000	\$ -	\$ 302,000
Ratio of Private/Public Investment	3.31		3.31

<b>Project 22: Mexico Uno</b>			
Private Investment Undertaken (See Instructions)	\$ 580,000	\$ -	\$ 580,000
Public Investment Undertaken	\$ 482,000	\$ -	\$ 482,000
Ratio of Private/Public Investment	1.20		1.20

<b>Project 23: 4 North Plum Grove Road</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 301,500	\$ -	\$ 301,500
Ratio of Private/Public Investment	0.00		0.00

<b>Project 24: Stratford</b>			
Private Investment Undertaken (See Instructions)	\$ 7,115,820	\$ -	\$ 7,115,820
Public Investment Undertaken	\$ 540,000	\$ -	\$ 900,000
Ratio of Private/Public Investment	13.18		7.91

<b>Project 25: Heritage (Smith St Condo/Brownstones)</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ 16,000,000
Public Investment Undertaken	\$ 1,200,000	\$ 250,000	\$ 1,950,000
Ratio of Private/Public Investment	0.00		8.21

<b>Project 26: Palatine Road Construction</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 3,780,000	\$ 3,175,000	\$ 8,955,000
Ratio of Private/Public Investment	0.00		0.00

<b>Project 27: Mint Julep</b>			
Private Investment Undertaken (See Instructions)	\$ 2,500	\$ -	\$ 2,500
Public Investment Undertaken	\$ 10,000	\$ -	\$ 10,000
Ratio of Private/Public Investment	0.25		0.25

<b>Project 28: Harris/Divito Acquisition</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 5,500,000	\$ -	\$ 5,500,000
Ratio of Private/Public Investment	0.00		0.00

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
1999	\$	23,256,863	\$ 115,553,511

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		

## CERTIFICATION BY THE CHIEF EXECUTIVE OFFICER

I, Jim Schwantz, the duly elected Mayor and Chief Executive Officer of the Village of Palatine, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the Village complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning January 1, 2009 and ending December 31, 2009.


  
\_\_\_\_\_  
Jim Schwantz  
Mayor

  
\_\_\_\_\_  
Date

## CERTIFICATION BY THE VILLAGE ATTORNEY

This will confirm that I am the duly appointed Village Attorney of the Village of Palatine, County of Cook, State of Illinois. I have reviewed all information provided to me by the Village of Palatine staff and consultants. I find that the Village has conformed to all the applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder for the fiscal year beginning January 1, 2009 and ending December 31, 2009, to the best of my knowledge and belief.

  
Robert C. Kenny  
Village Attorney

  
Date



## **Activities Undertaken in Furtherance of the Objectives of the Redevelopment Plan**

Authorized the Village Manager to execute an amended redevelopment agreement between the Village of Palatine and R. Franczak for property in downtown Palatine, 48 56 & 64 S. Greeley Street and 37-61 (Odd #s) S. Smith Street (The Heritage Condominium and Brownstone Development).

Authorized the donation of portions of Village owned property to the Illinois Department of Transportation for purpose of a roadway construction and improvement at 10-14 West Palatine Road, 4 North Plum Grove Road, 45 West Palatine Road, 1 North Plum Grove Road, 23 East Palatine Road, 25 East Palatine Road and authorized the Mayor to execute all documents necessary and convenient to convey by warranty deed in the Downtown Redevelopment Project Area.

Continued development of streetscape/railwalk for commuter/shopper traffic.



998 Corporate Boulevard • Aurora, IL 60502

Members of American Institute of  
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT  
ON SUPPLEMENTARY INFORMATION

The Honorable Mayor  
Members of the Village Council  
Village of Palatine, Illinois

We have audited the accompanying schedule of revenues and other sources, expenditures and other financing uses and changes in fund balances of the Dundee Road and Rand/Dundee Tax Increment Financing District Fund, Downtown Tax Increment Financing District Fund, and the Rand Road Corridor Tax Increment Financing District Fund of the Village of Palatine, Illinois for the year ended December 31, 2009. These financial statements are the responsibility of the Village of Palatine, Illinois' management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit 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 also includes assessing the accounting principles used and significant estimated made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

The accompanying financial statements present only the Dundee Road and Rand/Dundee Tax Increment Financing District Fund, Downtown Tax Increment Financing District Fund, and the Rand Road Corridor Tax Increment Financing District Fund and are not intended to present fairly the financial position and changes in financial position of the Village of Palatine, Illinois in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the changes in financial position of the Dundee Road and Rand/Dundee Tax Increment Financing District Fund, Downtown Tax Increment Financing District Fund, and the Rand Road Corridor Tax Increment Financing District Fund of the Village of Palatine, Illinois for the year ended December 31, 2009, in conformity with accounting principles generally accepted in the United States of America.

A handwritten signature in cursive script that reads 'Sikich LLP'.

Aurora, Illinois  
May 17, 2010

VILLAGE OF PALATINE, ILLINOIS  
TAX INCREMENT FINANCING DISTRICTS FUNDS

SCHEDULE OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES

For the Year Ended  
December 31, 2009

	Tax Increment Revenue Refunding Bond Series of 1998	Downtown TIF	Rand Road Corridor TIF
REVENUES			
Property taxes			
Rand/Dundee TIF	\$ 3,680,329	\$ -	\$ -
Downtown TIF	-	6,268,686	-
Rand Road Corridor TIF	-	-	3,316,353
Investment income	48,350	12,194	3,680
Contributions	-	-	1,000,000
Miscellaneous	-	25,028	-
Total revenues	3,728,679	6,305,908	4,320,033
EXPENDITURES			
Economic development			
Project expenditures	-	371,874	484,578
Land acquisition	-	269,001	-
Administration	-	285,280	6,788
Debt service			
Principal	6,812,100	2,743,429	863,924
Interest and fiscal charges	640,124	1,881,902	831,543
Issuance costs	-	-	84,983
Total expenditures	7,452,224	5,551,486	2,271,816
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(3,723,545)	754,422	2,048,217
OTHER FINANCING SOURCES (USES)			
Bonds issued, at par	-	8,500,000	8,000,000
NET CHANGES IN FUND BALANCES	(3,723,545)	9,254,422	10,048,217
FUND BALANCES, JANUARY 1	8,393,759	4,897,150	1,154,523
FUND BALANCES, DECEMBER 31	\$ 4,670,214	\$ 14,151,572	\$ 11,202,740

(See independent auditor's report.)

VILLAGE OF PALATINE, ILLINOIS  
TAX INCREMENT FINANCING DISTRICTS FUNDS  
SCHEDULE OF FUND BALANCES BY SOURCE

For the Year Ended  
December 31, 2009

	Tax Increment Revenue Refunding Bond Series of 1998	Downtown TIF	Rand Road Corridor TIF
BEGINNING BALANCES, JANUARY 1, 2009	\$ 8,393,759	\$ 4,897,150	\$ 1,154,523
ADDITIONS			
Property taxes			
Dundee Road TIF	3,680,329	-	-
Downtown TIF	-	6,268,686	-
Rand Road Corridor TIF	-	-	3,316,353
Investment income	48,350	12,194	3,680
Contributions	-	-	1,000,000
Miscellaneous	-	25,028	-
Bonds issued, at par	-	8,500,000	8,000,000
Total additions	3,728,679	14,805,908	12,320,033
BEGINNING BALANCES PLUS ADDITIONS	12,122,438	19,703,058	13,474,556
DEDUCTIONS			
Economic development			
Project expenditures	-	371,874	484,578
Land acquisition	-	269,001	-
Administration	-	285,280	6,788
Debt service			
Principal	6,812,100	2,743,429	863,924
Interest and fiscal charges	640,124	1,881,902	831,543
Issuance costs	-	-	84,983
Total deductions	7,452,224	5,551,486	2,271,816
ENDING BALANCES, DECEMBER 31, 2009	\$ 4,670,214	\$ 14,151,572	\$ 11,202,740
ENDING BALANCES BY SOURCE			
Property taxes	\$ 870,376	\$ 1,724,529	\$ 1,059,262
Investment income	3,799,838	12,194	3,680
Investment in land held for resale	-	12,414,849	10,139,798
Subtotal	4,670,214	14,151,572	11,202,740
Less Surplus Funds	-	-	-
ENDING BALANCES, DECEMBER 31, 2009	\$ 4,670,214	\$ 14,151,572	\$ 11,202,740

(See independent auditor's report.)



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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE  
WITH PUBLIC ACT 85-1142

The Honorable Mayor  
Members of the Village Council  
Village of Palatine, Illinois

We have audited the basic, combining and individual fund financial statements of the Village of Palatine, Illinois, as of and for the year ended December 31, 2009, and have issued our separate report thereon dated May 17, 2010. These financial statements are the responsibility of the Village of Palatine, Illinois' management. Our responsibility is to express an opinion on these financial statements based on our audit.

We have also audited the Village of Palatine's compliance with the provisions of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.43 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the year ended December 31, 2009, for the Dundee Road and Rand/Dundee Tax Increment Financing District Fund, Downtown Tax Increment Financing District Fund, and the Rand Road Corridor Tax Increment Financing District Fund. The management of the Village of Palatine, Illinois, is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements.

We conducted our audit 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 material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis, evidence about the Village of Palatine, Illinois' compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the Village of Palatine, Illinois, complied, in all material respects, with the requirements of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.43 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the year ended December 31, 2009, for the Dundee Road and Rand/Dundee Tax Increment Financing District Fund, Downtown Tax Increment Financing District Fund, and the Rand Road Corridor Tax Increment Financing District Fund.

A handwritten signature in black ink, appearing to read 'Sikich LLP', written in a cursive style.

Aurora, Illinois  
May 17, 2010