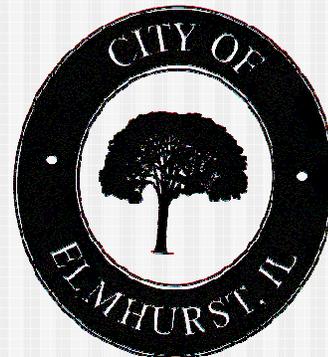


Tax Increment Financing(TIF): Annual Joint Review Board Meetings (Fiscal Year Ending April 30, 2010)

City of Elmhurst, IL



December 13, 2010

Agenda

- 1) Introduction, Joint Review Boards
 - TIF I, II and III
- 2) JRB – TIF I Review (FY 04/30/10)
- 3) JRB – TIF II Review (FY 04/30/10)
- 4) JRB – TIF III Review (FY 04/30/10)

Joint Review Boards

By law, must meet annually to review the effectiveness and status of the TIF District

Joint Review Boards

TIF I:

School District 205

Alderman Susan Rose

Elmhurst Park District

**Community College
District 502**

The County of DuPage

York Township

Mr. William Gooch

TIF II:

School District 205

Alderman Mark Mulliner

Elmhurst Park District

**Community College
District 502**

The County of DuPage

Addison Township

Mr. Kenneth Miller

TIF III:

School District 205

Alderman Patrick Wagner

Elmhurst Park District

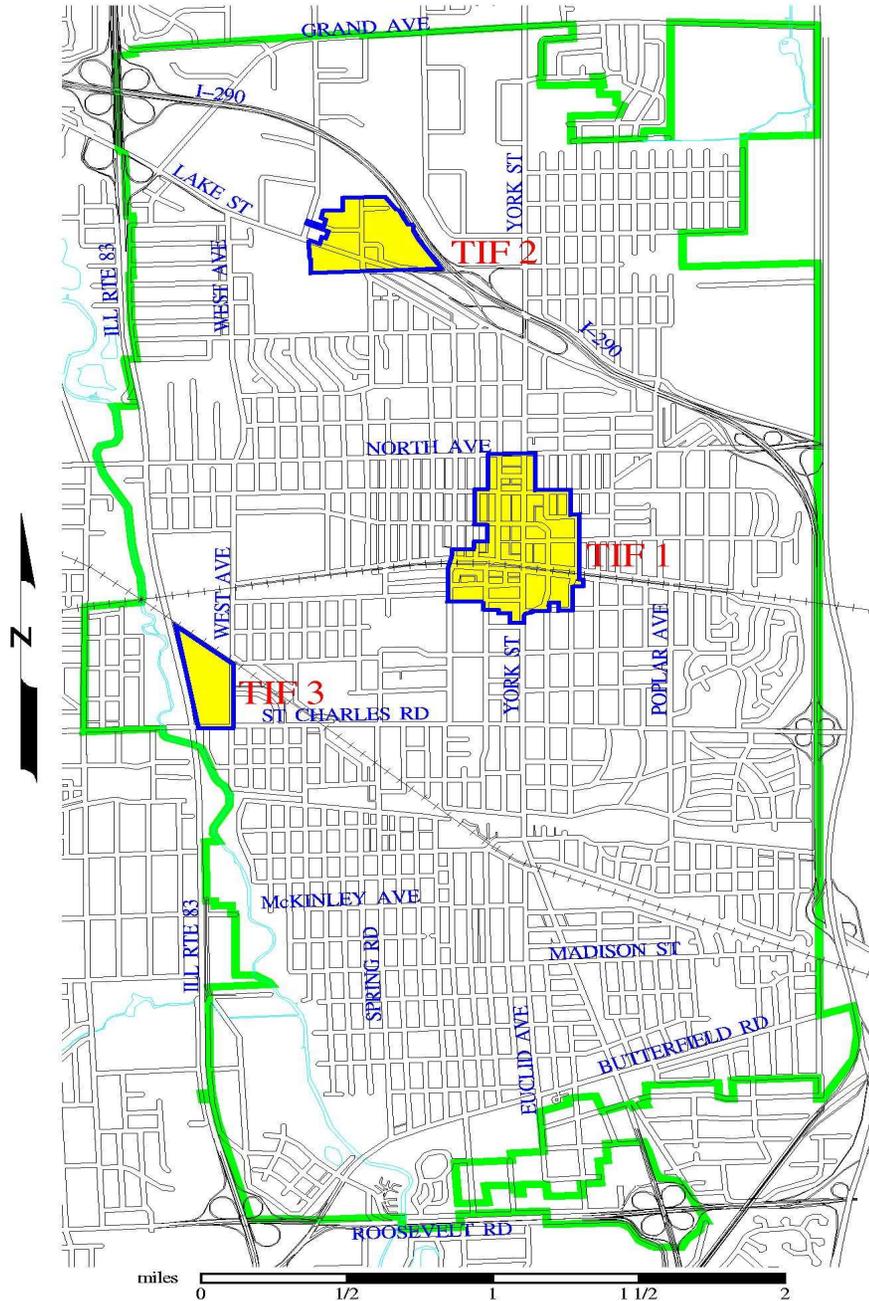
**Community College
District 502**

The County of DuPage

York Township

Dr. Robert Gorsky, Ph.D.

City of Elmhurst, IL Tax Increment Financing Districts



TIF 1

With Released Properties

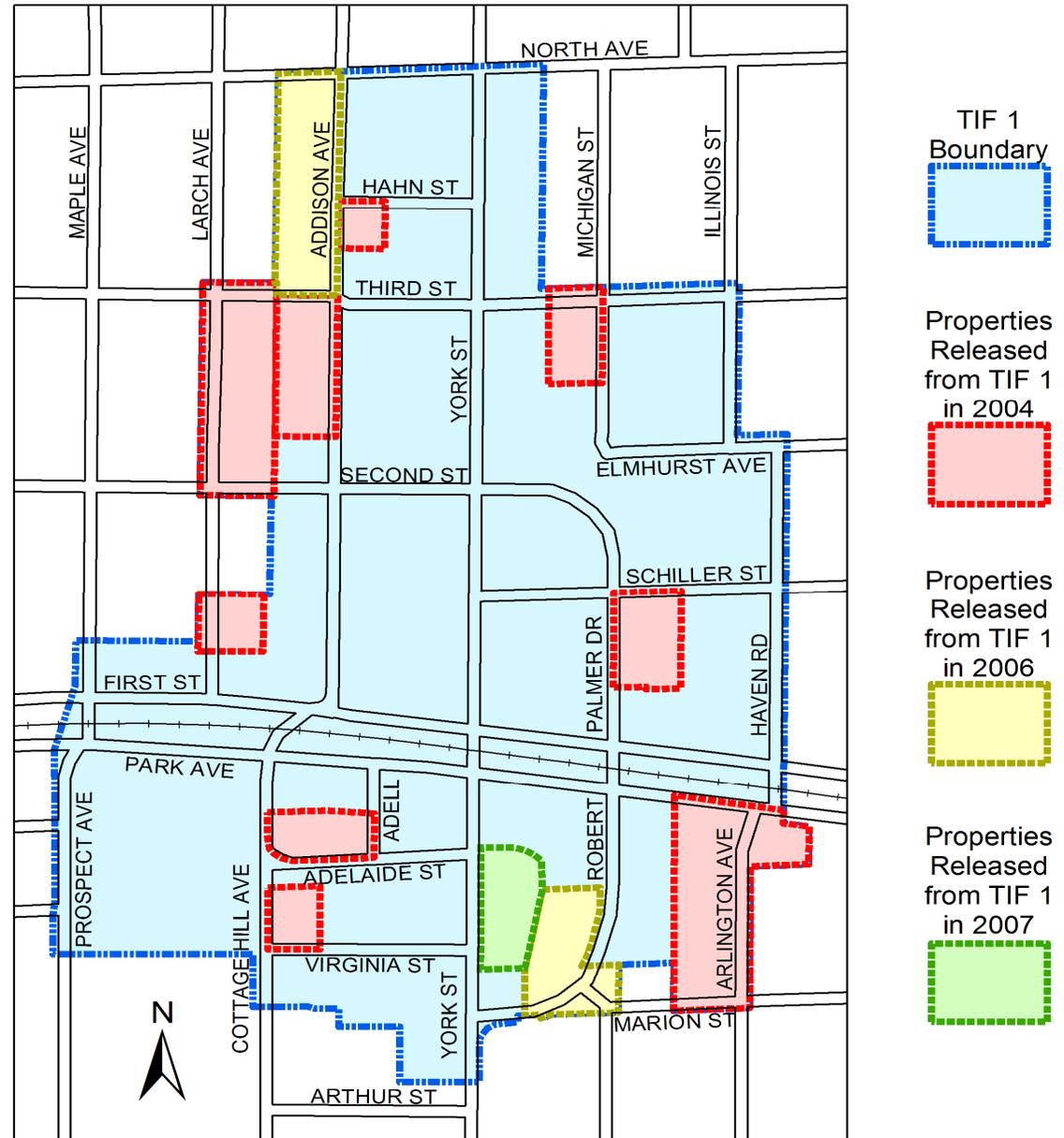
CBD TIF I

Original Project Area
Established by Ord. O-17-86

Amended Project Area (with
nine released parcels in 2004)
Approved by Ord. O-29-2004

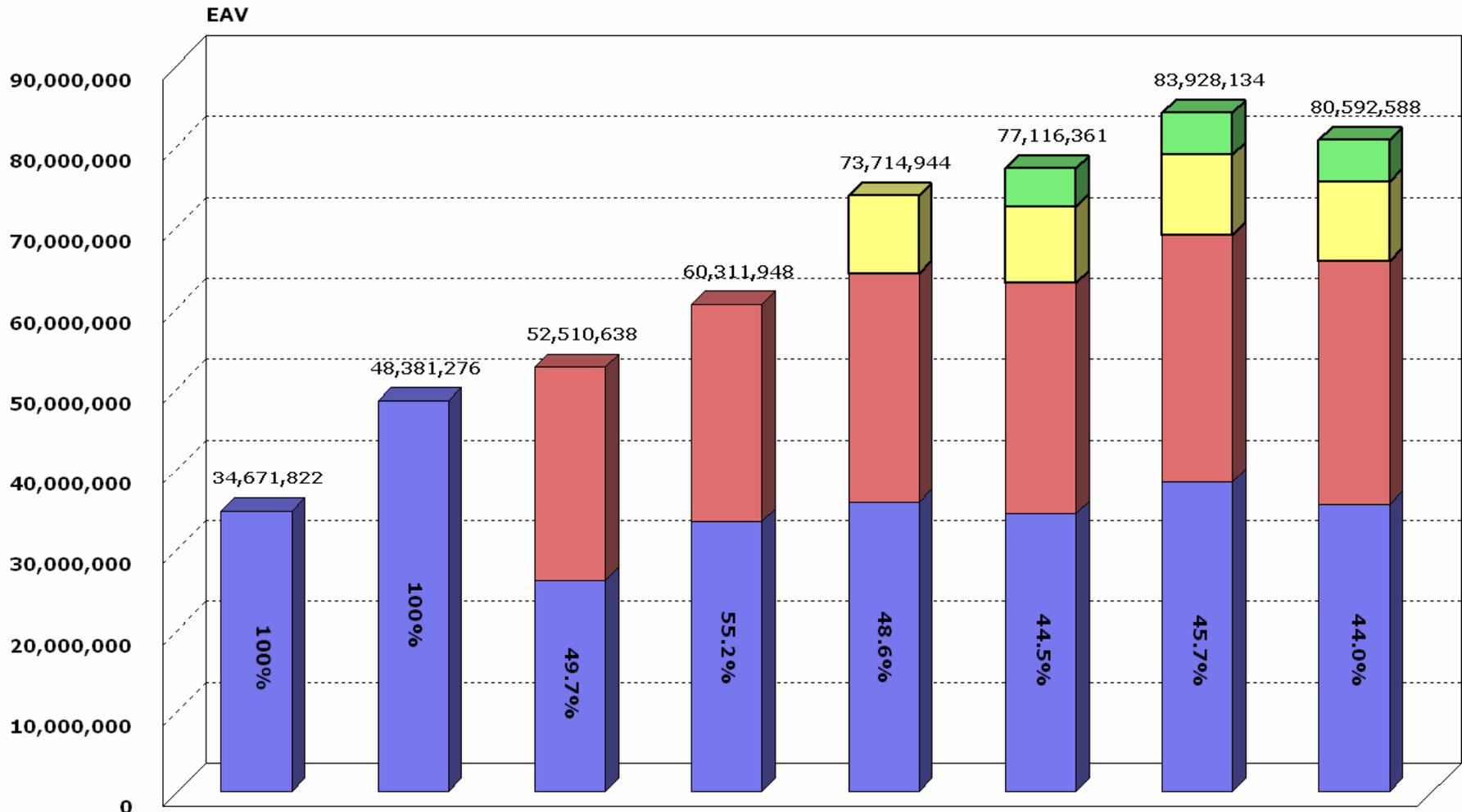
Amended Project Area (with
two released parcels in 2006)
Approved by Ord. O-22-2006

Amended Project Area (with
one released parcel in 2007)
Approved by Ord. O-23-2006



CITY OF ELMHURST

TIF I EAV Increment - Remaining and Released Parcels



	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
2007 Release	-	-	-	-	-	4,716,660	5,146,320	5,114,320
2006 Release	-	-	-	-	9,569,236	9,472,420	9,886,119	9,846,310
2004 Release	-	-	26,407,192	27,018,966	28,350,932	28,612,353	30,566,453	30,168,683
TIF I EAV	34,671,822	48,381,276	26,103,446	33,292,982	35,794,776	34,314,928	38,329,242	35,463,275

2004 Release-Original 9 Parcels

2006 Release-Crescent Court Phase 1 and west side of Addison/Third to North

2007 Release-Crescent Court Phase 2

TIF I Property Tax Increment Released and Remaining Parcels

<u>2009 TAX LEVY</u>	<u>EAV</u> <u>Increment</u>	<u>Rate</u>	<u>Property</u> <u>Tax</u> <u>Increment</u>
2004 Release (9 Parcels)	30,168,683	4.8787	\$1,471,840
2006 Release	9,846,310	4.8787	480,372
2007 Release	5,114,320	4.8787	249,512
Total Released	45,129,313	4.8787	\$2,201,724
Remaining EAV	35,463,275	4.8787	\$1,730,147

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

\$ (119,661)

Revenue/Cash Receipts Deposited in Fund During Reporting FY:

			% of Total
Property Tax Increment	\$ 2,341,962	\$ 25,830,626	60%
State Sales Tax Increment	\$ 230,492	\$ 2,388,322	6%
Local Sales Tax Increment	\$ 399,291	\$ 2,642,617	6%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 2,613	\$ 913,174	2%
Land/Building Sale Proceeds	\$ -	\$ 827,299	2%
Bond Proceeds	\$ 1,199,980	\$ 8,697,721	20%
Transfers from Municipal Sources	\$ -	\$ 954,919	2%
Private Sources	\$ -	\$ 369,609	1%
Other (Rental Income)	\$ 31,000	\$ 722,527	2%

**Total Amount Deposited in Special Tax Allocation
Fund During Reporting Period**

\$ 4,205,338

Cumulative Total Revenues/Cash Receipts

\$ 43,346,814 100%

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

\$ 2,649,465

Distribution of Surplus

\$ -

Total Expenditures/Disbursements

\$ 2,649,465

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

\$ 1,555,873

FUND BALANCE, END OF REPORTING PERIOD

\$ 1,436,212

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

TIF I: FY 09-10

Streetscape/Streetscape Materials

Facade Program: One project

Retail Business Improvements

Professional Services

Debt Service

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)		
Professional Services/Consultant Fees	182,516	
Other Expenses	595,362	
		\$ 777,878
4. Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public buildings. Subsection (q)(3) and (o)(4)		
Façade Renovations	130,000	
Retail Business Improvements	29,137	
		\$ 159,137
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
Streetscape	1,155,622	
		\$ 1,155,622
8. Financing costs. Subsection (q) (6) and (o)(8)		
Bond & Interest G.O. Series 2006	435,383	
Bond & Interest G.O. Series 2008	68,823	
Line of Credit - Note Payable	52,622	
		\$ 556,828
TOTAL ITEMIZED EXPENDITURES		\$ 2,649,465

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
Kubiesa, Spiroff, Gosselar & Acker	Profession/Legal	\$ 12,129.00
Van Slyke Enterprises	Professional/Consulting	\$ 41,883.34
Storino, Romella & Durkin	Profession/Legal	\$ 103,279.54
Elmhurst City Centre, Inc.	Professional	\$ 595,361.90
David King & Associates	Profession/Property Management	\$ 12,767.34
James J. Benes & Associates	Streetscape Imp./Engineering	\$ 33,378.98
Fountain Technologies	Streetscape Improvements	\$ 131,662.90
Illinois State Treasurer	Streetscape Improvements	\$ 713,936.99
Tivoli Enterprises	Streetscape Improvements	\$ 102,351.44
IREL Elmhurst, LLC	Streetscape Improvements	\$ 146,737.32
603-635 Rogers, LLC	Façade Improvements	\$ 130,000.00
Petersen's Ice Cream	Retail Improvements	\$ 10,000.00
Edible Arrangements	Retail Improvements	\$ 10,000.00
Fifth Third Bank	Line of Credit Interest	\$ 52,622.50

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

\$ 1,436,212

Amount of Original Issuance	Amount Designated
--------------------------------	-------------------

1. Description of Debt Obligations

GO Bond Series 2004 Dated 12/01/04 (Refunding)	\$ 9,900,000	\$ -
GO Bond Series 2000 Dated 12/01/00 (Refunding)	\$ 5,405,000	\$ -
GO Bond Series 2001 Dated 12/01/01 (Refunding)	\$ 10,000,000	\$ -
GO Bond Series 2006 Dated 03/01/06	\$ 9,500,000	\$ 5,334,540
GO Bond Series 2008 Dated 10/01/08 (Refunding)	\$ 8,170,000	\$ 98,954
Taxable G.O. Note Payable orig. dated 8/1/94 (Line of Credit)	\$ 2,950,000	\$ 2,950,000

Total Amount Designated for Obligations

\$ 45,925,000 \$ 8,383,494

2. Description of Project Costs to be Paid

Façade/Retail Improvements (10/11 Budget)		\$ 280,000
Streetscape (10/11 Budget)		\$ 1,050,000
Land Acquisition		\$ 2,100,000

Total Amount Designated for Project Costs

\$ 3,430,000

TOTAL AMOUNT DESIGNATED

\$ 11,813,494

SURPLUS*/(DEFICIT)

\$ (10,377,282)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing districts (See instructions and statutes)

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.

X 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:	

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: Projects 1 - 23			
Private Investment Undertaken (See Instructions)	\$ 89,725,517	\$ 1,020,000	\$ 90,745,517
Public Investment Undertaken	\$ 12,337,141	\$ 1,870,000	\$ 14,207,141
Ratio of Private/Public Investment	7 3/11		6 12/31

Project 23: Harris Bank/Elmhurst Pointe (111-115 W. Third)			
Private Investment Undertaken (See Instructions)	\$ 7,717,400	\$ -	\$ 7,717,400
Public Investment Undertaken	\$ 146,737	\$ -	\$ 146,737
Ratio of Private/Public Investment	52 54/91		52 54/91

Additional Reporting Required for FY 2009-10

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]

Name of Redevelopment Project Area: Central Business District (Elmhurst TIF I)
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 Tax Increment Allocation Redevelopment Act <u> X </u> Industrial Jobs Recovery Law _____

	No	Yes
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 a copy of the intergovernmental agreements labeled Attachment M		X

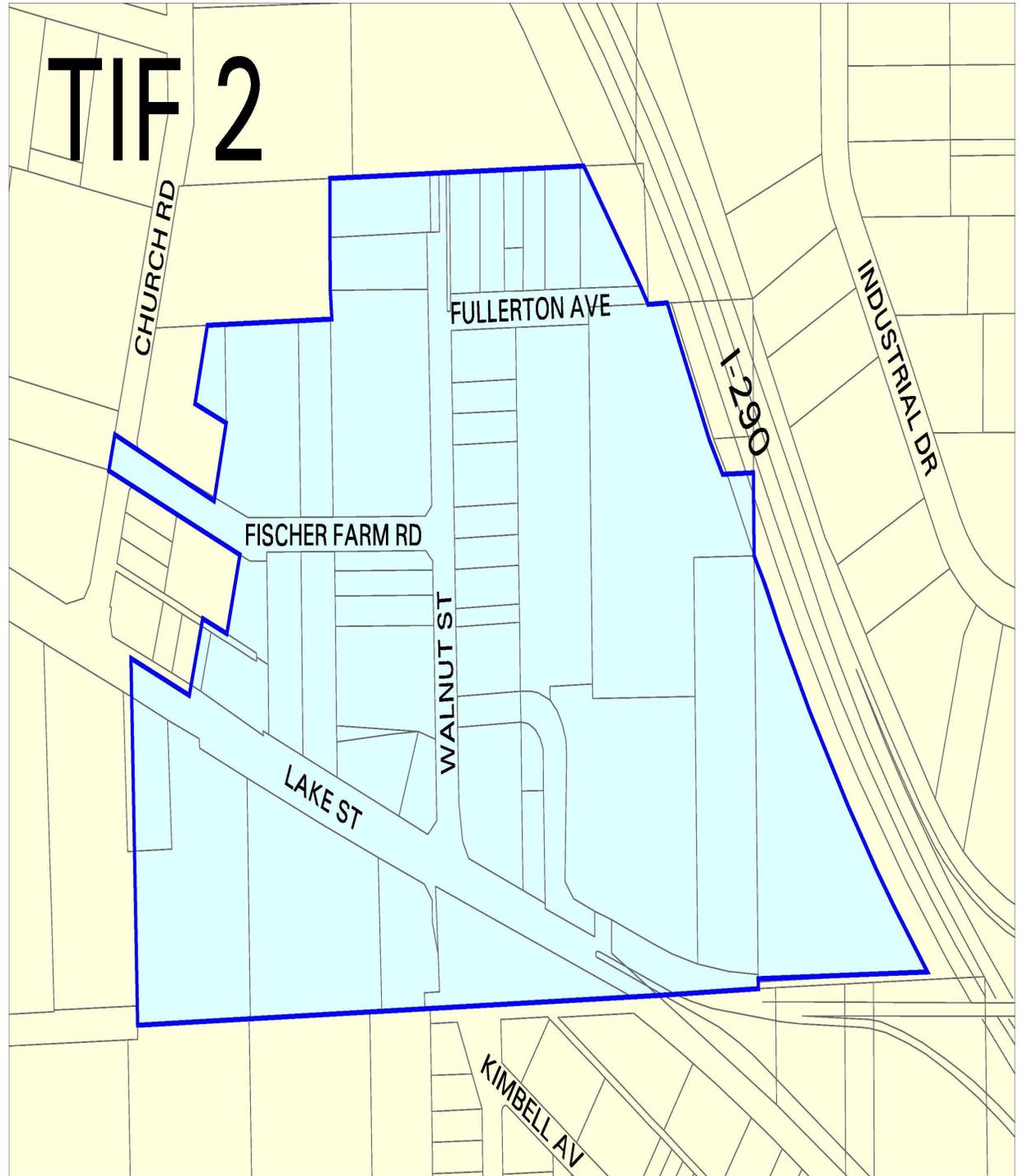
TIF I: FY 09-10

Questions ???

TIF 2

TIF 2

Established by
Ordinance O-23-93



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

\$ 14,286.00

Revenue/Cash Receipts Deposited in Fund During Reporting FY:

			% of Total
Property Tax Increment	\$ 649,197	\$ 4,790,718	41%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 1,695	\$ 58,750	1%
Land/Building Sale Proceeds	\$ -	\$ 3,562,996	31%
Bond Proceeds	\$ -	\$ 3,059,801	26%
Transfers from Municipal Sources	\$ -	\$ -	0%
Private Sources	\$ -	\$ 99,800	1%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ 800	0%

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

\$ 650,892

Cumulative Total Revenues/Cash Receipts

\$ 11,572,865 100%

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

\$ 33,558

Distribution of Surplus

\$ -

Total Expenditures/Disbursements

\$ 33,558

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

\$ 617,334

FUND BALANCE, END OF REPORTING PERIOD

\$ 631,620

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

TIF II: FY 09-10

Professional services

Line of credit payments

-FY 09/10 Principal Payment of \$29,301

(Interest Payment of \$152)

-Outstanding Balance as of 4/30/10 = \$0

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)		
Contractual Services	3,855	
Other Expenses	250	
		\$ 4,105
8. Financing costs. Subsection (q) (6) and (o)(8)		
Line of Credit - G.O. Note Payable	29,453	
		\$ 29,453
TOTAL ITEMIZED EXPENDITURES		\$ 33,558

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
Fifth Third Bank	Line of Credit Principal & Interest	\$ 29,453.00

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 \$ 631,620

	Amount of Original Issuance	Amount Designated
--	--------------------------------	-------------------

1. Description of Debt Obligations

Taxable G.O. Note Payable dated 8/1/94 (Line of Credit)	\$ 3,202,656	\$ -
Special Assessment #556 dated 11/22/96	\$ 518,197	\$ -
Working Cash Fund Loan	\$ 375,000	\$ -
Total Amount Designated for Obligations	\$ 4,095,853	\$ -

2. Description of Project Costs to be Paid

Total Amount Designated for Project Costs \$ -

TOTAL AMOUNT DESIGNATED \$ -

SURPLUS*/(DEFICIT) \$ 631,620

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing districts (See instructions and statutes)

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.

 X 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:	

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
-----------------	---	-------------------------------------

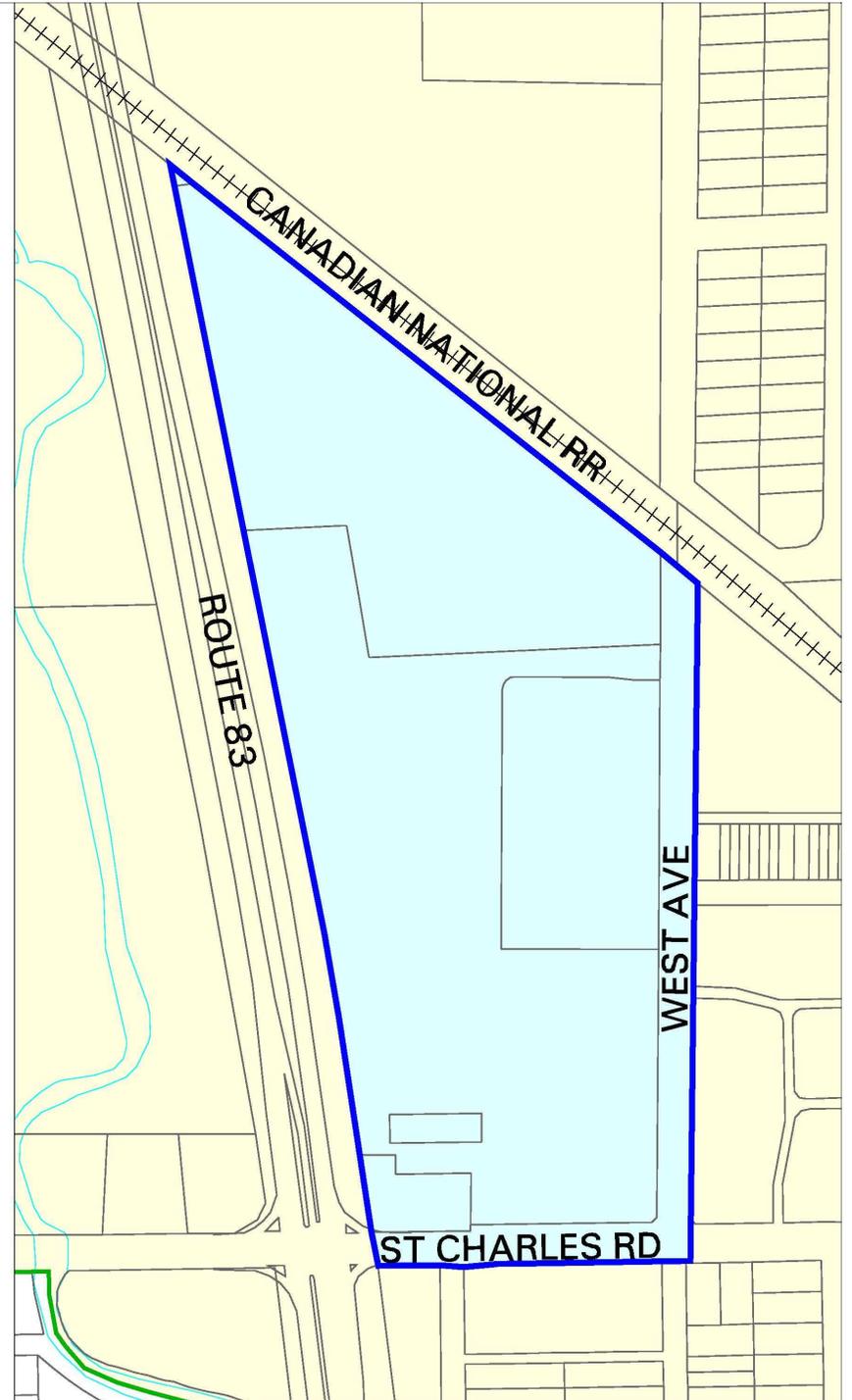
TOTAL: Projects 1 - 5			
Private Investment Undertaken (See Instructions)	\$ 25,909,198	\$ -	\$ 25,909,198
Public Investment Undertaken	\$ 65,459	\$ -	\$ 65,459
Ratio of Private/Public Investment	395 80/99		395 80/99

TIF II: FY 09-10

Questions ???

TIF 3

Established by Ordinance
O-33-96



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 \$ (462,956.00)

Revenue/Cash Receipts Deposited in Fund During Reporting FY:

			% of Total
Property Tax Increment	\$ 318,808	\$ 3,223,468	74%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 253	\$ 9,365	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ 1,113,947	26%
Transfers from Municipal Sources	\$ -	\$ -	0%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period \$ 319,061

Cumulative Total Revenues/Cash Receipts \$ 4,346,780 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 87,521

Distribution of Surplus \$ -

Total Expenditures/Disbursements \$ 87,521

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ 231,540

FUND BALANCE, END OF REPORTING PERIOD \$ (231,416)

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

TIF III: FY 09-10

Professional services

General obligation bond principle and
interest payments

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)		
Contractual Services - Professional and Consultant Fees	5,208	
Contractual Services - Appraisal Report	1,900	
Other Expense	250	
		\$ 7,358
8. Financing costs. Subsection (q) (6) and (o)(8)		
Bond & Interest G.O. Series 2004	68,429	
Bond & Interest G.O. Series 2005	11,734	
		\$ 80,163
TOTAL ITEMIZED EXPENDITURES		\$ 87,521

Section 3.2 B

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

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

Name	Service	Amount

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 **\$ (231,416)**

Amount of Original Issuance	Amount Designated
-----------------------------------	-------------------

1. Description of Debt Obligations

G.O. Bond Series 2004 - Dated 12/22/2004 (Partial refund of 1997, 1998 and 2002 G.O. bond issues)	\$ 9,900,000	\$ 189,499
G.O. Bond Series 2005 - Dated 12/01/2005 (Refund of 1998 and 2002 G.O. bond issues)	\$ 9,065,000	\$ 355,203

Total Amount Designated for Obligations **\$ 18,965,000** **\$ 544,702**

2. Description of Project Costs to be Paid

Land Acquisition (10/11 Budget)		\$ 1,500,000

Total Amount Designated for Project Costs **\$ 1,500,000**

TOTAL AMOUNT DESIGNATED **\$ 2,044,702**

SURPLUS*/(DEFICIT) **\$ (2,276,118)**

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing districts (See instructions and statutes)

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.

 X **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:	

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: Projects 1 - 8			
Private Investment Undertaken (See Instructions)	\$ 18,414,650	\$ -	\$ 18,414,650
Public Investment Undertaken	\$ 1,009,400	\$ -	\$ 1,009,400
Ratio of Private/Public Investment	18 9/37		18 9/37



ELMHURST

- Business Resource Guide
- Facade Improvement Program
- Retail Grant Program
- Tax Increment Financing

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- Explore Elmhurst
- Historical Museum
- Maps/GIS

You are here: [City Home](#) > [Departments](#) > [Community Development](#) > [Economic Development](#) > [Business Incentives](#) > Tax Increment Financing

Tax Increment Financing

Resources

- [TIF City Map](#)
- [Facade Form](#)
- [Interested Parties Registration Notice](#)
- [Interested Parties Registry Form](#)
- [TIF Districts – A Community Development Tool](#) (City Newsletter, February, 2004)
- [Creative Intergovernmental Agreement Benefits Community](#) (City Newsletter, May, 2004)
- Illinois Tax Increment Association
 - [About TIF](#)
 - [ITIA Information Brief - Why Tax Increment Financing?](#)
- [TIF Overview - EEDC PDF Presentation \(09/24/10\)](#)

Annual TIF Reports Year 2009/10

- [TIF Administrator Contact](#)
- [TIF 1 - Fiscal Year 2009/10](#)
- [TIF 2 - Fiscal Year 2009/10](#)
- [TIF 3 - Fiscal Year 2009/10](#)

Annual TIF Reports Year 2008/09

- [TIF I part A - Fiscal Year 2008/09](#)
- [TIF I part B - Fiscal Year 2008/09](#)
- [TIF II - Fiscal Year 2008/09](#)
- [TIF III - Fiscal Year 2008/09](#)

[12/14/09 Joint Review Board Meeting -PDF- Fiscal Year 2008/09 Review](#)

Annual TIF Reports Year 2007/08

- [TIF I - Fiscal Year 2007/08](#)
- [TIF II - Fiscal Year 2007/08](#)
- [TIF III - Fiscal Year 2007/08](#)

[12/1/08 Joint Review Board Meeting – PDF – Fiscal Year 2007/08 Review](#)

TIF III: FY 09-10

Questions ???