

# UP FRONT



Newsletter from John A. Cunningham, Kane County Clerk

## What is a TIF?

TIF stands for “Tax Increment Financing” which denotes the method that taxing bodies such as cities can use to direct property tax revenue towards specific projects. TIF’s have been used to re-invest the new property tax dollars into the project they are designed for over the 23 year period established in the ordinance. Kane County has 42 TIF Districts covering 6,289 parcels out of the 192,050 in Kane County. In 2013 the parcels in the TIF districts had a total net taxable value of \$491M, \$249M of which is taxed annually and benefits the various TIF districts.

TIFs can be used for implementing a community-based revitalization plan through encouraging affordable housing development, improving parks and schools, fixing basic infrastructure, putting vacant land to productive use, and meeting other local needs.

TIF revenues arise if new development takes place in the TIF District, or if the value of existing properties rise resulting in higher tax bills. These funds can then be spent on public-works projects

or given as subsidies to encourage private development. TIF funds can also make it easier for a city to acquire private property and demolish buildings to make way for new construction.

The state law that allows Illinois cities and towns to create a TIF require that they only be established in areas that are “blighted” or in danger of becoming blighted (often called a “conservation area” TIF). If the area meets the state standards, then the city (or it’s consultants) conduct a study of the area and writes a “redevelopment plan” and a “project budget”. These provide an overview of the development priorities for the area and how TIF dollars

### “UP FRONT”

“UP FRONT”, a bi-monthly newsletter will be posted on the Kane County Clerk’s website. [www.co.kane.il.us/COC/](http://www.co.kane.il.us/COC/) If you prefer to receive newsletter via e mail, please contact Susan at:

[ericsonsusan@co.kane.il.us](mailto:ericsonsusan@co.kane.il.us)

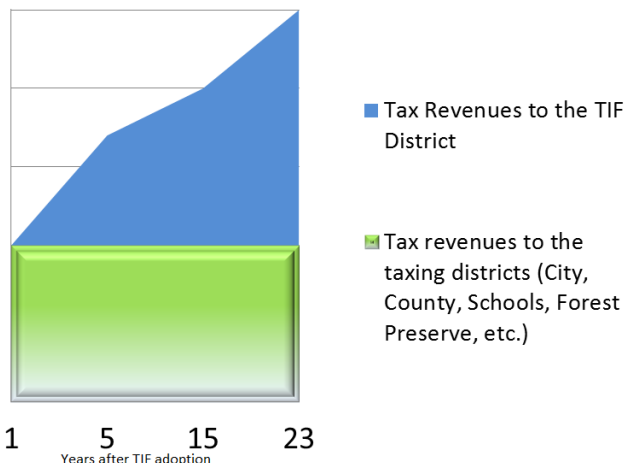
## TIF's

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will be spent during the TIF's 23-year life span. The redevelopment plan must be approved by the city council, but the TIF district may make changes to its TIF project budget at any time.

The chart below shows how the tax dollars received from the parcels in the TIF District are divided. The values that are used to calculate the taxes for the districts are "frozen" at the level they are at the beginning of the TIF timeframe for the duration of the TIF. This is called the base EAV. Any tax revenues from property value increases over the base EAV are put into the TIF fund to be put toward the objectives outlined in the TIF ordinance. This amount is the "Increment".

Under Illinois law, the County Clerk is responsible for receiving and processing the municipality's ordinance establishing the TIF district. The ordinance then directs the Clerk to dictate to the County Treasurer the allocation of revenues to the TIF. The Clerk's office must redistribute the revenue to the TIF districts according to the amount of the increment or increased value since the initial or frozen value. The parcels are taxed utilizing the current property value, but any taxes collected because of increases to the value beyond the frozen or base valuation of the property are diverted from other districts and distributed to the TIF.



There are many benefits that TIFs provide to municipalities not the least of which is the ease with which funds can be directed to solve problems in the TIF area such as property acquisition, demolition, site preparation, and marketing costs.

Criticisms of TIFs include: accountability and oversight, difficulties in determining success of the TIF, whether the term "blighted" truly applies, and whether large corporations should benefit from the TIF funds. Another difficulty with TIFs is that the districts such as schools are frozen in the amount of tax revenues they will receive for the 23 life span of the TIF.

## ECONOMIC INTEREST STATEMENTS 2014

It's getting to be that time of year again. Statement of Economic Interests filing period will be starting soon. The unit of government notifications will be going out shortly. All units that are contacted will need to submit their list of filers for the 2014 filing year on our online system. A letter with instructions for filing will be emailed to every unit. Units will be notified no later than January 1, 2014 and lists must be submitted by February 1, 2014 according to state statute. If you have any questions, please feel free to contact Ayesha Tague at 630-232-5950.

## LEVIES

District **LEVIES** must be filed on or before the last Tuesday of December with the Kane County Clerk's Office. Accompanying the levy must be a Certificate of Levy and a Truth in Taxation Certificate. All documents must have original signatures notarized or sealed with the districts' seal. Failure to do so could mean a loss of tax dollars.

# YOUR PROPERTY HAS GONE TO TAX SALE

## What do you do now?


If your property taxes have been sold at tax sale, you must pay your delinquent tax plus monthly interest plus tax buyer interest plus fee to redeem you taxes. The interest rates for the taxes sold are very high—as much as 36% interest per year. If you do not pay your late taxes, the tax buyer can eventually gain ownership of your property.

To regain rights to your property you need to pay the unpaid taxes as well as the additional interest and fees. This is called “tax redemption”. Contact the Kane County Clerk’s office for the correct amount due. You can ask for a verbal redemption amount or you can request an “Estimate of Redemption” in person or by mail. The cost of an “Estimate of Redemption” is \$4.00 if picking up in person. If you request by mail the cost is \$4.00 if you would like the estimate mailed back to you or \$5.00 if you would like the estimate faxed to you.

The typical redemption can be from 6 months to 2.5 years. The buyer can extend the period up to 3 years after the date of sale. The tax buyer can begin deed proceedings 6 months prior to the expiration date of the redemption. Any costs incurred in that process can be added to the redemption as fees.

**IMPORTANT!**

**Taxes, interest and fees must be paid in full, according to State Statute. There are no payment plans or partial payments for redemption payments.**

	<b>Delinquent Tax</b>
	<b>1.5% Monthly interest</b>
	<b>Tax Buyer interest</b>
	<b>Fees</b>
<hr/>	
<b>Total Cost of Redemption.</b>	

**PAYMENT**  
**OF DELINQUENT TAXES**

**Payment must be paid by either cash, cashier’s check or money order. Checks are to be made payable to the Kane County Clerk. The parcel number MUST be on the check. Prior to making payment please call the Redemption Department at 630/232-5964 for the correct amount of payment. If the payment is incorrect the check or money order will be returned to you.**

### Want to change the address where your tax bill is mailed?

Contact the Supervisor of Assessments office at 630/208-3818 to update billing address or go online to [www.kanecountyassessments.org](http://www.kanecountyassessments.org) and download an address change form.

# ELECTION CENTRAL

GENERAL PRIMARY - MARCH 18, 2014

GENERAL ELECTION - NOVEMBER 4, 2014

## EARLY VOTING

Early voting allows voters to cast a full ballot before the observed election day.

Although voters can still go to their polling place on Election Day, this is intended to make voting easier for everyone. This cuts down on lines at the polling place as well as allowing voters to vote when it fits their schedule.

The early voting period begins 22 days prior to the election and continues through the 5th day preceding an election.

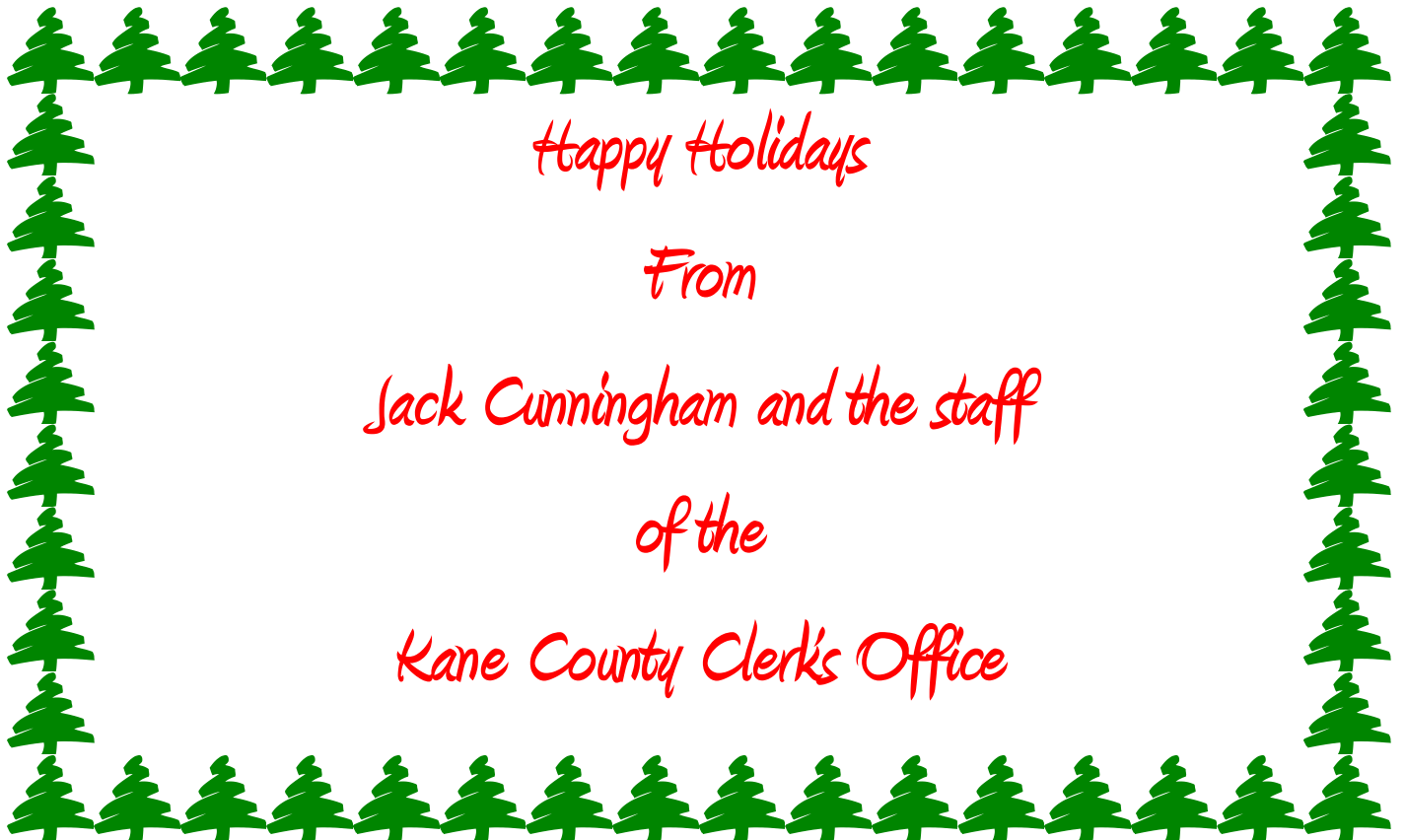
## ARE YOU REGISTERED TO VOTE?

Kane County residents (excluding City of Aurora Residents) can verify their voter registration by visiting the Kane County Clerk's website at <http://kanecountyelections.org>.

In order to verify your voter registration you will need three pieces of information— Last Name; House Number; and Street Name.

The lookup system will display your voter registration information including Registration Status, Precinct, Polling Place, Voting Districts, and Sample Ballot.

If you find that you are not registered or the information is inaccurate you should contact the County Clerk's Office at (630) 232-5990. The County Clerk's Election Department can update your voter registration information and if you are not registered to vote they can help you get registered.



*Happy Holidays*

*From*

*Jack Cunningham and the staff*

*of the*

*Kane County Clerk's Office*