

FY 2023  
ANNUAL TAX INCREMENT FINANCE  
REPORT



**SUSANA A. MENDOZA**  
ILLINOIS STATE COMPTROLLER

Name of Municipality: Village of Romeoville Reporting Fiscal Year: 2023  
 County: Will Fiscal Year End: 4/30/2023  
 Unit Code: 099/107/32

**FY 2023 TIF Administrator Contact Information-Required**

First Name: <u>Christi</u>	Last Name: <u>Jacobson</u>
Address: <u>1050 W. Romeo Road</u>	Title: <u>Village Treasurer</u>
Telephone: <u>815-886-5250</u>	City: <u>Romeoville</u>
E-mail <u>cjacobson@romeoville.org</u>	Zip: <u>60446</u>

I attest to the best of my knowledge, that this FY 2023 report of the redevelopment project area(s)

in the **City/Village** of: Romeoville

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

*Christi Jacobson*

Written signature of TIF Administrator

*10/27/2023*

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 MM/DD/YYYY	Date Terminated MM/DD/YYYY
Marquette Center Redevelopment Project	6/6/1989	
Downtown Redevelopment Project Area	1/10/2005	
Romeo Road Redevelopment Project Area	9/19/2007	
Gateway North Upper Redevelopment Project Area	5/3/2017	
Gateway South Lower Redevelopment Project Area	5/3/2017	
Bluff Road Redevelopment Project Area	1/17/2018	
Independence Boulevard Redevelopment Project Area	1/17/2018	
Normantown/Weber Rd. Redevelopment Project Area	10/3/2018	
Airport Road Redevelopment Project Area	11/3/2021	

\*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 8 must be completed for each redevelopment project area listed in Section 1.]

**FY 2023**

**Name of Redevelopment Project Area:**

Romeoville Downtown TIF

Primary Use of Redevelopment Project Area*: Combined/Mixed		
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.		
If "Combination/Mixed" List Component Types: Com/Ind/Resid/Retail		
Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one): <input checked="" type="checkbox"/> Tax Increment Allocation Redevelopment Act <input type="checkbox"/> <input type="checkbox"/> Industrial Jobs Recovery Law <input checked="" type="checkbox"/>		

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, 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>		
For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (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
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [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 <u>submitted to</u> the municipality <u>by</u> 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 the 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 any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter, <u>chosen by the municipality</u> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (labeled Attachment J).</b>	X	
Has a cumulative of \$100,000 of TIF revenue been deposited 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 taxes 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, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).</b>		X
A list of all intergovernmental agreements in effect 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)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>		X
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. <b>If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).</b>	X	

**SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]**

**FY 2023**

**Name of Redevelopment Project Area:**

**Romeoville Downtown TIF**

**Provide an analysis of the special tax allocation fund.**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 5,101,253

<b>SOURCE of Revenue/Cash Receipts:</b>	<b>Revenue/Cash Receipts for Current Reporting Year</b>	<b>CUMULATIVE Totals of Revenue/Cash Receipts for life of TIF</b>	<b>% of Total</b>
Property Tax Increment	\$ 790,041	\$ 5,568,604	6%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 204,367	\$ 444,314	0%
Land/Building Sale Proceeds	\$ -	\$ 725,000	1%
Bond Proceeds	\$ -	\$ 38,031,219	42%
Transfers from Municipal Sources	\$ 5,125,000	\$ 10,437,300	11%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 36,183,466	40%

All Amount Deposited in Special Tax Allocation Fund \$ 6,119,408

Cumulative Total Revenues/Cash Receipts \$ 91,389,904 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)  
 Transfers to Municipal Sources  
 Distribution of Surplus \$ 12,793,545  
\$ -  
\$ -

Total Expenditures/Disbursements \$ 12,793,545

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (6,674,137)

Previous Year Adjustment (Explain Below) \_\_\_\_\_

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ (1,572,884)

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

Previous Year Explanation: \_\_\_\_\_

**SECTION 3.2 A [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]**

FY 2023

**Name of Redevelopment Project Area:**

## ***Romeoville Downtown TIF***

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
PAGE 1**

**SECTION 3.2 A**  
**PAGE 2**

## **SECTION 3.2 A**

### **PAGE 3**

**Section 3.2 B** [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

**FY 2023**

**Name of Redevelopment Project Area:**

**Romeoville Downtown TIF**

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

<b>Name</b>	<b>Service</b>	<b>Amount</b>
Able Masonry Development Inc	Aquatic Center Construction	\$ 457,300.06
Air Quality Inc	Aquatic Center Construction	\$ 1,198,209.59
Amalgamated	Debt Principal and Interest	\$ 2,932,762.50
Ameriscan Designs Inc	Aquatic Center Construction	\$ 153,205.00
Anthony Roofing Tecta America LLC	Aquatic Center Construction	\$ 509,250.00
Aqua Designs Inc	Aquatic Center Construction	\$ 10,000.00
Atlas Industries Inc	Demo - 341-343 N. Independence	\$ 57,552.00
ATMI Precast Inc	Aquatic Center Construction	\$ 46,897.50
Caliber Construction Company	Aquatic Center Construction	\$ 457,329.73
Dewberry Architects Inc	Aquatic Center Constr/Athletic Center Expan	\$ 96,332.46
Frontrunner Systems Inc	Aquatic Center Construction	\$ 587,238.98
Geocon Professional Services LLC	Aquatic Center Construction	\$ 50,007.00
Glazier Romeoville LLC	TIF Redevelopment Reimbursement	\$ 150,000.00
Harbour Contractors Inc	Aquatic Center Construction	\$ 204,507.07
Helm Mechanical / Helm Service	Aquatic Center Construction	\$ 2,655,269.84
Hitchcock Design Group	Aquatic Center Constr/Athletic Center Expan	\$ 10,224.64
Imperial Service Systems Inc	Aquatic Center Construction	\$ 10,090.00
Interior Concepts Inc	Aquatic Center Construction	\$ 36,664.00
J Hassert Landscaping	Aquatic Center Construction	\$ 42,990.76
JB Contracting Corporation	Aquatic Center Construction	\$ 1,192,612.60
Krueger International / KI Pallas Textiles	Aquatic Center Construction	\$ 20,724.90
LaForce Inc	Aquatic Center Construction	\$ 27,480.00
Lindblad Construction Company of Joliet Inc	Aquatic Center Construction	\$ 265,651.10
Northern Illinois Fence Inc	Aquatic Center Construction	\$ 138,558.99
Omega Plumbing Inc	Aquatic Center Construction	\$ 417,406.83
Parkreation Inc	Aquatic Center Construction	\$ 52,389.00
Parvin Clauss Sign Co	Aquatic Center Construction	\$ 61,462.00
Robinson Engineering Ltd	Aquatic Center Construction	\$ 26,745.25
S and K Excavating and Trucking Inc	Aquatic Center Construction	\$ 173,612.69
Sammy S LLC/Adel Sheikah	TIF Redevelopment Reimbursement	\$ 86,999.55
Smith Painting Services Inc	Aquatic Center Construction	\$ 193,316.50
TA Bowman Constructors LLC	Aquatic Center Construction	\$ 165,072.20
Troch McNeil Paving Company Inc	Aquatic Center Construction	\$ 165,287.20
United States Alliance Fire Protection Inc	Aquatic Center Construction	\$ 88,483.40
Waste Management	Aquatic Center Construction	\$ 25,370.28

**SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]****FY 2023****Name of Redevelopment Project Area:****Romeoville Downtown TIF****Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source**

<b>FUND BALANCE BY SOURCE</b>	<b>\$</b>	<b>(1,572,884)</b>
-------------------------------	-----------	--------------------

<b>1. Description of Debt Obligations</b>	<b>Amount of Original Issuance</b>	<b>Amount Designated</b>
2013A GO Taxable TIF Bonds	\$ 12,780,000	\$ 1,985,000
2013B GO Bonds	\$ 2,175,000	\$ -
2019B GO Taxable TIF Bonds	\$ 20,250,000	\$ 17,970,000
2021A GO Bonds	\$ 1,985,000	\$ 1,985,000
<b>Total Amount Designated for Obligations</b>	<b>\$ 37,190,000</b>	<b>\$ 21,940,000</b>

<b>2. Description of Project Costs to be Paid</b>	<b>Amount of Original Issuance</b>	<b>Amount Designated</b>
<b>Total Amount Designated for Project Costs</b>	<b>\$ -</b>	<b>\$ -</b>

<b>TOTAL AMOUNT DESIGNATED</b>	<b>\$ 21,940,000</b>
<b>SURPLUS/(DEFICIT)</b>	<b>\$ (23,512,884)</b>

**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]****FY 2023****Name of Redevelopment Project Area:****Romeoville Downtown TIF**

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

X	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
---	--

Indicate an 'X' if no property was 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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

**SECTION 5 [20 ILCS 620/4.7 (7)(F)]**

**FY 2023**

**Name of Redevelopment Project Area:**  
**Romeoville Downtown TIF**

**PAGE 1**

**Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.**

**Select ONE of the following by indicating an 'X':**

1. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this	X
2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the	30
2b. The total number of <u>NEW</u> projects undertaken by the municipality in fiscal year 2022 and any	0

**LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:**

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 93,553,475	\$ 3,468,773	\$ 30,130,918
Ratio of Private/Public Investment	0		0

**Project 1 Name: TIF Formation/Administration**

Private Investment Undertaken (See Instructions)		
Public Investment Undertaken	\$ 393,731	\$ 1,500
Ratio of Private/Public Investment	0	0

**Project 2 Name: Stormwater Managemetn incl Honeytree Drainage**

Private Investment Undertaken (See Instructions)		
Public Investment Undertaken	\$ 677,546	\$ -
Ratio of Private/Public Investment	0	0

**Project 3 Name: Intergovernmental Agreement 365U**

Private Investment Undertaken (See Instructions)		
Public Investment Undertaken	\$ 2,250,000	\$ -
Ratio of Private/Public Investment	0	0

**Project 4 Name: Roadway Infrastrucure**

Private Investment Undertaken (See Instructions)		
Public Investment Undertaken	\$ 3,371,794	\$ 50,000
Ratio of Private/Public Investment	0	0

**Project 5 Name: Property Assembly**

Private Investment Undertaken (See Instructions)		
Public Investment Undertaken	\$ 15,240,838	\$ 250,000
Ratio of Private/Public Investment	0	0

**Project 6 Name: Romeo Road Retail Center Incentives**

Private Investment Undertaken (See Instructions)		
Public Investment Undertaken	\$ 115,000	\$ -
Ratio of Private/Public Investment	0	0

**Project 7 Name: Romeo Road TIF Project Transfer**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 371,484		
Ratio of Private/Public Investment	0		0

**Project 8 Name: Athletic and Event Center**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 27,501,299	\$ -	\$ 100,000
Ratio of Private/Public Investment	0		0

**Project 9 Name: Route 53 Landscaping & Signage**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 565,328	\$ 100,000	\$ 200,000
Ratio of Private/Public Investment	0		0

**Project 10 Name: Montrose Drive Site Redevelopment**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,977,742		
Ratio of Private/Public Investment	0		0

**Project 11 Name: Spartan Square Operations**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 604,244		
Ratio of Private/Public Investment	0		0

**Project 12 Name: Danny Boy's Incentive**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 73,905		
Ratio of Private/Public Investment	0		0

**Project 13 Name: Fire Station #1 & #2**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 72,507		
Ratio of Private/Public Investment	0		0

**Project 14 Name: BG Investments LLC**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 425,960		\$ 25,000
Ratio of Private/Public Investment	0		0

**Project 15 Name: Dalhart Project**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 696,553		
Ratio of Private/Public Investment	0		0

**Project 16 Name: Spangler Road Reconstruction**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 333,527		
Ratio of Private/Public Investment	0		0

**Project 17 Name: Mickey Goodyear Development Agreement**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 40,000		
Ratio of Private/Public Investment	0		0

**Project 18 Name: Dalhart & Normantown Fence Project**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 125,000		
Ratio of Private/Public Investment	0		0

**Project 19 Name: Stone City Developer Agreement**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 240,000		
Ratio of Private/Public Investment	0		0

**Project 20 Name: Bull Run Abandonment**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 68,093		
Ratio of Private/Public Investment	0		0

**Project 21 Name: White Oak Library Agreement**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 260,000		
Ratio of Private/Public Investment	0		0

**Project 22 Name: Downtown Development Marketing**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 120,000		
Ratio of Private/Public Investment	0		0

**Project 23 Name: Downtown Retail Center and Apartments Incentive**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 419,720	\$ 150,000	\$ 750,000
Ratio of Private/Public Investment	0		0

**Project 24 Name: Debt Service Repayment and Issuance**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 21,554,334	\$ 2,917,273	\$ 27,730,918
Ratio of Private/Public Investment	0		0

**Project 25 Name: Romeo Road Agreement**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 11,000		
Ratio of Private/Public Investment	0		0

**Project 26 Name: Fencing on Alexander**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 33,098		
Ratio of Private/Public Investment	0		0

**Project 27 Name: J&M Autoworks Storm Water & Parking Lot Improvements**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 62,000		
Ratio of Private/Public Investment	0		0

**Project 28 Name: Sonic Restaurant Development Costs**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 75,000		
Ratio of Private/Public Investment	0		0

**Project 29 Name: Aquatic Center Development**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 15,723,772		
Ratio of Private/Public Investment	0		0

**Project 30 Name: Starbucks/Glazier Romeoville LLC Development Expenses**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 150,000		
Ratio of Private/Public Investment	0		0

**Project 31 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ -		
Ratio of Private/Public Investment	0		0

**Project 32 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ -		
Ratio of Private/Public Investment	0		0

**Project 33 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ -		
Ratio of Private/Public Investment	0		0

**Project 34 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ -		
Ratio of Private/Public Investment	0		0

**Project 35 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ -		
Ratio of Private/Public Investment	0		0

**SECTION 6** [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

**FY 2023**

**Name of Redevelopment Project Area:**

Romeoville Downtown TIF

**SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.**

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
			\$ -

**SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.**

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	
	Temporary	Permanent	Temporary	Permanent

**SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.**

Project Name	The amount of increment projected to be created at the time of approval of the redevelopment agreement.		The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.	
	Temporary	Permanent	Temporary	Permanent

**SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:**

Project Name	Stated Rate of Return

**SECTION 7** [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

**FY 2023**

**Name of Redevelopment Project Area:**

**Romeoville Downtown TIF**

**Provide a general description of the redevelopment project area using only major boundaries.**

The Downtown Area TIF is irregularly shaped and generally includes the traditional downtown of the Village (generally bounded by: Normantown Road on the north, Illinois route 53 on the east, Alexander Circle on the south and the southerly extensions of Schmidt and Geneva Avenues on the west); an industrial area generally bounded by Devonwood and Greenwood Avenues on the north, Route 53 on the west, the Romeoville Prairie Preserve on the east, and the southern frontage of the easterly extension of Montrose Drive on the south; an open space and natural area along and directly west of the Des Plaines River from the easterly extension of Normantown Road on the north to Romeo Road on the south; the eastern frontage of Route 53 from Ridgewood Avenue on the north to just south of Montrose Drive; the Village municipal complex; the western frontage of Route 53 from the municipal complex on the north to McCool A venue on the south; and the southern frontage of Romeo Road from the western property line of parcel 04-04-210-022 to the eastern property line of parcel 04-03-102-003 on the east.

Optional Documents	Enclosed
Legal description of redevelopment project area	X
Map of District	X

**SECTION 8** [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2023

### **Name of Redevelopment Project Area:**

## **Romeoville Downtown TIF**

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

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2018	\$ 11,439,526	\$ 20,017,342

List all overlapping tax districts in the redevelopment project area.

If overlapping taxing district received a surplus, list the surplus.

X

Indicate an 'X' if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

## II. LEGAL DESCRIPTION

The boundaries of the Project Area have been carefully drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries are shown in Figure 1, *Project Area Boundary*, and are generally described below:

The Project Area is irregularly shaped and generally includes: (i) the traditional downtown of the Village (generally bounded by: Normantown Road on the north, IL Route 53 on the east, Alexander Circle on the south and the southerly extensions of Schmidt and Geneva Avenues on the west); (ii) an industrial area generally bounded by Devonwood and Greenwood Avenues on the north, Route 53 on the west, the Romeoville Prairie Preserve on the east, and the southern frontage of the easterly extension of Montrose Drive on the south; (iii) an open space and natural area along and directly west of the Des Plaines River from the easterly extension of Normantown Road on the north to Romeo Road on the south; (iv) the eastern frontage of IL Route 53 from Ridgewood Avenue on the north to just south of Montrose Drive; (v) the Village municipal complex; (vi) the western frontage of Route 53 from the municipal complex on the north to McCool Avenue on the south; and (vii) the southern frontage of Romeo Road from the western property line of parcel 04-04-210-022 to the eastern property line of parcel 04-03-102-003 on the east.

The legal description of the Project Area boundary is attached to this Redevelopment Plan as Exhibit I.

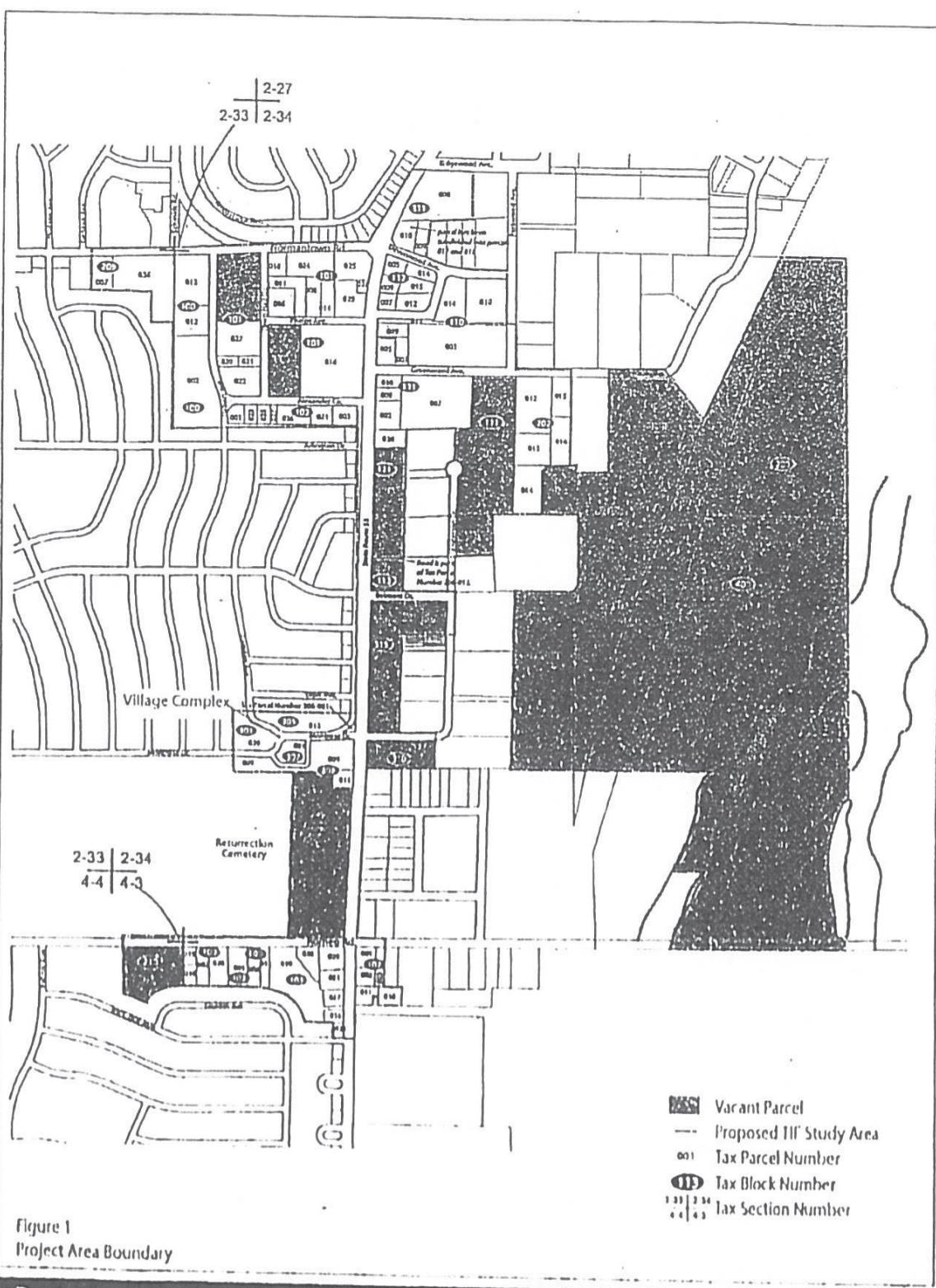


Figure 1  
Project Area Boundary

## Downtown Area

Tax Increment Financing Redevelopment Project

## Romeoville, IL

Prepared By: URS • TPAP

**TIF**  
**ATTACHMENT**  
**SCHEDULES**

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF WILL )

**CERTIFICATE OF COMPLIANCE WITH THE TAX  
INCREMENT ALLOCATION REDEVELOPMENT ACT**

I, the undersigned, do hereby certify that I am the duly qualified and acting President of the Village of Romeoville, Will County, Illinois (the "Village"), and as such chief executive officer of the Village, I do hereby further certify to the best of my knowledge, that, according to the records of the Village in my official possession, the Village has now complied, for the fiscal year ended April 30, 2023, with all of the requirements of the Tax Increment Allocation Redevelopment Act, as amended, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 through 11-74.4-11) for that certain redevelopment project area known as the Downtown Area Redevelopment Project Area. Compliance requirements, if any, brought to the attention of the undersigned have been addressed as of the date of this certificate.

IN WITNESS WHEREOF I have hereunto affixed my official signature at Romeoville, Illinois, this 18th day of October, 2023.

  
John D. Mat  
President, Village of Romeoville  
Will County, Illinois

ATTEST:

Olivia Brumberg

# TRACY, JOHNSON & WILSON

Attorneys at Law  
Busey Bank Building  
2801 Black Road, Second Floor  
Joliet, Illinois 60435

Kenneth A. Carlson  
John S. Gallo  
Richard E. Vogel  
Megan M. Olson  
Sarah E. Schroeder

TELEPHONE (815) 723-8500  
FAX (815) 727-4846

Louis R. Bertani (1928-1999)  
Thomas R. Wilson (1929-2001)  
Donald J. Tracy (1926-2003)  
Wayne R. Johnson (1930-2008)  
Richard H. Teas (1930-2008)  
Raymond E. Meader (1947-2019)  
A. Michael Wojtak (1955-2022)

October 12, 2023

Ms. Christi Jacobson  
Village of Romeoville  
1050 West Romeo Road  
Romeoville, IL 60446

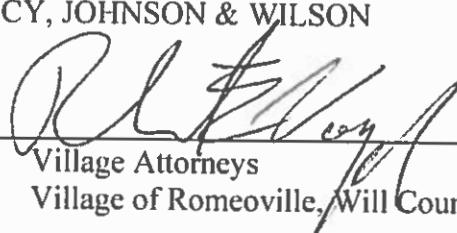
Re: Downtown Redevelopment Project Area

Dear Ms. Jacobson:

We, the undersigned, do hereby certify that we are the Village Attorneys for the Village of Romeoville, Will County, Illinois (the "Village"). We have reviewed all the information provided to us by appropriate Village officials, staff, and consultants and to the best of our knowledge and belief, further certify that the Village has conformed for the fiscal year ended April 30, 2023, with all of the requirements of the Tax Increment Allocation Redevelopment Act, as amended, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 through 11-74.4-11) as of the date hereof for that certain redevelopment project area known as the Downtown Redevelopment Project Area (the "Project").

In rendering this certification, we have relied upon certifications of the Village with respect to certain material facts solely within the Village's knowledge relating to the Project. Compliance requirements, if any, brought to the attention of the undersigned have been addressed as of the date of this certification.

TRACY, JOHNSON & WILSON

By: 

Village Attorneys  
Village of Romeoville, Will County, Illinois

## **Attachment D**

### **STATEMENT OF ACTIVITIES FY 22-23**

The projects meet the Downtown TIF General Economic Development Goals and Redevelopment Objectives.

#### **Project 1 - TIF FORMULATION/ENGINEERING/ADMINISTRATION**

The TIF Financial Compliance Report and audit for the prior year was completed.

#### **Project 3- School District 365U Agreement**

In FY21-22, the Village expensed \$250,000 to Valley View School District as reimbursement for TIF eligible expenses incurred or the transportation center parking lot.

#### **Project 5- PROPERTY ASSEMBLY**

In FY21-22, the Village purchased land at 341-343 Independence Road for a cost \$369,376. The property will be used to enhance retail development in the downtown TIF.

#### **Project 8 - EDWARD ATHLETIC AND EVENT CENTER/DOWNTOWN SITE REDEVELOPMENT**

The Village worked with Harbor Construction to construct the Romeoville Athletic and Event Center to develop the downtown area. The Village entered into agreements for Harbor to act as the General Contractor for the Athletic and Event Center, Downtown Public Infrastructure and Road Improvements and Master Developer for the Downtown Area. The Village approved a GMAX contract for the Athletic and Event Center and finalized the GMAX contract for the public improvements in FY 14-15. The Athletic and Event Center fully opened in April of 2014 and hosts numerous annual events and tournaments.

In FY19-20, the Village spent \$982,483 to plan for the renovation and expansion of the current Athletic and Event Center and the construction of an Aquatic Center and Splash pad. In 20-21, the Village began construction of a 23,200 square foot athletic center expansion on the land south of the Edward Hospital Athletic & Event Center. During FY20-21, \$6,547,787 was used toward the design and construction of the Athletic Center expansion. The expansion of the athletic center will allow the Village to keep up with the increasing demand for tournament and event space, in addition to providing long sought-after community amenities. The project will add an NBA style center wood court with bleacher seating for 227 spectators. The courts can also be reconfigured as two additional basketball courts or 4 cross-courts. The addition will have a separate lobby, restrooms and storage space. The expansion also includes reconfiguration, remodeling, upgrades and refreshing of the current space. In 21-22 \$2,900,373 was used to finish the expansion project.

### **Project 24 - DEBT ISSUANCE**

During the fiscal year ending 21-22, the Village issued General Obligation Bonds 2021A for \$1,985,000 to be used to refund the Series 2013B outstanding GO Bonds which resulted in a net savings of \$216,000. Payments of \$5,178,697 were made in fiscal year 2021-2022 toward outstanding principal and interest and servicing costs and for the refunding of Series 2013 bonds.

The Village issued, in FY 19-20, \$20,250,000 million in General Obligation TIF backed taxable bonds. The bonds will be used to expand the Athletic Center and construct the Aquatic Center and Splash Pad. The bonds are similar to those used to originally construct the Athletic and Event Center. Downtown TIF funds will be used to pay the debt service on the bonds. The bonds have a 20-year life. Interest costs are 7,327,800. Cost of issuance was \$250,000. The Village received \$202,700 in bond premiums. In FY22-23 \$2,932,763 was used to pay for annual bond and interest payments.

### **Project 28 – Sonic Restaurant Incentive**

\$75,000 was used for the redevelopment of the former Checkers location on Route 53/Independence Boulevard into a Sonic branded location. The agreement provides for an incentive to the developer of \$75,000 in TIF funds in two installments, the first being due once the location opens for business, and the second due six months thereafter. The reimbursement is only payable to reimburse otherwise TIF eligible redevelopment costs incurred on the project.

### **Project 29 – Aquatic Center**

The Village of Romeoville constructed a new free-standing indoor Aquatics facility located to the west of the existing Athletic and Event Center building. The facility is approximately 21,300 gross square feet. The main spaces include indoor aquatics space, men's and women's locker rooms, family changing rooms, a dedicated space for vending, and party rooms with direct access to the pool deck. Indoor features on the plan include a water slide, a current channel, an interactive play area, wellness 3 lane lap pool area with a zero-depth entry. The filtration room will be appropriately sized to serve both the indoor aquatics functions as well as an adjacent exterior splash pad. The facility will contain family changing rooms that are accessed only from the exterior and are intended to serve the adjacent splash pad. The splash pad would feature a shelter, picnic tables, and shade sails. This will be the first indoor pool and the third and largest splash pad for the Village. Construction began in 21-22, in DY22-23 \$9,564,731 was used for construction of the facility. \$15,723,722 has been spent to date.

### **Project 30-Starbucks**

In FY22-23, \$150,000 was used for development expenses for a second Starbuck's location in Romeoville.



Attachment K

**VILLAGE OF ROMEOVILLE, ILLINOIS**

**FINANCIAL REPORT AND REPORT ON  
COMPLIANCE WITH PUBLIC ACT 85-1142**

**DOWNTOWN TIF DISTRICT FUND**

**For the Year Ended April 30, 2023**

**SIKICH.COM**

**VILLAGE OF ROMEOVILLE, ILLINOIS**  
**DOWNTOWN TIF DISTRICT FUND**  
**TABLE OF CONTENTS**

---

	<u>Page(s)</u>
INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE .....	1
INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION .....	2
<b>SUPPLEMENTARY INFORMATION</b>	
Balance Sheet .....	3
Schedule of Revenues, Expenditures and Changes in Fund Balance .....	4



1415 West Diehl Road, Suite 400  
Naperville, IL 60563  
630.566.8400

**SIKICH.COM**

**INDEPENDENT AUDITOR'S REPORT ON  
SUPPLEMENTARY INFORMATION**

The Honorable Village President  
and Members of the Board of Trustees  
Village of Romeoville, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Romeoville, Illinois (the Village) as of and for the year ended April 30, 2023, which collectively comprise the basic financial statements of the Village and have issued our report thereon dated Report Date, 2023, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The supplementary financial information (balance sheet and schedule of revenues, expenditures, and changes in fund balance) is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The supplementary financial information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

*Sikich LLP*

Naperville, Illinois  
October 18, 2023

## **SUPPLEMENTARY INFORMATION**

**VILLAGE OF ROMEovILLE, ILLINOIS**

**BALANCE SHEET  
DOWNTOWN TIF DISTRICT FUND**

April 30, 2023

---

**ASSETS**

Cash and cash equivalents	\$ -
---------------------------	------

<b>TOTAL ASSETS</b>	<u>\$ -</u>
---------------------	-------------

**LIABILITIES AND FUND BALANCE**

**LIABILITIES**

Accounts payable	\$ 1,502,290
Due to other funds	<u>70,595</u>

Total liabilities	<u>1,572,885</u>
-------------------	------------------

**FUND BALANCE**

Unassigned (deficit)	<u>(1,572,885)</u>
----------------------	--------------------

Total fund balance	<u>(1,572,885)</u>
--------------------	--------------------

<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u>\$ -</u>
---	-------------

# VILLAGE OF ROMEovILLE, ILLINOIS

## SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE DOWNTOWN TIF DISTRICT FUND

For the Year Ended April 30, 2023

---

### REVENUES

Property taxes	\$ 790,041
Investment income	<u>204,367</u>
Total revenues	<u>994,408</u>

### EXPENDITURES

General government	238,500
Debt Service	
Principal payments	2,155,000
Interest and fiscal charges	777,763
Capital outlay	<u>9,622,283</u>
Total expenditures	<u>12,793,546</u>

### EXCESS (DEFICIENCY) OF REVENUES

OVER EXPENDITURES	<u>(11,799,138)</u>
-------------------	---------------------

### OTHER FINANCING SOURCES (USES)

Transfers in	<u>5,125,000</u>
Total other financing sources (uses)	<u>5,125,000</u>

NET CHANGE IN FUND BALANCE	<u>(6,674,138)</u>
----------------------------	--------------------

FUND BALANCE, MAY 1	<u>5,101,253</u>
---------------------	------------------

<b>FUND BALANCE (DEFICIT), APRIL 30</b>	<b><u>\$ (1,572,885)</u></b>
---	------------------------------

(See independent auditor's report.)

1415 West Diehl Road, Suite 400  
Naperville, IL 60563  
630.566.8400

## Attachment L

**SIKICH.COM**

**INDEPENDENT ACCOUNTANT'S REPORT ON  
MANAGEMENT'S ASSERTION OF COMPLIANCE**

The Honorable Village President  
and Members of the Board of Trustees  
Village of Romeoville, Illinois

We have examined management's assertion that the Village of Romeoville, Illinois (the Village), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2023. Management is responsible for the Village's assertion. Our responsibility is to express an opinion on management's assertion about the Village's compliance with the specific requirements based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Village's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Romeoville, Illinois, complied with the aforementioned requirements for the year ended April 30, 2023, is fairly stated in all material respects.

This report is intended solely for the information and use of the Board of Trustees, management and the Illinois Department of Revenue, Illinois State Comptrollers office and the Joint Review Board and should not be used by anyone other than these specified parties.

*Sikich LLP*

Naperville, Illinois  
October 18, 2023

**Village of Romeoville**  
**Intergovernmental Agreement List - Attachment M**  
**FY 22-23**

<u>Agreement Description</u>	<u>Agreement With</u>	<u>Ord/Res Number</u>	<u>Status</u>
			<u>TIF/Non-TIF</u>
Authorizes a Parking lot rental agreement with Joliet Jr College	Joliet Junior College	23-3673	Non-TIF
Intergovernmental Agreement with Will County for Traffic Signal Maintenance	Will County	23-3612	Non-TIF
Agreement allowing Crest Hill to install illuminated sign panels at Renwick	Crest Hill	23-3577	Non-TIF
Third Amendment to agreement for sharing costs for I-55 and Rt 126 interchanges	Bolingbrook/Plainfield	23-3560	Non-TIF
Agreement for exchange of 1992 Fire Engine to Fire Academy for Academy training classes	Lemont Township Fire Protection District	23-3558	Non-TIF
1st amendment to preliminary agreement relating to obtaining Lake Michigan Water	Joliet/Regional Water Commision	23-3551	Non-TIF
Agreement on cost sharing for adaptive sports field on Diocese property	Northern Will County SRA	23-3535	Non-TIF
Cost Sharing Agreement for I&M Canal Paths	City of Lockport/Will County/Forest Preserve District	23-3534	Non-TIF
Agreement authorizing participation in Mutual Aid Box Alarm System	Mutual Aid Box Alarm System (MABAS)	23-1835	Non-TIF
Transfer of training equipment	Cook County Sheriff's Office	22-3487	Non-TIF
Agreement to perform wetland mitigation	Forest Preserve District of Will County	22-3486	Non-TIF
Agreement to consolidate the Mosquito District into the Village	Romeo Mosquito Abatement District	22-3474	Non-TIF
Agreement to use property within Fire Academy for shared revenue and class training	Troy Fire Protection District	22-3426	Non-TIF
Provides for cost allocation of the Budlre Road Resurfacing Project	Illinois Department of Transportation/State of Illinois	22-3350	Non-TIF
Provides for allocation of traffic signal maintenance and energy costs on state highways within Village	Illinois Department of Transportation/State of Illinois	22-3349	Non-TIF
Authorizes Control Tower Building Permit and assigns water water line maintenance and repair	Joliet Regional Port District	22-3137	Non-TIF
Extends ORD 20-1656 disconnection date by Village of territory annexed on 135th St	Village of Lemont	22-1795	Non-TIF
Ordinance declaring surplus funds	Valley View School District 365U/Marquette TIF Taxing Bodies	22-1786	TIF - Marquette
Cost Sharing agreement for connector bike path	City of Lockport/Lewis University	21-3267	Non Tif
TIF Surplus Guarantee/Waiver of Objections	Valley View Community School District	21-3247	Airport Road TIF
Provides for the installation of license plate reading cameras at 3 locations on County highways	Will County	21-3208	Non-TIF
Provides for new traffic signal at Renwick and Pinnacle Drive and delegation of maintenance	Will County	21-3192	Non-TIF
Amends facility agreement providing availability of practice fields and parking areas	Valley View Community School District	21-3186	Non-TIF
Amends facility agreement providing availability of practice fields and parking areas	Valley View Community School District	21-3185	Non-TIF
Grant permanent variance to the District to use modular building for bus driver admin space	Valley View Community School District	21-3184	Non-TIF
Usage rights of new baseball fields at high school, fee schedule and dollar contribution for improvements	Valley View Community School District	21-3137	Non-TIF
Airport Expansion & Hopkins Road	Joliet Port Authority	2082-91	Non-TIF
Animal Control Services	Will County Animal Control Services	20-2980	Non-TIF
First Time Home Buyer Program -Program Coordination & Volume Cap Allocation & Usage	Town of Normal	20-2977	Non-TIF
Vehicle Exchange for Fire Academy Tuition	Palos Fire Protection Agreement	20-2938	Non-TIF
NGPL Multi-Use Trail -Taylor Rd to Normantown Rd. (CMAP Grant)	Illinois Department of Transportation/State of Illinois	20-2901	Non-TIF
ComEd Multi-Use Trail -Airport Rd to Weber Rd (CMAP Grant)	Illinois Department of Transportation/State of Illinois	20-2845	Non-TIF
135th ST and High Road Property Future Annexation/Disconnection Agreement and Water Service	Village of Lemont	20-1656	Non-TIF
Early Retirement Incentive	Illinois Municipal Retirement Fund	19-2762	Non-TIF
Crime Lab Services	Northeastern Illinois Regional Crime Laboratory	19-2739	Non-TIF
OLSAD Grant Application - Lake Strini	Illinois Department of Natural Resources	19-2737	Non-TIF
Animal Control Services	Will County Animal Control Services	19-2678	Non-TIF
Right of Way Permit	Illinois Department of Transportation	19-2640	Non-TIF
Rent- Legislative District Office Space	Illinois House of Representatives/Natalie Manley	19-2634	Non-TIF
	Plainfield Community Consolidated School District 202/Normantown-Weber		
TIF Surplus Guarantee/Waiver of Objections	Road TIF Taxing Bodies	19-2627	Normantown Road -
Boundary Agreement	Village of Woodridge	19-1601	Non- TIF
Early Childhood Center Before and After School Program	Valley View School District 365U	18-2618	Non-TIF
Overdose Detection Mapping Application	Washington/Baltimore HIDTA	18-2610	Non-TIF
Mobile Command Center Usage	Lockport Township Fire Protection District	18-2573	Non-TIF
Engineering and Site Design of Romeoville Station Parking Lot Expansion - Amended Agreement	Metra	18-2567	Non-TIF
Construction of Romeoville Station Parking Lot Expansion - 160 Spaces - Amended Agreement	Metra	18-2566	Non-TIF
Easement Agreement - Water and Sewer easements at 175 S. Southcreek Parkway	Joliet Regional Port District	18-2538	Non-TIF
Electric Aggregation Extension of Agreement	Will County Electric Aggregation Group	18-2535	Non-TIF
Budler Park Improvements Contribution	Plainfield Park District	18-2510	Non-TIF
Criminal History Record Information	Illinois State Police	18-2508	Non-TIF
Route 53 & Joliet Road Decorative Street Lighting	Illinois Department of Transportation	18-2507	Non-TIF
Intergovernmental Self Insurance Pool for Health, Life and Dental Insurance	Governmental Insurance Network	18-2493	Non-TIF
Construction of Romeoville Station Parking Lot Expansion - 160 Spaces	Metra	18-2468	Non-TIF
Engineering and Site Design of Romeoville Station Parking Lot Expansion	Metra	18-2467	Non-TIF

**Village of Romeoville**  
**Intergovernmental Agreement List - Attachment M**  
**FY 22-23**

<u>Agreement Description</u>	<u>Agreement With</u>	<u>Ord/Res Number</u>	<u>Status</u>
			<u>TIF/Non-TIF</u>
Training Course Development and Best Practices	Department of Homeland Security	18-2463	Non-TIF
Communication System Access - 800 Mhz Radio System	Will County	17-2420	Non-TIF
Medication and Personal Care Products Disposal	Will County	17-2381	Non-TIF
Conveyance of Property & Easement - Weber Rd. & Lakewood Dr. - I55 & Weber Project	Illinois Department of Transportation	17-2378	Non-TIF
Conveyance of Property - Weber Rd. & Lakewood Dr. - I55 & Weber Project	Illinois Department of Transportation	17-2377	Non-TIF
Safe Route to School Grant - Taylor Rd. Sidewalk and Pavement Striping	Illinois Department of Transportation	17-2342	Non-TIF
Extend Estimate End Date for Phase I Engineering for I-55 Interchanges at IL RT. 126 & Airport Rd.	Illinois Department of Transportation	17-2332	Non-TIF
Vehicle Exchange for Romeoville Fire Academy Tuition	Village of Forest Park	17-2323	Non-TIF
Electric Aggregation Extension of Agreement	Will County Aggregation Group	17-2319	Non-TIF
Weber Road Improvements South of 135th St to South of Normantown Rd.	Will County	17-2281	Non-TIF
Weber Road Improvements 119th St. to Normantown Rd	Will County - Will County Department of Highways	17-2280	Non-TIF
I55/Weber Interchange & Road Project	Illinois Department of Transportation	17-2279	Non-TIF
I55 - Airport Road - Route 126 Interchange Project Agreement Amendment	Bolingbrook and Plainfield	17-2278	Non-TIF
Grand Boulevard Resurfacing - Weber Rd to Anna Lane	Illinois Department of Transportation	17-2272	Non-TIF
Electronic Recycling Collection Site at Village Facilities (Public Works Complex)	Will County	17-2267	Non-TIF
Fish Barrier Electrical Discharge - Grounding Equipment System, Covers, Signage, Grounding Mesh	Army Corp of Engineers	17-2261	Non-TIF
E911 Police and Fire Dispatch Services	Laraway Communications Center/County of Will	17-2255	Non-TIF
Crossroads Parkway Resurfacing - N. Center Blvd to Veterans Parkway	Illinois Department of Transportation	17-1271	Non-TIF
Belmont Drive Resurfacing - IL RT. 53 to 135th Street	Illinois Department of Transportation	17-1270	Non-TIF
Metra Station Operation - Metra Heritage Corridor Train Station	METRA/RTA	16-2238	Non-TIF
Metra Station Improvements - Train Station Construction (CMAQ Grant)	Illinois Department of Transportation	16-2180	Non-TIF
Police-School Liaison Officer	Valley View School District 365U	16-2149	Non-TIF
Metra Station Improvements - Utilities (CMAQ Grant)	Illinois Department of Transportation	16-2091	Non-TIF
Romeoville Fire Academy Allowed to use Dwight Fire Protection District property for Academy Training Purposes with revenue sharing and other compensation for allowing such use.	Dwight Fire Protection District	16-2083	Non-TIF
Warrant Storage, Maintenance and Transportation	Will County Sheriff/Will County Treasurer	16-2071	Non-TIF
Comprehensive Land Use Plan Development	Chicago Metropolitan Agency for Planning (CMAP)	16-2070	Non-TIF
Sale of 10 Montrose Drive	Northern Will County Special Recreation Association	16-2064	Downtown TIF
Amendment of Agreement - Belmont Drive Resurfacing Project	Illinois Department of Transportation	16-2054	Non-TIF
Romeoville Campus Expansion - Road Improvements, Landscaping Requirements, Signage, Joint Marquee Signage	Joliet Junior College	15-2051	Non-TIF
Sharing, Development Fee reductions, waiving of overhead line burial requirements, Use of JC property for Recreation Department purposes, Recreation Path Construction	Lockport Township	15-2032	Non-TIF
Operation of an Outdoor Warning Siren System	State of Illinois	15-2022	Non-TIF
Participate in Federal Surplus Property Program	Will County & Illinois Department of Transportation	15-2020	Non-TIF
Support Improvement of Weber Road at 135th St. and Normantown Road North Extension	Will County & JBM Golf Properties (Mistwood Golf Course)	15-1972	Non-TIF
Traffic Signal and Road Widening Improvements at Renwick and Gaylord Roads	Tri-County Special Recreation Association	15-1971	Non-TIF
Amend SRA Articles of Agreement	Tri-County Special Recreation Association	15-1970	Non-TIF
Amend SRA By-Laws	Village of Bolingbrook	15-1954	Non-TIF
Crossroads Parkway Resurfacing - Veterans Parkway to Center Boulevard - Bolingbrook Portion	Illinois Department of Transportation	15-1939	Non-TIF
Belmont Drive Resurfacing - IL RT. 53 to 135th Street	Illinois Department of Transportation	15-1937	Non-TIF
Crossroads Parkway Resurfacing - Veterans Parkway to Center Boulevard	Illinois Law Enforcement Alarm System Agency /IL State Police	15-1935	Non-TIF
Law Enforcement Mutual Aid Agreement			

**Village of Romeoville**  
**Intergovernmental Agreement List - Attachment M**  
**FY 22-23**

<u>Agreement Description</u>	<u>Agreement With</u>	<u>Ord/Res Number</u>	<u>Status</u>
			<u>TIF/Non-TIF</u>
PDV Midwest Refining, LLC (Citgo Refinery) Assessment Settlement Agreement	Will County, Will County Forest Preserve District, Will County School District No. 92, Lockport Township High School District No. 205, Joliet Junior College District 525, Lemont Fire Protection District, Lemont Park District, DuPage Township, White Oak Library District, Fountaintdale Public Library District, Romeoville Mosquito Abatement District, DuPage Township Assessor, Will County Supervisor of Assessments, Will County Board of Review, PDVMR (Citgo Refinery)	15-1933	
Water and Sewer Rate Agreement for Heritage Falls water park facility	Lockport Township Park District	15-1917	Non-TIF
Federal Congestion Mitigation Air Quality Grant (CMAQ) METRA Station Engineering Costs	Illinois Department of Transportation	15-1911	Non-TIF
\$68,621.50 Contribution towards landscape island improvements at Weber and Renwick Road	City of Crest Hill	14-1855	Non-TIF
Easement to relocate a sanitary sewer force main to facilitate the Route 53 and Material Road Signalization project that will create new Romeoville High School entrance.	Valley View School District 365U	14-1828	Non-TIF
\$20,000 Contribution towards the cost of signalization and other improvements at Renwick & Gaylord Roads (Mistwood Gold Course)	City of Crest Hill	14-1820	Non-TIF
Form a new enterprise zone that effectively extends the existing zone for up to 25 years	Des Plaines River Valley Enterprise Zone	14-1167	Non-TIF
Agree to be a member in a new Des Plaines River Valley Enterprise Zone	Des Plaines River Valley Enterprise Zone	14-1166	Non-TIF
NWCJAWA Members Eminent Domain Acquisition of Illinois American Lake Water Company	Northern Will County Joint Action Water Agency	14-1115	Non-TIF
Boundary Line Agreement	City of Lockport	14-1087	Non-TIF
Articles of Agreement - Tri County SRA	Tri-County Special Recreation Association	13-1701	Non-TIF
Acquisition of an Inoperable Bus for the Romeoville Fire Academy for Training Purposes	Chicago Transit Authority	13-1665	Non-TIF
Taylor Road West Project - Budler Road to Weber Road	Illinois Department of Transportation	13-1646	Non-TIF
Taylor Road East Project - Routs 53 to Weber Road	Illinois Department of Transportation	13-1645	Non-TIF
Provision of Police Service and Equipment Resources	Will County Sheriff - Special Operations Group	13-1619	Non-TIF
IRB Volume Cap Transfer and Sale	Village of Downers Grove	13-1065	Non-TIF
After School Programs at the Recreation Center	Valley View School District 365U	12-1553	Non-TIF
TIF Surplus Guarantee, RC Hill Improvements Incentive, Transpiration Center Incentive	Valley View School District 365U/Marquette TIF Taxing Bodies	12-1521	TIF - Marquette
Electric Aggregation	Will County Aggregation Group	12-1517	Non-TIF
Forest Preserve Property Annexation Agreement	Will County Forest Preserve	12-1001	Non-TIF
Electric Aggregation	Will County Aggregation Group	12-0979	Non-TIF
Planned Unit of Development - Special Use Permit - RC Hill School	Valley View School District 365U	12-0970	Non-TIF
Boundary Line Agreement	Village of Plainfield	11-1444	Non-TIF
I55 - Airport Road - Route 126 Interchange Project	Bolingbrook and Plainfield	11-1429	Non-TIF
Emergency Response Procedures and Communication - Chicago Sanitary and Ship Canal Fish Barriers	US Coast Guard/US Army Corps/Lemont Fire Protection District	11-1425	Non-TIF
Constructing Improvements to Weber & Gaskin Road (Meijer)	Will County	11-1423	Non-TIF
Redevelopment Agreement - Library Facade and Renovation Improvements	White Oak Library District	11-1403	TIF - Downtown
Lift Station Abandonment - Property Access	Joliet Port Authority	11-1364	Non-TIF
Municipal Joint Action Water Agency	Bolingbrook, Homer Glen, Woodridge, Lemont	11-0955	Non-TIF
Lease 10 Montrose Drive	Tri-County Special Recreation Association	10-1306	Non-TIF
Sunset Park Outdoor Restroom Facility Utility 5-Year Connection Variance	Lockport Township Park District	10-1279	Non-TIF
Road and Bridge Property Tax Replacement	DuPage Township	10-1246	Non-TIF
Assist First Time home Buyer Program - IRB Bonds	Aurora (Issuing Community)	10-1245	Non-TIF
I55 - Airport Road - Route 126 Interchange Project	Bolingbrook	09-1185	Non-TIF
After School Programs at the Recreation Center	Valley View School District 365U	09-1169	Non-TIF
Facility Sharing Agreement	Valley View School District 365U	09-1154	Non-TIF
Weber Road and Lakeview Drive Intersection	Will County Highway Department	09-1151	Non-TIF
E911 Fire Dispatch Services	Orlando Fire Protection Agreement	09-1143	Non-TIF
Weber and Gaskin Road Improvements	Will County	08-1051	Non-TIF
Lease Agreement - Public Address Warning System - Lewis University Airport	Joliet Port Authority	08-0969	Non-TIF
Mutual Aid Emergency Telecommunications	Telecommunicator Emergency Response Taskforce	08-0954	Non-TIF
Veteran's Parkway Improvements	Will County Highway Department/IDOT	08-0931	Downtown TIF/Non
Lease Agreement - Antenna Equipment - Water Tower - 195 N Pinnacle - Business Park	Valley View School District 365U	08-0913	Non-TIF
Water Main Responsibility 1000 Crossroads Parkway	Village of Bolingbrook	07-838	Non-TIF
Permission to install and maintain Lit Street Signs on Weber Road	Will County	07-770	Non-TIF
Landscape Median Installation & Maintenance Weber and Airport Rd.	Will County	07-755	Non-TIF

**Village of Romeoville**  
**Intergovernmental Agreement List - Attachment M**  
**FY 22-23**

<u>Agreement Description</u>	<u>Agreement With</u>	<u>Ord/Res Number</u>	<u>Status</u>
			<u>TIF/Non-TIF</u>
Installation & Maintenance of Traffic Signals on Weber and Airport Road	Will County	07-754	Non-TIF
Weber and Creekside Dr. Traffic Signal Maintenance & Energy Agreement	Will County	07-753	Non-TIF
Lockport Fire Protection Shared Property Agreement	Lockport Fire Protection District	07-520	Non-TIF
Feasibility Study Improvements - I55 and Weber Road Interchange	Will County & Village of Bolingbrook	07-0881	Non-TIF
Wastewater Discharge Quantum Foods - FPA Transfer to Bolingbrook	Village of Bolingbrook	07-0836	Non-TIF
Verify Participant Status with NEMERT	North East Multi-Regional Training (NEMERT)	06-537	Non-TIF
Airport Road Improvements	Illinois Department of Transportation	06-530	Non-TIF
Remington Boulevard Extension - Jurisdiction	Village of Bolingbrook	05-428	Non-TIF
Community Host Agreement - Waste Transfer Center - Traffic Signal - Joliet Rd & Crossroads Parkway	Will County Forest Preserve	05-0367	Non-TIF
Valley View School District Transportation Facility	Valley View School District 365U	05-0290	TIF - Downtown
Airport Road Maintenance	Lockport Township	04-278	Non-TIF
Lockport Fire Protection Shared Property Agreement	Lockport Fire Protection District	04-0248	Non-TIF
Traffic Signal Maintenance	Illinois Department of Transportation	03-165	Non-TIF
Traffic Signal Maintenance Weber and N. Carillon Dr.	Will County - Will County Department of Highways	03-136	Non-TIF
Traffic Signal Maintenance Weber and Highpoint	Will County	03-126	Non-TIF
GIS Information	Will County	03-032	Non-TIF
Bluff Road Improvements	Village of Bolingbrook	03-024	Non-TIF
Illinois Law Enforcement Alarm System - Mutual Aide	Illinois State Police	03-011	Non-TIF
Des Plaines River Valley Enterprise Zone Membership	Des Plaines River Valley Enterprise Zone	03-0037	Non-TIF
Police Mutual aid	Lockport Township Park District	02-090	Non-TIF
State Central Repository Criminal History Record Information	Illinois State Police	02-079	Non-TIF
M.A.N.S. Task force participation	Metropolitan Area Narcotics Squad	02-039	Non-TIF
Marquette Drive Water Tower Antenna Agreement	Valley View School District 365U	02-014	Non-TIF
115th Street Jurisdictional Transfer	Village of Bolingbrook	01-051	Non-TIF
Parking Prohibited - Route 53 and Joliet Road	Illinois Department of Transportation	00-2804	Non-TIF
Route 53 Sewage Discharge Route 53 and Joliet Road	Illinois Department of Transportation	00-2803	Non-TIF
Encroachments Prohibited - Route 53 and Joliet Road	Illinois Department of Transportation	00-2802	Non-TIF
Frontage Road Transfer - Weber to Budler Road	Illinois Department of Transportation	00-2795	Non-TIF
Frontage Road Transfer - Weber to Budler Road	Wheatland Township	00-2795	Non-TIF
Taylor Road Jurisdiction	Lockport Township Road District	00-2744	Non-TIF
Joliet- Naperville Road from Hudson to Route 53	Will County	00-2738	Non-TIF
Taylor Road Jurisdiction	Lockport Township Road District	00-2737	Non-TIF
Reciprocal reporting of Criminal Information	Plainfield School District 202	00-2581	Non-TIF
Route 53 Resurfacing & Other Matters	Illinois Department of Transportation	00-2562	Non-TIF
Joint Park site and Parking Lot (Wesglen)	Valley View School District 365U	99-2730	Non-TIF
Taylor Drive Water Tower Antenna Agreement	Lockport Fire Protection District	99-2621	Non-TIF
Reciprocal reporting of Criminal Information	Valley View School District 365U	99-2347	Non-TIF
Police Fire Range Agreement	City of Darien	99-2334	Non-TIF
Boundary Agreement - City of Joliet	City of Joliet	99-121	Non-TIF
Automatic AID - Fire	Lockport Fire Protection District	98-2604	Non-TIF
Fire Protection of Certain Territories	Lemont Fire Protection Agreement	98-2592	Non-TIF
Child Sexual Notification Act	Will County Sheriff	96-2156	Non-TIF
Bluff Road Jurisdiction and Maintenance Responsibility	DuPage Township	95-1144	Non-TIF
Police Service Mutual Aide Agreement	Will County	94-997	Non-TIF
Interstate 355 Southern Extension Corridor Planning Council Membership	Interstate 355 Southern Extension Corridor Planning Council	94-1045	Non-TIF
Marquette Drive Water Tower Antenna Agreement	Village of Bolingbrook	93-975	Non-TIF
Greater Will County Mutual Aid Association Participation	Greater Will County Mutual Aid Association	93-927	Non-TIF
First Response Agreement - Fire	Village of Bolingbrook	93-925	Non-TIF
Mutual Aid Agreement - Fire	Des Plaines Valley Fire Chief's Association	90-710	Non-TIF
Mutual Aid Box Alarm System -Fire	Mutual Aid Box Alarm System (MABAS)	89-639	Non-TIF
Southwest Agency for Risk Membership - Worker Comp and Liability Insurance Pool	Southwest Agency for Risk Membership	82-819	Non-TIF
Mutual Aid Agreement - Fire	Village of Bolingbrook	81-788	Non-TIF
Special Recreation Services - Northern Will County Special Recreation Association	Lemont Park District, Lockport Township Park District	80-716	Non-TIF