

**FY 2021  
ANNUAL TAX INCREMENT FINANCE  
REPORT**



STATE OF ILLINOIS  
COMPTROLLER  
SUSANA A. MENDOZA

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Name of Municipality: Village of Romeoville Reporting Fiscal Year: 2021  
County: Will Fiscal Year End: 4/30/2021  
Unit Code: 099/107/32

**FY 2021 TIF Administrator Contact Information**

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

I attest to the best of my knowledge, that this FY 2021 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.].

Christopher D. Daniels 10/14/22  
Written signature of TIF Administrator Date

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

**FILL OUT ONE FOR EACH TIF DISTRICT**

**\*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation  
Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]**

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**  
**FY 2021**

**Name of Redevelopment Project Area (below):**

Romeoville Downtown TIF

**Primary Use of Redevelopment Project Area\*:** Combined/Mixed

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

Commercial/Industrial

If "Combination/Mixed" List Component Types: /Residential/Retail

**Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):**

Tax Increment Allocation Redevelopment Act

X

Industrial Jobs Recovery Law

**Please utilize the information below to properly label the Attachments.**

	<b>No</b>	<b>Yes</b>
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
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 and (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If attachment I is yes, then Analysis MUST be attached and (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

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

FY 2021

**Romeoville Downtown TIF**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 20,526,132

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 739,367	\$ 4,019,391	5%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 38,317	\$ 227,971	0%
Land/Building Sale Proceeds		\$ 725,000	1%
Bond Proceeds		\$ 35,797,081	45%
Transfers from Municipal Sources			0%
Private Sources			0%
Other: Transfer from Marquette TIF - \$3,027,500 ComEd Power Line Reimbursement - \$9,380	\$ 3,036,880	\$ 39,207,787	49%

All Amount Deposited in Special Tax Allocation Fund \$ 3,814,564

Cumulative Total Revenues/Cash Receipts \$ 79,977,230 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 9,580,469  
 Transfers to Municipal Sources \$ -  
 Distribution of Surplus \$ -

Total Expenditures/Disbursements \$ 9,580,469

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (5,765,905)

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 14,760,227

\* 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 2021

**TIF NAME:**

## Romeoville Downtown TIF

## ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs )

PAGE 1

## SECTION 3.2 A

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PAGE 2

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**SECTION 3.2 A**

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PAGE 3

**Section 3.2 B****FY 2021****TIF NAME:****Romeoville Downtown TIF**

**Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.**

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	Construction-Masonry for Athletic Center	\$ 117,446.00
Alliance Glazing Technologies	Construction -Aluminum Glazing Athletic Ctr	\$ 79,101.00
Allied Landscaping Corporation	Construction -Landscaping Athletic Center	\$ 12,465.00
Amalgamated	Bond Payments - Paying Agent	\$ 2,936,085.00
ATMI Precast Inc	Precast concrete A&E Center Expansion	\$ 985,125.00
Austin Tyler Construction	Site Utilities - A & E Center Expansion	\$ 202,008.00
CJ Erickson Plumbing Co	A & E Center Expansion - Plumbing	\$ 131,937.00
Comed	A&E Electric Service	\$ 23,387.00
Dewberry Architects Inc	Design Services - Athletic Center	\$ 1,024,937.00
Douglas Floor Covering Inc	Tiling, Resilient & Carpet Flooring A&E Exp	\$ 238,930.00
Duco Cement Construction Inc	Concrete Cast in Place A & E Center Expansion	\$ 349,064.00
Geocon Professional Services LLC	Testing services - A&E Expansion Project	\$ 43,599.00
H2I Group, Inc	A & E Center Expansion - Athletic Equipment	\$ 19,451.00
Harbour Contractors Inc	Construction Services-Athletic Center	\$ 618,704.00
Hellas Construction Inc	Athletic Field Turf - A & E Center Expansion	\$ 186,201.00
Hitchcock Design Group	Romeoville RAEC Phase 2 and Apartments	\$ 81,298.00
Indicom Electric Company LLC	Electric - A & E Center Expansion	\$ 718,127.00
Jameson Sheet Metal Inc	A & E Center Expansion - HVAC work	\$ 174,881.00
JM Autoworks	Storm Water Drainage	\$ 62,000.00
Johler Demolition Inc	Selective Demo - A & E Center Expansion	\$ 122,003.00
Kingery Steel Fabricators Inc	Metals - A & E Center Expansion	\$ 313,184.00
LaForce Inc	Doors/Frames/Hardware A&E Center Exp	\$ 71,309.00
Lo Destro Construction Company/Brent A Lo Destro	A & E Center Expansion	\$ 204,464.00
Michael Hutchings LLC	Millwork/Casework A & E Center Expansion	\$ 36,575.00
Midwest Office Interiors / Warehouse Direct	Furniture for A & E Center Expansion	\$ 17,950.00
Nelson Fire Protection	Fire Protection - A&E Center Expansion	\$ 19,008.00
Northwest Cedar Products	Fencing along residential property	\$ 31,900.00
Oosterbaan and Sons Co	A & E Center Expansion - painting	\$ 80,752.00
Orange Crush LLC	Excavation - A & E Center Expansion	\$ 196,368.00
Robinson Engineering Ltd	Downtown RAEC Phase 2 - Engineering	\$ 208,431.00
Sullivan Roofing Inc	Roofing & Sheet Metal - A & E Center Exp	\$ 228,950.00
Superior Labor Solutions	A&E Expansion	\$ 22,954.26

**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d))**

**Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source**

FY 2021

**TIF NAME:**

## FUND BALANCE BY SOURCE

## Romeoville Downtown TIF

\$ 14,760,227

Amount of Original Issuance	Amount Designated
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## 1. Description of Debt Obligations

<b>Total Amount Designated for Obligations</b>	\$ 35,205,000	\$ 24,635,000
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## **2. Description of Project Costs to be Paid**

**Total Amount Designated for Project Costs** \$

**TOTAL AMOUNT DESIGNATED** **\$** **24,635.000**

**SURPLUS/(DEFICIT)** \$ (9,874,773)

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

**FY 2021**

**TIF NAME:**

**Romeoville Downtown TIF**

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

**Check here if no property was acquired by the Municipality within the  
Redevelopment Project Area.**

**Property Acquired by the Municipality Within the Redevelopment Project Area.**

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

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

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

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

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:	

Property (8):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

**SECTION 5 - 20 ILCS 620/4.7 (7)(F)**  
**PAGE 1**

**FY 2021**

**TIF Name:**

**Romeoville Downtown TIF**

Page 1 is to 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 option, complete 2a.)	X
2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	26

LIST <u>ALL</u> projects undertaken by the Municipality Within the Redevelopment Project Area:			
	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
<b>TOTAL:</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 65,807,789	\$ 14,161,900	\$ 42,590,000
Ratio of Private/Public Investment	0		0

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

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

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 390,731	\$ 1,500	\$ 140,000
Ratio of Private/Public Investment	0		0

**Project 2\*: Stormwater Management Incl Honeytree Drainage**

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

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

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

**Project 4\*: Roadway Infrastructure**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 3,371,794	\$ 50,000	\$ 700,000
Ratio of Private/Public Investment	0		0

**Project 5\*: Property Assembly**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 14,871,462	\$ 900,000	\$ 900,000
Ratio of Private/Public Investment	0		0

**Project 6: Rome Road Retail Center Incentives**

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

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

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

**Project 8\*: Athletic and Event Centers**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 24,582,674	\$ 9,070,000	\$ 14,900,000
Ratio of Private/Public Investment	0		0

**Project 9\*: 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\*: Montrose Drive Site Redevelopment**

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

**Project 11\*: Spartan Square Operations**

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

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

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

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

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

**Project 14\*: BG Investments LLC Agreement**

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

**Project 15\*: Dalhart Project**

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

**PAGE 3 \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\***

**Project 16\*: Spangler Road Reconstruction**

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

**Project 17\*: Mickey Goodyear Developer Agreement**

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

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

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 158,097		
Ratio of Private/Public Investment	0		0

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

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

**Project 20\*: Bull Run Abandonment**

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

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

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

**Project 22\*: Downtown Development Marketing**

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

**Project 23\*: Downtown Retail Center & Apartment Incentives**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 275,168	\$ 840,000	\$ 840,000
Ratio of Private/Public Investment	0		0

**Project 24\*: Debt Service Repayments & Issuance**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 13,442,874	\$ 2,950,400	\$ 24,635,000
Ratio of Private/Public Investment	0		0

**Project 25\*: 209 Romeo Road Agreement**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 11,100	\$ -	
Ratio of Private/Public Investment	0		0

**PAGE 4 \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\***

**Project 26\*: Fencing on Alexander**

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

**Project**

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

**Project**

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

**Project**

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

**Project**

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

**Project**

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

**Project**

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

**Project**

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

**Project**

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

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. **\*even though optional MUST be included as part of the complete TIF report**

## **SECTION 6 FY 2021**

**TIF NAME: 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 redevelopment**

project area was designated	Base EAV	Reporting Fiscal Year EAV
2003	\$ 11,439,526	\$ 19,253,274

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

Check if the overlapping taxing districts did not receive a surplus.

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

## SECTION 7

Provide information about job creation and retention:

## SECTION 8

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

For more information, contact the Office of the Vice President for Research and Economic Development at 515-294-6450 or [research@iastate.edu](mailto:research@iastate.edu).

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

## 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.

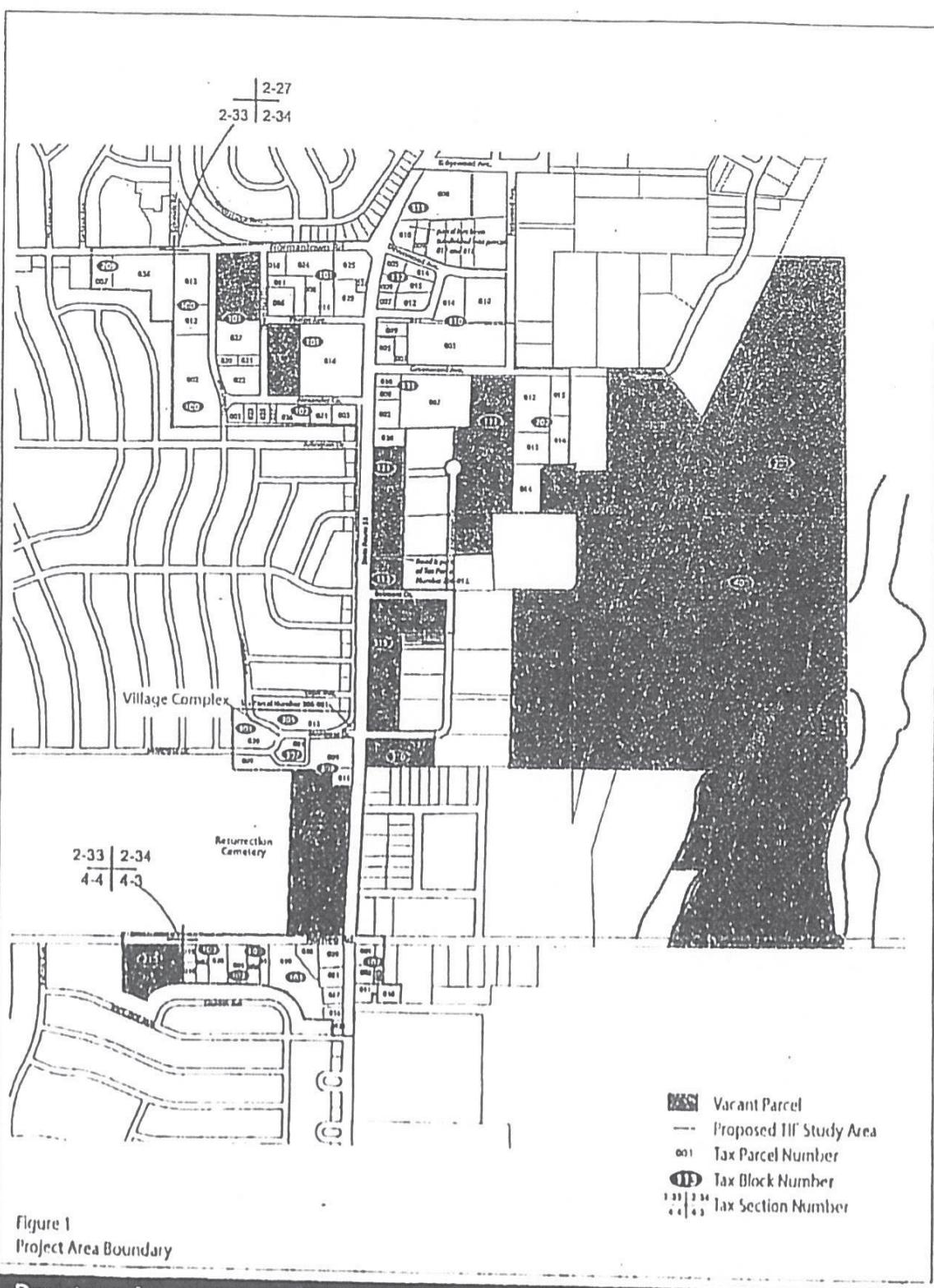


Figure 1  
Project Area Boundary

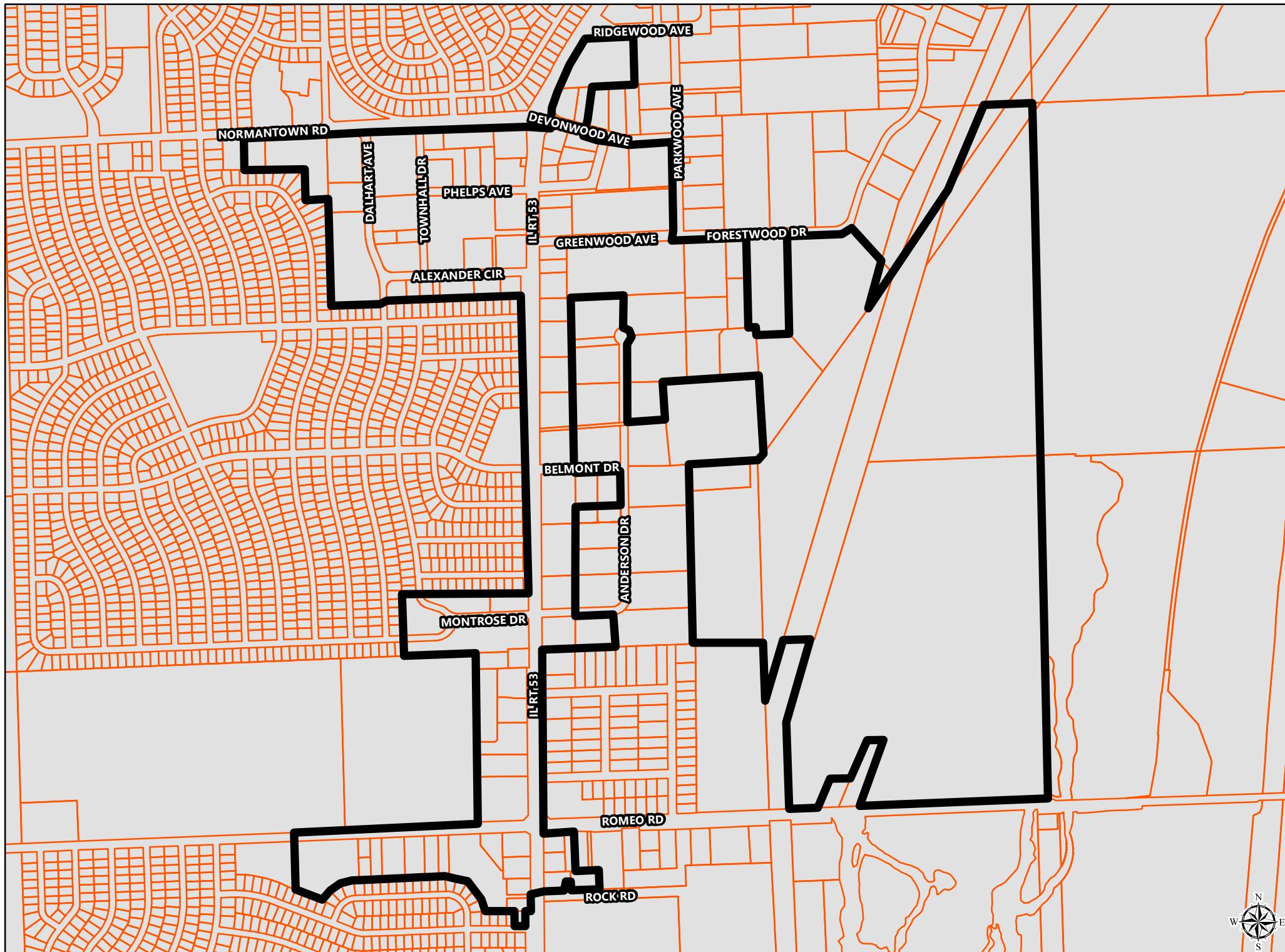
## Downtown Area

## Tax Increment Financing Redevelopment Project

## Romeoville, IL

Prepared By: URS • TPAP

# Downtown TIF



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

## Attachment B

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, 2021, 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 21 day of June, 2022.

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

ATTEST:

Olivia Bromberg

Attachment C

**TRACY, JOHNSON & WILSON**

Attorneys at Law

Busey Bank Building

2801 Black Road, Second Floor

Joliet, Illinois 60435

---

A. Michael Wojtak

Kenneth A. Carlson

John S. Gallo

Richard E. Vogel

James B. Harvey

Megan M. Olson

Tammy S. Warden

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)

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

November 15, 2021

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, 2021, 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 20-21**

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 5- PROPERTY ASSEMBLY**

During the fiscal year, \$33,097 was used to construct fencing along the residential property along TIF border.

#### **TD Romeoville LLC Incentive Agreement**

The Village in prior years paid TD Romeoville LLC \$115,000 in incentives for improvements made to both Route 53 and 135<sup>th</sup> street needed to accommodate the Thorntons Gas Station and Car Wash located at that intersection and future development. \$200,000 remains in incentives contingent of future development on the site, which will include a liquor store.

#### **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 partially opened in February of 2014 and fully opened in April of 2014. The center has already hosted numerous events including several large boys' and girls' basketball tournaments that has attracted top level high school talent from across the state and country.

The Village has entered into a five year, \$500,000, naming rights agreement with Edwards Hospital in 2014. Edwards will pay the costs to have their name added to the building (\$35,000) and made their fifth payment of \$100,000.

## STATEMENT OF ACTIVITIES FY 20-21

### EDWARD ATHLETIC AND EVENT CENTER/DOWNTOWN SITE REDEVELOPMENT

The naming rights agreement allows Edwards to enter into a separate lease agreement with the Village (approved by the Village Board April 1, 2015) for a physical therapy center. There space is rent free for the first year and then \$1,512.67 per month thereafter. The agreement has expired and a replacement sponsor has not been found.

The Village in prior years altered the arrangement with the operator-renter of the facility. The Village took over operations in May of 2017. The operator was retained to assist in management the facility. The agreement required the Village to reimburse the operator \$28,000 in lost rent for the physical therapy space that will be received by the Village in the future. In May of 2018 the agreement was further altered to terminate the agreement with the operator. Fiscal Year 19-20 was the first full year the Village's Recreation Department operated the center without the involvement of the previous operator.

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.

The Village of Romeoville is also constructing a new free-standing indoor Aquatics facility located to the west of the existing Athletic and Event Center building. The new facility will be 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. Construction of the aquatic center is expected to begin in FY21-22.

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.

## STATEMENT OF ACTIVITIES FY 20-21

### EDWARD ATHLETIC AND EVENT CENTER/DOWNTOWN SITE REDEVELOPMENT

Estimated cost is \$25.0 million. The project will also include offsite improvements including street lights, street scape, crosswalks, path additional parking and detention. A portion on the project will be paid with TIF proceeds outside of the bond funds

#### Project 24 - DEBT ISSUANCE

Payments of \$2,936,085 were made in fiscal year 2020-2021 toward outstanding principal and interest and servicing costs; \$1,557,028 for 2013A and 2013B GO Bonds and \$1,377,632 for Serios 2019B, and \$1,425 for debt service fees.

The Village issued bonds in FY 13-14 to build the Athletic and Event Center and public infrastructure improvements located within the Downtown TIF. The bond issue size was \$15,045,000. The Edward Athletic & Event Center portion (Series 2013A - \$12,870,000) are taxable bonds (the interest paid to the bond holders is taxable) as it will be leased to and operated by a private firm and includes several naming rights and sponsorship opportunities while the public infrastructure (Series 2013 B - \$2,175,000) are tax exempt bonds.

Payments will range between \$1.44 million to \$1.60 million depending on the year. Interest costs are \$3,850,235. TIF funds will be used for the payments. The total cost is \$18,895,235.83. The majority of the TIF funds to be used for the payments will be exported from the Marquette TIF to the Downtown TIF. The bonds are for 12.5 years, which coincides with remaining life of the Marquette TIF. The final payment will be in December of 2025. The bonds are structured so that the taxable bonds are paid off first then the non-taxable bonds.

Taxable bonds in general have higher interest rates, this structure levels out the rates and interest costs between taxable and non-taxable bonds. \$8,070,000 in principal remains outstanding. Remaining interest is \$5,551,000. The Village also paid \$950 in agent fees and bond disclosure costs.

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.

#### Project 26 – JM Autoworks Stormwater and Parking Lot Improvements

## **STATEMENT OF ACTIVITIES FY 20-21**

### **Project 26 – JM Autoworks Stormwater and Parking Lot Improvements**

During the 20-21, the Village expensed \$62,000 toward improvements on property within the TIF owned J & M Autoworks. The property had been experiencing stormwater drainage issues that destroyed various portions of his parking lot. The drainage issues were a result of off-site drainage conveying onto the property as well as unsuitable drainage systems within the overall site. J & M Auto had proposed a parking lot redevelopment plan that includes new driveway aprons, new asphalt for the entire parking area, stormwater inlets, rear yard retaining wall and infrastructure to connect the stormwater inlets to the Village's stormwater system. The total cost of the project was in excess of \$200,000. The Village entered into a TIF Agreement with J & M Auto. The agreement identified TIF eligible costs related to this redevelopment and mandated that the parking lot project must be completed as per the approved plans to be eligible for the assistance. The total assistance of \$62,000.00 was utilized to pay for the stormwater connection from J & M Auto's lot to the Village's sanitary sewer system which is located in the street.



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, 2021**

**SIKICH.COM**

**VILLAGE OF ROMEOVILLE, ILLINOIS**  
**DOWNTOWN TIF DISTRICT FUND**  
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1415 West Diehl Road, Suite 400  
Naperville, IL 60563  
630.566.8400

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**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, 2021, which collectively comprise the basic financial statements of the Village and have issued our report thereon dated January 31, 2022, which expressed an unmodified opinion on those statements.

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

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  
January 31, 2022

## **SUPPLEMENTARY INFORMATION**

**VILLAGE OF ROMEovILLE, ILLINOIS**

**BALANCE SHEET  
DOWNTOWN TIF DISTRICT FUND**

April 30, 2021

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**ASSETS**

Cash and cash equivalents	<u>\$ 20,180,629</u>
<b>TOTAL ASSETS</b>	<u>\$ 20,180,629</u>

**LIABILITIES AND FUND BALANCE**

**LIABILITIES**

Accounts payable	\$ 1,406,442
Deposits payable	1,572
Due to other funds	<u>4,012,388</u>
Total liabilities	<u>5,420,402</u>

**FUND BALANCE**

Restricted for economic development	<u>14,760,227</u>
Total fund balance	<u>14,760,227</u>

<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u>\$ 20,180,629</u>
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# VILLAGE OF ROMEovILLE, ILLINOIS

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

For the Year Ended April 30, 2021

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### **REVENUES**

Property taxes	\$ 739,367
Investment income	38,317
Other revenues	<u>9,380</u>
 Total revenues	 <u>787,064</u>

### **EXPENDITURES**

General government	63,500
Debt Service	
Principal payments	1,940,000
Interest and fiscal charges	996,085
Capital outlay	<u>6,580,884</u>
 Total expenditures	 <u>9,580,469</u>

### **EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES**

(8,793,405)

### **OTHER FINANCING SOURCES (USES)**

Transfers in	<u>3,027,500</u>
 Total other financing sources (uses)	 <u>3,027,500</u>
 NET CHANGE IN FUND BALANCE	 <u>(5,765,905)</u>
 FUND BALANCE, MAY 1	 <u>20,526,132</u>
 <b>FUND BALANCE, APRIL 30</b>	 <u>\$ 14,760,227</u>

(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, 2021. 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.

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, 2021, 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  
January 31, 2022

**Village of Romeoville**  
**Intergovernmental Agreement List - Attachment M**  
**FY 20-21**

<u>Agreement Description</u>	<u>Agreement With</u>	<u>Ordinance Number</u>	<u>Funds Received</u>	<u>Funds Transferred</u>	<u>Status</u>
					<u>TIF/Non-TIF</u>
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
135th ST and High Road Property Future Annexation/Disconnection Agreement and Water Service	Village of Lemont	20-1656			Non-TIF
ComEd Multi-Use Trail -Airport Rd to Weber Rd (CMAP Grant)	Illinois Department of Transportation/State of Illinois	20-2845	110,132		Non-TIF
Early Retirement Incentive	Illinois Municipal Retirement Fund	19-2762			Non-TIF
Crime Lab Services	Northeastern Illinois Regional Crime Laboratory	19-2739		37,933	Non-TIF
OLSAD Grant Application - Lake Strini	Illinois Department of Natural Resources	19-2737			Non-TIF
Boundary Agreement	Village of Woodridge	19-1601			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
TIF Surplus Guarantee/Waiver of Objections	Plainfield Community Consolidated School District 202/Normantown-Weber Road TIF Taxing Bodies	19-2627			Normantown Road 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	439,804		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	4,177,512		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
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
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	62,190		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		929,123	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		67,514	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		13,228	Non-TIF
Comprehensive Land Use Plan Development	Chicago Metropolitan Agency for Planning (CMAP)	16-2070	-	-	Non-TIF

**Village of Romeoville**  
**Intergovernmental Agreement List - Attachment M**  
**FY 20-21**

<u>Agreement Description</u>	<u>Agreement With</u>	<u>Ordinance Number</u>	<u>Funds Received</u>	<u>Funds Transferred</u>	<u>Status</u>
					<u>TIF/Non-TIF</u>
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 Sharing, Development Fee reductions, waiving of overhead line burial requirements, Use of JC property for Recreation Department purposes, Recreation Path Construction	Joliet Junior College	15-2051	-	-	Non-TIF
Operation of an Outdoor Warning Siren System	Lockport Township	15-2032	-	-	Non-TIF
Participate in Federal Surplus Property Program	State of Illinois	15-2022	-	-	Non-TIF
Support Improvement of Weber Road at 135th St. and Normantown Road North Extension	Will County & Illinois Department of Transportation	15-2020	-	-	Non-TIF
Traffic Signal and Road Widening Improvements at Renwick and Gaylord Roads	Will County & JBM Golf Properties (Mistwood Golf Course)	15-1972	-	-	Non-TIF
Amend SRA Articles of Agreement	Tri-County Special Recreation Association	15-1971	-	-	Non-TIF
Amend SRA By-Laws	Tri-County Special Recreation Association	15-1970	-	-	Non-TIF
Crossroads Parkway Resurfacing - Veterans Parkway to Center Boulevard - Bolingbrook Portion	Village of Bolingbrook	15-1954	-	99,629	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
Belmont Drive Resurfacing - IL RT. 53 to 135th Street	Illinois Department of Transportation	15-1939	-	-	Non-TIF
Crossroads Parkway Resurfacing - Veterans Parkway to Center Boulevard	Illinois Department of Transportation	15-1937	-	-	Non-TIF
Law Enforcement Mutual Aid Agreement	Illinois Law Enforcement Alarm System Agency /IL State Police	15-1935	-	-	Non-TIF
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
Boundary Line Agreement	City of Lockport	14-1087	-	-	Non-TIF
Acquisition of an Inoperable Bus for the Romeoville Fire Academy for Training Purposes	Chicago Transit Authority	13-1665	-	-	Non-TIF
Taylor Road East Project - Routs 53 to Weber Road	Illinois Department of Transportation	13-1645	-	-	Non-TIF
Taylor Road West Project - Budler Road to Weber Road	Illinois Department of Transportation	13-1646	37,500	-	Non-TIF
IRB Volume Cap Transfer and Sale	Village of Downers Grove	13-1065	-	-	Non-TIF
Articles of Agreement - Tri County SRA	Tri-County Special Recreation Association	13-1701	-	-	Non-TIF
Provision of Police Service and Equipment Resources	Will County Sheriff - Special Operations Group	13-1619	-	2,000	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	-	1,068,226	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
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
Lift Station Abandonment - Property Access	Joliet Port Authority	11-1364	-	-	Non-TIF
I55 - Airport Road - Route 126 Interchange Project	Bolingbrook and Plainfield	11-1429	57,578	-	Non-TIF
Valley View School District Transportation Facility	Valley View School District 365U	05-0290	-	-	TIF - Downtown
Municipal Joint Action Water Agency	Bolingbrook, Homer Glen, Woodridge, Lemont	11-0955	-	89	Non-TIF
Constructing Improvements to Weber & Gaskin Road (Meijer)	Will County	11-1423	-	75,000	Non-TIF
Redevelopment Agreement - Library Facade and Renovation Improvements	White Oak Library District	11-1403	-	-	TIF - Downtown
Sunset Park Outdoor Restroom Facility Utility 5-Year Connection Variance	Lockport Township Park District	10-1279	-	-	Non-TIF

**Village of Romeoville**  
**Intergovernmental Agreement List - Attachment M**  
**FY 20-21**

<u>Agreement Description</u>	<u>Agreement With</u>	<u>Ordinance Number</u>	<u>Funds Received</u>	<u>Funds Transferred</u>	<u>Status</u>
					<u>TIF/Non-TIF</u>
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
Veteran's Parkway Improvements	Will County Highway Department/IDOT	08-0931	-	-	Downtown TIF/Non TIF
E911 Fire Dispatch Services	Orlando Fire Protection Agreement	09-1143	-	-	Non-TIF
Community Host Agreement - Waste Transfer Center - Traffic Signal - Joliet Rd & Crossroads Parkway	Will County Forest Preserve	05-0367	-	-	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
Lease Agreement - Antenna Equipment - Water Tower - 195 N Pinnacle - Business Park	Valley View School District 365U	08-0913	-	-	Non-TIF
Mutual Aid Emergency Telecommunications	Telecommunicator Emergency Response Taskforce	08-0954	-	-	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
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
Installation & Maintenance of Traffic Signals on Weber and Airport Road	Will County	07-754	-	-	Non-TIF
Landscape Median Installation & Maintenance Weber and Airport Rd.	Will County	07-755	-	-	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
Lockport Fire Protection Shared Property Agreement	Lockport Fire Protection District	04-0248	1,503,602	-	Non-TIF
Verify Participant Status with NEMERT	North East Multi-Regional Training (NEMERT)	06-537	-	7,050	Non-TIF
Airport Road Improvements	Illinois Department of Transportation	06-530	-	-	Non-TIF
Remington Boulevard Extension - Jurisdiction	Village of Bolingbrook	05-428	-	-	Non-TIF
Airport Road Maintenance	Lockport Township	04-278	-	-	Non-TIF
Airport Expansion & Hopkins Road	Joliet Port Authority	2082-91	-	-	Non-TIF
Traffic Signal Maintenance Weber and Highpoint	Will County	03-126	-	-	Non-TIF
Traffic Signal Maintenance	Illinois Department of Transportation	03-165	-	15,487	Non-TIF
Traffic Signal Maintenance Weber and N. Carillon Dr.	Will County - Will County Department of Highways	03-136	-	7,338	Non-TIF
GIS Information	Will County	03-032	-	-	Non-TIF
Illinois Law Enforcement Alarm System - Mutual Aide	Illinois State Police	03-011	-	-	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
M.A.N.S. Task force participation	Metropolitan Area Narcotics Squad	02-039	-	-	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
Child Sexual Notification Act	Will County Sheriff	96-2156	-	-	Non-TIF
Bluff Road Jurisdiction and Maintenance Responsibility	DuPage Township	95-1144	-	-	Non-TIF
Interstate 355 Southern Extension Corridor Planning Council Membership	Interstate 355 Southern Extension Corridor Planning Council	94-1045	-	-	Non-TIF
Police Service Mutual Aide Agreement	Will County	94-997	-	-	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
Des Plaines River Valley Enterprise Zone Membership	Des Plaines River Valley Enterprise Zone	03-0037	-	-	Non-TIF
State Central Repository Criminal History Record Information	Illinois State Police	02-079	-	-	Non-TIF
Marquette Drive Water Tower Antenna Agreement	Valley View School District 365U	02-014	-	-	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
Joint Park site and Parking Lot (Wesglen)	Valley View School District 365U	99-2730	-	-	Non-TIF
Boundary Agreement - City of Joliet	City of Joliet	99-121	-	-	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

**Village of Romeoville**  
**Intergovernmental Agreement List - Attachment M**  
**FY 20-21**

<u>Agreement Description</u>	<u>Agreement With</u>	<u>Ordinance Number</u>	<u>Funds Received</u>	<u>Funds Transferred</u>	<u>Status</u>
					<u>TIF/Non-TIF</u>
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
Taylor Road Jurisdiction	Lockport Township Road District	00-2744	-	-	Non-TIF
Frontage Road Transfer - Weber to Budler Road	Wheatland Township	00-2795	-	-	Non-TIF
Taylor Drive Water Tower Antenna Agreement	Lockport Fire Protection District	99-2621	-	-	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
Southwest Agency for Risk Membership - Worker Comp and Liability Insurance Pool	Southwest Agency for Risk Membership	82-819	-	1,552,577	Non-TIF
Mutual Aid Agreement - Fire	Village of Bolingbrook	81-788	-	-	Non-TIF
Police Mutual aid	Lockport Township Park District	02-090	-	-	Non-TIF
115th Street Jurisdictional Transfer	Village of Bolingbrook	01-051	-	-	Non-TIF
Special Recreation Services - Northern Will County Special Recreation Association	Lemont Park District, Lockport Township Park District	80-716	-	254,192	Non-TIF
Lease 10 Montrose Drive	Tri-County Special Recreation Association	10-1306	-	-	Non-TIF
Bluff Road Improvements	Village of Bolingbrook	03-024	-	-	Non-TIF