

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:

Village of Rockdale TIF #1 - Moen Ave. Redevelopment Project Area

Primary Use of Redevelopment Project Area*: Combination/Mixed	
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
If "Combination/Mixed" List Component Types: Industrial/Residential	
Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	<input checked="" type="checkbox"/>
Industrial Jobs Recovery Law	<input 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)] If yes, please enclose the amendment (labeled Attachment A).		
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)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).	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)] Please enclose the CEO Certification (labeled Attachment 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)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		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)] If yes, please enclose the Activities Statement (labeled Attachment D).	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)] If yes, please enclose the Agreement(s) (labeled Attachment E).	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)] If yes, please enclose the Additional Information (labeled Attachment F).	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)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	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)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).	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)] 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).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality, 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)] 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).	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) If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K).		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)] 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).		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)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).		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. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	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:

Village of Rockdale TIF #1 - Moen Ave. Redevelopment Project Area

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 1,219,455

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	\$ 287,710	\$ 1,928,610	98%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 12,672	\$ 44,750	2%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ 300,382

Cumulative Total Revenues/Cash Receipts \$ 1,973,360 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 197,482

Transfers to Municipal Sources \$ 1,004,587

Distribution of Surplus

Total Expenditures/Disbursements \$ 1,202,069

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (901,687)

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 317,768

* 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:

Village of Rockdale TIF #1 - Moen Ave. Redevelopment Project Area

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

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
		\$ -
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		
		\$ -

SECTION 3.2 A
PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
Rockdale School District No. 84, Will County, IL	35,000	
Rockdale Fire Protection District, Will County, IL	22,239	
		\$ 57,239
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 197,482

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:

Village of Rockdale TIF #1 - Moen Ave. Redevelopment Project Area

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

FUND BALANCE BY SOURCE

\$	317,768
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Future Project Costs		\$ 317,768
Total Amount Designated for Project Costs		\$ 317,768

TOTAL AMOUNT DESIGNATED	\$ 317,768
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SURPLUS/(DEFICIT)	\$ -
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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:

Village of Rockdale TIF #1 - Moen Ave. Redevelopment Project Area

Provide a description of all property purchased by the municipality during the reporting fiscal year 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:	101 Moen Avenue
Approximate size or description of property:	Vacant Lots of 20, 21, 22 and 23 In Wilson's Addition to Rockdale A subdivision of Lot 23
Purchase price:	125,343.00
Seller of property:	Mike Giampaolo, Trustee of JoAnn M. Giampaolo Revocable Trust

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:

Village of Rockdale TIF #1 - Moen Ave. Redevelopment Project Area

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. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	X
--	---

2. The municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	
2b. The total number of NEW projects undertaken by the municipality in fiscal year 2022 and any fiscal year thereafter, within the Redevelopment Project area, if any.	

LIST ALL 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
TOTAL:			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 1 Name:

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

Project 2 Name:

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

Project 3 Name:

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

Project 4 Name:

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

Project 5 Name:

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

Project 6 Name:

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

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:

Village of Rockdale TIF #1 - Moen Ave. Redevelopment Project Area

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

The Redevelopment Project Area includes in the Industrial Park area from the Village's corporate boundary to the west to I-80. It then crosses Larkin Avenue and proceeds along Moen Avenue to US 6. It also includes the industrial area north of Moen beginning at Ferris Ave.

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

ATTACHMENT B

SAMUEL WYKE, PRESIDENT

Village of Rockdale

ROCKDALE, JOLIET, ILLINOIS 60436

FRANK SENNYES
CLERK

DAWN PIRC
ASSISTANT CLERK

MIKE STIFF
ATTORNEY

STEVEN LUCAS
TREASURER

TRUSTEES
MATT COOLING
ROBERT SCHEIDT
EUGENE LORENC
MIKE BARNES
MARK PIRC
FRED STADLER

December 13, 2023

Honorable Susan Mendoza
Comptroller
State of Illinois
100 West Randolph Street
Suite 15-500
Chicago, Illinois 60601

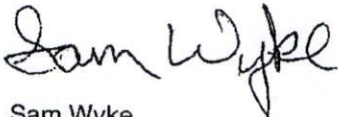
RE: Municipal Compliance with the *Tax Increment Allocation Redevelopment Act* –
Village of Rockdale TIF #1 Moen Avenue Redevelopment Project Area
Tax Increment Finance District

FY 2023 TIF Report
Unit Code:099/105/32

Dear Ms. Mendoza,

I, Sam Wyke, President of the Village of Rockdale, do hereby certify that, to the best of my knowledge and understanding, the Village complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the Fiscal Year beginning May 1, 2022 and ending April 30, 2023.

Sincerely,



Sam Wyke
Village President

SPESIA & TAYLOR

ATTORNEYS AT LAW

Experience • Integrity • Results

John M. Spesia
Christian G. Spesia
Jeffrey S. Taylor *
Michael R. Striff
Jacob E. Czarnecky
Michael A. Santschi
Haley G. Peters
Aly N. Harms
Alexander J. Boyd
Michelle M. Kavanaugh
John R. Rowack III

* Also licensed to practice in Missouri

1415 Black Road
Joliet, Illinois 60435
Ph 815.726.4311

www.spesia-taylor.com

Of Counsel:

E. Kent Ayers
James C. Byrne
Kent Slater
Thomas M. Ewert
Dinah L. Archaibeault

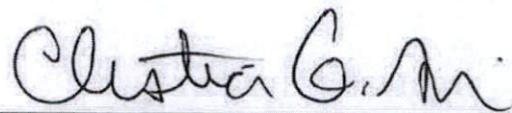
December 12, 2023

OPINION OF LEGAL COUNSEL

Douglas F. Spesia
(1940-2010)

Re: Village of Rockdale, Illinois (the "Municipality")/TIF #1 -- Moen Avenue Redevelopment Project Area/Annual Tax Increment Financing Report for the Fiscal Year Ended April 30, 2023

In connection with the "Annual Tax Increment Finance Report" under 65 ILCS 5/11- 74.4.5(d)(3) for the fiscal year ended April 30, 2023 for the Village of Rockdale TIF #1 (the "Annual Report"), I am acting as the Municipality's special tax increment finance counsel related to the Village of Rockdale TIF #1, and, based upon review of the Annual Report, in reliance on representations made by officers and employees of the Municipality and the Municipality's tax increment finance planner with respect to eligible costs and other information, proceedings preliminary to, in connection with and related to the adoption of tax increment finance, the approval of the redevelopment plan and redevelopment project and the designation of the Village of Rockdale TIF #1, both without making any independent investigation or inquiry in connection with any of the foregoing that nothing has come to my attention to lead me to conclude other than that the Municipality as of such date was in compliance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11- 74.4-1 *et seq.*). I express no opinion as to the sufficiency, accuracy or completeness of the Annual Report. This constitutes the "opinion of legal counsel" under the Act, and may not be cited or used or relied upon in connection with anything other than submission with the Annual Report



Christian G. Spesia

VILLAGE OF ROCKDALE, ILLINOIS

Governmental Funds
Balance Sheet
April 30, 2023

	General Fund	Tax Increment #1 Fund	Motor Fuel Tax Fund	Moen Avenue Project Fund	Total Governmental Funds
ASSETS					
Cash	\$ 4,964,088	\$ 618,832	\$ 547,088	\$ 87,379	\$ 6,217,387
Investments	176,072	-	563,876	-	739,948
Receivables					
Property Taxes, Net Of Allowance For Uncollectible Amounts	159,920	293,916	-	-	453,836
Accounts	6,960	-	-	-	6,960
Sales Tax	276,058	-	-	-	276,058
Home Rule Sales Tax	222,914	-	-	-	222,914
State Income Tax	102,541	-	-	-	102,541
Motor Fuel Tax	-	-	7,148	-	7,148
Video Gaming Tax	10,987	-	-	-	10,987
Telecom Tax	8,619	-	-	-	8,619
Prepaid Expenditures	45,066	-	-	-	45,066
Internal Receivables	2,237,937	-	142,259	-	2,380,196
Due From Utilities Companies	14,827	-	-	-	14,827
Total Assets	\$ 8,225,989	\$ 912,748	\$ 1,260,371	\$ 87,379	\$ 10,486,487
LIABILITIES					
Vouchers Payable	\$ 118,581	\$ -	\$ -	\$ 927	\$ 119,508
Accrued Salaries And Benefits	238,611	-	-	-	238,611
Due To Other Governmental Agencies	-	107,514	-	-	107,514
Payable To Columbia Pipe	15,459	-	-	-	15,459
Internal Payables	142,259	193,550	-	1,506,034	1,841,843
Total Liabilities	514,910	301,064	-	1,506,961	2,322,935
DEFERRED INFLOWS OF RESOURCES					
Deferred Property Tax Revenue	159,920	293,916	-	-	453,836
Other Deferred Revenue	161,605	-	-	-	161,605
Total Deferred Inflows Of Resources	321,525	293,916	-	-	615,441
FUND BALANCES					
Nonspendable	45,066	-	-	-	45,066
Restricted For:					
Employee Benefits	41,286	-	-	-	41,286
Maintenance Of Roadways	-	-	1,260,371	-	1,260,371
Public Safety	73,217	-	-	-	73,217
TIF Redevelopment Projects	-	317,768	-	-	317,768
Assigned For:					
Maintenance Of Roadways	176,072	-	-	-	176,072
Public Safety	1,326,529	-	-	-	1,326,529
Unassigned	5,727,384	-	-	(1,419,582)	4,307,802
Total Fund Balances	7,389,554	317,768	1,260,371	(1,419,582)	7,548,111
Total Liabilities, Deferred Inflows Of Resources, And Fund Balances	\$ 8,225,989	\$ 912,748	\$ 1,260,371	\$ 87,379	\$ 10,486,487

See Accompanying Notes To Basic Financial Statements.

VILLAGE OF ROCKDALE, ILLINOIS

Statement Of Revenue, Expenditures And
Changes In Fund Balances
Governmental Funds
For The Year Ended April 30, 2023

	General Fund	Tax Increment #1 Fund	Motor Fuel Tax Fund	Moen Avenue Project Fund	Total Governmental Funds
Revenue					
Property Taxes	\$ 152,942	\$ 287,710	\$ -	\$ -	\$ 440,652
Other Taxes	2,940,011	-	-	-	2,940,011
Federal, State And Private Grants And Allotments	129,961	-	103,343	-	233,304
Interest Earnings	33,321	12,672	6,564	-	52,557
Licenses, Permits, Rentals And Fees	97,194	-	-	-	97,194
Fines	95,724	-	-	-	95,724
Other	169,912	-	-	-	169,912
Total Revenue	3,619,065	300,382	109,907	-	4,029,354
Expenditures					
Current:					
General Government	658,644	-	-	-	658,644
Public Safety	1,184,420	-	-	-	1,184,420
Public Works	99,822	-	-	-	99,822
Streets And Bridges	509,386	-	-	-	509,386
Community Development	-	57,239	-	-	57,239
Capital Outlay	9	140,243	-	349,467	489,719
Total Expenditures	2,452,281	197,482	-	349,467	2,999,230
Excess (Deficiency) Of Revenue Over Expenditures	1,166,784	102,900	109,907	(349,467)	1,030,124
Other Financing Sources (Uses)					
Transfer From Other Funds	1,004,587	-	-	-	1,004,587
Transfer To Other Funds	-	(1,004,587)	-	-	(1,004,587)
Total Other Financing Sources (Uses)	1,004,587	(1,004,587)	-	-	-
Net Change In Fund Balances	2,171,371	(901,687)	109,907	(349,467)	1,030,124
Fund Balances (Deficit), Beginning Of Year	5,218,183	1,219,455	1,150,464	(1,070,115)	6,517,987
Fund Balances (Deficit), End Of Year	\$ 7,389,554	\$ 317,768	\$ 1,260,371	(\$ 1,419,582)	\$ 7,548,111

See Accompanying Notes To Basic Financial Statements.



To the Mayor and Members
of the Board of Trustees
Village of Rockdale
Rockdale, Illinois

**Independent Auditor's Report On Compliance With Requirements
Applicable To The Tax Increment Financing District**

We have examined the Village of Rockdale, Illinois, (Village)'s compliance with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act during the year ended April 30, 2023. Management is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Village's compliance with specified requirements.

In our opinion, the Village complied, in all material respects, with the aforementioned requirements for the year ended April 30, 2023.

This report is intended solely for the information and use of management of the Village, the state of Illinois and the appropriate taxing districts with tax authority in the Village's TIF District and is not intended to be and should not be used by anyone other than these specified parties.

Wermer, Rogers, Doran, + Ruzon, LLC

December 12, 2023

VILLAGE OF ROCKDALE TIF ANNUAL REPORT
For Fiscal Year Beginning May 1, 2022 and Ending April 30, 2023

Attachment M: List of all intergovernmental agreements in effect in FY 2023, 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.

The Village entered into two intergovernmental agreements on 7/17/2012.

Intergovernmental Agreement	Description	Total Amounts Transferred in FY2023
Village of Rockdale and Board of Education of Rockdale School District No. 84, Will County, IL	The Village shall set aside from the total incremental revenues and distribute to Rockdale School District No. 84 as "taxing district capital costs" pursuant to Section 11-74.4-3 of the TIF Act, that portion of the incremental revenues derived from properties within the boundaries of Rockdale School District No. 84 in order to disallow any unnecessary financial detriment to Rockdale School District No. 84 caused by the establishment of the TIF and to not have substantial negative impact on the real estate tax base of Rockdale School District No. 84.	\$35,000
Village of Rockdale and Rockdale Fire Protection District, Will County, IL	The Village shall set aside from the total incremental revenues and distribute to Rockdale Fire Protection District as "taxing district capital costs" pursuant to Section 11-74.4-3 of the TIF Act, that portion of the incremental revenues derived from properties within the boundaries of Rockdale Fire Protection District in order to disallow any unnecessary financial detriment to Rockdale Fire Protection District caused by the establishment of the TIF and to not have substantial negative impact on the real estate tax base of Rockdale Fire Protection District.	\$22,239