FY 2024

ANNUAL TAX INCREMENT FINANCE REPORT

SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality:	**Village of Beecher**	Reporting Fiscal Year:	**2024**
County:	Will County	Fiscal Year End:	**4/30/2024**
Unit Code:	**099/010/32**		

FY 2024 TIF Administrator Contact Information-Required

First Name:	**Charity**	Last Name:	**Mitchell**		
Address:	625 Dixie Highway	Title:	Village Administrator		
Telephone:	708-946-2261	City:	Beecher	Zip:	60401
E-mail	**cmitchell@villageofbeecher.org**				

I attest to the best of my knowledge, that this FY 2024 report of the redevelopment project area(s)

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

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.].

09/05/2025

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 DISTICT

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Beecher TIF District #1	6/10/2019	

*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 2024

Name of Redevelopment Project Area:

Beecher TIF District #1

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:	Commercial,

Under which section of the Illinois Municipal Code was the 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.

	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 (labled 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 ***submitted to*** the municipality ***by*** 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 MUST 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 2024

Name of Redevelopment Project Area:

Beecher TIF District #1

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period	$ 1,519

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	$ 55,950	163,412	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 735	929	100%
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	$ 56,685		
Cumulative Total Revenues/Cash Receipts		$ 164,341	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 52,000		
Transfers to Municipal Sources			
Distribution of Surplus			
Total Expenditures/Disbursements	$ 52,000		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	$ 4,685		
Previous Year Adjustment (Explain Below)			
FUND BALANCE, END OF REPORTING PERIOD*	$ 6,204		

* 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 2024

Name of Redevelopment Project Area:

Beecher TIF District #1

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.		
Payment per existing development agreement	52,000	
		$ 52,000
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 constructuion of public works or improvements.		
		$ -

SECTION 3.2 A
PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		$ -
8. Cost of job training and retraining projects.		
		$ -
9. Financing costs.		
		$ -
10. Capital costs.		
		$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		$ -

13. Relocation costs.		
		$ -
14. Payments in lieu of taxes.		
		$ -
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	**$ 52,000**

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

FY 2024

Name of Redevelopment Project Area:

Beecher TIF District #1

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

Name	Service	Amount

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

FY 2024

Name of Redevelopment Project Area:

Beecher TIF District #1

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

FUND BALANCE BY SOURCE	$ 6,204

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
Total Amount Designated for Project Costs		$ -

TOTAL AMOUNT DESIGNATED	$ -
SURPLUS/(DEFICIT)	$ 6,204

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

FY 2024

Name of Redevelopment Project Area:

Beecher TIF District #1

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:	
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 2024

Name of Redevelopment Project Area:

Beecher TIF District #1

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.	

2. The municipality **DID** undertake projects within the Redevelopment Project Area. **(If selecting this option, complete 2a and 2b.)**	x
2a. The total **number** of **ALL** activities undertaken in furtherance of the objectives of the redevelopment plan:	1
2b. Did the municipality undertake any **NEW** projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?	0

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

TOTAL:	**11/1/99 to Date**	**Estimated Investment for Subsequent Fiscal Year**	**Total Estimated to Complete Project**
Private Investment Undertaken (See Instructions)	$ 146,000	$ 24,000	$ 170,000
Public Investment Undertaken	$	$	$
Ratio of Private/Public Investment	0		0

Project 1 Name: Dutch American

Private Investment Undertaken (See Instructions)	146,000	24,000	170,000
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 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 2024

Name of Redevelopment Project Area:

Beecher TIF District #1

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.

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 2024

Name of Redevelopment Project Area:

Beecher TIF District #1

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

The project area includes properties generally located in downtown Beecher, also including parcels on Church Road and Dixie Highway

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 2024

Name of Redevelopment Project Area:

Beecher TIF District #1

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
2019	$ 6,427,706	

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
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -

Attachment B

Village of Beecher
625 Dixie Highway
PO Box 1154
Beecher, Illinois 60401
Phone: 708-946-2261
Fax: 708-946-3764
www.villageofbeecher.org

President
Marcy Meyer
Clerk
Janett McCawley
Administrator
Charity Mitchell
Treasurer
Donna Lippelt

Trustees
Todd Kraus
Joe Tieri
Roger Stacey
Erik Gardner
David Weissbohn
Brian Diachenko

November 21, 2024

RE: Village of Beecher Certificate of Compliance
Tax Increment Financing District #1
For Fiscal Year Ending April 30, 2024

I, Marcy Meyer, the duly elected Chief Executive Officer of the Village of Beecher, Will County, Illinois, do hereby certify that to the best of my knowledge the Village of Beecher has complied with all requirements pertaining to the Tax Increment Allocation Redevelopment Act during the municipal fiscal year ended April 30, 2024.

Sincerely,

Marcy Meyer
Village President

Attachment C

DAVID M. AUSTGEN
TIMOTHY R. KUIPER*
MICHAEL J. JASAITIS*

RYAN A. DEUTMEYER*
JEFF K. WILLIAMS

of Counsel
DANETTE GARZA†
DAVID K. RANICH
DONALD R. O'DELL
1924-2013 Deceased
MICHAEL L. MUENICH
1946-2022 Deceased

AUSTGEN KUIPER JASAITIS P.C.
ATTORNEYS AT LAW

AMY S. BENJAMIN
DEANNA E. HARDIN
Paralegals

SHERRY L. GREEN
Office Administrator

**Licensed in IN & IL*
†Also Licensed CPA in IN

November 27, 2024

Corporate Authorities
Village of Beecher
PO Box 1154
Beecher, IL 60401

RE: Beecher / Village – Attorney Opinion Letter on TIF District #1
Finance Report for Fiscal Year ending April 30, 2024

Dear Ladies and Gentlemen:

As Corporate Attorney for the Village of Beecher, Will County, Illinois (the "Village"), I have reviewed all information provided to me by the Village administration, staff, and consultants, regarding the Village's Annual Tax Increment Finance Report for the fiscal year ending April 30, 2024, including the Groskreutz, Abraham, Eshleman & Gerretse LLC Auditor report and balance sheet dated October 24, 2024.

Based upon such information and to the best of my knowledge and belief, it is my opinion that the Village of Beecher has substantially conformed to all applicable requirement of the Illinois Tax Increment Redevelopment Act for the fiscal year ending April 30, 2024.

Very truly yours,

AUSTGEN KUIPER JASAITIS P.C.

By: Timothy R. Kuiper

Attachment K

VILLAGE OF BEECHER, ILLINOIS
TAX INCREMENT FINANCING DISTRICT

Report on Compliance with Public Act 85-1142
For the Fiscal Year Ended

April 30, 2024

VILLAGE OF BEECHER, ILLINOIS
TAX INCREMENT FINANCING DISTRICT FUNDS
REPORT ON COMPLIANCE WITH PUBLIC ACT 85-1142
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Fiscal Year Ended April 30, 2024

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GROSKREUTZ
ABRAHAM
ESHLEMAN
& GERRETSE LLC

Amy Eshleman, C.P.A.
Dale L. Gerretse, C.P.A.

CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

www.cpa-kankakee.cpa

INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION

The Village Trustees and President Marcy Meyer
Village of Beecher, 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 Beecher, Illinois (the Village), as of and for the year ended April 30, 2024 and the related notes to the financial statements, which collectively comprise the Village's basic financial statements, and have issued our report thereon dated October 24, 2024, 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 as a whole. The accompanying supplementary information schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. These schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information in these schedules 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 financial statements or to the 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 taken as a whole.

This report is intended solely for the information and use of the President, Trustees, and management of the Village and is not intended to be and should not be used by anyone other than those specified parties.

Groskreutz, Abraham, Eshleman & Gerretse LLC

Kankakee, Illinois
October 24, 2024

1949 West Court Street
Kankakee, Illinois 60901
Phone: (815) 933-7781

MEMBERS OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

214 South Center Street
Forrest, Illinois 61741
Phone: (815) 657-8433

VILLAGE OF BEECHER, ILLINOIS

BALANCE SHEET
TAX INCREMENT FINANCING DISTRICT #1
April 30, 2024

Assets

Cash and investments	$ 6,205
Property tax receivable, net	77,879
Total assets	$ 84,084

Deferred Inflows of Resources

Deferred property taxes	$ 77,879

Fund Balance

Restricted for:	
Economic development	6,205
Total fund balance	6,205
Total deferred inflows of resources and fund balance	$ 84,084

VILLAGE OF BEECHER, ILLINOIS
SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE
TAX INCREMENT FINANCING DISTRICT #1
For the year ended April 30, 2024

Revenues:	
Property taxes	$ 55,950
Investment income	735
Total revenues	56,685
Expenditures:	
Economic development	
Contractual services	52,000
Total expenditures	52,000
Net change in fund balance	4,685
Fund balance, May 1, 2023	1,520
Fund balance, April 30, 2024	$ 6,205

Attachment L

GROSKREUTZ
ABRAHAM
ESHLEMAN
& GERRETSE LLC

Amy Eshleman, C.P.A.
Dale L. Gerretse, C.P.A.

CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH PUBLIC ACT 85-1142

The Village Trustees and President Marcy Meyer
Village of Beecher, Illinois

Opinion

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 Beecher, Illinois (the Village), as of and for the year ended April 30, 2024, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements, and have issued our report thereon dated October 24, 2024, which expressed an unmodified opinion on the financial statements.

We have also audited the Village's compliance with the provisions of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the year ended April 30, 2024, for Tax Increment Financing (TIF) District #1.

In our opinion, the Village complied, in all material respects, with the requirements of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the year ended April 30, 2024, for TIF #1 as mentioned in the second paragraph.

Basis for Opinion on Compliance

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Village and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance. Our audit does not provide a legal determination of the Village's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements referred to above.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Village's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Village's compliance with the requirements referred to above.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Village's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Village's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant findings of noncompliance, and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Groskreutz, Abraham, Eshleman & Gerretse LLC

Kankakee, Illinois
October 24, 2024

LEGAL DESCRIPTION - TIF DISTRICT #1

THAT PART OF SECTIONS 8, 9, 16, 17, 20 AND 21, IN TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF DIXIE HIGHWAY (ALSO KNOWN AS HALSTED STREET AND THE NORTH LINE OF HUNTER'S CHASE WEST SUBDIVISION (AS PER DOCUMENT R2004-162045), ALSO BEING THE NORTHWEST CORNER OF LOT 59 IN SAID SUBDIVISION;
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 59, 423.35 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 59, 445.87 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 60 IN HUNTER'S CHASE WEST SUBDIVISION;
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 60 AND CONTINUING ALONG THE WEST LINE OF LOT 1 AND LOT 61 IN SAID HUNTER'S CHASE WEST SUBDIVISION, 485.07 FEET TO THE NORTHWEST CORNER OF LOT 26 IN PRAIRIE PARK SUBDIVISION (AS PER DOCUMENT R2005-218550);
THENCE CONTINUING SOUTH ALONG A WEST LINE OF SAID LOT 26, 26.75 FEET TO A CORNER THEREOF;
THENCE WEST ALONG A NORTH LINE OF SAID LOT 26, 103.00 FEET TO THE NORTHWESTERLY CORNER THEREOF;
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 26 AND CONTINUING SOUTH ALONG THE WEST LINE OF LOTS 27, 28, AND 71, 680.09 FEET TO A CORNER OF SAID LOT 71;
THENCE WEST ALONG A WEST LINE OF SAID LOT 71, 10 FEET TO A CORNER THEREOF;
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 71, 1,168.89 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 233 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND THE WESTERLY EXTENSION OF SAID LINE THEREOF, 285.64 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF DIXIE HIGHWAY;
THENCE SOUTH ALONG THE WEST LINE OF DIXIE HIGHWAY, 1,570 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF COUNTRY TERRACE SUBDIVISON FIRST ADDITION (AS PER DOCUMENT R1972-006092);
THENCE WEST ALONG THE NORTH LINE OF SAID COUNTRY TERRACE SUBDIVISION FIRST ADDITION, 726.34 FEET TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF COUNTRY TERRACE SUBDIVISION (AS PER DOCUMENT R1972-006091);
THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID COUNTRY TERRACE SUBDIVISION, 563.42 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE SOUTH ALONG THE WEST LINE OF SAID COUNTRY TERRACE SUBDIVISION, 479.46 FEET TO A POINT ON THE WEST LINE OF CATALPA STREET;
THENCE CONTINUING SOUTHERLY ALONG THE WEST LINE OF CATALPA STREET, 160.01 FEET TO THE NORTHEAST CORNER OF LOT 1 IN CHUCK ONIK'S SUBDIVISION (AS PER DOCUMENT R2011-072066);
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 352.99 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1, 145.35 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE SOUTHERLY, 63.32 FEET TO THE NORTHWEST CORNER OF KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2 (AS PER DOCUMENT R1969-004091);
THENCE SOUTHERLY ALONG THE WEST LINE OF KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2, 490.65 FEET TO THE SOUTHWEST CORNER OF LOT 5 IN SAID KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2;

THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2, 235.93 FEET TO THE SOUTHWEST CORNER OF LOT 2, ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 1 (AS PER DOCUMENT IN BOOK 36 OF PLATS, PAGE 56);
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, 95.15 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF LOT 12 IN SCHOOL TRUSTEE'S SUBDIVISION, 865 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 5 ACRES OF THE SOUTH HALF OF SAID LOT 12 (EXCEPTING THE RIGHT-OF-WAY OF THE CHICAGO & EASTERN ILLINOIS RAILROAD);
THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 5 ACRES, 297 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF MILLER STREET;
THENCE WEST ALONG THE NORTH LINE OF MILLER STREET, 201.31 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH LINE OF MILLER STREET AND THE WEST LINE OF REED STREET;
THENCE SOUTH ALONG THE WEST LINE OF REED STREET, 729 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTH LINE OF HODGES STREET;
THENCE EAST ALONG SAID SOUTH LINE, 225 FEET TO THE INTERSECTION WITH THE WEST LINE OF AN ALLEY IN BLOCK 9 IN THE PLAT OF ORIGINAL TOWN OF BEECHER (AS PER DOCUMENT IN BOOK 1 OF PLATS, PAGE 37);
THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, 585 FEET TO THE INTERSECTION WITH THE NORTH LINE OF PENFIELD STREET;
THENCE CONTINUING SOUTH, 75 FEET TO THE INTERSECTION OF THE SOUTH LINE OF PENFIELD STREET AND THE WEST LINE OF AN ALLEY IN BLOCK 12 IN THE PLAT OF ORIGINAL TOWN OF BEECHER;
THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, 585 FEET TO THE INTERSECTION WITH THE NORTH LINE OF INDIANA AVENUE (ALSO KNOWN AS PEOTONE-BEECHER ROAD/303RD STREET);
THENCE EAST ALONG THE NORTH LINE OF INDIANA AVENUE, 170 FEET TO THE INTERSECTION WITH THE WEST LINE OF WOODWARD STREET;
THENCE SOUTH ALONG THE WEST LINE OF WOODWARD STREET, 367.5 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN OPAL BESEKE SUBDIVISION (AS PER DOCUMENT R1993-095134);
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, 168.85 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING A POINT ON THE EAST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;
THENCE SOUTH ALONG THE EAST LINE OF SAID RAILROAD, 375.57 FEET TO A POINT ON THE CENTERLINE OF BLOCK STREET;
THENCE WEST ALONG THE CENTERLINE OF BLOCK STREET, 100 FEET TO A POINT ON THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;
THENCE NORTH ALONG THE WEST LINE OF SAID RAILROAD, 37.5 FEET TO A POINT ON THE NORTH LINE OF BLOCK STREET;
THENCE WEST ALONG THE NORTH LINE OF BLOCK STREET, 335 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20;
THENCE SOUTH ALONG SAID EAST LINE, 37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20;
THENCE WEST ALONG SAID SOUTH LINE, 996 FEET TO A POINT ON THE EAST LINE OF THE WEST QUARTER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20;
THENCE NORTH ALONG SAID EAST LINE, 622.5 FEET TO A POINT ON THE SOUTH LINE OF INDIANA AVENUE (ALSO KNOWN AS PEOTONE-BEECHER ROAD/303RD STREET);
THENCE EAST ALONG SAID SOUTH LINE, 650 FEET;
THENCE NORTH ALONG A LINE 75 FEET TO THE INTERSECTION OF THE NORTH LINE OF INDIANA AVENUE (ALSO KNOWN AS PEOTONE-BEECHER ROAD/303RD STREET) AND THE EAST LINE OF AN ALLEY IN BLOCK 13 IN THE PLAT OF ORIGINAL TOWN OF BEECHER;

THENCE NORTH ALONG SAID EAST LINE, TO THE INTERSECTION WITH THE SOUTH LINE OF PENFIELD STREET;
THENCE CONTINUING NORTH ALONG A LINE, 75 FEET TO THE INTERSECTION OF THE NORTH LINE OF PENFIELD STREET AND THE EAST LINE OF AN ALLEY IN BLOCK 8 IN THE PLAT OF ORIGINAL TOWN OF BEECHER;
THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID ALLEY, TO THE INTERSECTION WITH THE SOUTH LINE OF HODGES STREET;
THENCE EAST ALONG SAID SOUTH LINE, 225 FEET TO AN INTERSECTION OF THE EAST LINE OF GOULD STREET AND THE SOUTH LINE OF HODGES STREET;
THENCE NORTH ALONG THE EAST LINE OF GOULD STREET AND THE NORTHERLY EXTENSION OF SAID EAST LINE TO A POINT ON THE NORTH LINE OF MILLER STREET;
THENCE WEST ALONG THE NORTH LINE OF MILLER STREET TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF RACINE AVENUE;
THENCE NORTH ALONG THE EAST LINE OF RACINE AVENUE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17;
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, TO THE INTERSECTION WITH THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;
THENCE NORTH ALONG SAID WEST LINE, 1,320 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 17;
THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, 633.57 FEET TO A POINT ON THE WEST LINE OF THE EASTERLY 683.57 FEET OF THE NORTHTEAST QUARTER;
THENCE NORTH ALONG SAID WEST LINE, 1,287 FEET TO A POINT ON THE SOUTH LINE OF CHURCH ROAD (295TH STREET);
THENCE EAST ALONG SAID SOUTH LINE, 304.44 FEET;
THENCE NORTH ALONG A LINE, 66 FEET TO A POINT ON THE NORTH LINE OF CHURCH ROAD (295TH STREET);
THENCE NORTH ALONG A LINE, PARALLEL AND 379.13 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8 TO A POINT 76 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER;
THENCE EAST ALONG A LINE. PARALLEL AND 76 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER, 173 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;
THENCE NORTH ALONG THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER;
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER TO THE EAST QUARTER CORNER OF SECTION 8;
THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TO THE INTERSECTION WITH THE EAST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;
THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, 330 FEET;
THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9 TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9;
THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, 330 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER;
THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER, 1,287 FEET TO A POINT ON THE NORTH LINE OF CHURCH ROAD (295TH STREET);
THENCE EAST ALONG THE NORTH LINE OF CHURCH ROAD TO A POINT ON THE WEST LINE OF TRIM CREEK INDUSTRIAL PARK SUBDIVISION (AS PER DOCUMENT R1999-058964);
THENCE NORTH ALONG THE WEST LINE OF TRIM CREEK INDUSTRIAL PARK SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE CONTINUING NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE OF THE NORTH HALF OF THE SOUTHWEST QUARTER;
THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER TO THE INTERSECTION WITH THE WEST LINE OF DIXIE HIGHWAY;
THENCE CONTINUING EAST ALONG A LINE TO A POINT ON THE EAST LINE OF DIXIE HIGHWAY;
THENCE NORTH ALONG THE EAST LINE IF DIXIE HIGHWAY TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

Beecher TIF #1 Boundary Map

