FY 2024
ANNUAL TAX INCREMENT FINANCE REPORT

SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality:	VILLAGE OF MOKENA	Reporting Fiscal Year:	2024
County:	WILL	Fiscal Year End:	6/30/2024
Unit Code:	099/070/32		

FY 2024 TIF Administrator Contact Information-Required

First Name:	CARL	Last Name:	BUCK
Address:	11004 CARPENTER STREET	Title:	VILLAGE ATTORNEY/HR DIRECTOR
Telephone:	708-479-3900	City:	MOKENA Zip: 60448
E-mail	CBUCK@MOKENA.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: **MOKENA**

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.].

CARL Buck — 10-29-25

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
VILLAGE OF MOKENA DOWNTOWN REDEVELOPMENT	5/26/2009	
PROJECT AREA #1		

*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:

VILLAGE OF MOKENA DOWNTOWN REDEVELOPMENT PROJECT AREA #1

Primary Use of Redevelopment Project Area*:	
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
If "Combination/Mixed" List Component Types:	Central Business
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:

VILLAGE OF MOKENA DOWNTOWN REDEVELOPMENT PROJECT AREA #1

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period $ 410,324

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	$ 92,825	$ 630,123	92%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 27,390	$ 51,656	8%
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 $ 120,215

Cumulative Total Revenues/Cash Receipts $ 681,779 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) $ 590

Transfers to Municipal Sources $ 2,374

Distribution of Surplus $ 13,312

Total Expenditures/Disbursements $ 16,276

Net/Income/Cash Receipts Over/(Under) Cash Disbursements $ 103,939

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* $ 514,263

* 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:

VILLAGE OF MOKENA DOWNTOWN REDEVELOPMENT PROJECT AREA #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.		
Accounting services	590	
		$ 590
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 constructuion of public works or improvements.		
		$ -

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		$ 590

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:

VILLAGE OF MOKENA DOWNTOWN REDEVELOPMENT PROJECT AREA #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:

VILLAGE OF MOKENA DOWNTOWN REDEVELOPMENT PROJECT AREA #1

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

FUND BALANCE BY SOURCE	$ 514,263

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)	$ 514,263

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:

VILLAGE OF MOKENA DOWNTOWN REDEVELOPMENT PROJECT AREA #1

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

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

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:	

FY 2024

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

Name of Redevelopment Project Area:

VILLAGE OF MOKENA DOWNTOWN REDEVELOPMENT PROJECT AREA #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.	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. Did the municipality undertake any **NEW** projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?	

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)	$ -	$ -	$ -
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 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:

VILLAGE OF MOKENA DOWNTOWN REDEVELOPMENT PROJECT AREA #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:

VILLAGE OF MOKENA DOWNTOWN REDEVELOPMENT PROJECT AREA #1

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

Historic downtown area generally including Front Street between Schoolhouse Road and Wolf Road, and Wolf Road between Front Street and LaPorte Road.

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

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:

VILLAGE OF MOKENA DOWNTOWN REDEVELOPMENT PROJECT AREA #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
2009	$ 7,052,934	6,911,058

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

[ ] **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
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -

Village of Mokena
11004 Carpenter Street
Mokena, Illinois 60448
(708) 479-3900
Fax: (708) 479-4844
Email:
administration@mokena.org
Web Site: www.mokena.org

Village President
George J. Metanias

Village Clerk
Melissa Martini

Trustees
Josh M. Bailey
Nick Clancy
Debbie Engler
Melissa Fedora
Terry G. Germany
Daniel C. Gilbert

CERTIFICATION OF CHIEF EXECUTIVE OFFICER

I, George J. Metanias, President of the Village of Mokena, Will County, Illinois, certify that the Village has complied with all of the requirements of the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et. seq.*, during the fiscal year ending June 30, 2024, in connection with administration of the Village's Downtown Redevelopment Project Area #1.

George J. Metanias, Village President

ATTACHMENT B

June 25, 2025

Village of Mokena
11004 Carpenter Street
Mokena, Illinois 60448
(708) 479-3900
Fax: (708) 479-4844
Email:
administration@mokena.org
Web Site: www.mokena.org

Village President
George J. Metanias

Village Clerk
Melissa Martini

Trustees
Josh M. Bailey
Nick Clancy
Debbie Engler
Melissa Fedora
Terry G. Germany
Daniel C. Gilbert

Susanna Mendoza, State Comptroller
State of Illinois
100 W. Randolph Street, Suite 15-500
Chicago, IL 60601

Re: Village of Mokena

Dear Ms. Mendoza,

I have acted as Special Counsel for the Village of Mokena, Will County, Illinois in connection with the administration of the Village's Downtown Redevelopment Project Area #1.

I have reviewed all information provided to me by the Village President and the Village Clerk and, to the best of my knowledge and belief, find that the Village has conformed with all applicable provisions of the Tax Increment Allocation and Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq., for the fiscal year ending June 30, 2024.

Respectfully,

Carl R. Buck
Village Attorney

ATTACHMENT C

ACTIVITIES STATEMENT

The Village of Mokena (Village) entered into a TIF Redevelopment Agreement with Tribes Grill, Inc. d/b/a Tribes Beer Company (Developer) on October 23, 2017, for purposes of redeveloping a former auto vehicle repair shop located within the Village's Downtown Redevelopment Project Area #1 into a craft brewery. The Village assisted the Developer with the remediation of environmental issues associated with this property/project in order to bring its sale to the Developer to closing, and pursuant to the redevelopment agreement agreed to waive various building/construction-related fees, allocate to the Developer a one-time sum as a reimbursable payment for the project from TIF funds, and provide for the reimbursement of eligible project costs in future years per the Tax Increment Allocation Redevelopment Act. Specific activities undertaken in furtherance of the objectives of the Village's redevelopment plan are outlined in the TIF Redevelopment Agreement exhibited in this report as the first part of Attachment E.

The Village additionally entered into a TIF Redevelopment Agreement with Ace Group, LLC (Developer) on August 24, 2020, for purposes of redeveloping a former office building located within the Village's Downtown Redevelopment Project Area #1 into a restaurant. The Village will be assisting the Developer by reimbursing costs (upon approval of occupancy) associated with the installation of an ADA-compliant access ramp, hardiboard siding, new wall signage, gooseneck lighting, and a new metal awning. Specific activities undertaken in furtherance of the objectives of the Village's redevelopment plan are outlined in the TIF Redevelopment Agreement exhibited in this report as the second part of Attachment E.

The Village additionally completed public improvements for the right-of-way located at the property at 19931 Wolf Road associated with the completion of work on the curb and sidewalk.

AGENDA
MOKENA DOWNTOWN TIF JOINT REVIEW BOARD MEETING

Mokena Village Hall
Thursday, March 14, 2024
11:00 a.m.

I. Call meeting to order

II. Roll Call of Joint Review Board Members

	Member	Representative
1.	Village of Mokena	Greg Anderson, Carl Buck
2.	County of Will	–
3.	Frankfort Township	–
4.	Community College District 525	–
5.	Mokena Public School District 159	Steve Stein, Superintendent
6.	Lincoln-Way Community High School District 210	Dr. M. Mubarik Asst. Supt.
7.	Mokena Community Park District	–
8.	Mokena Community Public Library District	–
9.	Mokena Fire Protection District	Joe Cirelli, Chief

III. Approval of Meeting Minutes from January 31, 2023 - Motion, Second, All in favor

IV. FY 2023 Financial Report – G. Anderson presented report

V. Overview of Project Activity - G. Anderson presented projects.

VI. TIF District Term Amendment - C. Buck presented five Amend. All in favor, no vote needed - directly Board.

VII. Review of Distribution of TIF Surplus - G. Anderson presented.

VI. Joint Review Board Question and Answer Period - Discussion of possible projects, Comprehensive Plan, property tax appeals

VII. Adjournment
Motion, Second, All in favor @ 12:10

Any individual requiring special accommodations as specified by the Americans with Disabilities Act is requested to the Village of Mokena at (708) 479-3900 at least 24 hours in advance of the meeting date.

Attachment H

VILLAGE OF MOKENA, ILLINOIS
SPECIAL TAX ALLOCATION FUND

Balance Sheet
June 30, 2024

ASSETS	
Cash and Investments	$ 514,263
LIABILITIES	
Accounts Payable	—
FUND BALANCE	
Restricted	514,263
Total Liabilities and Fund Balance	514,263

Attachment K
1 of 2

Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS
668 N. RIVER ROAD • NAPERVILLE, ILLINOIS 60563
PHONE 630.393.1483 • FAX 630.393.2516
www.lauterbachamen.com

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED AUDITING STANDARDS

November 15, 2024

The Honorable Village Mayor
Members of the Board of Trustees
Special Tax Allocation Fund
Village of Mokena, Illinois

We have audited the basic financial statements of the Special Tax Allocation Fund of the Village of Mokena, Illinois, as of and for the year ended June 30, 2024, and have issued our report thereon dated November 15, 2024. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance

Compliance with laws, regulations, contracts, and grants applicable to the Village is the responsibility of the Village of Mokena's management. As part of obtaining reasonable assurance about whether financial statements are free of material misstatement, we performed tests of the Village's compliance with certain provisions of laws, regulations, contracts and grants applicable to the Village, including the Village's compliance with subsection (q) of Section 11-74.4-3 of the State of Illinois Public Act 85-1142, *An Act in Relation to Tax Increment Financing*, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance with the provisions referred to in the preceding paragraph.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements of the Special Tax Allocation Fund of the Village of Mokena, Illinois, we considered the Village of Mokena's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

This report is intended for the information of the members of the Board of Trustees and management, and is not intended to be used and should not be used by anyone other than these specified parties.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

Attachment L

Attachment M

Name: **Village of Mokena**
TIF District: **Mokena TIF 1**

INTERGOVERNMENTAL AGREEMENTS
FY 2024

A list of all intergovernmental agreements in effect from FY 2010, 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)]

Name of Agreement	Description of Agreement	Amount Transferred Out	Amount Received
Intergovernmental Agreement Concerning Village of Mokena Downtown TIF - Mokena Public School District No. 159	Agreement whereby Village agrees to return %age increasein Incremental Revenues for the most recent collection year, up to but not exceeding 3.75%	$ 862.00	0.00
Intergovernmental Agreement Concerning Village of Mokena Downtown TIF - Lincoln-Way Community High School District No. 210	Agreement whereby Village agrees to return %age increasein Incremental Revenues for the most recent collection year, up to but not exceeding 3.75%	$ 664.00	0.00
Intergovernmental Agreement Concerning Village of Mokena Downtown TIF - Mokena Community Public Library District	Agreement whereby Village agrees to return %age increasein Incremental Revenues for the most recent collection year, up to but not exceeding 3.75%	$ 96.00	0.00
Intergovernmental Agreement Concerning Village of Mokena Downtown TIF - Mokena Community Park District	Agreement whereby Village agrees to return %age increasein Incremental Revenues for the most recent collection year, up to but not exceeding 3.75%	$ 92.00	0.00
Intergovernmental Agreement Concerning Village of Mokena Downtown TIF - Mokena Fire Protection District	Agreement whereby Village agrees to return %age increasein Incremental Revenues for the most recent collection year, up to but not exceeding 3.75%	$ 308.00	0.00

Attachment M