FY 2025
ANNUAL TAX INCREMENT FINANCE REPORT

SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality:	City of Crest Hill	Reporting Fiscal Year:	2025
County:	Will	Fiscal Year End:	4/30/2025
Unit Code:	099/030/30		

FY 2025 TIF Administrator Contact Information-Required

First Name:	Glenn	Last Name:	Gehrke		
Address:	20600 City Center Blvd.	Title:	Finance Director		
Telephone:	815-741-3080	City:	Crest Hill	Zip:	60403
E-mail	ggehrke@cityofcresthill.com				

I attest to the best of my knowledge, that this FY 2025 report of the redevelopment project area(s)

in the City/Village of: Crest Hill

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.].

Written signature of TIF Administrator — Date: 11/16/2025

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
City of Crest Hill - Weber Division	4/3/2023	

*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 2025

Name of Redevelopment Project Area:

City of Crest Hill - Weber Division

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: Residential/Commer	
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	
Letter from the Mayor/Village President designating the municipality's TIF Administrator. **Must include the phone number and email address of the designated party (Labeled Attachment O.)**		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 2025

Name of Redevelopment Project Area:

City of Crest Hill - Weber Division

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period	$ (25,854)

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	$ 103,071	$ 103,071	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
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	$ 103,071		
Cumulative Total Revenues/Cash Receipts		$ 103,071	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 85,173		
Transfers to Municipal Sources			
Distribution of Surplus			
Total Expenditures/Disbursements	$ 85,173		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	$ 17,898		
Previous Year Adjustment (Explain Below)			
FUND BALANCE, END OF REPORTING PERIOD*	$ (7,956)		

* 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 2025

Name of Redevelopment Project Area:

City of Crest Hill - Weber Division

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.		
Mahoney Silverman & Cross	$ 750	
		$ 750
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.		
Will County Treasurer - Refund Property Taxes - RR Cresthill LLC - Gas N Wash	$ 84,423	
		$ 84,423

TOTAL ITEMIZED EXPENDITURES		**$ 85,173**

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

FY 2025

Name of Redevelopment Project Area:

City of Crest Hill - Weber Division

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

Name	Service	Amount
Will County Treasurer	Refund Property Tax	$ 84,423.00

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

FY 2025

Name of Redevelopment Project Area:

City of Crest Hill - Weber Division

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

FUND BALANCE BY SOURCE	$ (7,956)

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)	$ (7,956)

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

FY 2025

Name of Redevelopment Project Area:

City of Crest Hill - Weber Division

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:	

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

FY 2025

Name of Redevelopment Project Area:

City of Crest Hill - Weber Division

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. The **NUMBER** of new projects undertaken 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)	$ 5,150,000	$ -	$ 5,150,000
Public Investment Undertaken	$ -	$ -	$ -
Ratio of Private/Public Investment	0		0

Project 1 Name: Gas N Wash/Dunkin @ 16664 Weber Road

Private Investment Undertaken (See Instructions)	$ 5,150,000	$ -	$ 5,150,000
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 2025

Name of Redevelopment Project Area:

City of Crest Hill - Weber Division

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, 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
Gas N Wash/Dunkin @ 16664 Weber Road	45	9	45	20

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, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.
Gas N Wash/Dunkin @ 16664 Weber Road	$135,000	$135,000

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
Gas N Wash/Dunkin @ 16664 Weber Road	None

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 2025

Name of Redevelopment Project Area:

City of Crest Hill - Weber Division

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

The Redevelopment Area is generally described as a tract of land consisting of approximately seventy-five acres situated at the northwest corner of Weber Road and Division Street in the City of Crest Hill.

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 2025

Name of Redevelopment Project Area:

City of Crest Hill - Weber Division

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
2022	$ 78,513	1746850

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

Attachment B

Raymond R. Soliman
Mayor

Christine Vershay-Hall
Clerk

Jamie Malloy
Treasurer

Ward 1
Scott Dyke
Angelo Deserio

Ward 2
Claudia Gazal
Darrell Jefferson

Ward 3
Tina Oberlin
Mark Cipiti

Ward 4
Nate Albert
Joe Kubal

Crest Hill
CITY OF NEIGHBORS

October 20, 2025

Honorable Susana Mendoza Comptroller
State of Illinois
James R. Thompson Center
100 West Randolph Street
Chicago, IL 60601

Re: City of Crest Hill TIF District – Weber & Division
Unit Code: 099/030/30

To Whom It May Concern:

I, Raymond Soliman, the Mayor of the City of Crest Hill, County of Will, State of Illinois, do hereby certify that, to the best of my knowledge, the City complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the Fiscal Year beginning May 1, 2024, and ending April 30, 2025.

Sincerely,

Raymond R Soliman

Raymond Soliman
Mayor

CITY OF CREST HILL

20600 City Center Boulevard
Crest Hill, IL 60403

815-741-5100
cityofcresthill.com

Attachment C

The Law Firm of
MAHONEY, SILVERMAN & CROSS, LLC
822 INFANTRY DRIVE, JOLIET, ILLINOIS 60435
TEL: (815) 730-9500 FAX: (815) 730-9598
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LAURA L. MALINOWSKI
JAMES A. MURPHY
DAVID J. SILVERMAN

ADAM M. UMEK
BRYAN M. WELLNER
EBRU YARGI
ANN M. ZAREMBA
AIDAN C. SIMMONS

Counsel to the Firm
ROBERT J. BARON
THOMAS H. CROSS III
ROBERT C. MARSAGLIA
ROBERT J. RUSSO

December 16, 2025

OPINION OF LEGAL COUNSEL

RE: ***City of Crest Hill, Illinois (the "Municipality") / Weber / Division TIF Economic Development Project Area / Annual Financing Report for Fiscal Year Ended April 30, 2025***

In connection with the "Annual Tax Increment Finance and Compliance Report" under the fiscal year ended April 30, 2025, for the City of Crest Hill Weber / Division TIF Economic Development Project Area (the "Annual Report"), I am acting as the Municipality's tax increment finance counsel. Based upon review of the Annual Report, in reliance on representations made by officers and employees of the Municipality with respect to eligible costs and other information, 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 applicable law. The Annual Report is sufficient and complete. 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.

Very truly yours,

MAHONEY, SILVERMAN & CROSS, LLC

By: */s/ David J. Silverman*
David J. Silverman

Attachment H

MINUTES OF THE JOINT REVIEW BOARD MEETING
WEBER/DIVISION TIF DISTRICT
CREST HILL COUNCIL CHAMBERS
20600 CITY CENTER BOULEVARD
APRIL 29, 2025
2:15 P.M.

Community and Economic Development Director, Patrick Ainsworth called the meeting to order at 2:15 P.M.

Roll call of JRB Members Present:
Ron Mentzer, Community and Economic Development Consultant
Patrick Ainsworth, Community and Economic Development Director
Tony Graff, Interim City Administrator
Glenn Gehrke, Finance Director
Nathan Krusinki, Lockport Township Park District
Phil Robb, Richland District 88A
Scott Pointon, White Oak Library
Karen Hennessey, Will County
William Blaskey, Lockport Fire Protection District
Andy Siegfried, Chaney Monge School District 88
Bill Gallagher, Public Member

JRB Members Absent:

Lockport Township
Lockport Township High School
Joliet Junior College District
Will County Forest Preserve
Illinois DCEO

Also Present:
Attorney Dave Silverman-Mahoney, Silverman & Cross, LLC.
Samantha Tilley, City Clerk's Office
Karen Kozerka, City Clerk's Office

APPROVAL OF PREVIOUS MEETING MINUTES

Motion was made to approve the JRB Minutes from the December 5, 2023 meeting by Karen Hennessey, seconded by Bill Gallagher. Voice vote took place with all AYES. Motion passed.

OVERVIEW OF FY24 ANNUAL REPORT FILED WITH THE COMPTROLLER'S OFFICE

Patrick Ainsworth informed the Board that this TIF was established in April of 2023, and it is located at the northwest corner of Division and Weber Road. A map was passed out showing the location of the TIF District. Mr. Ainsworth discussed the fund balance and the consultant costs associated with this TIF District.

There were no questions regarding the Annual Report.

UPDATE ON ACTIVITIES IN THE REDEVELOPMENT PROJECT AREA

Ron Mentzer discussed the construction activity within the TIF District, the Gas n Wash development. This property encompasses a gas station, diesel fueling, convenience store with restaurants and a car wash. The property was probably not fully assessed as it was still under construction within the last fiscal year.

Mr. Mentzer also mentioned that there are three commercial out lots already platted on this site for the benefit of new commercial development. He talked about efforts to bring in

There were no further questions or comments.

Scott Pointon moved to adjourn the JRB meeting at 2:21 p.m., seconded by Phil Robb, motion carried.

CITY OF CREST HILL, ILLINOIS

Weber Division TIF Fund
Schedule of Revenue, Expenditures and Changes in Fund Balance - Budget and Actual
For the Year Ended April 30, 2025

	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenue			
Property Tax	$ 30,000	$ 103,071	$ 73,071
Total Revenue	30,000	103,071	73,071
Expenditures			
General Government			
Legal Services	-	750	(750)
Consulting	30,000	-	30,000
Miscellaneous Expenditures	-	84,423	(84,423)
Total Expenditures	30,000	85,173	(55,173)
Net Change in Fund Balance	$ -	17,898	$ 17,898
Fund Balance (Deficit), Beginning of Year		(25,854)	
Fund Balance (Deficit), End of Year		($ 7,956)	

Attachment L

WRDR
WERMER • ROGERS • DORAN • RUZON
certified public accountants

To the Honorable Mayor and
Members of the City Council
City of Crest Hill, Illinois

Independent Auditor's Report on Compliance with Requirements Applicable to the Tax Increment Financing Districts

We have examined the City of Crest Hill, Illinois, (City)'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, 2025. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City'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 City'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 City's compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended April 30, 2025.

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

October 27, 2025

CITY OF CREST HILL TIF ANNUAL REPORT
For Fiscal Year Beginning May 1, 2024 and Ending April 30, 2025

Attachment M: A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements.

List of Intergovernmental Agreements:

1. City of Crest Hill and Richland School District 88A

Money transferred by the City of Crest Hill beginning with fiscal year 2025 is as follows:

Fiscal Year	Amount
2023	$0
2024	$0
2025	$0

Money received by the City of Crest Hill beginning with fiscal year 2025 is as follows:

Fiscal Year	Amount
2023	$0
2024	$0
2025	$0

Attachment O

Raymond R. Soliman
Mayor

Christine Vershay-Hall
Clerk

Glen Conklin
Treasurer

Ward 1
Scott Dyke
John Vershay

Ward 2
Claudia Gazal
Darrell Jefferson

Ward 3
Tina Oberlin
Mark Cipiti

Ward 4
Nate Albert
Joe Kubal

Crest Hill
CITY OF NEIGHBORS

November 6, 2024

Honorable Susana Mendoza Comptroller
State of Illinois
James R. Thompson Center
100 West Randolph Street
Chicago, IL 60601

Re: City of Crest Hill TIF District – Weber Division
Unit Code: 099/030/30

To Whom It May Concern:

I, Raymond Soliman, the Mayor of City of Crest Hill, County of Will, State of Illinois, do hereby appoint Glenn Gehrke to the position of City of Crest Hill TIF District – Weber Division TIF Administrator, effective November 6, 2024. ggehrke@cityofcresthill.com 815–741–3080

Sincerely,

Raymond Solimon
Mayor

CITY OF CREST HILL
20600 City Center Boulevard
Crest Hill, IL 60403
815-741-5100
cityofcresthill.com