# FY 2025

## ANNUAL TAX INCREMENT FINANCE REPORT

SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality: **VILLAGE OF MOKENA**
County: WILL
Unit Code: **099/070/32**
Reporting Fiscal Year: **2025**
Fiscal Year End: **6/30/2025**

**FY 2025 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 2025 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.].

**Written signature of TIF Administrator**

**Date** 6/9/26

**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 |
|---|---|---|
| VILLGE OF MOKENA DOWNTOWN REDEVELOPMENT PROJECT AREA #1 | 5/26/2009 | |
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*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:

***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:** | |
| 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:**

***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 $ 514,263

| 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 | $ 89,275 | $ 719,398 | 90% |
| State Sales Tax Increment | | | 0% |
| Local Sales Tax Increment | | | 0% |
| State Utility Tax Increment | | | 0% |
| Local Utility Tax Increment | | | 0% |
| Interest | $ 25,439 | $ 77,095 | 10% |
| 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** $ 114,714

**Cumulative Total Revenues/Cash Receipts** $ 796,493 | 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** $ 94,605

**Transfers to Municipal Sources**

**Distribution of Surplus**

**Total Expenditures/Disbursements** $ 94,605

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements** $ 20,109

**Previous Year Adjustment (Explain Below)**

**FUND BALANCE, END OF REPORTING PERIOD*** $ 534,372

* 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:

*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. | | |
| AUDIT SERVICES | $ 605 | |
| | | |
| | | |
| | | |
| | | $ 605 |
| 2. Annual administrative cost. | | |
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| | | |
| | | |
| | | $ - |
| 3. Cost of marketing sites. | | |
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| | | $ - |
| 4. Property assembly cost and site preparation costs. | | |
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| | | $ - |
| 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. | | |
| ECONOMIC DEVELOPMENT - TITAN PROPERTY HOLDINGS | $ 94,000 | |
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| | | $ 94,000 |
| 6. Costs of the constructuion of public works or improvements. | | |
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| | | $ - |

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|---|---|---|
| 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. | | $ - |

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|---|---|---|
| 13. Relocation costs. | | |
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| 14. Payments in lieu of taxes. | | |
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| | | $ - |
| 15. Costs of job training, retraining, advanced vocational or career education. | | |
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| | | $ - |
| 16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project. | | |
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| | | $ - |
| 17. Cost of day care services. | | |
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| | | $ - |
| 18. Other. | | |
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| | | $ - |
| **TOTAL ITEMIZED EXPENDITURES** | | **$ 94,605** |

**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:**

***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 2025

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 | $ 534,372 |
|---|---|

| 1. Description of Debt Obligations | Amount of Original Issuance | Amount Designated |
|---|---|---|
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| | | |
| | | |
| Total Amount Designated for Obligations | $ - | $ - |

| 2. Description of Project Costs to be Paid | Amount of Original Issuance | Amount Designated |
|---|---|---|
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| Total Amount Designated for Project Costs | | $ - |

| TOTAL AMOUNT DESIGNATED | $ - |
|---|---|
| SURPLUS/(DEFICIT) | $ 534,372 |

**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:**

***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: | |

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

**FY 2025**

**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. The NUMBER of new projects undertaken 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 2025**

**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, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement. | |
|---|---|---|---|---|
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**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. |
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**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 |
|---|---|
| | |
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**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:**

***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 2025

**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 | 6911058 |

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 |
|---|---|
| | $ - |
| | $ - |
| | $ - |
| | $ - |
| | $ - |
| | $ - |
| | $ - |
| | $ - |
| | $ - |
| | $ - |
| | $ - |
| | $ - |
| | $ - |

Attachment B

**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, 2025 in connection with administration of the Village's Downtown Redevelopment Project Area #1.

George J. Metanias, Village President

Attachment C

**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

June 9, 2026

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 20, 2025.

Respectfully,

Carl R. Buck
Village Attorney

## 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 Develop 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.

Attachment K

**VILLAGE OF MOKENA, ILLINOIS**
**SPECIAL TAX ALLOCATION FUND**

**Balance Sheet**
**June 30, 2025**

| | |
|---|---|
| **ASSETS** | |
| Cash and Investments | $ 534,372 |
| **LIABILITIES** | |
| Accounts Payable | — |
| **FUND BALANCE** | |
| Restricted | 534,372 |
| Total Liabilities and Fund Balance | 534,372 |

**VILLAGE OF MOKENA, ILLINOIS**
**SPECIAL TAX ALLOCATION FUND**

**Statement of Revenues, Expenditures and Changes in Fund Balance**
**For the Fiscal Year Ended June 30, 2025**

| | |
|---|---|
| Revenues | |
| Taxes | |
| Property Taxes | $ 89,275 |
| Interest Income | 25,439 |
| Total Revenues | 114,714 |
| Expenditures | |
| Economic Development | 94,605 |
| Net Change in Fund Balance | 20,109 |
| Fund Balance - Beginning | 514,263 |
| Fund Balance - Ending | 534,372 |

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

October 23, 2025

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, 2025, and have issued our report thereon dated October 23, 2025. 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 M

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

## INTERGOVERNMENTAL AGREEMENTS
## FY 2025

**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% | $ 1,171.00 | 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% | $ 913.00 | 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% | $ 90.00 | 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% | $ 120.00 | 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% | $ 426.00 | 0.00 |
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