

FY 2025

ANNUAL TAX INCREMENT FINANCE REPORT



SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality: Village of Romeoville Reporting Fiscal Year: **2025**
 County: Will Fiscal Year End: **4/30/2025**
 Unit Code: 099/107/32

FY 2025 TIF Administrator Contact Information-Required

First Name: Christi Last Name: Jacobson
 Address: 1050 West Romeo Road Title: Village Treasurer
 Telephone: 815-886-5250 City: Romeoville Zip: 60446
 E-mail: cjacobson@romeoville.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: Romeoville** 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.].

Christi Jacobson

10/15/2025

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 DISTRICT

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Marquette Center Redevelopment Project	6/6/1989	
Downtown Redevelopment Project Area	1/10/2005	
Romeo Road Redevelopment Project Area	9/19/2007	
Gateway North Upper Redevelopment Project Area	5/3/2017	
Gateway South Lower Redevelopment Project Area	5/3/2017	
Bluff Road Redevelopment Project Area	1/17/2018	
Independence Boulevard Redevelopment Project Area	1/17/2018	
Normantown/Weber Rd. Redevelopment Project Area	10/3/2018	
Airport Road Redevelopment Project Area	11/3/2021	

*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:

Romeoville Downtown TIF

Primary Use of Redevelopment Project Area*: Combined/Mixed

*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types: Com/Ind/Resid/Retail

Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):
 Tax Increment Allocation Redevelopment Act
 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 (Labeled Attachment D).		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (Labeled Attachment E).	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (Labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (Labeled Attachment G).	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (Labeled Attachment H).	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (Labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter 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:

Romeoville Downtown TIF

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (2,074,725)

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	\$ 859,075	\$ 7,237,683	7%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest		\$ 444,314	0%
Land/Building Sale Proceeds		\$ 725,000	1%
Bond Proceeds		\$ 38,031,219	38%
Transfers from Municipal Sources	\$ 3,649,500	\$ 17,840,987	18%
Private Sources			0%
Other (FY25 - Grant); if multiple other sources, attach schedule)	\$ 250,000	\$ 36,654,404	36%

All Amount Deposited in Special Tax Allocation Fund \$ 4,758,575

Cumulative Total Revenues/Cash Receipts \$ 100,933,607 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 2,935,268

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 2,935,268

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 1,823,307

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ (251,418)

* 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:

Romeoville Downtown TIF

**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.		
Annual Audit	\$ 1,500	
		\$ 1,500
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		
Engineering and Inspection for Street Improvements	\$ 13,217	
		\$ 13,217

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.		
Bond Registrar and Agency Fees 2013 A&B Bonds, 2019B Bonds, 2021A Bonds	2,148	
Debt Service 2013 A Bonds	629,805	
Debt Service 2019 B Bonds	1,379,198	
Debt Service 2021A Bonds	709,400	
		\$ 2,720,551
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.		
		\$ -

**SECTION 3.2 A
PAGE 3**

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.		
TIF Eligible Development Expenses Romeo Center	200,000	
		\$ 200,000
TOTAL ITEMIZED EXPENDITURES		\$ 2,935,268

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:

Romeoville Downtown TIF

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 2025

Name of Redevelopment Project Area:

Romeoville Downtown TIF

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:	31
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)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 101,185,025	\$ 3,669,500	\$ 18,379,400
Ratio of Private/Public Investment	0		0

Project 1 Name: TIF Formation/Administration

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 395,231	\$ 1,500	\$ 123,000
Ratio of Private/Public Investment	0		0

Project 2 Name: Stormwater Managemetn incl Honeytree Drainage

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 677,546	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 3 Name: Intergovernmental Agreement 365U

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 2,250,000	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 4 Name: Roadway Infrastrucure

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 3,385,011	\$ 700,000	\$ 700,000
Ratio of Private/Public Investment	0		0

Project 5 Name: Property Assembly

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 15,285,182	\$ 250,000	\$ 500,000
Ratio of Private/Public Investment	0		0

Project 6 Name: Romeo Road Retail Center Incentives

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 115,000		
Ratio of Private/Public Investment	0		0

Project 7 Name: Romeo Road TIF Project Transfer

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	371,484	
Ratio of Private/Public Investment		0	0

Project 8 Name: Athletic and Event Center

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	27,501,299	
Ratio of Private/Public Investment		0	0

Project 9 Name: Route 53 Landcaping & Signage

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	562,740	
Ratio of Private/Public Investment		0	0

Project 10 Name: Montrose Drive Site Redevelopment

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,977,742	
Ratio of Private/Public Investment		0	0

Project 11 Name: Spartan Square Operations

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	604,244	
Ratio of Private/Public Investment		0	0

Project 12 Name: Danny Boy's Incentive

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	73,905	
Ratio of Private/Public Investment		0	0

Project 13 Name: Fire Station #1 & #2

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	72,507	
Ratio of Private/Public Investment		0	0

Project 14 Name: BG Investments LLC

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	425,960	\$ 25,000
Ratio of Private/Public Investment		0	0

Project 15 Name: Dalhart Project

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	696,553	
Ratio of Private/Public Investment		0	0

PAGE 3 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 16 Name: Spangler Road Reconstruction

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	333,527	
Ratio of Private/Public Investment		0	0

Project 17 Name: Mickey Goodyear Development Agreement

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	40,000	
Ratio of Private/Public Investment		0	0

Project 18 Name: Dalhart & Normantown Fence Project

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	125,000	
Ratio of Private/Public Investment		0	0

Project 19 Name: Stone City Developer Agreement

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	240,000	
Ratio of Private/Public Investment		0	0

Project 20 Name: Bull Run Abandonment

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	68,093	
Ratio of Private/Public Investment		0	0

Project 21 Name: White Oak Library Agreement

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	260,000	
Ratio of Private/Public Investment		0	0

Project 22 Name: Downtown Development Marketing

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	120,000	
Ratio of Private/Public Investment		0	0

Project 23 Name: Downtown Retail Center and Apartments Incentive

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	475,168	
Ratio of Private/Public Investment		0	0

Project 24 Name: Debt Service Repayment and Issuance

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	27,192,644	\$ 2,718,000 \$ 17,031,400
Ratio of Private/Public Investment		0	0

Project 25 Name: Romeo Road Agreement

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	11,100	
Ratio of Private/Public Investment		0	0

Project 26 Name: Fencing on Alexander

Private Investment Undertaken (See Instruc	\$	17,936,189		
Public Investment Undertaken	\$	33,098		
Ratio of Private/Public Investment		541 31/34		0

Project 27 Name: J&M Autoworks Storm Water & Parking Lot Improvements

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken	\$	62,000		
Ratio of Private/Public Investment		0		0

Project 28 Name: Sonic Restaurant Development Costs

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken	\$	75,000		
Ratio of Private/Public Investment		0		0

Project 29 Name: Aquatic Center Development

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken	\$	17,404,991		
Ratio of Private/Public Investment		0		0

Project 30 Name: Starbucks/Glazier Romeoville LLC Development Expenses

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken	\$	150,000		
Ratio of Private/Public Investment		0		0

Project 31 Name: Romeo Center

Private Investment Undertaken (See Instructions)				
Public Investment Undertaken	\$	200,000		
Ratio of Private/Public Investment		0		0

Project 32 Name:

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

Project 33 Name:

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

Project 34 Name:

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

Project 35 Name:

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

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2025

Name of Redevelopment Project Area:

Romeoville Downtown TIF

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

The Downtown Area TIF is irregularly shaped and generally includes the traditional downtown of the Village (generally bounded by: Normantown Road on the north, Illinois route 53 on the east, Alexander Circle on the south and the southerly extensions of Schmidt and Geneva Avenues on the west); an industrial area generally bounded by Devonwood and Greenwood Avenues on the north, Route 53 on the west, the Romeoville Prairie Preserve on the east, and the southern frontage of the easterly extension of Montrose Drive on the south; an open space and natural area along and directly west of the Des Plaines River from the easterly extension of Normantown Road on the north to Romeo Road on the south; the eastern frontage of Route 53 from Ridgewood Avenue on the north to just south of Montrose Drive; the Village municipal complex; the western frontage of Route 53 from the municipal complex on the north to McCool Avenue on the south; and the southern frontage of Romeo Road from the western property line of parcel 04-04-210-022 to the eastern property line of parcel 04-03-102-003 on the east.

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

II. LEGAL DESCRIPTION

The boundaries of the Project Area have been carefully drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries are shown in Figure 1, *Project Area Boundary*, and are generally described below:

The Project Area is irregularly shaped and generally includes: (i) the traditional downtown of the Village (generally bounded by: Normantown Road on the north, IL Route 53 on the east, Alexander Circle on the south and the southerly extensions of Schmidt and Geneva Avenues on the west); (ii) an industrial area generally bounded by Devonwood and Greenwood Avenues on the north, Route 53 on the west, the Romeoville Prairie Preserve on the east, and the southern frontage of the easterly extension of Montrose Drive on the south; (iii) an open space and natural area along and directly west of the Des Plaines River from the easterly extension of Normantown Road on the north to Romeo Road on the south; (iv) the eastern frontage of IL Route 53 from Ridgewood Avenue on the north to just south of Montrose Drive; (v) the Village municipal complex; (vi) the western frontage of Route 53 from the municipal complex on the north to McCool Avenue on the south; and (vii) the southern frontage of Romeo Road from the western property line of parcel 04-04-210-022 to the eastern property line of parcel 04-03-102-003 on the east.

The legal description of the Project Area boundary is attached to this Redevelopment Plan as Exhibit I.

TIF
ATTACHMENT
SCHEDULES
FY24-25

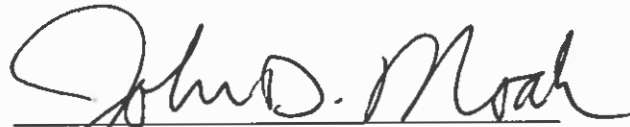
Attachment B

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

CERTIFICATE OF COMPLIANCE WITH THE TAX
INCREMENT ALLOCATION REDEVELOPMENT ACT

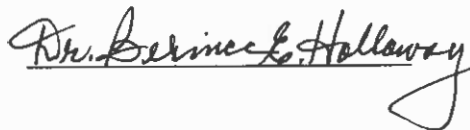
I, the undersigned, do hereby certify that I am the duly qualified and acting President of the Village of Romeoville, Will County, Illinois (the "Village"), and as such chief executive officer of the Village, I do hereby further certify to the best of my knowledge, that, according to the records of the Village in my official possession, the Village has now complied, for the fiscal year ended April 30, 2025, with all of the requirements of the Tax Increment Allocation Redevelopment Act, as amended, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 through 11-74.4-11) for that certain redevelopment project area known as the Downtown Area Redevelopment Project Area. Compliance requirements, if any, brought to the attention of the undersigned have been addressed as of the date of this certificate.

IN WITNESS WHEREOF I have hereunto affixed my official signature at Romeoville, Illinois, this 1st day of October, 2025.



President, Village of Romeoville
Will County, Illinois

ATTEST:



TRACY, JOHNSON & WILSON

Attorneys at Law
Busey Bank Building
2801 Black Road, Second Floor
Joliet, Illinois 60435

Kenneth A. Carlson
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Louis R. Bertani (1928-1999)
Thomas R. Wilson (1929-2001)
Donald J. Tracy (1926-2003)
Wayne R. Johnson (1930-2008)
Richard H. Teas (1930-2008)
Raymond E. Meader (1947-2019)
A. Michael Wojtak (1955-2022)

September 30, 2025

Ms. Christi Jacobson
Village of Romeoville
1050 West Romeo Road
Romeoville, IL 60446

Re: Downtown Redevelopment Project Area

Dear Ms. Jacobson:

We, the undersigned, do hereby certify that we are the Village Attorneys for the Village of Romeoville, Will County, Illinois (the "Village"). We have reviewed all the information provided to us by appropriate Village officials, staff, and consultants and to the best of our knowledge and belief, further certify that the Village has conformed for the fiscal year ended April 30, 2025, with all of the requirements of the Tax Increment Allocation Redevelopment Act, as amended, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 through 11-74.4-11) as of the date hereof for that certain redevelopment project area known as the Downtown Redevelopment Project Area (the "Project").

In rendering this certification, we have relied upon certifications of the Village with respect to certain material facts solely within the Village's knowledge relating to the Project. Compliance requirements, if any, brought to the attention of the undersigned have been addressed as of the date of this certification.

TRACY, JOHNSON & WILSON

By: _____

Village Attorneys

Village of Romeoville, Will County, Illinois

Attachment D

STATEMENT OF ACTIVITIES FY 24-25

Revenue

Increment revenue in FY25 totaled \$859,075. Total increment to-date is \$7,237,683.

Project 1 - TIF FORMULATION/ENGINEERING/ADMINISTRATION

In FY25, the TIF Financial Compliance Report and audit for the prior year was completed, for an expense of \$1,500.

Project 3- School District 365U Agreement

In FY21-22, the Village expensed \$250,000 to Valley View School District as reimbursement for TIF eligible expenses incurred on the transportation center parking lot.

Project 4- Roadway Infrastructure

In FY24-25, the Village expensed \$13,217 for engineering towards Alexander lot.

Project 8 - EDWARD ATHLETIC AND EVENT CENTER/DOWNTOWN SITE REDEVELOPMENT

The Village worked with Harbor Construction to construct the Romeoville Athletic and Event Center to develop the downtown area. The Village entered into agreements for Harbor to act as the General Contractor for the Athletic and Event Center, Downtown Public Infrastructure and Road Improvements and Master Developer for the Downtown Area. The Village approved a GMAX contract for the Athletic and Event Center and finalized the GMAX contract for the public improvements in FY 14-15. The Athletic and Event Center fully opened in April of 2014 and hosts numerous annual events and tournaments. In FY19-20, the Village spent \$982,483 to plan for the renovation and expansion of the current Athletic and Event Center and the construction of an Aquatic Center and Splash pad. In 20-21, the Village began construction of a 23,200 square foot athletic center expansion on the land south of the Edward Hospital Athletic & Event Center. During FY20-21, \$6,547,787 was used toward the design and construction of the Athletic Center expansion. The expansion of the athletic center will allow the Village to keep up with the increasing demand for tournament and event space, in addition to providing long sought-after community amenities. The project will add an NBA style center wood court with bleacher seating for 227 spectators. The courts can also be reconfigured as two additional basketball courts or 4 cross-courts. The addition will have a separate lobby, restrooms and storage space. The expansion also includes reconfiguration, remodeling, upgrades and refreshing of the current space. In 21-22 \$2,900,373 was used to finish the expansion project.

Project 23 – Downtown Retail Center

In FY22-23 \$87,000 was paid to Sammys LLC to reimburse for development related expenses related to the construction of a downtown retail facility. Project costs reimbursed in 23-24 totaled \$113,000.

Project 24 - DEBT ISSUANCE

During the fiscal year ending 21-22, the Village issued General Obligation Bonds 2021A for \$1,985,000 to be used to refund the Series 2013B outstanding GO Bonds which resulted in a net savings of \$216,000. Payments of \$5,178,697 were made in fiscal year 2021-2022 toward outstanding principal and interest and servicing costs and for the refunding of Series 2013 bonds. The Village issued, in FY 19-20, \$20,250,000 million in General Obligation TIF backed taxable bonds. The bonds will be used to expand the Athletic Center and construct the Aquatic Center and Splash Pad. The bonds are similar to those used to originally construct the Athletic and Event Center. Downtown TIF funds will be used to pay the debt service on the bonds. The bonds have a 20-year life. Interest costs are 7,327,800. Cost of issuance was \$250,000. The Village received \$202,700 in bond premiums. In October 2021 (Series 2021A), a portion of the Series 2013B bonds were refinanced, saving approximately \$216,600 in future debt service costs. In FY22-23 \$2,932,763 was used to pay for annual bond and interest payments. In FY23-24, \$2,917,758 was used to pay Series 2013A, Series 2019B and Series 2021A principal, interest and paying agent fees. In FY25, debt related expenses totaled \$2,720,551.

Project 28 – Sonic Restaurant Incentive

\$75,000 was used for the redevelopment of the former Checkers location on Route 53/Independence Boulevard into a Sonic branded location. The agreement provides for an incentive to the developer of \$75,000 in TIF funds in two installments, the first being due once the location opens for business, and the second due six months thereafter. The reimbursement is only payable to reimburse otherwise TIF eligible redevelopment costs incurred on the project.

Project 29 – Aquatic Center

The Village of Romeoville constructed a new free-standing indoor Aquatics facility located to the west of the existing Athletic and Event Center building. The facility is approximately 21,300 gross square feet. The main spaces include indoor aquatics space, men's and women's locker rooms, family changing rooms, a dedicated space for vending, and party rooms with direct access to the pool deck. Indoor features on the plan include a water slide, a current channel, an interactive play area, wellness 3 lane lap pool area with a zero-depth entry. The filtration room will be appropriately sized to serve both the indoor aquatics functions as well as an adjacent exterior splash pad. The facility will contain family changing rooms that are accessed only from the exterior and are intended to serve the adjacent splash pad. The splash pad would feature a shelter, picnic tables, and shade sails. This will be the first indoor pool and the third and largest splash pad for the Village. Construction began in 21-22, in DY22-23 \$9,564,731 was used for construction of the facility. \$15,723,722 has been spent to date.

Project 30-Starbucks

In FY22-23, \$150,000 was used for development expenses for a second Starbuck's location in Romeoville.

Project 31

In FY24-25, \$200,000 was used for development expenses for a redevelopment of Romeo Crossings which included a new parking lot.

VILLAGE OF ROMEOVILLE, ILLINOIS

FINANCIAL REPORT AND REPORT ON
COMPLIANCE WITH PUBLIC ACT 85-1142

DOWNTOWN TIF DISTRICT FUND

For the Year Ended April 30, 2025

VILLAGE OF ROMEOVILLE, ILLINOIS
DOWNTOWN TIF DISTRICT FUND
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1415 West Diehl Road, Suite 400
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INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable Mayor
and Members of the Board of Trustees
Village of Romeoville, 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 Romeoville, Illinois (the Village) as of and for the year ended April 30, 2025, which collectively comprise the basic financial statements of the Village and have issued our report thereon dated October 27, 2025, 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. The supplementary financial information (balance sheet and schedule of revenues, expenditures, and changes in fund balance) is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The supplementary financial information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements.

The information 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 basic financial statements or to the basic 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 as a whole.

SiKich CPA LLC

Naperville, Illinois
October 27, 2025

SUPPLEMENTARY INFORMATION

VILLAGE OF ROMEOVILLE, ILLINOIS

BALANCE SHEET
DOWNTOWN TIF DISTRICT FUND

April 30, 2025

ASSETS	
None	\$ -
TOTAL ASSETS	<u><u>\$ -</u></u>
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Due to other funds	<u>\$ 251,418</u>
Total liabilities	<u>251,418</u>
FUND BALANCE	
Unassigned (deficit)	<u>(251,418)</u>
Total fund balance (deficit)	<u>(251,418)</u>
TOTAL LIABILITIES AND FUND BALANCE	<u><u>\$ -</u></u>

(See independent auditor's report.)

VILLAGE OF ROMEOVILLE, ILLINOIS

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
DOWNTOWN TIF DISTRICT FUND**

For the Year Ended April 30, 2025

REVENUES	
Property taxes	\$ 859,075
Intergovernmental	<u>250,000</u>
Total revenues	<u>1,109,075</u>
EXPENDITURES	
General government	201,500
Capital outlay	13,217
Debt service	
Principal	2,095,000
Interest and fiscal charges	<u>625,551</u>
Total expenditures	<u>2,935,268</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(1,826,193)</u>
OTHER FINANCING SOURCES (USES)	
Transfers in	<u>3,649,500</u>
Total other financing sources (uses)	<u>3,649,500</u>
NET CHANGE IN FUND BALANCE	1,823,307
FUND BALANCE (DEFICIT), MAY 1	<u>(2,074,725)</u>
FUND BALANCE (DEFICIT), APRIL 30	<u><u>\$ (251,418)</u></u>

(See independent auditor's report.)

1415 West Diehl Road, Suite 400
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Attachment L

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INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE

The Honorable Mayor
and Members of the Board of Trustees
Village of Romeoville, Illinois

We have examined management's assertion that the Village of Romeoville, Illinois (the Village), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2025. Management is responsible for the Village's assertion. Our responsibility is to express an opinion on management's assertion about the Village's compliance with the specific requirements based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Village's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Romeoville, Illinois, complied with the aforementioned requirements for the year ended April 30, 2025, is fairly stated in all material respects.

This report is intended solely for the information and use of the Mayor, Board of Trustees, management and the Illinois Department of Revenue, Illinois State Comptrollers office and the Joint Review Board and should not be used by anyone other than these specified parties.

SiKich CPA LLC

Naperville, Illinois
October 27, 2025

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
25-4071-Will County	Resolution with the County to install LPR cameras near I-55 and Weber Road	\$ -	\$ -
25-4067-Joliet Junior College	Resolution authorizing parking lot agreement between Romeoville and JC for large community events	\$ -	\$ -
25-4032-Valley View School District 365U	Resolution giving Village permission to relocate watermain and reimburse school district expenses	\$ -	\$ -
25-3990-Will County Forest Preserve District	Resolution jointly acquiring property on Romeo Road with Forest Preserve assuming maintenance	\$ -	\$ -
25-3983- Illinois Public Works Mutual Aid Network	Resolution authorizing participation in the Illinois Public Works Mutual Aid Network	\$ -	\$ -
25-1990 & 25-1991-Will County/Joliet/Lockport/Rockdale	Ordinance Amending the original Des Plaines River Valley Ent Zone expanding zone boundaries	\$ -	\$ -
25-1970-Village of Lemont	Ordinance amending/extending agreement for the disconnection of certain territory annexed on 135th St	\$ -	\$ -
24-3911-Illinois Department of Transportation/State of Illinois	Provides for cost allocation of roadway improvements for Lower Industrial	\$ -	\$ -
24-3891-Bolingbrook/Plainfield	Agreement for mutual aid for law enforcement services during emergencies and disasters	\$ -	\$ -
24-3826-Will County	Resolution establishing for the maintenance and energy of traffic signals at Renwick and Gaylord	\$ -	\$ -
24-3823-Bolingbrook	Amendment to Agreement for cost sharing of engineering for I-55 interchange at Route 126 and Airport Rd	\$ -	\$ -
24-3813-Lockport/Forest Preserve of Will County	Agreement for cost sharing for I and M Canal Paths	\$ -	\$ -
24-3811-Joliet Junior College	Parking Lot Agreement	\$ -	\$ -
24-3805-Will County	Agreement to provide for Animal Control Services	\$ -	\$ -
24-3794-Illinois Department of Transportation/State of Illinois	Agreement to incorporate LED Street Name signs and EVP Equipment at Route 53 and Renwick project	\$ -	\$ -
24-1956-Lockport Township/Plainfield Fire/Bolingbrook/NM Homer/Lemont FPD/Naperville	Ordinance approving providing and receiving mutual aid with other fire/emergency services	\$ -	\$ -
24-3773-Will County/Channahon/Crest Hill/Elwood/Frankfort/Plainfield/Shorewood	Agreement to enter into the Multi-Agency Special Enforcement Team	\$ -	\$ -
24-3752-Long Grove Fire Protection District	Agreement to establish terms and conditions for attendance by LTFPD personnel offered by Fire Academy	\$ -	\$ -
24-3721-Orland Park Fire Protection District	Agreement to establish terms and conditions for attendance by OPFPD personnel offered by Fire Academy	\$ -	\$ -
24-3720-Braidwood Park Fire Protection District	Establishes terms and conditions for donation of property by Braidwood for tuition credit toward Fire Academy programs	\$ -	\$ -
24-1929-Will County/Joliet/Lockport/Rockdale	Agreement amending the Des Plaines River Valley enterprise zone agreement from 2014	\$ -	\$ -
24-1928-Will County/Joliet/Lockport/Rockdale	Agreement amending the Des Plaines River Valley enterprise zone agreement from 2014	\$ -	\$ -
24-1924-Joliet/Minooka/Shorewood/Crest Hill/Channahon/Grand Prairie WC	Ordinance establishing the Grand Prairie Water Commission and related water supply agreement	\$ -	\$ -
23-3698-Will County	Agreement for maintenance and power of traffic signals at Weber and Highpoint	\$ -	\$ -
23-3697-Will County	Agreement for maintenance and power of traffic signals at Weber, Grand and North Carillon	\$ -	\$ -
23-3692-Illinois Department of Transportation/State of Illinois	Resolution for the use of Rebuild Illinois Funds for Highpoint Drive extension project	\$ -	\$ -
23-3673-Joliet Junior College	Authorizes a Parking lot rental agreement with Joliet Jr College	\$ -	\$ -
23-3612-Will County	Intergovernmental Agreement with Will County for Traffic Signal Maintenance	\$ -	\$ -
23-3577-Crest Hill	Agreement allowing Crest Hill to install illuminated sign panels at Renwick	\$ -	\$ -
23-3560-Bolingbrook/Plainfield	Third Amendment to agreement for sharing costs for I-55 and Rt 126 interchanges	\$ -	\$ -
23-3558-Lemont Township Fire Protection District	Agreement for exchange of 1992 Fire Engine to Fire Academy for Academy training classes	\$ -	\$ -
23-3551-Joliet/Regional Water Commission	1st amendment to preliminary agreement relating to obtaining Lake Michigan Water	\$ -	\$ -
23-3535-Northern Will County SRA	Agreement on cost sharing for adaptive sports field on Diocese property	\$ -	\$ -
23-3534-City of Lockport/Will County/Forest Preserve District	Cost Sharing Agreement for I&M Canal Paths	\$ -	\$ -
23-1835-Mutual Aid Box Alarm System (MABAS)	Agreement authorizing participation in Mutual Aid Box Alarm System	\$ -	\$ -
22-3487-Cook County Sheriff's Office	Transfer of training equipment	\$ -	\$ -
22-3486-Forest Preserve District of Will County	Agreement to perform wetland mitigation	\$ -	\$ -
22-3474-Romeo Mosquito Abatement District	Agreement to consolidate the Mosquito District into the Village	\$ -	\$ -
22-3426-Troy Fire Protection District	Agreement to use property within Fire Academy for shared revenue and class training	\$ -	\$ -
22-3350-Illinois Department of Transportation/State of Illinois	Provides for cost allocation of the Budler Road Resurfacing Project	\$ -	\$ -
22-3349-Illinois Department of Transportation/State of Illinois	Provides for allocation of traffic signal maintenance and energy costs on state highways within Village	\$ -	\$ -
22-3137-Joliet Regional Port District	Authorizes Control Tower Building Permit and assigns water line maintenance and repair	\$ -	\$ -
22-1795-Village of Lemont	Extends ORD 20-1656 disconnection date by Village of territory annexed on 135th St	\$ -	\$ -
22-1786-Valley View School District 365U/Marquette TIF Taxing Bodies	Ordinance declaring surplus funds	\$ -	\$ -
21-3267-City of Lockport/Lewis University	Cost Sharing agreement for connector bike path	\$ -	\$ -
21-3247-Valley View Community School District	TIF Surplus Guarantee/Waiver of Objections	\$ -	\$ -
21-3208-Will County	Provides for the installation of license plate reading cameras at 3 locations on County highways	\$ -	\$ -
21-3192-Will County	Provides for new traffic signal at Renwick and Pinnacle Drive and delegation of maintenance	\$ -	\$ -
21-3186-Valley View Community School District	Amends facility agreement providing availability of practice fields and parking areas	\$ -	\$ -
21-3185-Valley View Community School District	Amends facility agreement providing availability of practice fields and parking areas	\$ -	\$ -
21-3184-Valley View Community School District	Grant permanent variance to the District to use modular building for bus driver admin space	\$ -	\$ -
21-3137-Valley View Community School District	Usage rights of new baseball fields at high school, fee schedule and dollar contribution for improvements	\$ -	\$ -
2082-91-Joliet Port Authority	Airport Expansion & Hopkins Road	\$ -	\$ -
20-2980-Will County Animal Control Services	Animal Control Services	\$ -	\$ -
20-2977-Town of Normal	First Time Home Buyer Program -Program Coordination & Volume Cap Allocation & Usage	\$ -	\$ -
20-2938-Palos Fire Protection Agreement	Vehicle Exchange for Fire Academy Tuition	\$ -	\$ -
20-2901-Illinois Department of Transportation/State of Illinois	NGPL Multi-Use Trail -Taylor Rd to Normantown Rd. (CMAP Grant)	\$ -	\$ -
20-2845-Illinois Department of Transportation/State of Illinois	ComEd Multi-Use Trail -Airport Rd to Weber Rd (CMAP Grant)	\$ -	\$ -
20-1656-Village of Lemont	135th St and High Road Property Future Annexation/Disconnection Agreement and Water Service	\$ -	\$ -
19-2762-Illinois Municipal Retirement Fund	Early Retirement Incentive	\$ -	\$ -
19-2739-Northeastern Illinois Regional Crime Laboratory	Crime Lab Services	\$ -	\$ -
19-2737-Illinois Department of Natural Resources	OLSAD Grant Application - Lake Strini	\$ -	\$ -
19-2678-Will County Animal Control Services	Animal Control Services	\$ -	\$ -
19-2640-Illinois Department of Transportation	Right of Way Permit	\$ -	\$ -
19-2634-Illinois House of Representatives/Natalie Manley	Rent- Legislative District Office Space	\$ -	\$ -
19-2627-Plainfield Community Consolidated School District 202/Normantown-Weber Road TIF Taxing	TIF Surplus Guarantee/Waiver of Objections	\$ -	\$ -
19-1601-Village of Woodridge	Boundary Agreement	\$ -	\$ -
18-2618-Valley View School District 365U	Early Childhood Center Before and After School Program	\$ -	\$ -
18-2610-Washington/Baltimore HIDTA	Overdose Detection Mapping Application	\$ -	\$ -
18-2573-Lockport Township Fire Protection District	Mobile Command Center Usage	\$ -	\$ -
18-2567-Metra	Engineering and Site Design of Romeoville Station Parking Lot Expansion - Amended Agreement	\$ -	\$ -
18-2566-Metra	Construction of Romeoville Station Parking Lot Expansion - 160 Spaces - Amended Agreement	\$ -	\$ -
18-2538-Joliet Regional Port District	Easement Agreement - Water and Sewer easements at 175 S. Southcreek Parkway	\$ -	\$ -
18-2535-Will County Electric Aggregation Group	Electric Aggregation Extension of Agreement	\$ -	\$ -
18-2510-Plainfield Park District	Budler Park Improvements Contribution	\$ -	\$ -
18-2508-Illinois State Police	Criminal History Record Information	\$ -	\$ -
18-2507-Illinois Department of Transportation	Route 53 & Joliet Road Decorative Street Lighting	\$ -	\$ -
18-2493-Governmental Insurance Network	Intergovernmental Self Insurance Pool for Health, Life and Dental Insurance	\$ -	\$ -
18-2468-Metra	Construction of Romeoville Station Parking Lot Expansion - 160 Spaces	\$ -	\$ -
18-2467-Metra	Engineering and Site Design of Romeoville Station Parking Lot Expansion	\$ -	\$ -
18-2463-Department of Homeland Security	Training Course Development and Bet Practices	\$ -	\$ -
17-2420-Will County	Communication System Access - 800 MHz Radio System	\$ -	\$ -
17-2381-Will County	Medication and Personal Care Products Disposal	\$ -	\$ -
17-2378-Illinois Department of Transportation	Conveyance of Property & Easement - Weber Rd. & Lakewood Dr. - I55 & Weber Project	\$ -	\$ -
17-2377-Illinois Department of Transportation	Conveyance of Property - Weber Rd. & Lakewood Dr. - I55 & Weber Project	\$ -	\$ -
17-2342-Illinois Department of Transportation	Safe Route to School Grant - Taylor Rd. Sidewalk and Pavement Striping	\$ -	\$ -
17-2332-Illinois Department of Transportation	Extend Estimate End Date for Phase I Engineering for I-55 Interchanges at IL RT. 126 & Airport Rd.	\$ -	\$ -
17-2323-Village of Forest Park	Vehicle Exchange for Romeoville Fire Academy Tuition	\$ -	\$ -
17-2319-Will County Aggregation Group	Electric Aggregation Extension of Agreement	\$ -	\$ -
17-2281-Will County	Weber Road Improvements South of 135th St to South of Normantown Rd.	\$ -	\$ -
17-2280-Will County - Will County Department of Highways	Weber Road Improvements 119th St. to Normantown Rd	\$ -	\$ -
17-2279-Illinois Department of Transportation	I55/Weber Interchange & Road Project	\$ -	\$ -
17-2278-Bolingbrook and Plainfield	I55 - Airport Road - Route 126 Interchange Project Agreement Amendment	\$ -	\$ -
17-2272-Illinois Department of Transportation	Grand Boulevard Resurfacing - Weber Rd to Anna Lane	\$ -	\$ -
17-2267-Will County	Electronic Recycling Collection Site at Village Facilities (Public Works Complex)	\$ -	\$ -
17-2261-Army Corp of Engineers	Fish Barrier Electrical Discharge - Grounding Equipment System, Covers, Signage, Grounding Mesh	\$ -	\$ -
17-2255-Laraway Communications Center/County of Will	E911 Police and Fire Dispatch Services	\$ -	\$ -
17-1271-Illinois Department of Transportation	Crossroads Parkway Resurfacing - N. Center Blvd to Veterans Parkway	\$ -	\$ -
17-1270-Illinois Department of Transportation	Belmont Drive Resurfacing - IL RT. 53 to 135th Street	\$ -	\$ -
16-2238-METRA/RTA	Metra Station Operation - Metra Heritage Corridor Train Station	\$ -	\$ -
16-2180-Illinois Department of Transportation	Metra Station Improvements - Train Station Construction (CMAQ Grant)	\$ -	\$ -

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
16-2149-Valley View School District 365U	Police-School Liaison Officer	\$ -	\$ -
16-2091-Illinois Department of Transportation	Metra Station Improvements - Utilities (CMAQ Grant)	\$ -	\$ -
16-2083-Dwight Fire Protection District	Romeoville Fire Academy Allowed to use Dwight Fire Protection District property for Academy Training Purposes with revenue share	\$ -	\$ -
16-2071-Will County Sheriff/Will County Treasurer	Warrant Storage, Maintenance and Transportation	\$ -	\$ -
16-2070-Chicago Metropolitan Agency for Planning (CMAP)	Comprehensive Land Use Plan Development	\$ -	\$ -
16-2064-Northern Will County Special Recreation Association	Sale of 10 Montrose Drive	\$ -	\$ -
16-2054-Illinois Department of Transportation	Amendment of Agreement - Belmont Drive Resurfacing Project	\$ -	\$ -
15-2051-Joliet Junior College	Romeoville Campus Expansion - Road Improvements, Landscaping Requirements, Signage, Joint Marquee Signage Sharing, Development	\$ -	\$ -
15-2032-Lockport Township	Operation of an Outdoor Warning Siren System	\$ -	\$ -
15-2022-State of Illinois	Participate in Federal Surplus Property Program	\$ -	\$ -
15-2020-Will County & Illinois Department of Transportation	Support Improvement of Weber Road at 135th St. and Normantown Road North Extension	\$ -	\$ -
15-1972-Will County & JBM Golf Properties (Mistwood Golf Course)	Traffic Signal and Road Widening Improvements at Renwick and Gaylord Roads	\$ -	\$ -
15-1971-Tri-County Special Recreation Association	Amend SRA Articles of Agreement	\$ -	\$ -
15-1970-Tri-County Special Recreation Association	Amend SRA By-Laws	\$ -	\$ -
15-1954-Village of Bolingbrook	Crossroads Parkway Resurfacing - Veterans Parkway to Center Boulevard - Bolingbrook Portion	\$ -	\$ -
15-1939-Illinois Department of Transportation	Belmont Drive Resurfacing - IL RT. 53 to 135th Street	\$ -	\$ -
15-1937-Illinois Department of Transportation	Crossroads Parkway Resurfacing - Veterans Parkway to Center Boulevard	\$ -	\$ -
15-1935-Illinois Law Enforcement Alarm System Agency /IL State Police	Law Enforcement Mutual Aid Agreement	\$ -	\$ -
15-1933-Will County, Will County Forest Preserve District, Will County School District No. 92, Lockport Township	PDV Midwest Refining, LLC (Citgo Refinery) Assessment Settlement Agreement	\$ -	\$ -
15-1917-Lockport Township Park District	Water and Sewer Rate Agreement for Heritage Falls water park facility	\$ -	\$ -
15-1911-Illinois Department of Transportation	Federal Congestion Mitigation Air Quality Grant (CMAQ) METRA Station Engineering Costs	\$ -	\$ -
14-1855-City of Crest Hill	\$68,621.50 Contribution towards landscape island improvements at Weber and Renwick Road	\$ -	\$ -
14-1828-Valley View School District 365U	Easement to relocate a sanitary sewer force main to facilitate the Route 53 and Material Road Signalization project that will create new signalized intersection	\$ -	\$ -
14-1820-City of Crest Hill	\$20,000 Contribution towards the cost of signalization and other improvements at Renwick & Gaylord Roads (Mistwood Gold Course)	\$ -	\$ -
14-1167-Des Plaines River Valley Enterprise Zone	Form a new enterprise zone that effectively extends the existing zone for up to 25 years	\$ -	\$ -
14-1166-Des Plaines River Valley Enterprise Zone	Agree to be a member in a new Des Plaines River Valley Enterprise Zone	\$ -	\$ -
14-1115-Northern Will County Joint Action Water Agency	NWCJAWA Members Eminent Domain Acquisition of Illinois American Lake Water Company	\$ -	\$ -
14-1087-City of Lockport	Boundary Line Agreement	\$ -	\$ -
13-1701-Tri-County Special Recreation Association	Articles of Agreement - Tri County SRA	\$ -	\$ -
13-1665-Chicago Transit Authority	Acquisition of an Inoperable Bus for the Romeoville Fire Academy for Training Purposes	\$ -	\$ -
13-1646-Illinois Department of Transportation	Taylor Road West Project - Budler Road to Weber Road	\$ -	\$ -
13-1645-Illinois Department of Transportation	Taylor Road East Project - Routs 53 to Weber Road	\$ -	\$ -
13-1619-Will County Sheriff - Special Operations Group	Provision of Police Service and Equipment Resources	\$ -	\$ -
13-1065-Village of Downers Grove	IRB Volume Cap Transfer and Sale	\$ -	\$ -
12-1553-Valley View School District 365U	After School Programs at the Recreation Center	\$ -	\$ -
12-1521-Valley View School District 365U/Marquette TIF Taxing Bodies	TIF Surplus Guarantee, RC Hill Improvements Incentive, Transpiration Center Incentive	\$ 1,005,250.20	\$ -
12-1517-Will County Aggregation Group	Electric Aggregation	\$ -	\$ -
12-1001-Will County Forest Preserve	Forest Preserve Property Annexation Agreement	\$ -	\$ -
12-0979-Will County Aggregation Group	Electric Aggregation	\$ -	\$ -
12-0970-Valley View School District 365U	Planned Unit of Development - Special Use Permit - RC Hill School	\$ -	\$ -
11-1444-Village of Plainfield	Boundary Line Agreement	\$ -	\$ -
11-1429-Bolingbrook and Plainfield	I55 - Airport Road - Route 126 Interchange Project	\$ -	\$ -
11-1425-US Coast Guard/US Army Corps/Lemont Fire Protection District	Emergency Response Procedures and Communication - Chicago Sanitary and Ship Canal Fish Barriers	\$ -	\$ -
11-1423-Will County	Constructing Improvements to Weber & Gaskin Road (Meijer)	\$ -	\$ -
11-1403-White Oak Library District	Redevelopment Agreement - Library Facade and Renovation Improvements	\$ -	\$ -
11-1364-Joliet Port Authority	Lift Station Abandonment - Property Access	\$ -	\$ -
11-0955-Bolingbrook, Homer Glen, Woodridge, Lemont	Municipal Joint Action Water Agency	\$ -	\$ -
10-1306-Tri-County Special Recreation Association	Lease 10 Montrose Drive	\$ -	\$ -
10-1279-Lockport Township Park District	Sunset Park Outdoor Restroom Facility Utility 5-Year Connection Variance	\$ -	\$ -
10-1246-DuPage Township	Road and Bridge Property Tax Replacement	\$ -	\$ -
10-1245-Aurora (Issuing Community)	Assist First Time home Buyer Program - IRB Bonds	\$ -	\$ -
09-1185-Bolingbrook	I55 - Airport Road - Route 126 Interchange Project	\$ -	\$ -
09-1169-Valley View School District 365U	After School Programs at the Recreation Center	\$ -	\$ -
09-1154-Valley View School District 365U	Facility Sharing Agreement	\$ -	\$ -
09-1151-Will County Highway Department	Weber Road and Lakeview Drive Intersection	\$ -	\$ -
09-1143-Orlando Fire Protection Agreement	E911 Fire Dispatch Services	\$ -	\$ -
08-1051-Will County	Weber and Gaskin Road Improvements	\$ -	\$ -
08-0969-Joliet Port Authority	Lease Agreement - Public Address Warning System - Lewis University Airport	\$ -	\$ -
08-0954-Telecommunicator Emergency Response Taskforce	Mutual Aid Emergency Telecommunications	\$ -	\$ -
08-0931-Will County Highway Department/IDOT	Veteran's Parkway Improvements	\$ -	\$ -
08-0913-Valley View School District 365U	Lease Agreement - Antenna Equipment - Water Tower - 195 N Pinnacle - Business Park	\$ -	\$ -
07-838-Village of Bolingbrook	Water Main Responsibility 1000 Crossroads Parkway	\$ -	\$ -
07-770-Will County	Permission to install and maintain Lit Street Signs on Weber Road	\$ -	\$ -
07-755-Will County	Landscape Median Installation & Maintenance Weber and Airport Rd.	\$ -	\$ -
07-754-Will County	Installation & Maintenance of Traffic Signals on Weber and Airport Road	\$ -	\$ -
07-753-Will County	Weber and Creekside Dr. Traffic Signal Maintenance & Energy Agreement	\$ -	\$ -
07-520-Lockport Fire Protection District	Lockport Fire Protection Shared Property Agreement	\$ -	\$ -
07-0881-Will County & Village of Bolingbrook	Feasibility Study Improvements - I55 and Weber Road Interchange	\$ -	\$ -
07-0836-Village of Bolingbrook	Wastewater Discharge Quantum Foods - FPA Transfer to Bolingbrook	\$ -	\$ -
06-537-North East Multi-Regional Training (NEMERT)	Verify Participant Status with NEMERT	\$ -	\$ -
06-530-Illinois Department of Transportation	Airport Road Improvements	\$ -	\$ -
05-428-Village of Bolingbrook	Remington Boulevard Extension - Jurisdiction	\$ -	\$ -
05-0367-Will County Forest Preserve	Community Host Agreement - Waste Transfer Center - Traffic Signal - Joliet Rd & Crossroads Parkway	\$ -	\$ -
05-0290-Valley View School District 365U	Valley View School District Transportation Facility	\$ -	\$ -
04-278-Lockport Township	Airport Road Maintenance	\$ -	\$ -
04-0248-Lockport Fire Protection District	Lockport Fire Protection Shared Property Agreement	\$ -	\$ -
03-165-Illinois Department of Transportation	Traffic Signal Maintenance	\$ -	\$ -
03-136-Will County - Will County Department of Highways	Traffic Signal Maintenance Weber and N. Carillon Dr.	\$ -	\$ -
03-126-Will County	Traffic Signal Maintenance Weber and Highpoint	\$ -	\$ -
03-032-Will County	GIS Information	\$ -	\$ -
03-024-Village of Bolingbrook	Bluff Road Improvements	\$ -	\$ -
03-011-Illinois State Police	Illinois Law Enforcement Alarm System - Mutual Aide	\$ -	\$ -
03-0037-Des Plaines River Valley Enterprise Zone	Des Plaines River Valley Enterprise Zone Membership	\$ -	\$ -
02-090-Lockport Township Park District	Police Mutual aid	\$ -	\$ -
02-079-Illinois State Police	State Central Repository Criminal History Record Information	\$ -	\$ -
02-039-Metropolitan Area Narcotics Squad	M.A.N.S. Task force participation	\$ -	\$ -
02-014-Valley View School District 365U	Marquette Drive Water Tower Antenna Agreement	\$ -	\$ -
01-051-Village of Bolingbrook	115th Street Jurisdictional Transfer	\$ -	\$ -
00-2804-Illinois Department of Transportation	Parking Prohibited - Route 53 and Joliet Road	\$ -	\$ -
00-2803-Illinois Department of Transportation	Route 53 Sewage Discharge Route 53 and Joliet Road	\$ -	\$ -
00-2802-Illinois Department of Transportation	Encroachments Prohibited - Route 53 and Joliet Road	\$ -	\$ -
00-2795-Illinois Department of Transportation	Frontage Road Transfer - Weber to Budler Road	\$ -	\$ -
00-2795-Wheatland Township	Frontage Road Transfer - Weber to Budler Road	\$ -	\$ -
00-2744-Lockport Township Road District	Taylor Road Jurisdiction	\$ -	\$ -
00-2738-Will County	Joliet- Naperville Road from Hudson to Route 53	\$ -	\$ -
00-2737-Lockport Township Road District	Taylor Road Jurisdiction	\$ -	\$ -
00-2581-Plainfield School District 202	Reciprocal reporting of Criminal Information	\$ -	\$ -
00-2562-Illinois Department of Transportation	Route 53 Resurfacing & Other Matters	\$ -	\$ -
99-2730-Valley View School District 365U	Joint Park site and Parking Lot (Wesglen)	\$ -	\$ -
99-2621-Lockport Fire Protection District	Taylor Drive Water Tower Antenna Agreement	\$ -	\$ -
99-2347-Valley View School District 365U	Reciprocal reporting of Criminal Information	\$ -	\$ -

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
99-2334-City of Darien	Police Fire Range Agreement	\$ -	\$ -
99-121-City of Joliet	Boundary Agreement - City of Joliet	\$ -	\$ -
98-2604-Lockport Fire Protection District	Automatic AID - Fire	\$ -	\$ -
98-2592-Lemont Fire Protection Agreement	Fire Protection of Certain Territories	\$ -	\$ -
96-2156-Will County Sheriff	Child Sexual Notification Act	\$ -	\$ -
95-1144-DuPage Township	Bluff Road Jurisdiction and Maintenance Responsibility	\$ -	\$ -
94-997-Will County	Police Service Mutual Aide Agreement	\$ -	\$ -
94-1045-Interstate 355 Southern Extension Corridor Planning Council	Interstate 355 Southern Extension Corridor Planning Council Membership	\$ -	\$ -
93-975-Village of Bolingbrook	Marquette Drive Water Tower Antenna Agreement	\$ -	\$ -
93-927-Greater Will County Mutual Aid Association	Greater Will County Mutual Aid Association Participation	\$ -	\$ -
93-925-Village of Bolingbrook	First Response Agreement - Fire	\$ -	\$ -
90-710-Des Plaines Valley Fire Chief's Association	Mutual Aid Agreement - Fire	\$ -	\$ -
89-639-Mutual Aid Box Alarm System (MABAS)	Mutual Aid Box Alarm System -Fire	\$ -	\$ -
82-819-Southwest Agency for Risk Membership	Southwest Agency for Risk Membership - Worker Comp and Liability Insurance Pool	\$ -	\$ -
81-788-Village of Bolingbrook	Mutual Aid Agreement - Fire	\$ -	\$ -
80-716-Lemont Park District, Lockport Township Park District	Special Recreation Services - Northern Will County Special Recreation Association	\$ -	\$ -

Attachment O

October 20, 2025

Illinois State Comptroller
Local Government Division
555 W. Monroe Street
Chicago, IL 60661

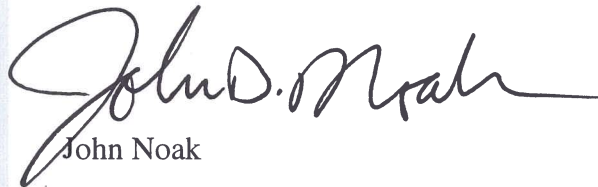
Email: locgov@illinoiscomptroller.gov

To Illinois State Comptroller Office:

The purpose of this letter is to designate the Village's TIF administrator for the nine Romeoville TIF districts. For the fiscal year ending April 30, 2025, the following details below are for the Village of Romeoville's TIF administrator.

TIF Administrator: Christi Jacobson
Address: 1050 W. Romeo Road
Romeoville, IL 60446
Phone: 815-886-5250
Email: cjacobson@romeoville.org

Sincerely,



John Noak

Mayor

MAYOR

John Noak

CLERK

Dr. Bernice E. Holloway

TRUSTEES

Linda S. Palmiter

Jose (Joe) Chavez

Brian A. Clancy Sr.

Dave Richards

Ken Griffin

Lourdes Aguirre

VILLAGE MANAGER

Dawn Caldwell