FY 2026
ANNUAL TAX INCREMENT FINANCE REPORT

SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality:	**Village of Romoeville**	Reporting Fiscal Year:	**2026**
County:	Will	Fiscal Year End:	**4/30/2026**
Unit Code:	**099/107/32**		

FY 2026 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 2026 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 — **Written signature of TIF Administrator**

10/20/2026 — **Date**

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTICT

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Marquette Center Redevelopment Project Area	6/6/1989	12/31/2024
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 Road 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 2026

Name of Redevelopment Project Area:

Romeoville Bluff Road TIF

Primary Use of Redevelopment Project Area*:	Combination

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

If "Combination/Mixed" List Component Types:	Commercial/Industrial/Retail

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 2026

Name of Redevelopment Project Area:

Romeoville Bluff Road TIF

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period	$ 1,408,276

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	$ 1,687,107	$ 9,527,414	96%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 107,028	$ 351,240	4%
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	$ 1,794,135	
Cumulative Total Revenues/Cash Receipts	$ 9,878,654	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 808,651	
Transfers to Municipal Sources	$ 1,211,800	
Distribution of Surplus	$ -	
Total Expenditures/Disbursements	$ 2,020,451	
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	$ (226,316)	
Previous Year Adjustment (Explain Below)		
FUND BALANCE, END OF REPORTING PERIOD*	$ 1,181,960	

* 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 2026

Name of Redevelopment Project Area:

Romeoville Bluff Road 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 constructuion of public works or improvements.		
		$ -

SECTION 3.2 A
PAGE 2

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

13. Relocation costs.		
		$ -
14. Payments in lieu of taxes.		
		$ -
15. Costs of job training, retraining, advanced vocational or career education.		
3		$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		$ -
17. Cost of day care services.		
		$ -
18. Other.		
Developer Agreement - Prologis (Purchase/Development Reimbursement)	807,151	
		$ 807,151

TOTAL ITEMIZED EXPENDITURES		**$ 808,651**

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

FY 2026

Name of Redevelopment Project Area:

Romeoville Bluff Road TIF

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

Name	Service	Amount
Prologis	TIF Incentive	$ 807,150.50

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

FY 2026

Name of Redevelopment Project Area:

Romeoville Bluff Road TIF

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

FUND BALANCE BY SOURCE	$ 1,181,960

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

2. Description of Project Costs to be Paid	**Amount of Original Issuance**	**Amount Designated**
Developer Incentive		$ 10,942,850
Administration		$ 26,250
Total Amount Designated for Project Costs		$ 10,969,100

TOTAL AMOUNT DESIGNATED	$ 10,969,100
SURPLUS/(DEFICIT)	$ (9,787,140)

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

FY 2026

Name of Redevelopment Project Area:

Romeoville Bluff Road 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 2026

Name of Redevelopment Project Area:

Romeoville Bluff Road 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:	**5**
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	$ 8,696,694	$ 1,751,750	$ 20,969,100
Ratio of Private/Public Investment	0		0

Project 1 Name:	**TIF Administration**		
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 4,500	$ 1,750	$ 26,250
Ratio of Private/Public Investment	0		0

Project 2 Name:	**Developer Incentives CT Realty**		
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 84,779		
Ratio of Private/Public Investment	0		0

Project 3 Name:	**Developer Incentive Prologis**		
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 3,866,215	$ 810,000	$ 10,942,850
Ratio of Private/Public Investment	0		0

Project 4 Name:	**Transfer Funds to Adjacent TIF**		
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 4,741,200	$ 800,000	$ 8,000,000
Ratio of Private/Public Investment	0		0

Project 5 Name:	**Public Improvements**		
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken		$ 140,000	$ 2,000,000
Ratio of Private/Public Investment	0		0

Project 6 Name:	**Enter project name here.**		
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 2026

Name of Redevelopment Project Area:

Romeoville Bluff Road TIF

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
			$ -

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	
	Temporary	Permanent	Temporary	Permanent

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.

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:

Project Name	Stated Rate of Return

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

FY 2026

Name of Redevelopment Project Area:

Romeoville Bluff Road TIF

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

The redevelopment area is generally located on the east end of Bluff Road as well as the Bluff Trails subdivision at Joliet Road and Bluff Road, situated near the northern entrance into the Village of Romeoville.

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

SECTION 8 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2026

Name of Redevelopment Project Area:

Romeoville Bluff Road TIF

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
2016	$ 6,512,407	$25,141,910

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

X	**Indicate an 'X' if the overlapping taxing districts did not receive a surplus.**

Overlapping Taxing District	Surplus Distributed from redevelopment
	$ -
	$ -

REL JOB NO. 17-R0489

LEGAL DESCRIPTION
OF
THE VILLAGE OF ROMEOVILLE BLUFF ROAD TIF DISTRICT

THAT PART OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 23, THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8 IN BLUFF TRAILS SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF SAID NORTHEAST QUARTER OF SECTION 23 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1988 AS DOCUMENT R88-26870;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8 AND ALONG THE NORTH LINE OF LOT 7 IN SAID BLUFF TRAILS SUBDIVISION PHASE 2, TO THE NORTHWEST CORNER OF LOT 3 IN BLUFF TRAILS SUBDIVISION PHASE 1, BEING A SUBDIVISION OF PART OF SAID NORTHEAST QUARTER OF SECTION 23 ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3, 1988 AS DOCUMENT R88-12087;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3 AND ALONG THE NORTH LINE OF LOT 1 AND LOT 2 IN SAID BLUFF TRAILS SUBDIVISION PHASE 1, TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTHEASTERLY ALONG A PERPENDICULAR LINE, TO THE EASTERLY LINE OF JOLIET ROAD ALSO KNOWN AS U.S. ROUTE 66;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF JOLIET ROAD ALSO KNOWN AS U.S. ROUTE 66A, TO THE NORTHERLY LINE OF LOT 35 IN UNIT NO. 5 OF REED'S CREST OF HILL ESTATES, A SUBDIVISION OF PART THE EAST HALF OF THE NORTH HALF OF SAID SECTION 23 ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1955 AS DOCUMENT 768744;

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF LOT 35, TO THE EASTERLY LINE SAID LOT 35;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF LOT 35, TO THE EAST LINE OF LOT 34 IN SAID UNIT NO. 5 OF REED'S CREST OF HILL ESTATES;

THENCE SOUTH ALONG SAID EAST LINE AND THE SOUTHERLY PROLONGATION THEREOF OF LOT 34 AND THE EAST LINE OF LOT 32 AND LOT 33 IN SAID UNIT NO. 5 OF REED'S CREST OF HILL ESTATES, TO THE SOUTH LINE OF BLUFF ROAD ALSO BEING THE NORTH LINE OF LOT 1 IN BLUFF POINT, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER OF SECTION 23 ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 2, 2005 AS DOCUMENT R2005129864;

THENCE WEST ALONG SAID SOUTH LINE OF BLUFF ROAD ALSO BEING THE NORTH LINE OF LOT 1 AND THE NORTH LINE OF LOT 2 IN SAID BLUFF POINT, TO THE EASTERLY LINE OF SAID JOLIET ROAD ALSO KNOWN AS U.S. ROUTE 66A ALSO BEING THE WESTERLY LINE OF SAID LOT 2;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF JOLIET ROAD ALSO KNOWN AS U.S. ROUTE 66A ALSO BEING THE WESTERLY LINE OF SAID LOT 2, TO THE NORTHEAST CORNER OF LOT 3 IN SAID BLUFF POINT;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 IN BLUFF POINT, TO THE NORTH LINE OF OUTLOT A IN SAID BLUFF POINT;

THENCE EAST ALONG SAID NORTH LINE OF OUTLOT A IN BLUFF POINT, TO THE EAST LINE OF SAID OUTLOT A;

THENCE SOUTH ALONG SAID EAST LINE OF OUTLOT A IN BLUFF POINT, TO A BEND;

THENCE EAST ALONG THE EASTERNMOST NORTH LINE OF SAID OUTLOT A IN BLUFF POINT, TO THE EASTERNMOST NORTHEAST CORNER OF SAID OUTLOT A IN BLUFF POINT;

THENCE EASTERLY ALONG A NORTHERLY LINE OF PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX ASSESSMENT MAPS AS PARCEL NUMBER 02-23-400-025 PURPORTEDLY CONVEYED PER DEED RECORDED APRIL 21, 2010 AS DOCUMENT R2010040716 ALSO BEING THE SOUTHERLY LINE OF LOT 4 IN BLUFF POINT UNIT 2, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER OF SECTION 23 ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 2008 AS DOCUMENT R2008118542, TO THE WEST LINE OF THE EAST 499 FEET OF SAID SOUTHEAST QUARTER OF SECTION 23;

THENCE NORTH ALONG THE WEST LINE AND NORTHERLY PROLONGATION THEREOF OF SAID WEST LINE OF THE EAST 499 FEET OF SAID SOUTHEAST QUARTER OF SECTION 23 ALSO BEING THE EAST LINE OF SAID BLUFF POINT AND SAID BLUFF POINT UNIT 2, TO THE NORTH LINE OF BLUFF ROAD ALSO BEING THE SOUTH LINE OF LOT 27 IN UNIT NO. 4 OF REED'S CREST OF HILL ESTATES, A SUBDIVISION OF PART OF SAID NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 23 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1954 AS DOCUMENT 752321;

THENCE EAST ALONG SAID NORTH LINE OF BLUFF ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 27 AND THE SOUTH LINE OF LOT 25 AND LOT 26 IN SAID UNIT NO. 4 OF REED'S CREST OF HILL ESTATES, TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 23;

THENCE EAST ALONG THE NORTH LINE OF SAID BLUFF ROAD AND THE EASTERLY PROLONGATION THEREOF ALSO BEING THE SOUTH LINE OF SAID LOT 25 AND THE SOUTH LINE OF LOT 20, LOT 21, LOT 22, LOT 23 AND LOT 24 IN SAID UNIT NO. 4 OF REED'S CREST OF HILL ESTATES, TO THE WEST LINE OF UNIT NO. 1 OF REED'S CREST OF HILL ESTATES A SUBDIVISION OF PART OF SAID NORTHWEST QUARTER OF SECTION 24 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1950 AS DOCUMENT 675100;

THENCE EAST ALONG THE NORTH LINE AND WESTERLY PROLONGATION THEREOF OF BLUFF ROAD ALSO BEING THE SOUTH LINE LOT 13, LOT 14 AND LOT 15 IN SAID UNIT NO. 1 OF REED'S CREST OF HILL ESTATES, TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF PROPERTY IDENTIFIED ON THE 2017 WILL COUNTY TAX ASSESSMENT MAPS AS PARCEL NUMBER 02-24-300-027 PURPORTEDLY CONVEYED PER DEED RECORDED AUGUST 17, 2010 AS DOCUMENT R2010083794;

THENCE SOUTH ALONG SAID EAST LINE AND NORTHERLY PROLONGATION THEREOF OF PROPERTY PURPORTEDLY CONVEYED PER DEED RECORDED AUGUST 17, 2010 AS DOCUMENT R2010083794 AND ALONG THE EAST LINE OF PROPERTY IDENTIFIED ON SAID 2017 WILL COUNTY TAX ASSESSMENT MAPS AS PARCEL 02-24-300-025 PURPORTEDLY CONVEYED PER DEED RECORDED MAY 10, 2006 AS DOCUMENT R2006076499, TO THE SOUTHEAST CORNER OF SAID PROPERTY PURPORTEDLY CONVEYED PER DEED RECORDED MAY 10, 2006 AS DOCUMENT R2006076499;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY PURPORTEDLY CONVEYED PER DEED RECORDED MAY 10, 2006 AS DOCUMENT R2006076499, TO THE SOUTHERLY LINE OF PROPERTY IDENTIFIED ON SAID 2017 WILL COUNTY TAX ASSESSMENT MAPS AS PARCEL 02-24-300-028 PURPORTEDLY CONVEYED PER DEED RECORDED MAY 10, 2006 AS DOCUMENT R2006076500;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF PROPERTY PURPORTEDLY CONVEYED PER DEED RECORDED MAY 10, 2006 AS DOCUMENT R2006076500 AND ALONG THE SOUTHERLY LINE OF PROPERTY IDENTIFIED ON SAID 2017 WILL COUNTY TAX ASSESSMENT MAPS AS PARCEL 02-24-300-024 PURPORTEDLY CONVEYED PER DEED RECORDED MAY 12, 1998 AS DOCUMENT R98-052366 AND ALONG THE SOUTHERLY LINE OF PROPERTY IDENTIFIED ON SAID 2017 WILL COUNTY TAX ASSESSMENT MAPS AS PARCEL 02-24-300-030 PURPORTEDLY CONVEYED PER DEED RECORDED FEBRUARY 1, 1993 AS DOCUMENT R93-008767, TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 24;

THENCE SOUTH ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 26;

THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 26, TO THE NORTHERLY BOUNDARY LINE OF THE COMMONWEALTH EDISON COMPANY PROPERTY PER DEED RECORDED APRIL 21, 2010 AS DOCUMENT R2010040716;

THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY LINE OF THE COMMONWEALTH EDISON COMPANY PROPERTY PER DEED RECORDED APRIL 21, 2010 AS DOCUMENT R2010040716, TO WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 26;

THENCE NORTH ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 26;

THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 23, TO THE EASTERLY LINE OF SAID JOLIET ROAD ALSO KNOWN AS U.S. ROUTE 66A;

THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF JOLIET ROAD ALSO KNOWN AS U.S. ROUTE 66A, TO THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 5 IN BOLINGBROOK CORPORATE CENTER UNIT NO. 4, BEING A RESUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SAID SECTION 23 ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 2002 AS DOCUMENT R2002-132363;

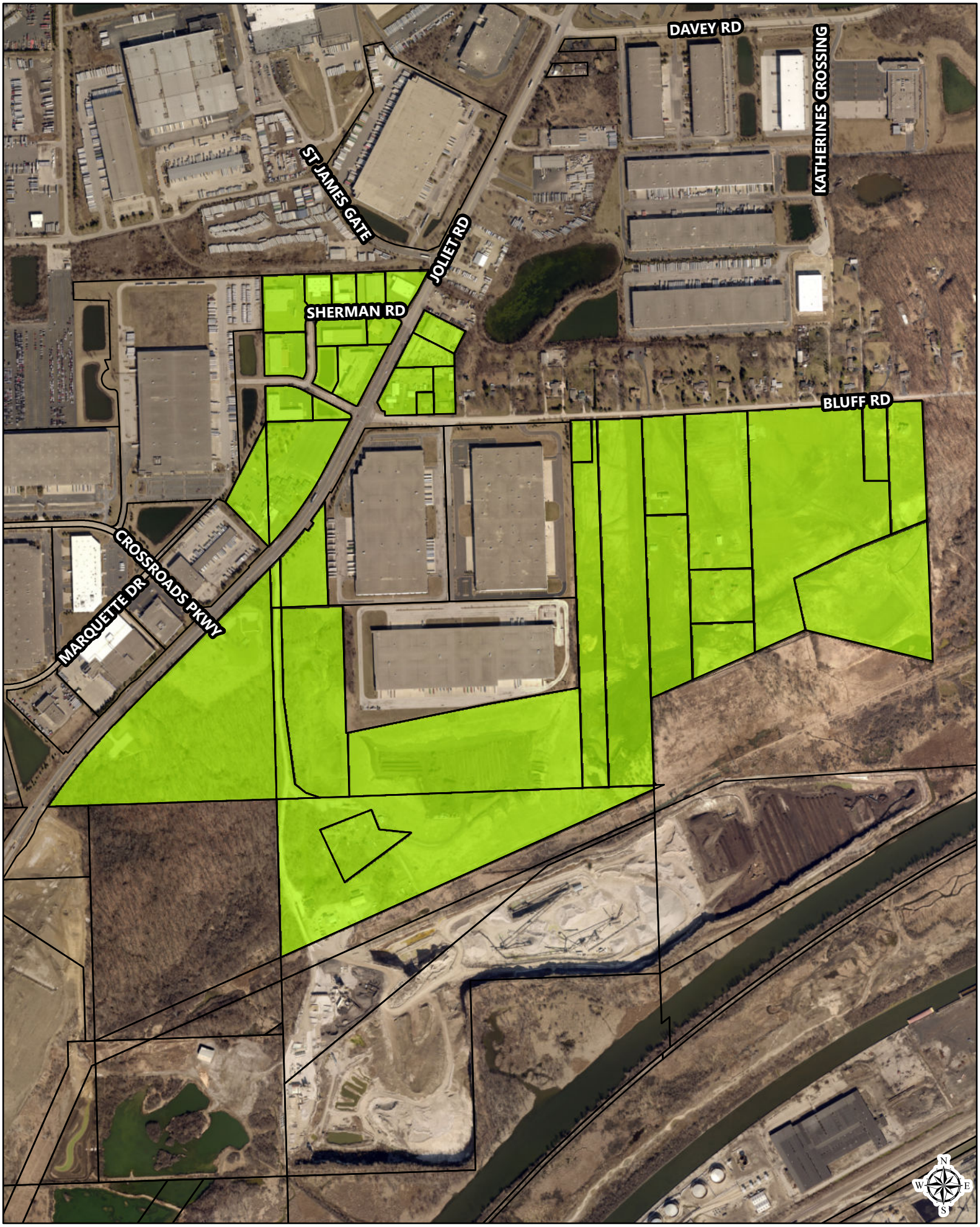
THENCE NORTHWESTERLY ALONG SAID PROLONGATION AND NORTHEASTERLY LINE OF SAID LOT 5, TO THE EASTERLY LINE OF LOT 1 IN SAID BOLINGBROOK CORPORATE CENTER UNIT NO. 4;

THENCE NORTHERLY ALONG SAID EASTERLY LINE OF LOT 1 AND LOT 3 IN SAID BOLINGBROOK CORPORATE CENTER UNIT NO. 4, TO THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT 3 ALSO BEING THE SOUTHWEST CORNER OF LOT 10 IN SAID BLUFF TRAILS SUBDIVISION PHASE 2;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 10 AND ALONG THE WEST LINE OF LOT 9 IN SAID BLUFF TRAILS SUBDIVISION PHASE 2 AND ALONG THE WEST LINE OF SAID LOT 8 IN BLUFF TRAILS SUBDIVISION PHASE 2,

TO THE POINT OF BEGINNING; IN WILL COUNTY, ILLINOIS.

Bluff Road TIF



TIF ATTACHMENT SCHEDULES FY25-26

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, 2026, 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 Bluff Road 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, 2026.

John D. Noak

President, Village of Romeoville
Will County, Illinois

ATTEST:

Dr. Bernice E. Holloway, Village Clerk

Attachment C

TRACY, JOHNSON & WILSON

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

Kenneth A. Carlson
John S. Gallo
Richard E. Vogel

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TELEPHONE (815) 723-8500
FAX (815) 727-4846

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)

October 21, 2026

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

Re: Bluff Road 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, 2026, 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 Bluff Road 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 25-26

The projects meet the Bluff Road General TIF Goals, the Redevelopment Objectives and Development and Design Objectives.

TIF FORMATION/ENGINEERING/ADMINSTRATION

The necessary steps to establish the TIF were completed in FY 17-18. The first TIF property tax revenues were generated by the 2018 levy were received during the 19-20 fiscal year. In FY26, $1,687,106 was received from increment revenue. Interest received in FY26 totaled $107,028. In FY2026, $1,500 was used for annual audit expenses.

CT MIC BLUFF ROAD VENTURE LLC (CT REALTY) DEVELOPER AGREEMENT

The Village entered into an agreement in FY 17-18 with CT Realty providing $14,550,000 in incentives to reimburse the developer for eligible TIF costs. The first $300,000 of increment after TIF establishment costs have been reimbursed to the Village ($109,516) and then a 50% split up to the incentive amount was agreed be paid to the developer or subsequent owner of the property. CT Realty constructed two industrial buildings that exceeded over 1.3 million square feet and improved a significant portion of Bluff Road along with a number of other improvements. Most of the construction was completed in FY 18-19 and finalized in FY 19-20. At the end of FY20, the property was purchased by Prologis. In FY25-26, Prologis received $807,151.

EXPORT FUNDS TO THE DOWNTOWN TIF

In FY26, $1,211,800 in funds were exported to the Village of Romeoville Downtown TIF Redevelopment Project. The Bluff TIF is contiguous to the Downtown TIF. State statutes permit the exporting of funds from TIF areas that are contiguous.

SIKICH

Attachment K

Village of Romeoville, Illinois

Financial Report and Report on Compliance with Public Act 85-1142

Bluff Road TIF District Fund

For the Year Ended April 30, 2026

VILLAGE OF ROMEOVILLE, ILLINOIS
BLUFF ROAD TIF DISTRICT FUND
TABLE OF CONTENTS

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Schedule of Revenues, Expenditures and Changes in Fund Balance	4

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+1 (630) 566-8400

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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, 2026, which collectively comprise the basic financial statements of the Village and have issued our report thereon dated October 14, 2026, 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 14, 2026

SUPPLEMENTARY INFORMATION

VILLAGE OF ROMEOVILLE, ILLINOIS

BALANCE SHEET
BLUFF ROAD TIF DISTRICT FUND

April 30, 2026

ASSETS	
Cash and cash equivalents	$ 1,181,960
TOTAL ASSETS	$ 1,181,960
LIABILITIES AND FUND BALANCE	
LIABILITIES	
None	$ -
Total liabilities	-
FUND BALANCE	
Restricted for economic development	1,181,960
Total fund balance	1,181,960
TOTAL LIABILITIES AND FUND BALANCE	$ 1,181,960

(See independent auditor's report on supplementary information.)

VILLAGE OF ROMEOVILLE, ILLINOIS

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
BLUFF ROAD TIF DISTRICT FUND

For the Year Ended April 30, 2026

REVENUES	
Property taxes	$ 1,687,106
Investment income	107,029
Total revenues	1,794,135
EXPENDITURES	
General government	808,651
Total expenditures	808,651
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	985,484
OTHER FINANCING SOURCES (USES)	
Transfers (out)	(1,211,800)
Total other financing sources (uses)	(1,211,800)
NET CHANGE IN FUND BALANCE	(226,316)
FUND BALANCE, MAY 1	1,408,276
FUND BALANCE, APRIL 30	$ 1,181,960

(See independent auditor's report on supplementary information.)

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Attachment L

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, 2026. 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, 2026, 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 Comptroller's office and the Joint Review Board and should not be used by anyone other than these specified parties.

Sikich CPA LLC

Naperville, Illinois
October 14, 2026

Village of Romeoville
Intergovernmental Agreement List - Attachment M
FY 25-26

Agreement Description	Agreement With	Ord/Res Number	Status TIF/Non-TIF	
Resolution providing easement agreement with Grand Prairie Water Commission	GPWC	26-4229 & 26-4230	Non-TIF	26-27
Resolution with JJC to provide parking lot agreement	Joliet Junior College	26-4306 & 26-4164	Non-TIF	25-26
Resolution with Joliet Metro Narcotics Squad for effective use of joint department personnel and resources	Joliet Metropolitan Area Narcotics Squad	26-4186	Non-TIF	25-26
Resolution for agreement with GPWC pertaining to the conduct of joint/parallel projects	GPWC	26-4218 & 26-4216	Non-TIF	26-27
Resolution with Lemont Township Fire Protection for the donation of property to Romeoville for tuition credit	Lemont Fire Protection District	26-4160	Non-TIF	25-26
Resolution with DuPage Township for engineering services related to Bluff Road Improvements	DuPage Township	26-4261	Non-TIF	26-27
Resolution with Will County for License Plate Reader Cameras on County Highways	Will County	25-4091	Non-TIF	25-26
Resolution with Valley View School District for STEP Program Site Agreement	Valley View School District	25-4097	Non-TIF	25-26
Resolution with DuPage Township for engineering services related to Bluff Road Improvements	DuPage Township	25-4140	Non-TIF	25-26
Resolution with Will County for Weber Road Landscaping	Will County	25-4138	Non-TIF	25-26
Resolution with the County to install LPR cameras near I-55 and Weber Road	Will County	25-4071	Non-TIF	24-25
Resolution authorizing parking lot agreement between Romeoville and JJC for large community events	Joliet Junior College	25-4067	Non-TIF	24-25
Resolution giving Village permission to relocate watermain and reimburse school district expenses	Valley View School District 365U	25-4032	Non-TIF	24-25
Resolution jointly acquiring property on Romeo Road with Forest Preserve assuming maintenance	Will County Forest Preserve District	25-3990 & 25-2015	Non-TIF	24-25
Resolution authorizing participation in the Illinois Public Works Mutual Aid Network	Illinois Public Works Mutual Aid Network	25-3983	Non-TIF	24-25
Ordinance Amending the original Des Plaines River Valley Ent Zone expanding zone boundaries	Will County/Joliet/Lockport/Rockdale	25-1990 & 25-1991	Non-TIF	24-25
Ordinance amending/extending agreement for the disconnection of certain territory annexed on 135th St	Village of Lemont	25-1970	Non-TIF	24-25
Provides for cost allocation of roadway improvements for Lower Industrial	Illinois Department of Transportation/State of Illinois	24-3911	Non-TIF	24-25
Agreement for mutual aid for law enforcement services during emergencies and disasters	Bolingbrook/Plainfield	24-3891	Non-TIF	24-25
Resolution establishing for the maintenance and energy of traffic signals at Renwick and Gaylord	Will County	24-3826	Non-TIF	24-25
Amendment to Agreement for cost sharing of engineering for I-55 interchange at Route 126 and Airport Rd	Bolingbrook	24-3823	Non-TIF	24-25
Agreement for cost sharing for I and M Canal Paths	Lockport/Forest Preserve of Will County	24-3813	Non-TIF	24-25
Parking Lot Agreement	Joliet Junior College	24-3811	Non-TIF	24-25
Agreement to provide for Animal Control Services	Will County	24-3805	Non-TIF	24-25
Agreement to incorporate LED Street Name signs and EVP Equipment at Route 53 and Renwick project	Illinois Department of Transportation/State of Illinois	24-3794	Non-TIF	24-25
Ordinance approving providing and receiving mutual aid with other fire/emergency services	Lockport Township/Plainfield Fire/Bolingbrook/NM Homer/Lemont FPD/Nap	24-1956	Non-TIF	24-25
Agreement to enter into the Multi-Agency Special Enforcement Team	Will County/Channahon/Crest Hill/Elwood/Frankfort/Plainfield/Shorewood	24-3773	Non-TIF	23-24
Agreement to establish terms and conditions for attendance by LTFPD personnel offered by Fire Academy	Long Grove Fire Protection District	24-3752	Non-TIF	23-24
Agreement to establish terms and conditions for attendance by OPFPD personnel offered by Fire Academy	Orland Park Fire Protection District	24-3721	Non-TIF	23-24
Establishes terms and conditions for donation of property by Braidwood for tuition credit toward Fire Academy programs	Braidwood Park Fire Protection District	24-3720	Non-TIF	23-24
Agreement amending the Des Plaines River Valley enterprise zone agreement from 2014	Will County/Joliet/Lockport/Rockdale	24-1929	Non-TIF	24-25
Agreement amending the Des Plaines River Valley enterprise zone agreement from 2014	Will County/Joliet/Lockport/Rockdale	24-1928	Non-TIF	24-25
Ordinance establishing the Grand Prairie Water Commission and related water supply agreement	Joliet/Minooka/Shorewood/Crest Hill/Channahon/Grand Prairie WC	24-1924	Non-TIF	24-25
Agreement for maintenance and power of traffic signals at Weber and Highpoint	Will County	23-3698	Non-TIF	23-24
Agreement for maintenance and power of traffic signals at Weber, Grand and North Carillon	Will County	23-3697	Non-TIF	23-24
Resolution for the use of Rebuild Illinois Funds for Highpoint Drive extension project	Illinois Department of Transportation/State of Illinois	23-3692	Non-TIF	23-24
Authorizes a Parking lot rental agreement with Joliet Jr College	Joliet Junior College	23-3673	Non-TIF	23-24
Intergovernmental Agreement with Will County for Traffic Signal Maintenance	Will County	23-3612	Non-TIF	23-24
Agreement allowing Crest Hill to install illuminated sign panels at Renwick	Crest Hill	23-3577	Non-TIF	22-23
Third Amendment to agreement for sharing costs for I-55 and Rt 126 interchanges	Bolingbrook/Plainfield	23-3560	Non-TIF	22-23
Agreement for exchange of 1992 Fire Engine to Fire Academy for Academy training classes	Lemont Township Fire Protection District	23-3558	Non-TIF	22-23
1st amendment to preliminary agreement relating to obtaining Lake Michigan Water	Joliet/Regional Water Commission	23-3551	Non-TIF	22-23
Agreement on cost sharing for adaptive sports field on Diocese property	Northern Will County SRA	23-3535	Non-TIF	22-23
Cost Sharing Agreement for I&M Canal Paths	City of Lockport/Will County/Forest Preserve District	23-3534	Non-TIF	22-23
Agreement authorizing participation in Mutual Aid Box Alarm System	Mutual Aid Box Alarm System (MABAS)	23-1835	Non-TIF	22-23
Transfer of training equipment	Cook County Sheriff's Office	22-3487	Non-TIF	22-23
Agreement to perform wetland mitigation	Forest Preserve District of Will County	22-3486	Non-TIF	22-23
Agreement to consolidate the Mosquito District into the Village	Romeo Mosquito Abatement District	22-3474	Non-TIF	22-23
Agreement to use property within Fire Academy for shared revenue and class training	Troy Fire Protection District	22-3426	Non-TIF	22-23
Provides for cost allocation of the Budler Road Resurfacing Project	Illinois Department of Transportation/State of Illinois	22-3350	Non-TIF	22-23
Provides for allocation of traffic signal maintenance and energy costs on state highways within Village	Illinois Department of Transportation/State of Illinois	22-3349	Non-TIF	22-23
Authorizes Control Tower Building Permit and assigns water line maintenance and repair	Joliet Regional Port District	22-3137	Non-TIF	21-22
Extends ORD 20-1656 disconnection date by Village of territory annexed on 135th St	Village of Lemont	22-1795	Non-TIF	21-22
Ordinance declaring surplus funds	Valley View School District 365U/Marquette TIF Taxing Bodies	22-1786	TIF - Marquette	21-22
Cost Sharing agreement for connector bike path	City of Lockport/Lewis University	21-3267	Non Tif	21-22

Village of Romeoville
Intergovernmental Agreement List - Attachment M
FY 25-26

Agreement Description	Agreement With	Ord/Res Number	Status TIF/Non-TIF	
TIF Surplus Guarantee/Waiver of Objections	Valley View Community School District	21-3247	Airport Road TIF	21-22
Provides for the installation of license plate reading cameras at 3 locations on County highways	Will County	21-3208	Non-TIF	21-22
Provides for new traffic signal at Renwick and Pinnacle Drive and delegation of maintenance	Will County	21-3192	Non-TIF	21-22
Amends facility agreement providing availability of practice fields and parking areas	Valley View Community School District	21-3186	Non-TIF	21-22
Amends facility agreement providing availability of practice fields and parking areas	Valley View Community School District	21-3185	Non-TIF	21-22
Grant permanent variance to the District to use modular building for bus driver admin space	Valley View Community School District	21-3184	Non-TIF	21-22
Usage rights of new baseball fields at high school, fee schedule and dollar contribution for improvements	Valley View Community School District	21-3137	Non-TIF	21-22
Airport Expansion & Hopkins Road	Joliet Port Authority	2082-91	Non-TIF	21-22
Animal Control Services	Will County Animal Control Services	20-2980	Non-TIF	20-21
First Time Home Buyer Program -Program Coordination & Volume Cap Allocation & Usage	Town of Normal	20-2977	Non-TIF	20-21
Vehicle Exchange for Fire Academy Tuition	Palos Fire Protection Agreement	20-2938	Non-TIF	20-21
NGPL Multi-Use Trail -Taylor Rd to Normantown Rd. (CMAP Grant)	Illinois Department of Transportation/State of Illinois	20-2901	Non-TIF	20-21
ComEd Multi-Use Trail -Airport Rd to Weber Rd (CMAP Grant)	Illinois Department of Transportation/State of Illinois	20-2845	Non-TIF	19-20
135th ST and High Road Property Future Annexation/Disconnection Agreement and Water Service	Village of Lemont	20-1656	Non-TIF	20-21
Early Retirement Incentive	Illinois Municipal Retirement Fund	19-2762	Non-TIF	19-20
Crime Lab Services	Northeastern Illinois Regional Crime Laboratory	19-2739	Non-TIF	19-20
OLSAD Grant Application - Lake Strini	Illinois Department of Natural Resources	19-2737	Non-TIF	19-20
Animal Control Services	Will County Animal Control Services	19-2678	Non-TIF	18-19
Right of Way Permit	Illinois Department of Transportation	19-2640	Non-TIF	18-19
Rent- Legislative District Office Space	Illinois House of Representatives/Natalie Manley	19-2634	Non-TIF	18-19
TIF Surplus Guarantee/Waiver of Objections	Plainfield Community Consolidated School District 202/Normantown-Weber Road TIF Taxing Bodies	19-2627	Normantown Road	18-19
Boundary Agreement	Village of Woodridge	19-1601	Non- TIF	19-20
Early Childhood Center Before and After School Program	Valley View School District 365U	18-2618	Non-TIF	18-19
Overdose Detection Mapping Application	Washington/Baltimore HIDTA	18-2610	Non-TIF	18-19
Mobile Command Center Usage	Lockport Township Fire Protection District	18-2573	Non-TIF	18-19
Engineering and Site Design of Romeoville Station Parking Lot Expansion - Amended Agreement	Metra	18-2567	Non-TIF	18-19
Construction of Romeoville Station Parking Lot Expansion - 160 Spaces - Amended Agreement	Metra	18-2566	Non-TIF	18-19
Easement Agreement - Water and Sewer easements at 175 S. Southcreek Parkway	Joliet Regional Port District	18-2538	Non-TIF	18-19
Electric Aggregation Extension of Agreement	Will County Electric Aggregation Group	18-2535	Non-TIF	18-19
Budler Park Improvements Contribution	Plainfield Park District	18-2510	Non-TIF	18-19
Criminal History Record Information	Illinois State Police	18-2508	Non-TIF	18-19
Route 53 & Joliet Road Decorative Street Lighting	Illinois Department of Transportation	18-2507	Non-TIF	18-19
Intergovernmental Self Insurance Pool for Health, Life and Dental Insurance	Governmental Insurance Network	18-2493	Non-TIF	18-19
Construction of Romeoville Station Parking Lot Expansion - 160 Spaces	Metra	18-2468	Non-TIF	17-18
Engineering and Site Design of Romeoville Station Parking Lot Expansion	Metra	18-2467	Non-TIF	17-18
Training Course Development and Bet Practices	Department of Homeland Security	18-2463	Non-TIF	17-18
Communication System Access - 800 Mhz Radio System	Will County	17-2420	Non-TIF	17-18
Medication and Personal Care Products Disposal	Will County	17-2381	Non-TIF	17-18
Conveyance of Property & Easement - Weber Rd. & Lakewood Dr. - I55 & Weber Project	Illinois Department of Transportation	17-2378	Non-TIF	17-18
Conveyance of Property - Weber Rd. & Lakewood Dr. - I55 & Weber Project	Illinois Department of Transportation	17-2377	Non-TIF	17-18
Safe Route to School Grant - Taylor Rd. Sidewalk and Pavement Striping	Illinois Department of Transportation	17-2342	Non-TIF	17-18
Extend Estimate End Date for Phase I Engineering for I-55 Interchanges at IL RT. 126 & Airport Rd.	Illinois Department of Transportation	17-2332	Non-TIF	17-18
Vehicle Exchange for Romeoville Fire Academy Tuition	Village of Forest Park	17-2323	Non-TIF	17-18
Electric Aggregation Extension of Agreement	Will County Aggregation Group	17-2319	Non-TIF	17-18
Weber Road Improvements South of 135th St to South of Normantown Rd.	Will County	17-2281	Non-TIF	16-17
Weber Road Improvements 119th St. to Normantown Rd	Will County - Will County Department of Highways	17-2280	Non-TIF	16-17
I55/Weber Interchange & Road Project	Illinois Department of Transportation	17-2279	Non-TIF	16-17
I55 - Airport Road - Route 126 Interchange Project Agreement Amendment	Bolingbrook and Plainfield	17-2278	Non-TIF	16-17
Grand Boulevard Resurfacing - Weber Rd to Anna Lane	Illinois Department of Transportation	17-2272	Non-TIF	16-17
Electronic Recycling Collection Site at Village Facilities (Public Works Complex)	Will County	17-2267	Non-TIF	16-17
Fish Barrier Electrical Discharge - Grounding Equipment System, Covers, Signage, Grounding Mesh	Army Corp of Engineers	17-2261	Non-TIF	16-17
E911 Police and Fire Dispatch Services	Laraway Communications Center/County of Will	17-2255	Non-TIF	16-17
Crossroads Parkway Resurfacing - N. Center Blvd to Veterans Parkway	Illinois Department of Transportation	17-1271	Non-TIF	16-17
Belmont Drive Resurfacing - IL RT. 53 to 135th Street	Illinois Department of Transportation	17-1270	Non-TIF	16-17

Village of Romeoville
Intergovernmental Agreement List - Attachment M
FY 25-26

Agreement Description	Agreement With	Ord/Res Number	Status TIF/Non-TIF	
Metra Station Operation - Metra Heritage Corridor Train Station	METRA/RTA	16-2238	Non-TIF	16-17
Metra Station Improvements - Train Station Construction (CMAQ Grant)	Illinois Department of Transportation	16-2180	Non-TIF	16-17
Police-School Liaison Officer	Valley View School District 365U	16-2149	Non-TIF	16-17
Metra Station Improvements - Utilities (CMAQ Grant)	Illinois Department of Transportation	16-2091	Non-TIF	16-17
Romeoville Fire Academy Allowed to use Dwight Fire Protection District property for Academy Training Purposes with revenue sharing and other compensation for allowing such use.	Dwight Fire Protection District	16-2083	Non-TIF	15-16
Warrant Storage, Maintenance and Transportation	Will County Sheriff/Will County Treasurer	16-2071	Non-TIF	15-16
Comprehensive Land Use Plan Development	Chicago Metropolitan Agency for Planning (CMAP)	16-2070	Non-TIF	15-16
Sale of 10 Montrose Drive	Northern Will County Special Recreation Association	16-2064	Downtown TIF	15-16
Amendment of Agreement - Belmont Drive Resurfacing Project	Illinois Department of Transportation	16-2054	Non-TIF	15-16
Romeoville Campus Expansion - Road Improvements, Landscaping Requirements, Signage, Joint Marquee Signage Sharing, Development Fee reductions, waiving of overhead line burial requirements, Use of JC property for Recreation Department purposes, Recreation Path Construction	Joliet Junior College	15-2051	Non-TIF	15-16
Operation of an Outdoor Warning Siren System	Lockport Township	15-2032	Non-TIF	15-16
Participate in Federal Surplus Property Program	State of Illinois	15-2022	Non-TIF	15-16
Support Improvement of Weber Road at 135th St. and Normantown Road North Extension	Will County & Illinois Department of Transportation	15-2020	Non-TIF	15-16
Traffic Signal and Road Widening Improvements at Renwick and Gaylord Roads	Will County & JBM Golf Properties (Mistwood Golf Course)	15-1972	Non-TIF	15-16
Amend SRA Articles of Agreement	Tri-County Special Recreation Association	15-1971	Non-TIF	15-16
Amend SRA By-Laws	Tri-County Special Recreation Association	15-1970	Non-TIF	15-16
Crossroads Parkway Resurfacing - Veterans Parkway to Center Boulevard - Bolingbrook Portion	Village of Bolingbrook	15-1954	Non-TIF	15-16
Belmont Drive Resurfacing - IL RT. 53 to 135th Street	Illinois Department of Transportation	15-1939	Non-TIF	14-15
Crossroads Parkway Resurfacing - Veterans Parkway to Center Boulevard	Illinois Department of Transportation	15-1937	Non-TIF	14-15
Law Enforcement Mutual Aid Agreement	Illinois Law Enforcement Alarm System Agency /IL State Police	15-1935	Non-TIF	14-15
PDV Midwest Refining, LLC (Citgo Refinery) Assessment Settlement Agreement	Will County, Will County Forest Preserve District, Will County School District No. 92, Lockport Township High School District No. 205, Joliet Junior College District 525, Lemont Fire Protection District, Lemont Park District, DuPage Township, White Oak Library District, Fountaindale Public Library District, Romeoville Mosquito Abatement District, DuPage Township Assessor, Will County Supervisor of Assessments, Will County Board of Review, PDVMR (Citgo Refinery)	15-1933	Non-TIF	14-15
Water and Sewer Rate Agreement for Heritage Falls water park facility	Lockport Township Park District	15-1917	Non-TIF	14-15
Federal Congestion Mitigation Air Quality Grant (CMAQ) METRA Station Engineering Costs	Illinois Department of Transportation	15-1911	Non-TIF	14-15
$68,621.50 Contribution towards landscape island improvements at Weber and Renwick Road	City of Crest Hill	14-1855	Non-TIF	14-15
Easement to relocate a sanitary sewer force main to facilitate the Route 53 and Material Road Signalization project that will create new Romeoville High School entrance.	Valley View School District 365U	14-1828	Non-TIF	14-15
$20,000 Contribution towards the cost of signalization and other improvements at Renwick & Gaylord Roads (Mistwood Gold Course)	City of Crest Hill	14-1820	Non-TIF	14-15
Form a new enterprise zone that effectively extends the existing zone for up to 25 years	Des Plaines River Valley Enterprise Zone	14-1167	Non-TIF	14-15
Agree to be a member in a new Des Plaines River Valley Enterprise Zone	Des Plaines River Valley Enterprise Zone	14-1166	Non-TIF	14-15
NWCJAWA Members Eminent Domain Acquisition of Illinois American Lake Water Company	Northern Will County Joint Action Water Agency	14-1115	Non-TIF	14-15
Boundary Line Agreement	City of Lockport	14-1087	Non-TIF	13-14
Articles of Agreement - Tri County SRA	Tri-County Special Recreation Association	13-1701	Non-TIF	13-14
Acquisition of an Inoperable Bus for the Romeoville Fire Academy for Training Purposes	Chicago Transit Authority	13-1665	Non-TIF	13-14
Taylor Road West Project - Budler Road to Weber Road	Illinois Department of Transportation	13-1646	Non-TIF	13-14
Taylor Road East Project - Routs 53 to Weber Road	Illinois Department of Transportation	13-1645	Non-TIF	13-14
Provision of Police Service and Equipment Resources	Will County Sheriff - Special Operations Group	13-1619	Non-TIF	12-13
IRB Volume Cap Transfer and Sale	Village of Downers Grove	13-1065	Non-TIF	13-14
After School Programs at the Recreation Center	Valley View School District 365U	12-1553	Non-TIF	12-13
TIF Surplus Guarantee, RC Hill Improvements Incentive, Transpiration Center Incentive	Valley View School District 365U/Marquette TIF Taxing Bodies	12-1521	TIF - Marquette	11-12
Electric Aggregation	Will County Aggregation Group	12-1517	Non-TIF	11-12
Forest Preserve Property Annexation Agreement	Will County Forest Preserve	12-1001	Non-TIF	12-13
Electric Aggregation	Will County Aggregation Group	12-0979	Non-TIF	11-12
Planned Unit of Development - Special Use Permit - RC Hill School	Valley View School District 365U	12-0970	Non-TIF	11-12
Boundary Line Agreement	Village of Plainfield	11-1444	Non-TIF	11-12

Village of Romeoville
Intergovernmental Agreement List - Attachment M
FY 25-26

Agreement Description	Agreement With	Ord/Res Number	Status TIF/Non-TIF	
I55 - Airport Road - Route 126 Interchange Project	Bolingbrook and Plainfield	11-1429	Non-TIF	11-12
Emergency Response Procedures and Communication - Chicago Sanitary and Ship Canal Fish Barriers	US Coast Guard/US Army Corps/Lemont Fire Protection District	11-1425	Non-TIF	11-12
Constructing Improvements to Weber & Gaskin Road (Meijer)	Will County	11-1423	Non-TIF	11-12
Redevelopment Agreement - Library Facade and Renovation Improvements	White Oak Library District	11-1403	TIF - Downtown	11-12
Lift Station Abandonment - Property Access	Joliet Port Authority	11-1364	Non-TIF	
Municipal Joint Action Water Agency	Bolingbrook, Homer Glen, Woodridge, Lemont	11-0955	Non-TIF	
Lease 10 Montrose Drive	Tri-County Special Recreation Association	10-1306	Non-TIF	
Sunset Park Outdoor Restroom Facility Utility 5-Year Connection Variance	Lockport Township Park District	10-1279	Non-TIF	
Road and Bridge Property Tax Replacement	DuPage Township	10-1246	Non-TIF	
Assist First Time home Buyer Program - IRB Bonds	Aurora (Issuing Community)	10-1245	Non-TIF	
I55 - Airport Road - Route 126 Interchange Project	Bolingbrook	09-1185	Non-TIF	
After School Programs at the Recreation Center	Valley View School District 365U	09-1169	Non-TIF	
Facility Sharing Agreement	Valley View School District 365U	09-1154	Non-TIF	
Weber Road and Lakeview Drive Intersection	Will County Highway Department	09-1151	Non-TIF	
E911 Fire Dispatch Services	Orlando Fire Protection Agreement	09-1143	Non-TIF	
Weber and Gaskin Road Improvements	Will County	08-1051	Non-TIF	
Lease Agreement - Public Address Warning System - Lewis University Airport	Joliet Port Authority	08-0969	Non-TIF	
Mutual Aid Emergency Telecommunications	Telecommunicator Emergency Response Taskforce	08-0954	Non-TIF	
Veteran's Parkway Improvements	Will County Highway Department/IDOT	08-0931	Downtown TIF/Non TIF	
Lease Agreement - Antenna Equipment - Water Tower - 195 N Pinnacle - Business Park	Valley View School District 365U	08-0913	Non-TIF	
Water Main Responsibility 1000 Crossroads Parkway	Village of Bolingbrook	07-838	Non-TIF	
Permission to install and maintain Lit Street Signs on Weber Road	Will County	07-770	Non-TIF	
Landscape Median Installation & Maintenance Weber and Airport Rd.	Will County	07-755	Non-TIF	
Installation & Maintenance of Traffic Signals on Weber and Airport Road	Will County	07-754	Non-TIF	
Weber and Creekside Dr. Traffic Signal Maintenance & Energy Agreement	Will County	07-753	Non-TIF	
Lockport Fire Protection Shared Property Agreement	Lockport Fire Protection District	07-520	Non-TIF	
Feasibility Study Improvements - I55 and Weber Road Interchange	Will County & Village of Bolingbrook	07-0881	Non-TIF	
Wastewater Discharge Quantum Foods - FPA Transfer to Bolingbrook	Village of Bolingbrook	07-0836	Non-TIF	
Verify Participant Status with NEMERT	North East Multi-Regional Training (NEMERT)	06-537	Non-TIF	
Airport Road Improvements	Illinois Department of Transportation	06-530	Non-TIF	
Remington Boulevard Extension - Jurisdiction	Village of Bolingbrook	05-428	Non-TIF	
Community Host Agreement - Waste Transfer Center - Traffic Signal - Joliet Rd & Crossroads Parkway	Will County Forest Preserve	05-0367	Non-TIF	
Valley View School District Transportation Facility	Valley View School District 365U	05-0290	TIF - Downtown	
Airport Road Maintenance	Lockport Township	04-278	Non-TIF	
Lockport Fire Protection Shared Property Agreement	Lockport Fire Protection District	04-0248	Non-TIF	
Traffic Signal Maintenance	Illinois Department of Transportation	03-165	Non-TIF	
Traffic Signal Maintenance Weber and N. Carillon Dr.	Will County - Will County Department of Highways	03-136	Non-TIF	
Traffic Signal Maintenance Weber and Highpoint	Will County	03-126	Non-TIF	
GIS Information	Will County	03-032	Non-TIF	
Bluff Road Improvements	Village of Bolingbrook	03-024	Non-TIF	
Illinois Law Enforcement Alarm System - Mutual Aide	Illinois State Police	03-011	Non-TIF	
Des Plaines River Valley Enterprise Zone Membership	Des Plaines River Valley Enterprise Zone	03-0037	Non-TIF	
Police Mutual aid	Lockport Township Park District	02-090	Non-TIF	
State Central Repository Criminal History Record Information	Illinois State Police	02-079	Non-TIF	
M.A.N.S. Task force participation	Metropolitan Area Narcotics Squad	02-039	Non-TIF	
Marquette Drive Water Tower Antenna Agreement	Valley View School District 365U	02-014	Non-TIF	
115th Street Jurisdictional Transfer	Village of Bolingbrook	01-051	Non-TIF	
Parking Prohibited - Route 53 and Joliet Road	Illinois Department of Transportation	00-2804	Non-TIF	
Route 53 Sewage Discharge Route 53 and Joliet Road	Illinois Department of Transportation	00-2803	Non-TIF	
Encroachments Prohibited - Route 53 and Joliet Road	Illinois Department of Transportation	00-2802	Non-TIF	
Frontage Road Transfer - Weber to Budler Road	Illinois Department of Transportation	00-2795	Non-TIF	
Frontage Road Transfer - Weber to Budler Road	Wheatland Township	00-2795	Non-TIF	
Taylor Road Jurisdiction	Lockport Township Road District	00-2744	Non-TIF	
Joliet- Naperville Road from Hudson to Route 53	Will County	00-2738	Non-TIF	
Taylor Road Jurisdiction	Lockport Township Road District	00-2737	Non-TIF	

Village of Romeoville
Intergovernmental Agreement List - Attachment M
FY 25-26

Agreement Description	Agreement With	Ord/Res Number	Status TIF/Non-TIF
Reciprocal reporting of Criminal Information	Plainfield School District 202	00-2581	Non-TIF
Route 53 Resurfacing & Other Matters	Illinois Department of Transportation	00-2562	Non-TIF
Joint Park site and Parking Lot (Wesglen)	Valley View School District 365U	99-2730	Non-TIF
Taylor Drive Water Tower Antenna Agreement	Lockport Fire Protection District	99-2621	Non-TIF
Reciprocal reporting of Criminal Information	Valley View School District 365U	99-2347	Non-TIF
Police Fire Range Agreement	City of Darien	99-2334	Non-TIF
Boundary Agreement - City of Joliet	City of Joliet	99-121	Non-TIF
Automatic AID - Fire	Lockport Fire Protection District	98-2604	Non-TIF
Fire Protection of Certain Territories	Lemont Fire Protection Agreement	98-2592	Non-TIF
Child Sexual Notification Act	Will County Sheriff	96-2156	Non-TIF
Bluff Road Jurisdiction and Maintenance Responsibility	DuPage Township	95-1144	Non-TIF
Police Service Mutual Aide Agreement	Will County	94-997	Non-TIF
Interstate 355 Southern Extension Corridor Planning Council Membership	Interstate 355 Southern Extension Corridor Planning Council	94-1045	Non-TIF
Marquette Drive Water Tower Antenna Agreement	Village of Bolingbrook	93-975	Non-TIF
Greater Will County Mutual Aid Association Participation	Greater Will County Mutual Aid Association	93-927	Non-TIF
First Response Agreement - Fire	Village of Bolingbrook	93-925	Non-TIF
Mutual Aid Agreement - Fire	Des Plaines Valley Fire Chief's Association	90-710	Non-TIF
Mutual Aid Box Alarm System -Fire	Mutual Aid Box Alarm System (MABAS)	89-639	Non-TIF
Southwest Agency for Risk Membership - Worker Comp and Liability Insurance Pool	Southwest Agency for Risk Membership	82-819	Non-TIF
Mutual Aid Agreement - Fire	Village of Bolingbrook	81-788	Non-TIF
Special Recreation Services - Northern Will County Special Recreation Association	Lemont Park District, Lockport Township Park District	80-716	Non-TIF

Village of Romeoville

Where Community Matters

Attachment O

October 1, 2026

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, 2026, 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