# 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 | |
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*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

**SECTION 2** [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

**FY 2026**

**Name of Redevelopment Project Area:**

***Romeoville South Lower Gateway 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:** | 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)]<br>**If yes, please enclose the amendment (Labeled Attachment A).**<br>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)]<br>**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)]<br>**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)]<br>**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)]<br>**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)]<br>**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)]<br>**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)]<br>**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)]<br>**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)]<br>**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)]<br>**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)<br>**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)]<br>**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)]<br>**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.<br>**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.<br>**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 South Lower Gateway TIF***

**Provide an analysis of the special tax allocation fund.**

| | |
|---|---|
| Special Tax Allocation Fund Balance at Beginning of Reporting Period | $ 45,273 |

| 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 | $ 119,335 | $ 594,265 | 100% |
| State Sales Tax Increment | | | 0% |
| Local Sales Tax Increment | | | 0% |
| State Utility Tax Increment | | | 0% |
| Local Utility Tax Increment | | | 0% |
| Interest | $ 1,985 | $ 2,635 | 0% |
| Land/Building Sale Proceeds | | | 0% |
| Bond Proceeds | | | 0% |
| Transfers from Municipal Sources | | | 0% |
| Private Sources | | | 0% |
| Other (identify source _____; if multiple other sources, attach schedule) | | | 0% |

| | | |
|---|---|---|
| **All Amount Deposited in Special Tax Allocation Fund** | $ 121,320 | |
| **Cumulative Total Revenues/Cash Receipts** | $ 596,900 | 100% |
| **Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** | $ 108,901 | |
| **Transfers to Municipal Sources** | $ - | |
| **Distribution of Surplus** | $ - | |
| **Total Expenditures/Disbursements** | $ 108,901 | |
| **Net/Income/Cash Receipts Over/(Under) Cash Disbursements** | $ 12,419 | |
| **Previous Year Adjustment (Explain Below)** | | |
| **FUND BALANCE, END OF REPORTING PERIOD*** | $ 57,692 | |

* 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 South Lower Gateway 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. | | |
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| | | $ - |
| 2. Annual administrative cost. | | |
| Annual Audit | $ 1,500 | |
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| | | $ 1,500 |
| 3. Cost of marketing sites. | | |
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| | | $ - |
| 4. Property assembly cost and site preparation costs. | | |
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| | | $ - |
| | | $ - |
| 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area. | | |
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| | | $ - |
| 6. Costs of the constructuion of public works or improvements. | | |
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| | | $ - |

**SECTION 3.2 A**
**PAGE 2**

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

**SECTION 3.2 A**
**PAGE 3**

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| 13. Relocation costs. | | |
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| | | $ - |
| 14. Payments in lieu of taxes. | | |
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| | | $ - |
| 15. Costs of job training, retraining, advanced vocational or career education. | | |
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| 3 | | $ - |
| 16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project. | | |
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| | | $ - |
| 17. Cost of day care services. | | |
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| | | $ - |
| 18. Other. | | |
| Developer Agreement - Reimbursement of TIF eligible expenses | 107,401 | |
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| | | |
| | | $ 107,401 |

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|---|---|---|
| **TOTAL ITEMIZED EXPENDITURES** | | **$ 108,901** |

**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 South Lower Gateway TIF***

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

| Name | Service | Amount |
|---|---|---|
| Abbott Land Gateway, LLC | TIF Expense Reimbursement | $ 107,400.95 |
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**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 South Lower Gateway TIF***

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

| | |
|---|---|
| **FUND BALANCE BY SOURCE** | $ 57,692 |

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

| 2. Description of Project Costs to be Paid | Amount of Original Issuance | Amount Designated |
|---|---|---|
| Developer Agreement - Reimbursement for TIF eligible exp | | $ 600,000 |
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| **Total Amount Designated for Project Costs** | | $ 600,000 |

| | |
|---|---|
| **TOTAL AMOUNT DESIGNATED** | $ 600,000 |
| **SURPLUS/(DEFICIT)** | $ (542,308) |

**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 South Lower Gateway 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: | |

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|---|---|
| Property (2): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

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|---|---|
| Property (3): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

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|---|---|
| Property (4): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

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|---|---|
| Property (5): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

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|---|---|
| Property (6): | |
| Street address: | |
| Approximate size or description of property: | |
| Purchase price: | |
| Seller of property: | |

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|---|---|
| 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 South Lower Gateway 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: | **2** |
| **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 | $ 539,207 | $ 109,750 | $ 707,500 |
| Ratio of Private/Public Investment | 0 | | 0 |

| **Project 1 Name:** | **Administrative Expenses** | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | $ 4,500 | $ 1,750 | $ 107,500 |
| Ratio of Private/Public Investment | 0 | | 0 |

| **Project 2 Name:** | **Developer Reimbursement Incentive** | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | $ 534,707 | $ 108,000 | $ 600,000 |
| Ratio of Private/Public Investment | 0 | | 0 |

| **Project 3 Name:** | **Enter project name here.** | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | $ - | $ - | $ - |
| Ratio of Private/Public Investment | 0 | | 0 |

| **Project 4 Name:** | **Enter project name here.** | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | $ - | $ - |
| Ratio of Private/Public Investment | 0 | | 0 |

| **Project 5 Name:** | **Enter project name here.** | | |
|---|---|---|---|
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | $ - | $ - |
| 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 South Lower Gateway 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 |
|---|---|---|---|
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**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 |
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**SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.**

| Project Name | The amount of increment projected to be created at the time of approval of the redevelopment agreement. | The amount of increment created as a result of the development to date, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement. |
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**SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:**

| Project Name | Stated Rate of Return |
|---|---|
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**SECTION 7** [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

**FY 2026**

**Name of Redevelopment Project Area:**

***Romeoville South Lower Gateway TIF***

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

The Redevelopment area is generally located on the eastern side of the intersection of Illinois Route 53 and Joliet Road and south of the Com Ed right of way, situated near the northern entrance into the Village.

| 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 South Lower Gateway 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 | $ 119,306 | $1,438,049 |

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 |
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ORD 17-1372 Exhibit A: Legal Description

PARCEL 2:
THE SOUTH 30 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF THE EAST 1 ACRE THEREOF, LYING SOUTH OF THE LAND CONVEYED TO JOHN H. GULICK BY DEED RECORDED DECEMBER 26, 1925 AS DOCUMENT NO 388472) AND (EXCEPTING THAT PART CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED RECORDED MARCH 11, 1949, AS DOCUMENT 652942, IN WILL COUNTY, ILLINOIS.

PART OF PARCEL 3 – SOUTH TRACT:
THAT PART OF WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF THE PROPERTY CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED RECORDED MARCH 11, 1949, AS DOCUMENT 652939, IN WILL COUNTY, ILLINOIS.

EASEMENT THAT CONNECTS THE TWO

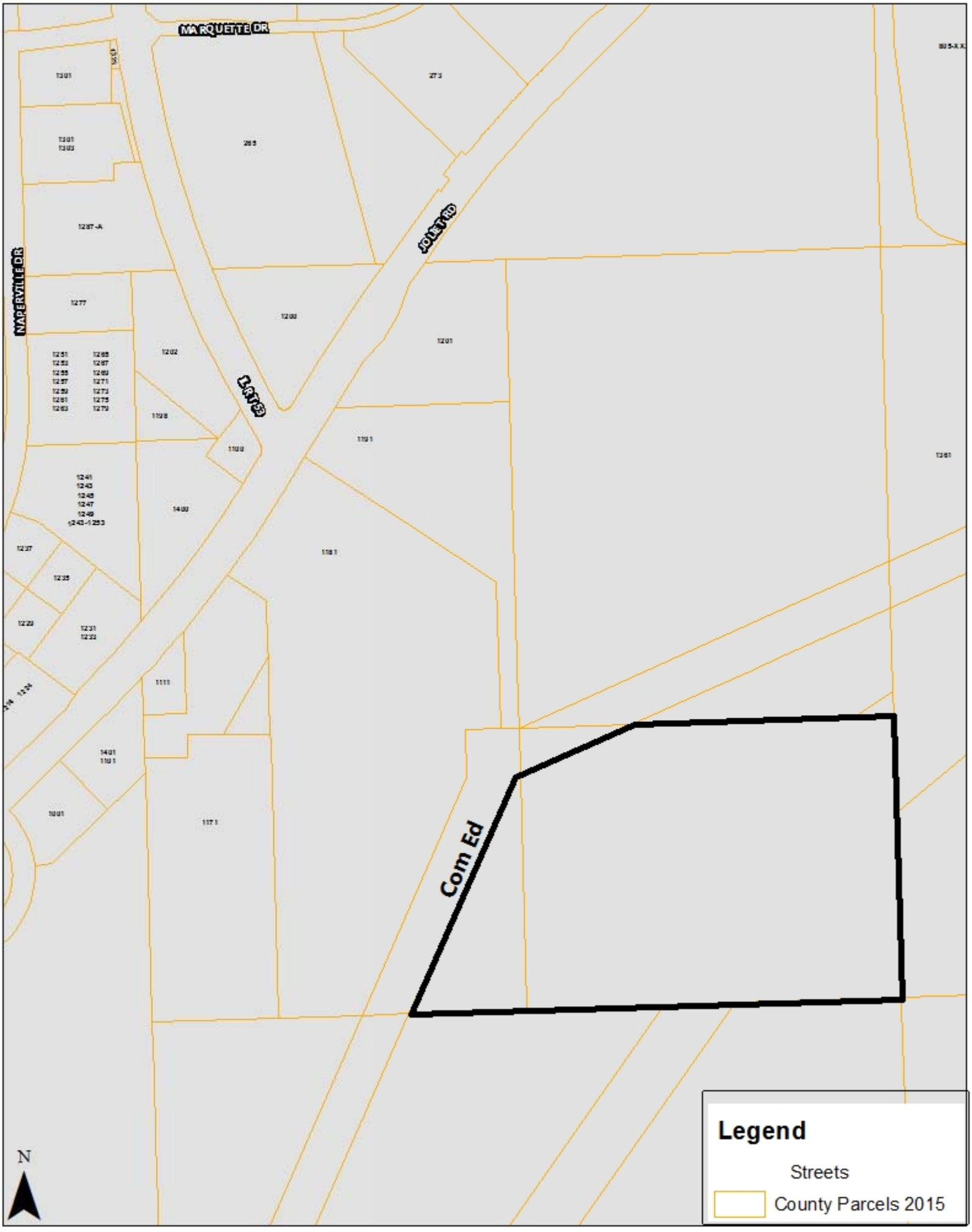
PARCEL 5:

EASEMENT FOR A PRIVATE ROADWAY, SIXTEEN AND ONE-HALF FEET IN WIDTH, AS RESERVED IN A DEED RECORDED MARCH 11, 1949 AS DOCUMENT 652939 FOR THE BENEFIT OF PARCELS 2 AND 3, TAKEN AS A TRACT.

PIN NUMBERS: 12-02-26-100-023-0000 (part of)

12-02-26-100-022-0000 (part of)

# South IL 53 / Joliet 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 Gateway South Lower 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.

President, Village of Romeoville
Will County, Illinois

ATTEST:

Village Clerk

Attachment C


# TRACY, JOHNSON & WILSON

Attorneys at Law
Busey Bank Building
2801 Black Road, Second Floor
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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)


October 21, 2026

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

Re: Gateway South Lower 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 Gateway South Lower 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 Gateway South Lower General TIF Goals, the Redevelopment Objectives and Development and Design Objectives.

## TIF Revenue

The first TIF property tax revenues were generated by the 2017 levy and received during the 18-19 fiscal year. $119,335 was received in FY25-26 and total to-date is $594,265.

## ABBOTT LAND GATEWAY LLC DEVELOPER AGREEMENT

The Village entered into an agreement in FY 17-18 with Abbott Land to reimburse the developer for eligible TIF costs. The developer built a small industrial building and making a number of site and infrastructure improvements. The developer receives 90% of the TIF revenues. The Village paid $107,401 in incentives in FY25-26 and paid $534,707 to-date.

SIKICH

Attachment K

# Village of Romeoville, Illinois

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

## Lower Gateway South TIF District Fund

**For the Year Ended April 30, 2026**

**VILLAGE OF ROMEOVILLE, ILLINOIS**
LOWER GATEWAY SOUTH TIF DISTRICT FUND
TABLE OF CONTENTS


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| SUPPLEMENTARY INFORMATION | |
| Balance Sheet | 3 |
| Schedule of Revenues, Expenditures and Changes in Fund Balance | 4 |

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+1 (630) 566-8400

**sikich.com**

# 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
LOWER GATEWAY SOUTH TIF DISTRICT FUND

April 30, 2026

| | |
|---|---|
| **ASSETS** | |
| Cash and cash equivalents | $ 57,692 |
| **TOTAL ASSETS** | $ 57,692 |
| **LIABILITIES AND FUND BALANCE** | |
| **LIABILITIES** | |
| None | $ - |
| Total liabilities | - |
| **FUND BALANCE** | |
| Restricted for economic development | 57,692 |
| Total fund balance | 57,692 |
| **TOTAL LIABILITIES AND FUND BALANCE** | $ 57,692 |

(See independent auditor's report supplementary information.)

**VILLAGE OF ROMEOVILLE, ILLINOIS**

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
LOWER GATEWAY SOUTH TIF DISTRICT FUND

For the Year Ended April 30, 2026

| | |
|---|---|
| **REVENUES** | |
| Property taxes | $ 119,335 |
| Investment income | 1,985 |
| Total revenues | 121,320 |
| **EXPENDITURES** | |
| General government | 108,901 |
| Total expenditures | 108,901 |
| NET CHANGE IN FUND BALANCE | 12,419 |
| FUND BALANCE, MAY 1 | 45,273 |
| **FUND BALANCE, APRIL 30** | $ 57,692 |

(See independent auditor's report supplementary information.)

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Naperville, IL 60563
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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