

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

FY 2023

Name of Redevelopment Project Area:

Bartonville Village Industrial Park

Primary Use of Redevelopment Project Area*: Combination/Mixed

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

If "Combination/Mixed" List Component Types: Indust, Comm, Res

Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):
 Tax Increment Allocation Redevelopment Act
 Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (labeled Attachment A).		
For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).	x	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		x
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		x
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).		x
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).	x	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	x	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	x	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).	x	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).	x	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality, setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> 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	

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 2023

Name of Redevelopment Project Area:

Bartonville Village Industrial Park

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 78,373

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		\$ 12,921,334	96%
State Sales Tax Increment		\$ -	0%
Local Sales Tax Increment		\$ -	0%
State Utility Tax Increment		\$ -	0%
Local Utility Tax Increment		\$ -	0%
Interest	\$ 4,157	\$ 466,663	3%
Land/Building Sale Proceeds		\$ -	0%
Bond Proceeds		\$ 672	0%
Transfers from Municipal Sources		\$ -	0%
Private Sources		\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 19,791	0%

All Amount Deposited in Special Tax Allocation Fund \$ 4,157

Cumulative Total Revenues/Cash Receipts \$ 13,408,460 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 2,396

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 2,396

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 1,761

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 80,134

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

The auditor's fund balance includes a developer's loan receivable.

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 2023

Name of Redevelopment Project Area:

Bartonville Village Industrial Park

**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.		\$ -
Legal Fees	1,071	
Accounting/Audit Fees	1,325	
3. Cost of marketing sites.		\$ 2,396
4. Property assembly cost and site preparation costs.		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
6. Costs of the construction of public works or improvements.		\$ -
		\$ -

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

FY 2023

Name of Redevelopment Project Area:

Bartonville Village Industrial Park

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

FUND BALANCE BY SOURCE	\$ 80,134
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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
Legal and Audit Fees		\$ 8,000
Distributions to Taxing Bodies		\$ 77,000
Total Amount Designated for Project Costs		\$ 85,000

TOTAL AMOUNT DESIGNATED	\$ 85,000
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SURPLUS/(DEFICIT)	\$ (4,866)
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SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2023

Name of Redevelopment Project Area:

Bartonville Village Industrial Park

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.
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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 2023

Name of Redevelopment Project Area:

Bartonville Village Industrial Park

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:	25
2b. The total number of NEW projects undertaken by the municipality in fiscal year 2022 and any fiscal year thereafter, within the Redevelopment Project area, if any.	0

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
TOTAL:			
Private Investment Undertaken (See Instructions)	\$ 7,653	\$ -	\$ -
Public Investment Undertaken	\$ 7,162,253	\$ -	\$ 7,162,253
Ratio of Private/Public Investment	0		0

Project 1 Name: Condre Building Project (Land Project)

Private Investment Undertaken (See Instructions)	\$ 7,653		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2 Name: Zeller Park Gazebo

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 87,239		\$ 87,239
Ratio of Private/Public Investment	0		0

Project 3 Name: Power House Cleanup

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 530,048		\$ 530,048
Ratio of Private/Public Investment	0		0

Project 4 Name: Entec Extension

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 472,896		\$ 472,896
Ratio of Private/Public Investment	0		0

Project 5 Name: Pfeiffer Road

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,395,115		\$ 1,395,115
Ratio of Private/Public Investment	0		0

Project 6 Name: Dining Hall

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 236,643		\$ 236,643
Ratio of Private/Public Investment	0		0

Project 7 Name: Constitution Avenue

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	379,387	\$ 379,387
Ratio of Private/Public Investment		0	0

Project 8 Name: Street Improvements

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	311,695	\$ 311,695
Ratio of Private/Public Investment		0	0

Project 9 Name: Pfeiffer Road Sidewalks

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	156,984	\$ 156,984
Ratio of Private/Public Investment		0	0

Project 10 Name: Storm Sewers/Drainage

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	311,256	\$ 311,256
Ratio of Private/Public Investment		0	0

Project 11 Name: Bowen Building Project

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	281,930	\$ 281,930
Ratio of Private/Public Investment		0	0

Project 12 Name: Deep Well Sealing

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	45,600	\$ 45,600
Ratio of Private/Public Investment		0	0

Project 13 Name: Better Beverages Land Acquisition

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	111,098	\$ 111,098
Ratio of Private/Public Investment		0	0

Project 14 Name: Reline Storm Water/Sewer

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	95,056	\$ 95,056
Ratio of Private/Public Investment		0	0

Project 15 Name: Overlay and Seal Parking Lot

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	11,560	\$ 11,560
Ratio of Private/Public Investment		0	0

Project 16 Name: Sidewalk Replacement

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	6,366	\$ 6,366
Ratio of Private/Public Investment		0	0

Project 17 Name: 2015 Roadway Project

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	301,881	\$ 301,881
Ratio of Private/Public Investment		0	0

Project 18 Name: JFL Building Improvements

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	50,000	\$ 50,000
Ratio of Private/Public Investment		0	0

Project 19 Name: NECA Land Acquisition

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	130,836	\$ 130,836
Ratio of Private/Public Investment		0	0

Project 20 Name: United Facilities Building Improvements

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	183,000	\$ 183,000
Ratio of Private/Public Investment		0	0

Project 21 Name: Lighting Improvements

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	150,507	\$ 150,507
Ratio of Private/Public Investment		0	0

Project 22 Name: Roadway Project

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,068,729	\$ 1,068,729
Ratio of Private/Public Investment		0	0

Project 23 Name: IBEW Property Acquisition

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

Project 24 Name: Bowen Demolition

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	516,925	\$ 516,925
Ratio of Private/Public Investment		0	0

Project 25 Name: JATC Site Preparation

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	77,502	\$ 77,502
Ratio of Private/Public Investment		0	0

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

FY 2023

Name of Redevelopment Project Area:

Bartonville Village Industrial Park

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

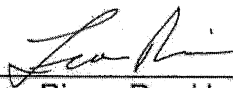
Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	

ATTACHMENT B

Chief Executive Officer Certification

I, Leon Ricca, am the duly elected President of the Village of Bartonville, County of Peoria, State of Illinois and, as such, do hereby certify that the Village of Bartonville has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the current municipal fiscal year (May 1, 2022 – April 30, 2023).

Dated: 3-19, 2024.



Leon Ricca, President
Village of Bartonville

Hasselberg Grebe Snodgrass Urban & Wentworth

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February 29, 2024

Office of the Illinois Comptroller
Local Government Division
100 W. Randolph St., Suite 15-500
Chicago, IL 60601-3252

Re: Village of Bartonville – 2023 Annual TIF Report

To Whom It May Concern:

I am currently acting as counsel to the Village of Bartonville for the limited purpose of preparing and filing this Annual TIF Report.

Subject to the assumptions identified herein, I have reviewed the Village of Bartonville's 2023 Annual TIF Report and based on that review, it is my opinion that during the Village of Bartonville's fiscal year beginning May 1, 2022 and ending April 30, 2023, the Village of Bartonville complied with the Tax Increment Allocation Redevelopment Act. In preparing this letter I have assumed, without independent verification, the accuracy and completeness of the information contained in the Village of Bartonville's 2023 Annual TIF Report. This opinion relates only to the time period set forth above, and is based only upon the information contained in the Village of Bartonville's 2023 Annual TIF Report.

Very truly yours,

**HASSELBERG GREBE SNODGRASS
URBAN & WENTWORTH**



William P. Streeter

ATTACHMENT D

Activities Statement

During the fiscal year 2022 – 23, the Village of Bartonville undertook the following activities in the redevelopment project area:

- Bowen project agreement enforcement
- Planning for project closure and distributions

ATTACHMENT K – Audited Financial Statement

Exhibit D

VILLAGE OF BARTONVILLE
 STATEMENT OF CASH RECEIPTS, DISBURSEMENTS,
 AND CHANGES IN FUND BALANCES - MODIFIED CASH BASIS
 GOVERNMENTAL FUNDS
 FOR THE FISCAL YEAR ENDED APRIL 30, 2023

	General Fund	Motor Fuel Tax Fund	IMRF Fund	TIF Fund	Total Governmental Funds
Cash Receipts:					
Taxes:					
Property Taxes	1,286,393	-	137,062	-	1,423,455
Local Sales Taxes	981,322	-	-	-	981,322
State Motor Fuel Taxes	-	250,382	-	-	250,382
Intergovernmental	2,918,744	-	-	-	2,918,744
Franchise and Excise Taxes	68,087	-	-	-	68,087
Other State and Municipal Taxes	28,050	-	-	-	28,050
Charges for Services:					
Fines and Forfeitures	97,774	-	-	-	97,774
Licenses and Permits	63,744	-	-	-	63,744
Franchise Fees and Rebates	146,813	-	-	-	146,813
Gasoline Fees	138,982	-	-	-	138,982
Insurance Recoveries and Reimbursements	74,107	-	-	-	74,107
School Resource Officer	109,716	-	-	-	109,716
Miscellaneous Charges for Services	12,850	-	-	-	12,850
Operating Grants and Contributions:					
Federal Funds	415,943	-	-	-	415,943
Contributions	9,179	-	-	-	9,179
Capital Grants:					
Rebuild Illinois Bond Grant	-	71,077	-	-	71,077
Investment Earnings	90,982	274	56	4,157	95,469
Miscellaneous Income	28,451	-	-	-	28,451
Total Cash Receipts	<u>6,471,137</u>	<u>321,733</u>	<u>137,118</u>	<u>4,157</u>	<u>6,934,145</u>
Cash Disbursements:					
Current:					
General Government	1,256,788	-	4,993	-	1,261,781
Public Works and Transportation	722,397	475,878	24,524	-	1,222,799
Public Safety	2,152,130	-	22,706	-	2,174,836
Culture and Recreation	129,497	-	-	-	129,497
Development	-	-	-	2,396	2,396
Capital Outlay	315,271	-	-	-	315,271
Debt Service:					
Principal	32,206	-	-	-	32,206
Interest	17,843	-	-	-	17,843
Total Cash Disbursements	<u>4,626,132</u>	<u>475,878</u>	<u>52,223</u>	<u>2,396</u>	<u>5,156,629</u>
Excess of Cash Receipts Received Over (Under)					
Cash Disbursements	<u>1,845,005</u>	<u>(154,145)</u>	<u>84,895</u>	<u>1,761</u>	<u>1,777,516</u>
Other Financing Sources (Uses):					
Disposition of Capital Assets	<u>27,800</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>27,800</u>
Net Other Financing Sources (Uses)	<u>27,800</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>27,800</u>
Net Change in Fund Balances	1,872,805	(154,145)	84,895	1,761	1,805,316
Prior Year Fund Balance	<u>4,028,641</u>	<u>874,628</u>	<u>43,248</u>	<u>98,373</u>	<u>5,044,890</u>
Current Year Ending Fund Balance	<u>5,901,446</u>	<u>720,483</u>	<u>128,143</u>	<u>100,134</u>	<u>6,850,206</u>

See accompanying notes to the financial statements.

Gorenz and Associates, Ltd.
Certified Public Accountants

Russell J. Rumbold II, CPA
Cory S. Cowan, CPA

Jason A. Hobulin, CPA
Kyle P. Hendrickson, CPA

**Independent Auditor’s Report on Compliance with Illinois Municipal
Code Subsection (q) Section 11-74.4-3 of Public Act 85-1142**

Members of the Village Board
Village of Bartonville
Bartonville, Illinois

We have audited, in accordance with auditing standards generally accepted in the United States of America, the modified cash basis financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Village of Bartonville, Illinois (Village), as of and for the year ended April 30, 2023, and the related notes to the financial statements, which collectively comprise the Village’s basic financial statements, and have issued our report thereon dated February 2, 2024.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Village’s basic financial statements are free of material misstatement, we performed tests of its compliance with the provisions of Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act (Illinois Public Act 85-1142), noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. In connection with our audit, nothing came to our attention that caused us to believe that the Village failed to comply with Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act, insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Village’s noncompliance with the above-referenced Illinois Municipal Code, insofar as it relates to accounting matters.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of compliance with Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act and the results of that testing, and not to provide an opinion on the effectiveness of the Village’s compliance with Subsection (q) Section 11-74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act. This report is an integral part in considering the Village’s compliance with Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act. Accordingly, this communication is not suitable for any other purpose.

Gorenz and Associates, Ltd.

Peoria, Illinois
February 2, 2024