FY 2024
ANNUAL TAX INCREMENT FINANCE REPORT

SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality:	**Village of Sugar Grove**	Reporting Fiscal Year:	**2024**
County:	Kane	Fiscal Year End:	**4/30/2024**
Unit Code:	**045/095/32**		

FY 2024 TIF Administrator Contact Information-Required

First Name:	**Scott**	Last Name:	**Koeppel**		
Address:	160 S. Municipal Dr., Suite 110	Title:	Village Administrator		
Telephone:	630-391-7205	City:	Sugar Grove	Zip:	60554
E-mail	**skoeppel@sugargroveil.gov**				

I attest to the best of my knowledge, that this FY 2024 report of the redevelopment project area(s)

in the **City/Village** of: **Sugar Grove**

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

Written signature of TIF Administrator 10/2/2024
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
Industrial TIF District #1	1/17/2012	

*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 2024

Name of Redevelopment Project Area:

Industrial TIF District #1

Primary Use of Redevelopment Project Area*: Industrial

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

If "Combination/Mixed" List Component Types:

Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):

Tax Increment Allocation Redevelopment Act	X
Industrial Jobs Recovery Law	______

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] **If yes, please enclose the amendment (labeled Attachment A).** For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] **If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).**		X
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] **Please enclose the CEO Certification (labeled Attachment B).**		**X**
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] **Please enclose the Legal Counsel Opinion (labeled Attachment C).**		**X**
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] **If yes, please enclose the Activities Statement (labled Attachment D).**		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] **If yes, please enclose the Agreement(s) (labeled Attachment E).**	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] **If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).**	X	
Were there any reports ***submitted to*** the municipality ***by*** the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] **If yes, please enclose the Joint Review Board Report (labeled Attachment H).**	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] **If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).**	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality, setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] **If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (labeled Attachment J).**	X	
Has a cumulative of $100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) **If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K).**		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than $100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] **If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).**		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] **If yes, please enclose the list only, not actual agreements (labeled Attachment M).**	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. **If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).**	X	

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 2024

Name of Redevelopment Project Area:

Industrial TIF District #1

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period	$ 439,697

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	$ 486,679	$ 2,692,352	99%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 10,173	$ 15,334	1%
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	$ 496,852		
Cumulative Total Revenues/Cash Receipts		$ 2,707,686	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 41,719		
Transfers to Municipal Sources	$ -		
Distribution of Surplus	$ 200,000		
Total Expenditures/Disbursements	$ 241,719		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	$ 255,133		
Previous Year Adjustment (Explain Below)	$ -		
FUND BALANCE, END OF REPORTING PERIOD*	$ 694,830		

* 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 2024

Name of Redevelopment Project Area:

Industrial TIF District #1

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Audit Services	338	
Legal Services	97	
Economic Development Department Salary	39,062	
		$ 39,496
2. Annual administrative cost.		
		$ -
3. Cost of marketing sites.		
Conway Data Inc - Marketing Ad	1,750	
		$ 1,750
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.		
		$ -

SECTION 3.2 A
PAGE 3

13. Relocation costs.		
		$ -
14. Payments in lieu of taxes.		
		$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		$ -
17. Cost of day care services.		
		$ -
18. Other.		
ITIA Membership & Conference	473	
		$ 473

TOTAL ITEMIZED EXPENDITURES	**$ 41,719**

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

FY 2024

Name of Redevelopment Project Area:

Industrial TIF District #1

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

Name	Service	Amount

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

FY 2024

Name of Redevelopment Project Area:

Industrial TIF District #1

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

FUND BALANCE BY SOURCE	$ 694,830

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**
Redevelopment Commitments within TIF District Boundaries		$ 950,000
West Wheeler Rd. Repaving		$ 275,000
Total Amount Designated for Project Costs		$ 1,225,000

TOTAL AMOUNT DESIGNATED	$ 1,225,000
SURPLUS/(DEFICIT)	$ (530,170)

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

FY 2024

Name of Redevelopment Project Area:

Industrial TIF District #1

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X	**Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.**

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

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

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

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

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

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

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

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

FY 2024

Name of Redevelopment Project Area:

Industrial TIF District #1

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	

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:	3
2b. Did the municipality undertake any **NEW** projects 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	$ 187,951	$ -	$ 187,951
Ratio of Private/Public Investment	0		0

Project 1 Name: Airpark Dr. Repaving

Private Investment Undertaken (See Instructions)	$ -	$ -	$ -
Public Investment Undertaken	$ 99,844	$ -	$ 99,844
Ratio of Private/Public Investment	0		0

Project 2 Name: Bucktail Lane Repaving

Private Investment Undertaken (See Instructions)	$ -	$ -	$ -
Public Investment Undertaken	$ 69,974	$ -	$ 69,974
Ratio of Private/Public Investment	0		0

Project 3 Name: Sanitary Sewer Feasibility Study

Private Investment Undertaken (See Instructions)	$ -	$ -	$ -
Public Investment Undertaken	$ 18,133	$ -	$ 18,133
Ratio of Private/Public Investment	0		0

Project 4 Name:

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

Project 5 Name:

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

Project 6 Name:

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

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.
SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2024
Name of Redevelopment Project Area:

Industrial TIF District #1

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

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

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

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, for the reporting period, 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, for the reporting period, 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 2024

Name of Redevelopment Project Area:

Industrial TIF District #1

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

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 2024

Name of Redevelopment Project Area:

Industrial TIF District #1

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area.

Year of Designation	Base EAV	Reporting Fiscal Year EAV
1/17/2012	$ 7,881,103	13,449,807

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

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

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
See attached Exhibit for Breakdown - Unable to fit all taxing districts in this list	$ 200,000
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -

Attachment A

VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS

ORDINANCE NO. 2020-0121B

ORDINANCE AMENDING THE SUGAR GROVE INDUSTRIAL REDEVELOPMENT PROJECT AREA #1, REMOVING CERTAIN PARCELS FROM SAID PROJECT AREA

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 21sth day of January 2020

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove
this 21sth day of January 2020

ORDINANCE 2020-0121B

ORDINANCE AMENDING THE SUGAR GROVE INDUSTRIAL REDEVELOPMENT PROJECT AREA #1, REMOVING CERTAIN PARCELS FROM SAID PROJECT AREA

WHEREAS, the Village of Sugar Grove, Illinois (the "Village"), pursuant to the Tax Increment Allocation Redevelopment Act, as amended (the "Act") (65 ILCS 5/11-74.4-1, *et seq.*), on January 17, 2012 adopted Ordinance No. 2012-0117B designating the Sugar Grove Industrial Redevelopment Project Area #1 (the "Area"); and,

WHEREAS, the Village desires to amend the boundaries of the Area by removing properties which are identified by the parcel numbers as listed on Exhibit A and legally described on Exhibit B, which exhibits are attached and made a part of this Ordinance; and

WHEREAS, pursuant to Section 11-74.4-5(c) of the TIF Act:

> "Changes which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, (4) the total estimated Redevelopment Project Costs will not be increased or (5) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, may be made without further hearing, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district."; and;

WHEREAS, the Sugar Grove Industrial Redevelopment Project Area #1 hereafter amended includes only those contiguous parcels of real property and improvements thereon that will substantially benefit the Village.

NOW, THEREFORE, BE IT ORDAINED, BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, as follows:

SECTION 1. The foregoing preambles are adopted as if restated.

SECTION 2. The Sugar Grove Industrial Redevelopment Project Area #1 is hereby amended by deleting therefrom those parcels of real property as listed on Exhibit A and legally described on Exhibit B.

SECTION 3. The date of completion of the redevelopment project is not extended beyond original date, being that which is permitted by law.

SECTION 4. Pursuant to the TIF Act, the changes made to Sugar Grove Industrial Redevelopment Project Area #1 evidenced by this Ordinance shall be mailed to registered interested parties and taxing districts, and shall be published in a newspaper of general circulation, not later than ten (10) days following the passage of this Ordinance.

SECTION 5. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

SECTION 6. Passage and Approval. PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 21st day of January 2020.

ATTEST:

P. Sean Michels,	Cynthia L. Galbreath,
President of the Board of Trustees	Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Sean Herron	✓			
Trustee Ted Koch	✓			
Trustee Jen Konen	✓			
Trustee Heidi Lendi		✓		
Trustee Rick Montalto	✓			
Trustee Ryan Walter				✓

EXHIBIT A

Parcel Identification Number List

1419100030
1419100034
1419100040
1419100041
1419100042
1419200015
1419200016
1419200017
1419200019

EXHIBIT B

Legal Description

THAT PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-200-019 WITH THE SOUTH LINE OF U.S. 30; THENCE SOUTHERLY, ON THE EAST LINE OF SAID PARCEL, TO THE NORTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE WESTERLY, ON SAID NORTH LINE, TO THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-041; THENCE NORTHERLY, ON SAID WEST LINE, TO THE SOUTH LINE OF SAID U.S. 30; THENCE NORTHERLY TO THE INTERSECTION OF THE NORTH LINE OF SAID U.S. 30 WITH THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-030; THENCE NORTHERLY, ON SAID WEST LINE, 456 FEET MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 19; THENCE EASTERLY, ON SAID NORTH LINE, TO THE EAST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-200-015; THENCE SOUTHERLY, ON SAID EAST LINE, TO THE NORTH LINE OF SAID U.S. 30; THENCE WESTERLY, ON SAID NORTH LINE, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL OF LAND WITH P.I.N. OF 14-19-200-019; THENCE SOUTHERLY, ON SAID NORTHERLY EXTENSION TO THE POINT OF BEGINNING.

ATTACHMENT B

INDUSTRIAL TIF DISTRICT #1

FISCAL YEAR 2023 - 2024 ANNUAL REPORT

Village of Sugar Grove, Illinois

Kane County

Certification of the Chief Executive Officer of the municipality that the municipality has complied with all the requirements of this Act during the preceding fiscal year.

I, Scott Koeppel, the duly appointed Chief Executive Officer of the Village of Sugar Grove, County of Kane, State of Illinois, do hereby certify that to the best of my knowledge the Village of Sugar Grove has complied with all requirements pertaining to the Illinois Tax Increment Allocation Act during the past municipal fiscal year (May 1, 2023 – April 30, 2024).

Scott Koeppel
Village Administrator

10/2/2024
Date

Ottosen DiNolfo
Hasenbalg & Castaldo, Ltd.

1804 North Naper Boulevard, Suite 350, Naperville, IL 60563
Phone 630.682.0085 • Fax 630.682.0788 • www.ottosenlaw.com

Kathleen Field Orr

Direct 708-267-6244
kfo@ottosenlaw.com

October 4, 2024

Susana A. Mendoza, State Comptroller
State of Illinois Building
100 West Randolph Street
Suite 15-500
Chicago, Illinois 60601

Dear Ms. Mendoza,

I have acted as Special Counsel for the Village of Sugar Grove, Kane County, Illinois (the "*Village*") in connection with the administration of the Industrial Redevelopment Project Area #1.

I have reviewed all of the information provided to me by the Village's Finance Director, and to the best of my knowledge and belief find that the Village has conformed with all of the applicable provisions of the *Tax Increment Allocation Redevelopment Act*, 60 ILCS 5/11-74.4-1, *et seq.*, for the fiscal year ending April 30, 2024.

Very truly yours,

OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.

Kathleen Field Orr

ATTACHMENT C

ATTACHMENT D

INDUSTRIAL TIF DISTRICT #1
FISCAL YEAR 2023-2024 ANNUAL REPORT
Village of Sugar Grove, Illinois
Kane County

Activities undertaken in redevelopment project area:

Fiscal Year 2014-2017

- The Village of Sugar Grove working in partnership with IDOT on US Route 30 and Dugan Road project with patching and resurfacing from US-30 to the south Village limits and pavement rehabilitation of Dugan Road from US-30 to the north of Village limits.

Fiscal Year 2018-2019

- The Village of Sugar Grove contracted with D Construction to complete the repaving of Airpark Dr. within the TIF's industrial area. These activities have been completed and will not continue through to the following fiscal year.

Fiscal Year 2019-2020

- The Village of Sugar Grove contracted with Stark & Son Trenching to complete the repaving of Bucktail Lane within the TIF's industrial area. These activities have been completed and will not continue through to the following fiscal year.
- TIF #2 boundaries were extended, which resulted in TIF #1 having some parcels removed from the existing boundaries.

Fiscal Year 2020-2021

- Completed a Redevelopment Agreement with Metronet Fiber within the TIF Boundaries which is a new business locating within the district.
- Contracted with Engineering Enterprises Inc. to work on a feasibility study to extend the Sanitary Sewer further into the TIF District to serve existing business which are currently on Septic.

- The Village Board declared a $50,000 surplus in the TIF distributed back to the Taxing Districts.

Fiscal Year 2021-2022

- The Village Board declared a $50,000 surplus in the TIF, distributed back to the Taxing Districts.
- Continued work on the feasibility study to extend Sanitary Sewer further into the TIF District.

Fiscal Year 2022-2023

- The Village Board received the feasibility study of extending Sanitary Sewer further into the TIF District back from the Village engineers. Due to the extensive costs and ability to complete the project, it was determined the Village would not be moving forward with the project.
- The Village Board declared a $1,000,000 surplus in the TIF, distributed back to the Taxing Districts. This was in response to having funds set aside in the Fund for the Sanitary Sewer project, that the Village Board is no longer moving forward with.

Fiscal Year 2023-2024

- The Village Board declared a $200,000 surplus in the TIF, distributed back to the Taxing Districts.

Attachment K

Industrial Tax Increment Financing #1 - Capital Projects Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2024

	Original Budget	Final Budget	Actual
Revenues			
Property Taxes	$ 486,009	486,009	486,679
Investment Income	300	300	10,173
Total Revenues	486,309	486,309	496,852
Expenditures			
General Government			
Community Development			
Personnel	3,250	3,250	473
Contractual Services	3,400	3,400	2,185
Other	—	—	200,000
Total Expenditures	6,650	6,650	202,658
Excess (Deficiency) of Revenues Over (Under) Expenditures	479,659	479,659	294,194
Other Financing (Uses)			
Transfers Out	(39,062)	(39,062)	(39,062)
Net Change in Fund Balance	440,597	440,597	255,132
Fund Balance - Beginning			439,697
Fund Balance - Ending			694,829

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REPORT OF INDEPENDENT ACCOUNTANTS

Attachment L

September 28, 2024

The Honorable Village President
Members of the Board of Trustees
Village of Sugar Grove, Illinois

We have examined management's assertion included in its representation report that the Village of Sugar Grove, Illinois, with respect to the Industrial Tax Increment Finance District #1, complied with the requirements 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, 2024. As discussed in that representation letter, management is responsible for the Village of Sugar Grove, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village of Sugar Grove, Illinois' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Village of Sugar Grove, Illinois' compliance with specified requirements.

In our opinion, management's assertion that the Village of Sugar Grove, Illinois complied with the aforementioned requirements during the year ended April 30, 2024 and is fairly stated in all material respects.

This report in intended solely for the information and use of the President, Board of Trustees, management, and the Illinois Department of Revenue and is not intended to be and should not be used by anyone other than these specified parties.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

Attachment O

LEGAL DESCRIPTION

THAT PART OF SECTIONS 13 AND 24 IN TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF SECTIONS 18 AND 19 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AERO CORPORATE PARK SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE WEST LINE OF SAID SECTION 18; THENCE CONTINUING EASTERLY 1169.64 FEET, MORE OR LESS TO A POINT; THENCE CONTINUING EASTERLY 1830.30 FEET, MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF A PARCEL OF LAND, HAVING A P.I.N. OF 14-18-400-009, SAID LINE BEING 285.80 FEET, MORE OR LESS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE EASTERLY ALONG A LINE THAT IS PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT 170.30 FEET WEST OF THE EAST LINE OF SAID SECTION 18; THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE TO THE NORTH LINE OF U.S. HIGHWAY 30; THENCE WESTERLY ALONG SAID NORTH LINE TO THE INTERSECTION OF THE EAST LINE OF FARRAR-HEGERMAN SUBDIVISION EXTENDED NORTH; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SUGAR GROVE INDUSTRIAL PARK UNIT 2; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID INDUSTRIAL PARK AND THE SOUTH LINE OF SUGAR GROVE INDUSTRIAL PARK UNIT 1 TO THE EAST LINE OF DUGAN ROAD; THENCE CONTINUING WESTERLY ON AN EXTENSION OF SAID SOUTH LINE 66.00 FEET TO THE WEST LINE SAID DUGAN ROAD; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF GRANART ROAD; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE INTERSECTION THE WEST LINE OF MARQUETTE INDUSTRIAL PARK EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG SAID WEST LINE SAID LINE ALSO BEING THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24, TO THE NORTHEAST CORNER OF SAID WEST HALF, THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13 TO THE SOUTHWEST CORNER OF SAID AERO CORPORATE PARK SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID AERO CORPORATE PARK SUBDIVISION TO THE POINT OF BEGINNING.

January 10, 2012

LEGAL DESCRIPTION (REMOVED FROM TIF 1)

THAT PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-200-019 WITH THE SOUTH LINE OF U.S. 30; THENCE SOUTHERLY, ON THE EAST LINE OF SAID PARCEL, TO THE NORTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE WESTERLY, ON SAID NORTH LINE, TO THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-041; THENCE NORTHERLY, ON SAID WEST LINE, TO THE SOUTH LINE OF SAID U.S. 30; THENCE NORTHERLY TO THE INTERSECTION OF THE NORTH LINE OF SAID U.S. 30 WITH THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-030; THENCE NORTHERLY, ON SAID WEST LINE, 456 FEET MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 19; THENCE EASTERLY, ON SAID NORTH LINE, TO THE EAST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-200-015; THENCE SOUTHERLY, ON SAID EAST LINE, TO THE NORTH LINE OF SAID U.S. 30; THENCE WESTERLY, ON SAID NORTH LINE, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL OF LAND WITH P.I.N. OF 14-19-200-019; THENCE SOUTHERLY, ON SAID NORTHERLY EXTENSION TO THE POINT OF BEGINNING.

BOUNDARY MAP
INDUSTRIAL TIF DISTRICT #1 - AS AMENDED
Sugar Grove, IL

MORAN ECONOMIC DEVELOPMENT