



**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:**

**TIF # 4 (Will 2)**

<b>Primary Use of Redevelopment Project Area*:</b> Comm Retail	
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
<b>If "Combination/Mixed" List Component Types:</b> Retail Comm	
<b>Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):</b>	
Tax Increment Allocation Redevelopment Act	<input checked="" type="checkbox"/>
Industrial Jobs Recovery Law	<input type="checkbox"/>

**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)] <b>If yes, please enclose the amendment (labeled Attachment A).</b> <span style="float: right; color: red;">For</span> <span style="color: red;">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)]</span> <b>If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).</b>	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)] <b>Please enclose the CEO Certification (labeled Attachment B).</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)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		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)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>	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)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	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)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	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)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	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)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>	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)] <b>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).</b>	X	
An analysis prepared by a financial advisor or underwriter, <u>chosen by the municipality</u> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; <u>and actual debt service</u> . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <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).</b>	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) <b>If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		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)] <b>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).</b>		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)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>	X	
<span style="color: red;">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.</span> <b>If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).</b>	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:**

**TIF # 4 (Will 2)**

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

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (37,751)

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	\$ 94,019	\$ 1,595,168	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			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** \$ 94,019

**Cumulative Total Revenues/Cash Receipts** \$ 1,595,168 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ 73,405

**Transfers to Municipal Sources**

**Distribution of Surplus**

**Total Expenditures/Disbursements** \$ 73,405

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements** \$ 20,614

**Previous Year Adjustment (Explain Below)**

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ (17,137)

\* 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:**

**TIF # 4 (Will 2)**

**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.		
Professional Services	1,911	
Payout Services	71,494	
		\$ 73,405
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		
		\$ -



**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.		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 73,405</b>



**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:**

**TIF # 4 (Will 2)**

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

**FUND BALANCE BY SOURCE** \$ (17,137)

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
3670 Redevelopemnt Agreement	\$ 1,104,172	
Medvoc	\$ 70,000	
Lamastus Development	\$ 52,939	\$ 52,939
<b>Total Amount Designated for Obligations</b>	<b>\$ 1,227,111</b>	<b>\$ 52,939</b>

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Capital Projects/TIF Incentives		\$ 55,000
Other TIF Expenditures		\$ 7,500
<b>Total Amount Designated for Project Costs</b>		<b>\$ 62,500</b>

**TOTAL AMOUNT DESIGNATED** \$ 115,439

**SURPLUS/(DEFICIT)** \$ (132,576)

**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:**

**TIF # 4 (Will 2)**

**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:**

**TIF # 4 (Will 2)**

**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':**

<b>1. NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
<b>2a.</b> The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	2
<b>2b.</b> Did the municipality undertake any <b>NEW</b> projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?	0

<b>LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:</b>			
<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ 4,400,000	\$ -	\$ -
Public Investment Undertaken	\$ 1,171,172	\$ -	\$ -
Ratio of Private/Public Investment	3 28/37		0

**Project 1 Name: Facade Improvements**

Private Investment Undertaken (See Instructions)	\$ 3,200,000		
Public Investment Undertaken	\$ 1,101,172		
Ratio of Private/Public Investment	2 29/32		0

**Project 2 Name: Reflections Yoga**

Private Investment Undertaken (See Instructions)	\$ 1,200,000		
Public Investment Undertaken	\$ 70,000		
Ratio of Private/Public Investment	17 1/7		0

**Project 3 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
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 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:**

**TIF # 4 (Will 2)**

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

<b>Optional Documents</b>	<b>Enclosed</b>
Legal description of redevelopment project area	
Map of District	



# VILLAGE OF STEGER

3320 LEWIS AVENUE • STEGER, ILLINOIS 60475  
(708) 754-3395 • Fax: (708) 754-1913  
[www.VillageOfSteger.org](http://www.VillageOfSteger.org)

## Board of Trustees

Tim Perchinski • Cindy Trotier • Steven Thurmond  
Gerald Stewart • Star Kaminski • Jim Hanus

## WILLIAM J. JOYCE

*Village President*

[WJoyce@VillageofSteger.org](mailto:WJoyce@VillageofSteger.org)

## Joseph M. Zagone, Jr.

*Village Clerk*

[JZagone@VillageOfSteger.org](mailto:JZagone@VillageOfSteger.org)

## Mary Jo Seehausen

*Village Administrator*

[MSeehausen@VillageOfSteger.org](mailto:MSeehausen@VillageOfSteger.org)

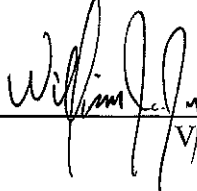
## ATTACHMENT B

CERTIFICATION OF THE VILLAGE OF STEGER,  
COUNTIES OF COOK AND WILL, STATE OF ILLINOIS

### REGARDING

COMPLIANCE WITH TAX INCREMENT ALLOCATION REDEVELOPMENT ACT  
DURING THE FISCAL YEAR ENDING DECEMBER 31, 2024  
TIF DISTRICT #4 (WILL 2)

As the Village President and Chief Executive Officer of the Village of Steger, Counties of Cook and Will, State of Illinois (the "Village") I do hereby certify, to the best of my knowledge and belief, and based solely on information provided to me by Village employees and consultants responsible for preparing the annual report required by the Illinois Tax Increment Allocation Redevelopment Act (the "Act"), that the Village has complied with the provisions of the Act during the fiscal year beginning January 1, 2024 and ending December 31, 2024.

  
\_\_\_\_\_  
Village President

November 13, 2025

Village of Steger – TIF District #4 (Will 2)  
Fiscal Year Ending December 31, 2024



DEL GALDO LAW GROUP, LLC

*Attorneys & Counselors*

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**ATTACHMENT C**

November 13, 2025

Hon. Susana A. Mendoza  
Office of the Comptroller  
Attn.: Local Government Division  
555 West Monroe Street  
Chicago, Illinois 60661

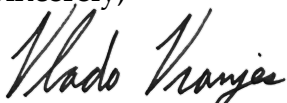
RE: Attorney Review for TIF Compliance  
Village of Steger – TIF District No. 4 (Will County 2)  
Fiscal Year Ending December 31, 2024

Dear Comptroller Mendoza:

This letter confirms that the law firm of Del Galdo Law Group, LLC serves as legal counsel for the Village of Steger, Illinois (“Village”). At the request of the Village, we have reviewed the information and documentation provided by Village staff and the Village’s consultants concerning the administration of the above-referenced TIF District.

Based upon our review, and to the best of our knowledge and belief, it is our opinion that the Village of Steger has complied with the applicable requirements of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) with respect to the TIF District for the fiscal year ending December 31, 2024.

Sincerely,

  
Village Attorney

**Village of Steger, Illinois**  
**Will Tax Increment Financing District #2**  
**Capital Projects Fund**  
**Financial Statements and Report on Compliance**  
**With Public Act 85-1142**  
**December 31, 2024**

## **Independent Auditor's Report**



## Independent Auditor's Report

To the Honorable President  
and Board of Trustees  
The Village of Steger, Illinois

### *Report on the Financial Statements*

We have audited the accompanying financial statements of the Village of Steger Will Tax Increment Financing District #2 Fund (the Fund), a capital projects fund of the Village of Steger, Illinois, as of and for the year ended December 31, 2024, and the related notes to the financial statements.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.



***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Fund as of December 31, 2024, and the changes in their financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Emphasis of Matter***

We draw attention to Note 1, which explains that these financial statements present only the Fund and do not purport to, and do not, present fairly the financial position of the Village of Steger, Illinois as of December 31, 2024, or the changes in its financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

***Other Matter***

Management has omitted management's discussion and analysis and budgetary comparison that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

*McConnell Jones LLP*

Houston, Texas  
October 16, 2025

**Village of Steger, Illinois**  
**Will Tax Increment Financing District #2**  
**Balance Sheet**  
**December 31, 2024**

**ASSETS**

Cash and investments	<u>\$ 518</u>
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**LIABILITIES AND FUND BALANCE**

**Liabilities**

Accounts payable	502
Due to other funds	17,153

**Fund Balance**

Unassigned	<u>(17,137)</u>
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Total liabilities and fund balance	<u>\$ 518</u>
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**Village of Steger, Illinois**  
**Will Tax Increment Financing District #2**  
**Schedule of Revenues, Expenditures, and Change in Fund Balance**  
**Year Ended December 31, 2024**

**REVENUES**

Property taxes	\$ 94,019
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**EXPENDITURES**

Economic development	
Professional services	1,911
Payout expense	71,494
Total expenditures	73,405

Net Change in Fund Balance	20,614
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Fund Balance - Beginning of Year	(37,751)
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<b>Fund Balance - End of Year</b>	<b>\$ (17,137)</b>
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**Village of Steger, Illinois**  
**Will Tax Increment Financing District #2**  
**Notes to the Financial Statements**  
**December 31, 2024**

**Note 1 - Significant Accounting Policies**

The accounting policies of the Will Tax Increment Financing District #2 ("TIF Fund"), for which the Village of Steger, Illinois (the "Village") board has oversight responsibility, conform to accounting principles generally accepted in the United States of America (GAAP) applicable to governmental units. The following is a summary of the significant accounting policies used by the TIF Fund:

***Reporting Entity***

The accompanying financial statements include the accounts of the TIF Fund for which the Village of Steger, Illinois board has oversight responsibility and are not intended to present fairly the financial position and results of operations of the Village as a whole.

The TIF Fund was established to account for transactions related to various capital projects within the municipality boundaries established by village ordinance. The Village intends to fund various expenditures of the projects and retire any debt issued for the project through property tax incremental revenue.

***Accounting and Reporting Principles***

The TIF Fund follows accounting principles generally accepted in the United States of America (GAAP), as applicable to governmental units. Accounting and financial reporting pronouncements are promulgated by the Governmental Accounting Standards Board.

***Fund Accounting***

The Village accounts for its various TIF Fund activities as capital projects funds in order to demonstrate accountability for how it has spent certain resources. The TIF Fund is classified as a governmental fund, which includes activities that provide general governmental services that are not business-type activities.

Capital Project Funds are used to account for the proceeds of specific revenue sources (property tax incremental revenue) that are legally restricted to expenditures for specified capital projects.

***Basis of Accounting***

The Village's funds use the current financial resources measurement focus and the modified accrual basis of accounting. This basis of accounting is intended to better demonstrate accountability for how the Funds have spent their resources.

Expenditures are reported when the goods are received or the services are rendered. Capital outlays are reported as expenditures (rather than as capital assets) because they reduce the ability to spend resources in the future.

Revenue is not recognized until it is collected or collected soon enough after the end of the year that it is available to pay for obligations outstanding at the end of the year. For this purpose, the Village considers amounts collected within 60 days of year end to be available for recognition. The following major revenue sources meet the availability criterion: property taxes associated with the current fiscal period.

***Specific Balances and Transactions***

***Cash and Cash Equivalents***

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity of three months or less when acquired.

**Village of Steger, Illinois**  
**Will Tax Increment Financing District #2**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

***Fund Balance Flow Assumptions***

The Village will sometimes fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Furthermore, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

***Property Tax Revenue***

Property taxes attach as an enforceable lien on January 1 of the levy year. They are levied in December (by passage of a tax levy ordinance). Tax bills are prepared by Will County as follows: issued on or about May 1 and are payable in two installments, on or about June 1 and September 1. The County collects such taxes and remits them periodically to the Village.

Property taxes receivable (net of allowance for uncollectible amounts based on prior history) are recorded at the time of the enforceable lien. The 2023 levy was recorded as revenue in 2024.

The Village does not record a receivable for property taxes related to the tax increment financing (TIF) districts. Due to the nature of TIF revenue, the Village does not levy a direct tax upon the districts. Instead, the property taxes are based solely upon the incremental increase in the property value, utilizing the tax rates of all the taxing bodies whose boundaries encompass the districts. As such, the Village cannot reasonably estimate the receivable and records the revenue on the cash basis.

***Use of Estimates***

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

**Note 2 - Deposits And Investments**

State statutes and the Village's investment policy authorize the Village to make deposits/investments in commercial banks, savings and loan institutions, obligations of the U.S. Treasury, GNMA's, Federal Home Loan Bank, bank-managed money market funds, Illinois Funds and the Illinois Metropolitan Investment Fund.

***Fund Deposits***

At year end, the carrying amount of the TIF Fund deposits as well as the bank balance totaled \$518.

***Custodial Credit Risk of Bank Deposits***

Custodial credit risk is the risk that in the event of a bank failure, the TIF Fund's deposits may not be returned to it. As of December 31, 2024, the TIF Fund's deposits were either FDIC insured or were collateralized with securities held by an independent third-party institution and pledged to the Village.

**Village of Steger, Illinois**  
**Will Tax Increment Financing District #2**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

**Note 3 - Tax Increment Revenue Pledged and TIF Obligations**

The Village has entered into redevelopment agreements with multiple developers of various projects within the Village's TIF districts. The agreements provide for the capture by the Village of incremental taxes from the properties for a period not to extend beyond December 31st of the year following the twenty-third (23rd) year from the date of designation of the Redevelopment Project Area. The incremental taxes so captured by the Village shall be utilized as described in the Redevelopment Agreement, including pledges to repay TIF obligations. The Village is liable only to the extent that the Village receives such incremental property taxes.

On November 15, 2006, the Village issued \$496,609 of Senior Lien Tax Increment Revenue (Capital Appreciation) Bonds, Series 2006. The remaining outstanding bonds totaling \$279,729 at December 31, 2024, are to be retired in annual installments ranging from \$65,000 to \$300,000, beginning November 15, 2018 through November 15, 2026. Interest is payable semiannually and is added to the principal balance due 10%. The bonds are payable from the Cook TIF 2 Fund.

On November 15, 2006, the Village also issued a \$66,000 Junior Lien Tax Increment Revenue Note, Series 2006-A. The note matures November 15, 2026, and accrues interest at 13% until principal is paid. Payments are due November 15 annually to the extent that incremental taxes are on deposit with the Village.

Both the 1998 and 2006 Junior Lien Notes are subordinate to their respective senior lien bonds. The senior and junior liens are each payable from the same incremental revenues generated by their respective redevelopment areas. Since the amount of those taxes is uncertain, with payments on the junior lien notes delayed until sufficient net incremental property taxes have been collected, no repayment schedule has been calculated for the junior lien notes. The order of payment on both junior lien notes from all available monies shall be as follows:

- a) To pay for previously accrued interest on the Junior Lien Note
- b) To pay for current interest on the Junior Lien Note
- c) To pay mandatory redemption of principal on the Junior Lien Note

The Village also has two notes with developers to reimburse them for approved redevelopment costs. The first was entered into in 2005 for a maximum amount of \$1,104,172, and the second in 2011 for a maximum amount of \$70,000. The second note was paid in full in 2019. Both notes provide annual payments of 75% of incremental taxes from the redevelopment area. The remaining amount due at December 31, 2024, was \$97,047. Since the amount of incremental taxes is uncertain, no repayment schedule has been calculated for these notes.

**Legal Debt Extinguishment**

On March 2, 1998, the Village issued a \$337,272 Junior Lien Tax Increment Revenue Note, Series 1998-A. The note matured November 15, 2017, and accrued interest at 15% until principal is paid. Payments are due November 15 annually to the extent that incremental taxes are on deposit with the Village. The Senior TIF Lien Bonds associated with this note were paid off in 2017.

On December 31, 2024, the Village legally extinguished its outstanding TIF Junior Lien Note Series 1998-A, with an original principal amount of \$337,272. The debt was legally extinguished as no future revenue or activity is expected from the associated financing source, eliminating the need to maintain the obligation.

This transaction qualifies as a legal extinguishment under GASB Statement No. 86, *Certain Debt Extinguishment Issues*, as the City has been legally released from being the primary obligor on the debt.

**Village of Steger, Illinois**  
**Will Tax Increment Financing District #2**  
**Notes to the Financial Statements (Continued)**  
**December 31, 2024**

**Note 4 – Tax Incentives and Abatements**

As of December 31, 2024, the Village of Steger, Illinois provides tax incentives under the *Tax Increment Allocation Redevelopment Act*. The Village uses Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-1 to, among other things, finance infrastructure redevelopment projects that retain, expand and create employment opportunities within the Village's TIF districts; increase industry and commerce within the State of Illinois; increase the tax base and eradicate potentially blighting conditions through the use of tax increment allocation financing for economic redevelopment. Under the TIF program, the Village authorizes incentives through passage of public ordinances based upon each business' investment criteria, and through a contractual redevelopment agreement with each business, including, among other things, a proposed TIF budget outlining the project and proof that the project and improvements have been made. Parcels located within a TIF District receive a property tax bill as well as any normal increase in the property tax bill; however, the increase or increment from the time the TIF is adopted and certified comes back to the Village to be used within the TIF District for the TIF eligible costs, some of which are described above. A portion of the agreed-upon amount of increment is rebated to the developer for the TIF-eligible costs in accordance with the signed and adopted Redevelopment Agreement. For the year ended December 31, 2024, the Village's property tax revenue was not reduced but was segregated by virtue of the TIF base value and the incremental property taxes collected. Payouts made by the Village under these programs for Will County TIF District #2 totaled \$71,494 for the year ended December 31, 2024.

## **Independent Auditor's Report on Compliance**



**McConnell  
Jones**

### **Independent Auditor's Report on Compliance**

To the Board of Trustees of  
The Village of Steger, Illinois

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of the Will Increment Financing District #2 (the "TIF Fund") of the Village of Steger, Illinois (the "Village") as of and for the year ended December 31, 2024, and the related notes to the financial statements and have issued our report thereon dated October 16, 2025.

In connection with our audit, nothing came to our attention that caused us to believe that the TIF Fund failed to comply with the regulatory provisions in Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act as it relates to eligibility for costs incurred incidental to the implementation of the TIF Fund of the Village. 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 TIF Fund's noncompliance with the above-referenced regulatory provision, insofar as they relate to accounting matters.

This report is intended solely for the information and use of the Village's board of trustees, management, and the State of Illinois and is not intended to be and should not be used by anyone other than these specified parties.

*McConnell Jones LLP*

Houston, Texas  
October 16, 2025

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