



**CITY OF NAPERVILLE
WATER STREET TIF DISTRICT
JOINT REVIEW BOARD MEETING
AGENDA**

Naperville Municipal Center – NEU Meeting Room
400 S. Eagle Street, Naperville, IL 60540
Friday, August 22, 2025
11:00 a.m.

A. Call To Order

B. Roll Call

C. Public Forum

D. New Business

1. Approve the minutes of the August 26, 2024 meeting
2. Receive the Water Street TIF Annual Report for the fiscal year ended December 31, 2024

E. Old Business

1. Review the Water Street TIF Debt Service Schedule

F. Adjournment

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Communications Department at least 48 hours in advance of the scheduled meeting. The Communications Department can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-420-6707 or 630-305-5205 (TDD) or via e-mail at info@naperville.il.us. Every effort will be made to allow for meeting participation.

JOINT REVIEW BOARD AGENDA ITEM

ACTION REQUESTED:

Approval of the August 26, 2024 meeting minutes

DEPARTMENT: Finance Department

SUBMITTED BY: Raymond Munch, Director of Finance



**CITY OF NAPERVILLE
WATER STREET TIF DISTRICT
JOINT REVIEW BOARD MEETING MINUTES**

DRAFT

August 26, 2024
2:30 p.m.

NEU Learning Center

A. CALL TO ORDER:

Raymond Munch, Finance Director, called the meeting to order at 2:30 p.m.

B. DISTRICT INTRODUCTIONS/ROLL CALL:

Taxing District:

Present:

City of Naperville – Raymond Munch
Naperville Park District – Sue Stanish
Naperville Township – Matthew Rasche
DuPage County – Paul Hoss
Citizen Member – Brien Nagle
Michael Frances – Naperville School District 203

Absent:

College of DuPage

City of Naperville Staff:

Sherrian Kelly – Budget Analyst

C. APPOINTMENT OF CHAIRPERSON:

Raymond Munch, Finance Director, was appointed as the Chairperson of the Board, following the exit of the former Finance Director, Rachel Mayer. A motion was made to accept the appointment, and was unanimously approved.

D. PUBLIC FORUM:

None.

E. NEW BUSINESS

1. Approve the minutes of the August 4, 2023, meeting

A motion was made by Frances and seconded by Stanish. Motion unanimously approved.

2. Receive the Water Street TIF Annual Report for the Fiscal Year ended December 31, 2023

Munch gave an overview of the 2023 Audited Financial Report. The Fund had beginning balances of \$40,272, with incremental tax revenue of \$652,599. Expenditures accounted for \$3,633 for costs associated with the annual audit. Frances questioned why the fees were down compared to the previous year. Munch indicated majority of costs were consumed in the General Fund. Transfer out totaling \$635,869 represented the full increment to the debt service fund. The funds' ending balance for FY2023 was \$53,369.

Munch indicated that the only outlier remaining is the parcel at River Main. Frances requested that a debt service schedule be provided at the next meeting.

Munch continued the presentation, noting that the frozen valuation of the TIF declined slightly as a result of the valuation of the parcels. The TIF valuation increased 7.8% from the previous year, driven by the quadrennial assessment. The TIF is projected to generate \$692,383 in tax increment.

Finally, Munch discussed the debt service summary with the remainder that the sole purpose of the TIF is to repay the debt from the construction of the Water Street improvements. Year-to-date, the TIF has supported \$4.5 million, with the projected amount remaining of \$8.8 million. It is assumed that the TIF will generate sufficient tax increment to cover the debt service by 2034.

There being no further questions, a motion to receive the report was made by Hoss and seconded by Stanish. The motion was unanimously approved.

E. OTHER BUSINESS:

Rasche updated the board on the status of the quadrennial assessment and gave an overview of the estimates for EAV next year.

F. ADJOURNMENT:

A motion to adjourn was made by Hoss and seconded by Rasche. Motion unanimously approved and the meeting was adjourned at 2:55 p.m.

JOINT REVIEW BOARD AGENDA ITEM

ACTION REQUESTED:

Receive the Water Street TIF Annual Report for the fiscal year ended December 31, 2024

DEPARTMENT: Finance Department

SUBMITTED BY: Raymond Munch, Director of Finance

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The Illinois Tax Increment Allocation Redevelopment Act requires that the Annual TIF Report be submitted to the state upon completion of the annual independent audit of the fund. That report shall then be submitted to the Joint Review Board. The City received the annual independent audit of the Water Street TIF on June 27, 2025, and subsequently transmitted the annual TIF report to the Illinois Comptroller's Office on July 3, 2025.

DISCUSSION:

As required by Illinois state statute, the City's independent auditor, Sikich CPA LLP, conducted the annual audit of the Water Street TIF Fund and submitted its audit report to the City on June 27, 2025. Per the audited financial statements for 2024, the fund had total revenue of \$690,681. Revenue included \$688,685 in property tax increment and \$1,996 in interest income.

Fund expenditures for annual auditing fees totaled \$3,869. Transfers out totaled \$688,685. Transfers out included the current-year tax increment transferred to the Debt Service Fund for payment of the TIF debt service.

The fund balance on December 31, 2023, totaled \$51,496, a net decrease of \$1,873 from 2023.

Further details can be found in the attached 2024 Annual TIF Report, which includes the independent audit report from Sikich.

FISCAL IMPACT:

N/A

ANNUAL TAX INCREMENT FINANCE REPORT



SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality:	<u>City of Naperville</u>	Reporting Fiscal Year:	2024
County:	<u>DuPage</u>	Fiscal Year End:	12/31/2024
Unit Code:	022/080/030		

FY 2024 TIF Administrator Contact Information-Required

First Name:	Raymond	Last Name:	Munch		
Address:	400 S Eagle Street	Title:	Finance Director		
Telephone:	630-305-5958	City:	Naperville	Zip:	60540
E-mail	munchr@naperville.il.us				

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

in the **City/Village** of:

Naperville

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.].

[Signature]

Director of TIE Administrator

7/3/2025

Written signature of TIF Administrator

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 DISTRICT

[illegible]

*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:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

Primary Use of Redevelopment Project Area*: CDB
*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 (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, <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)] 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 2024

Name of Redevelopment Project Area:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 53,369

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	\$ 688,685	\$ 3,989,138	21%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 1,996	\$ 484,773	3%
Land/Building Sale Proceeds		\$ 403,512	2%
Bond Proceeds		\$ 9,802,132	52%
Transfers from Municipal Sources		\$ 3,605,653	19%
Private Sources		\$ 167,835	1%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 473,338	3%

All Amount Deposited in Special Tax Allocation Fund \$ 690,681

Cumulative Total Revenues/Cash Receipts \$ 18,926,381 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 3,869

Transfers to Municipal Sources \$ 688,685

Distribution of Surplus \$ -

Total Expenditures/Disbursements \$ 692,554

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (1,873)

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 51,496

* 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:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
		\$ -
2. Annual administrative cost.		
Annual audit fees	3,869	
		\$ 3,869
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 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.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 3,869

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:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

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

[illegible]

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:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

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

FUND BALANCE BY SOURCE	\$51,496
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
GO Bond - 2014 Series	\$8,594,399	\$3,748,534
GO Bond - 2016 Series	\$4,710,326	\$3,055,725
Total Amount Designated for Obligations	\$13,304,725	\$6,804,259

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Total Amount Designated for Project Costs		\$-

TOTAL AMOUNT DESIGNATED	\$6,804,259
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SURPLUS/(DEFICIT)	\$(6,752,763)
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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 2024

Name of Redevelopment Project Area:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

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.
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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 2024

Name of Redevelopment Project Area:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

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. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total <u>number</u> of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	3
2b. Did the municipality undertake any <u>NEW</u> projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?	

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)	\$ 85,138,980	\$ -	\$ 85,138,980
Public Investment Undertaken	\$ 15,574,936	\$ -	\$ 15,574,936
Ratio of Private/Public Investment	5 7/15		5 7/15

Project 1 Name: Developer Site & Building Costs

Private Investment Undertaken (See Instructions)	\$ 82,581,858		\$ 82,581,858
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2 Name: City Infrastructure Costs

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 8,139,336		\$ 8,139,336
Ratio of Private/Public Investment	0		0

Project 3 Name: Parking Deck Construction

Private Investment Undertaken (See Instructions)	\$ 2,557,122		\$ 2,557,122
Public Investment Undertaken	\$ 7,435,600		\$ 7,435,600
Ratio of Private/Public Investment	11/32		11/32

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:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

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:

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

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

Main St (east) to Webster Ave (west); DuPage River (north to Aurora Ave (south)

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

FY 2024

Input Redevelopment Project Area Name Here (auto-populates to all sections of report)

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2007	\$ 1,799,849	\$10,536,110

X	Indicate an 'X' if the overlapping taxing districts did not receive a surplus.
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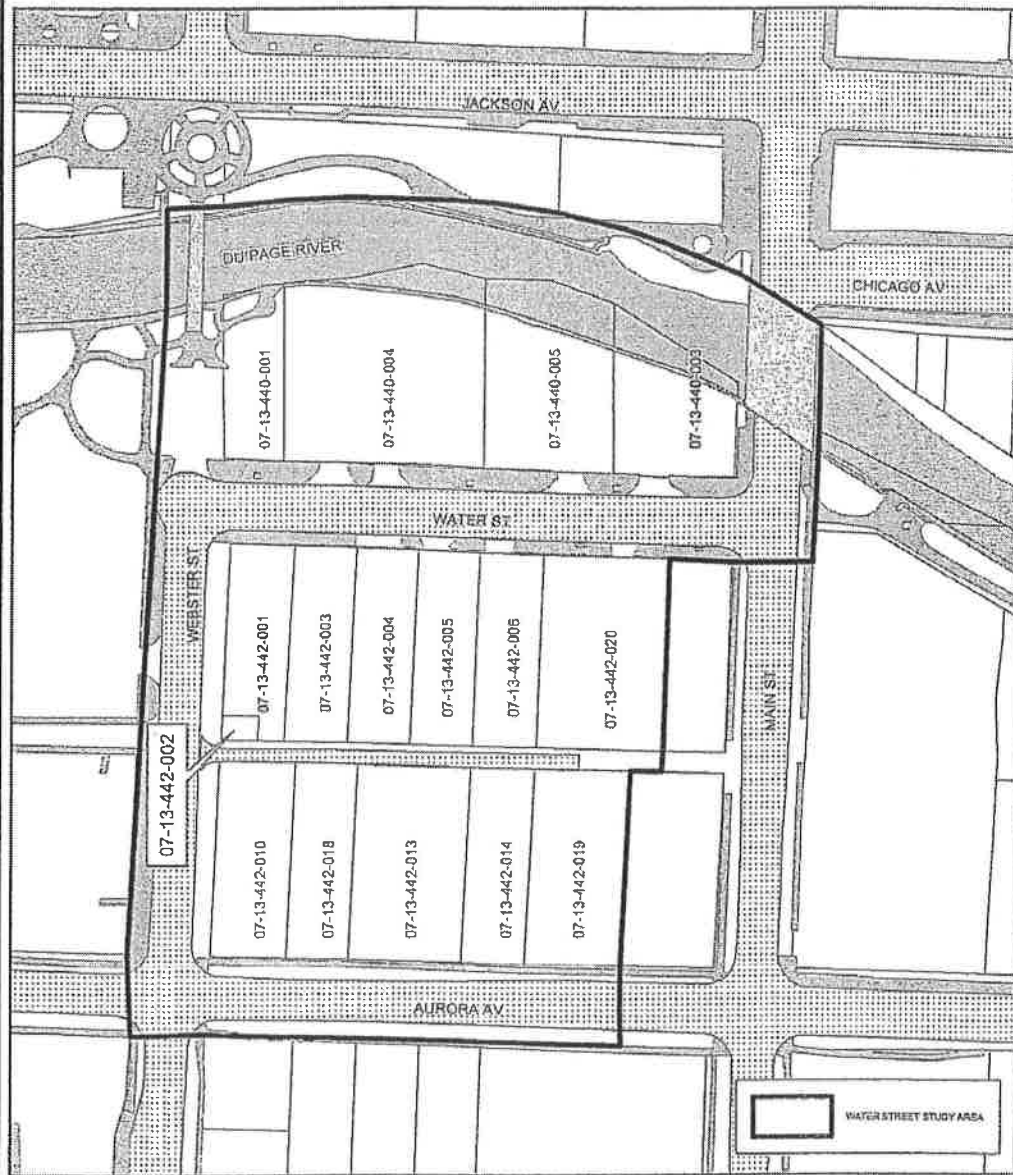
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**WATER STREET TIF DISTRICT
LEGAL DESCRIPTION**

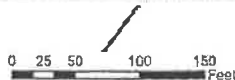
LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 1, AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND THE WEST HALF OF LOT 15 IN BLOCK 4, ALL IN MARTIN'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1847 AS DOCUMENT 2584, IN DUPAGE COUNTY, ILLINOIS

TOGETHER WITH ALL OF WATER STREET LYING NORTH OF THE NORTH LINE OF BLOCK 4 AFORESAID, AND ALL OF WEBSTER STREET LYING NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF AURORA AVENUE AND LYING WEST OF BLOCKS 1 AND 4 AFORESAID, AND ALL OF AURORA AVENUE LYING SOUTH OF THE SOUTH LINE OF BLOCK 4 AFORESAID AND LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST HALF OF LOT 15 IN BLOCK 4 AFORESAID, AND ALL OF THE PUBLIC ALLEY (FORMERLY PLATTED AS SQUAW LAIN) LYING WITHIN BLOCK 4 AFORESAID LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN SAID BLOCK 4, AND ALL OF MAIN STREET LYING NORTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK 4 AFORESAID, AND ALL OF THE DUPAGE RIVER LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF SAID WEBSTER STREET AND LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF SAID MAIN STREET AND LYING NORTH OF THE NORTH LINE OF BLOCK 1 AFORESAID, ALL IN DUPAGE COUNTY, ILLINOIS.

City of Naperville
WATER STREET STUDY AREA - PARCEL ID NUMBERS (PIN)



Transportation, Engineering and
 Development Business Group
 Questioning Contact: (630) 420-6694
www.naperville.il.us
 May 2006



This map should be used for reference only.
 The data is subject to change without notice.
 City of Naperville assumes no liability in the use
 or application of the data. Reproduction or redistribution is
 forbidden without expressed written consent from the City of Naperville.
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Attachment B: CEO Certification

NAPERVILLE WATER STREET TIF DISTRICT FY2024

I, Douglas A. Krieger, the City Manager, serving as the Chief Executive Officer of the City of Naperville, Counties of DuPage and Will, State of Illinois, do hereby certify that to the best of my knowledge, the City of Naperville complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the reporting period beginning January 1, 2024, and ending on December 31, 2024.



Douglas A. Krieger, City Manager

7/3/25

Date

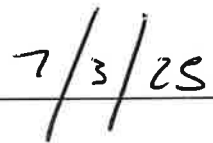
Attachment C: Legal Opinion

NAPERVILLE WATER STREET TIF DISTRICT FY2024

I, Michael DiSanto, the City Attorney of the City of Naperville, Counties of DuPage and Will, State of Illinois, have reviewed all information provided to me by City staff and find that City of Naperville has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder for the reporting period beginning January 1, 2024, and ending on December 31, 2024.



Michael DiSanto, City Attorney



Date

Attachment D: Activities Undertaken in Furtherance of the Objectives of the Redevelopment Plan

NAPERVILLE WATER STREET TIF DISTRICT

The Water Street Development continues to be a prominent destination for dining and shopping within the City's central business district. In alignment with the City's expectations, the project has completely transformed and defined the southern boundary of Downtown Naperville. What was once a forgotten street, is now a destination for weddings, meetings, conferences, and visitors seeking unique shopping and dining options. The Riverwalk Extension and parking provide important connections and amenities to serve the entire downtown. The parking deck and hotel, which is the only accommodation choice in Downtown Naperville, have consistently served as important amenities supporting a variety of cultural and community events and activities.

No new activities were undertaken in 2024.



**CITY OF NAPERVILLE
WATER STREET TIF DISTRICT
JOINT REVIEW BOARD MEETING MINUTES**

DRAFT

August 26, 2024
2:30 p.m.

NEU Learning Center

A. CALL TO ORDER:

Raymond Munch, Finance Director, called the meeting to order at 2:30 p.m.

B. DISTRICT INTRODUCTIONS/ROLL CALL:

Taxing District:

Present:

City of Naperville – Raymond Munch
Naperville Park District – Sue Stanish
Naperville Township – Matthew Rasche
DuPage County – Paul Hoss
Citizen Member – Brien Nagle
Michael Frances – Naperville School District 203

Absent:

College of DuPage

City of Naperville Staff:

Sherrian Kelly – Budget Analyst

C. APPOINTMENT OF CHAIRPERSON:

Raymond Munch, Finance Director, was appointed as the Chairperson of the Board, following the exit of the former Finance Director, Rachel Mayer. A motion was made to accept the appointment, and was unanimously approved.

D. PUBLIC FORUM:

None.

E. NEW BUSINESS

1. Approve the minutes of the August 4, 2023, meeting

A motion was made by Frances and seconded by Stanish. Motion unanimously approved.

2. Receive the Water Street TIF Annual Report for the Fiscal Year ended December 31, 2023

Munch gave an overview of the 2023 Audited Financial Report. The Fund had beginning balances of \$40,272, with incremental tax revenue of \$652,599. Expenditures accounted for \$3,633 for costs associated with the annual audit. Frances questioned why the fees were down compared to the previous year. Munch indicated majority of costs were consumed in the General Fund. Transfer out totaling \$635,869 represented the full increment to the debt service fund. The funds' ending balance for FY2023 was \$53,369.

Munch indicated that the only outlier remaining is the parcel at River Main. Frances requested that a debt service schedule be provided at the next meeting.

Munch continued the presentation, noting that the frozen valuation of the TIF declined slightly as a result of the valuation of the parcels. The TIF valuation increased 7.8% from the previous year, driven by the quadrennial assessment. The TIF is projected to generate \$692,383 in tax increment.

Finally, Munch discussed the debt service summary with the remainder that the sole purpose of the TIF is to repay the debt from the construction of the Water Street improvements. Year-to-date, the TIF has supported \$4.5 million, with the projected amount remaining of \$8.8 million. It is assumed that the TIF will generate sufficient tax increment to cover the debt service by 2034.

There being no further questions, a motion to receive the report was made by Hoss and seconded by Stanish. The motion was unanimously approved.

E. OTHER BUSINESS:

Rasche updated the board on the status of the quadrennial assessment and gave an overview of the estimates for EAV next year.

F. ADJOURNMENT:

A motion to adjourn was made by Hoss and seconded by Rasche. Motion unanimously approved and the meeting was adjourned at 2:55 p.m.

CITY OF NAPERVILLE, ILLINOIS

**WATER STREET
TAX INCREMENT FINANCING DISTRICT FUND****REPORT ON COMPLIANCE
WITH PUBLIC ACT 85-1142****For the Year Ended December 31, 2024**

CITY OF NAPERVILLE, ILLINOIS
WATER STREET
TAX INCREMENT FINANCING DISTRICT FUND
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1415 West Diehl Road, Suite 400
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INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable Mayor
Members of the City Council
City of Naperville
400 South Eagle Street
Naperville, Illinois 60540

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Naperville, Illinois (the City) as of and for the year ended December 31, 2024, which collectively comprise the basic financial statements of the City, and have issued our report thereon dated, June 27, 2025 which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. The supplementary information (balance sheet and schedule of revenues, expenditures and changes in fund balance for the Water Street Tax Increment Financing (TIF) District Fund) is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Sikich CPA LLC

Naperville, Illinois
June 27, 2025

SUPPLEMENTATARY INFORMATION

CITY OF NAPERVILLE, ILLINOIS

BALANCE SHEET

**WATER STREET
TAX INCREMENT FINANCING DISTRICT FUND**

December 31, 2024

ASSETS

Cash and investments	\$ 51,496
Receivables	
Property taxes	<u>674,893</u>
TOTAL ASSETS	<u><u>\$ 726,389</u></u>

**LIABILITIES, DEFERRED INFLOWS
OF RESOURCES, AND FUND BALANCES**

LIABILITIES

None	<u>\$ -</u>
Total liabilities	<u>-</u>

DEFERRED INFLOWS OF RESOURCES

Unavailable revenue-property taxes	<u>674,893</u>
Total deferred inflows of resources	<u>674,893</u>
Total liabilities and deferred inflows of resources	<u>674,893</u>

FUND BALANCE

Restricted for	
Capital projects	<u>51,496</u>
Total fund balance	<u>51,496</u>

**TOTAL LIABILITIES, DEFERRED INFLOWS
OF RESOURCES, AND FUND BALANCES**

\$ 726,389

(See independent auditor's report.)

CITY OF NAPERVILLE, ILLINOIS

**STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE**

**WATER STREET
TAX INCREMENT FINANCING DISTRICT FUND**

For the Year Ended December 31, 2024

REVENUES

Taxes	
Property	\$ 688,685
Investment income	<u>1,996</u>
Total revenues	<u>690,681</u>

EXPENDITURES

Current	
General government	
Professional services	<u>3,869</u>
Total expenditures	<u>3,869</u>

EXCESS OF REVENUES OVER EXPENDITURES	<u>686,812</u>
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OTHER FINANCING SOURCES (USES)

Transfers (out)	<u>(688,685)</u>
Total other financing sources (uses)	<u>(688,685)</u>

NET CHANGE IN FUND BALANCE	(1,873)
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FUND BALANCE, JANUARY 1	<u>53,369</u>
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FUND BALANCE, DECEMBER 31	<u><u>\$ 51,496</u></u>
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(See independent auditor's report.)

1415 West Diehl Road, Suite 400
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Attachment L

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INDEPENDENT ACCOUNTANT'S REPORT

The Honorable Mayor
Members of the City Council
City of Naperville
400 South Eagle Street
Naperville, Illinois 60540

We have examined management's assertion, included in its representation letter dated June 27, 2025 that the City of Naperville (the City) complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2024. Management is responsible for the City's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the City compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the City's compliance with the specified requirements.

In our opinion, management's assertion that the City complied with the aforementioned requirements for the year ended December 31, 2024 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Mayor, the City Council, management of the City, Illinois State Comptroller's Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

Sikich CPA LLC

Naperville, Illinois
June 27, 2025

JOINT REVIEW BOARD AGENDA ITEM

ACTION REQUESTED:

Review the Water Street TIF Debt Service Schedule

DEPARTMENT: Finance Department

SUBMITTED BY: Raymond Munch, Director of Finance

At the August 26, 2024 Joint Review Board Meeting, Michael Frances, School District 203, requested a copy of the existing debt service schedule for the Water Street TIF, which is attached to this agenda item.

Water Street TIF Debt Service
City of Naperville, IL

Year	Series 2014			Series 2016			Total		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2014	-	108,226	108,226	-	-	-	-	108,226	108,226
2015	411,208	185,530	596,737	-	-	-	411,208	185,530	596,737
2016	-	177,305	177,305	-	45,801	45,801	-	223,106	223,106
2017	687,839	177,305	865,144	-	103,700	103,700	687,839	281,005	968,844
2018	149,530	163,549	313,079	-	103,700	103,700	149,530	267,249	416,779
2019	-	160,558	160,558	-	103,700	103,700	-	264,258	264,258
2020	74,765	160,558	235,323	130,000	103,700	233,700	204,765	264,258	469,023
2021	373,825	159,063	532,888	130,000	101,100	231,100	503,825	260,163	763,988
2022	373,825	147,848	521,673	180,000	98,500	278,500	553,825	246,348	800,173
2023	747,651	136,633	884,284	180,000	94,900	274,900	927,651	231,533	1,159,184
2024	336,443	114,204	450,647	190,000	89,500	279,500	526,443	203,704	730,147
2025	523,356	104,110	627,466	195,000	83,800	278,800	718,356	187,910	906,266
2026	373,825	88,410	462,235	200,000	77,950	277,950	573,825	166,360	740,185
2027	822,416	77,195	899,611	205,000	71,950	276,950	1,027,416	149,145	1,176,561
2028	411,208	52,522	463,730	210,000	65,800	275,800	621,208	118,322	739,530
2029	224,295	40,186	264,481	220,000	59,500	279,500	444,295	99,686	543,981
2030	448,590	32,897	481,487	225,000	51,800	276,800	673,590	84,697	758,287
2031	299,060	18,317	317,378	235,000	43,925	278,925	534,060	62,242	596,303
2032	224,295	7,850	232,146	240,000	35,700	275,700	464,295	43,550	507,846
2033	-	-	-	250,000	27,300	277,300	250,000	27,300	277,300
2034	-	-	-	260,000	18,550	278,550	260,000	18,550	278,550
2035	-	-	-	270,000	9,450	279,450	270,000	9,450	279,450
Total	6,482,132	2,112,266	8,594,399	3,320,000	1,390,326	4,710,326	9,802,132	3,502,592	13,304,724