FY 2023
ANNUAL TAX INCREMENT FINANCE REPORT

SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality:	**East Dubuque**	Reporting Fiscal Year:	**2023**
County:	Jo Daviess	Fiscal Year End:	**4/30/2023**
Unit Code:	**043/015/30**		

FY 2023 TIF Administrator Contact Information-Required

First Name:	**Robert**	Last Name:	**Seitz**		
Address:	261 Sinsinawa Avenue	Title:	City Manager		
Telephone:	815-747-3416	City:	East Dubuque	Zip:	61025
E-mail	**bseitz@cityofeastdubuque.com**				

I attest to the best of my knowledge, that this FY 2023 report of the redevelopment project area(s)

in the **City/Village** of: **East Dubuque**

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 — **Date** 5/21/2024

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
TIF #1 - Downtown Redevelopment Project Area	7/2/2007	
TIF #2 - Route 35 Redevelopment Project Area	1/7/2008	
TIF #3 - Highway 20 Redevelopment Project Area	9/6/2011	

*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 2023

Name of Redevelopment Project Area:

TIF #2 Route 35 Redevelopment Project Area

Primary Use of Redevelopment Project Area*: Combination/Mixed	
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
If "Combination/Mixed" List Component Types: Res. & Comm.	
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 2023

Name of Redevelopment Project Area:

TIF #2 Route 35 Redevelopment Project Area

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period $ 400,804

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	$ 123,145	$ 1,027,084	70%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest		$ 436	0%
Land/Building Sale Proceeds		$ 45,611	3%
Bond Proceeds			0%
Transfers from Municipal Sources		$ 325,724	22%
Private Sources		$ 30,000	2%
Other (identify source _____; if multiple other sources, attach schedule)		$ 33,111	2%
All Amount Deposited in Special Tax Allocation Fund	$ 123,145		
Cumulative Total Revenues/Cash Receipts		$ 1,461,966	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 14,529		
Transfers to Municipal Sources			
Distribution of Surplus			
Total Expenditures/Disbursements	$ 14,529		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	$ 108,616		
Previous Year Adjustment (Explain Below)			
FUND BALANCE, END OF REPORTING PERIOD*	$ 509,420		

* 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 2023

Name of Redevelopment Project Area:

TIF #2 Route 35 Redevelopment Project Area

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.		
United States Postal Service - Postage Expense	14	
Galena Gazette Publications - Publication Expense	5	
Illinois Tax Increment Association - TIF Association Dues	183	
		$ 202
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.		
Lange Real Estate Investment LLC - TIF Reimbursement	14,327	
		$ 14,327
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.		
		$ -

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		**$ 14,529**

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

FY 2023
Name of Redevelopment Project Area:
TIF #2 Route 35 Redevelopment Project Area

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

Name	Service	Amount
Lange Real Estate Investment LLC	TIF Reimbursement	$ 14,327.11

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

FY 2023

Name of Redevelopment Project Area:

TIF #2 Route 35 Redevelopment Project Area

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

FUND BALANCE BY SOURCE	$ 509,420

1. Description of Debt Obligations	**Amount of Original Issuance**	**Amount Designated**
Line of Credit - Fidelity Bank FKA EDSB ($18,444 & 14,666)	$ 33,110	
Interfund Loan - General Fund ($95,736, $75,410 & $151,651)	$ 322,797	
Interfund Loan - Enterprise Fund (Reclassified from TIF 1)	$ 18,893	
Interfund Loan - Enterprise Fund (Reclassified from TIF 3)	$ 16,963	
Total Amount Designated for Obligations	$ 391,763	$ -

2. Description of Project Costs to be Paid	**Amount of Original Issuance**	**Amount Designated**
Redevelopment Project Costs to be Paid per TIF Plan		$ 15,483,414
Welu Corp. Redevelopment Agreement		$ 370,000
Lange Real Estate Investment, LLC Redev. Agreement		$ 104,201
Total Amount Designated for Project Costs		$ 15,957,615

TOTAL AMOUNT DESIGNATED	$ 15,957,615
SURPLUS/(DEFICIT)	$ (15,448,195)

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

FY 2023

Name of Redevelopment Project Area:

TIF #2 Route 35 Redevelopment Project Area

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 2023

Name of Redevelopment Project Area:

TIF #2 Route 35 Redevelopment Project Area

PAGE 1

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

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

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

2. The municipality **DID** undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of **ALL** activities undertaken in furtherance of the objectives of the redevelopment plan:	2
2b. The total number of **NEW** projects undertaken by the municipality in fiscal year 2022 and any fiscal year thereafter, within the Revelopment Project area, if any.	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)	$ 748,808	$ -	$ -
Public Investment Undertaken	$ 240,799	$ -	$ 104,201
Ratio of Private/Public Investment	3 9/82		0

Project 1 Name: Lange Real Estate Investment, LLC

Private Investment Undertaken (See Instructions)	$ 568,808		
Public Investment Undertaken	$ 240,799		$ 104,201
Ratio of Private/Public Investment	2 21/58		0

Project 2 Name: Athena Ventures & Welu Corporation

Private Investment Undertaken (See Instructions)	$ 180,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		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 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 2023

Name of Redevelopment Project Area:

TIF #2 Route 35 Redevelopment Project Area

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
N/A				

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.
N/A		

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
N/A	

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

FY 2023

Name of Redevelopment Project Area:

TIF #2 Route 35 Redevelopment Project Area

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

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

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 2023

Name of Redevelopment Project Area:

TIF #2 Route 35 Redevelopment Project Area

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

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
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -

ATTACHMENT B

April 30, 2023

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

RE: Certification of Mayor
Annual TIF Report
Route 35 Redevelopment Project Area (TIF II)
East Dubuque, Illinois

Ladies and Gentlemen:

I am the duly elected Mayor for the City of East Dubuque, Jo Daviess County, Illinois (the "City"). As Mayor, I am generally familiar with the administration of the Route 35 Redevelopment Project Area, a tax increment financing district created pursuant to the Illinois Tax Increment Allocation Redevelopment Act (the "Act") and located within the City.

In rendering this opinion, I have inquired with the various City department heads and providers of professional legal and accounting services to the City concerning the administration of the Route 35 Redevelopment Project Area. I have made no independent examination of any of the information provided by these sources. Further, to the extent that the opinion expressed herein with respect to the existence or absence of facts is indicated to be based on my knowledge, such indication is intended to signify that, during the course of my term as Mayor, no information has come to my attention that would give me actual knowledge of the existence or absence of such facts. However, I have not undertaken any independent investigation to determine the existence or absence of such facts, and no inference as to my knowledge of the existence or absence of such facts should be drawn from my position with the City.

On the basis of the foregoing, and subject to the qualifications set forth in this letter, I hereby certify that, to the best of my knowledge, the City's administration of the Route 35

Redevelopment Project Area during the fiscal year ending April 30, 2023, was not in violation of any provisions of the Act. Notwithstanding the foregoing, the City failed to timely complete and file the TIF Report and hold the annual joint review board meeting for the fiscal year ending April 30, 2023, within the time frames required by the Act.

The certification expressed in this letter is intended to satisfy the requirements of Section 11-74.4-5 (d) (3) of Act.

This certification is expressly limited to the matters set forth in this letter, and no certification is implied or may be inferred beyond the matters expressly set forth in this letter.

This certification is given to you as of April 30, 2023, and I assume no obligation to advise you of changes that may hereafter be brought to our attention and which may alter, affect or modify the certification expressed herein. This certification is provided solely for your benefit and may not be published, delivered or quoted to or relied upon by any third party or used for any purpose without my prior express written consent.

Very truly yours,

THE CITY OF EAST DUBUQUE, ILLINOIS

Mayor John Digman

JD/mmk

ATTACHMENT C

WARD, MURRAY, PACE & JOHNSON, P.C.
LAW OFFICES

Mathew M. Keegan – Partner
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Reply to Dixon Office
Direct Dial: 815.564-1181
Main Office: 815.625-8200

April 30, 2023

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

RE: Opinion of Legal Counsel
Annual TIF Report
Route 35 Redevelopment Project Area (TIF II)
East Dubuque, Illinois

Ladies and Gentlemen:

We are special TIF counsel for the City of East Dubuque, Jo Daviess County, Illinois (the "City"). During the City's fiscal year ending April 30, 2023, we have served as counsel in connection with the administration of the Route 35 Redevelopment Project Area (the "TIF District"), a tax increment financing district created pursuant to the Illinois Tax Increment Allocation Redevelopment Act (the "Act"), 65 ILCS 11-74.4-1 *et seq.*, and located within the City.

The opinion expressed in this letter is solely intended to satisfy the requirements of Section 11-74.4-5 (d) (4) of the Act, and is subject in its entirety to the following qualifications and assumptions:

1. We have assumed that, to the extent the corporate authorities of the City have formally acted on matters concerning the administration of the TIF District, the meetings, deliberations and actions of the corporate authorities were in strict compliance with (i) the provisions of the Open Meetings Act of the State of Illinois, as amended, (ii) the provisions of the Municipal Code of the State of Illinois, as amended, and (iii) all of the procedural rules of the City.

2. We have assumed the genuineness of all signatures and the authenticity of all documents submitted to us as originals, and the conformity to all original documents of all documents submitted to us as certified or photostatic copies.

3. We are qualified to practice law only in the State of Illinois and we do not purport to be experts in the law of any state other than Illinois or the United States. We express our opinion solely as to matters which are governed by Section 11-74.4-5 (d) (4) of the Act and express no opinion as to any other laws. We further express no opinion as to the qualification and establishment of the TIF District pursuant to the Act.

In rendering this opinion, we have reviewed the following documents:

1. The City's Annual TIF Report of the TIF District, including the audited financial statements of the special tax allocation fund of the TIF District.

2. The certificate of the Mayor of the City.

We have made no independent examination of the City's administration of the TIF District beyond our review of the documents listed in the immediately preceding paragraph. Further, to the extent that the opinion expressed herein with respect to the existence or absence of facts is indicated to be based on our knowledge, such indication is intended to signify that, during the course of our representation of the City in connection with the TIF District, no information has come to our attention that would give us actual knowledge of the existence or absence of such facts. However, we have not undertaken any independent investigation to determine the existence or absence of such facts, and no inference as to our knowledge of the existence or absence of such facts should be drawn from our representation of the City.

On the basis of the foregoing, and subject to the qualifications generally set forth in this letter and specifically below, we are of the opinion that, to the best of our knowledge, the City's administration of the TIF District during the fiscal year ending April 30, 2023, was not in violation of any provisions of the Act. Notwithstanding the foregoing, the City failed to timely complete and file the TIF Report and hold the annual joint review board meeting for the fiscal year ending April 30, 2023, within the time frames required by the Act.

This opinion is expressly limited to the matters set forth in this letter, and no opinion is implied or may be inferred beyond the matters expressly set forth in this letter.

This opinion is given to you as of April 30, 2023, and we assume no obligation to advise you of changes that may hereafter be brought to our attention and which may alter, affect or modify the opinion expressed herein. This opinion is provided solely for your benefit and may not be published, delivered or quoted to or relied upon by any third party or used for any purpose without our prior express written consent.

Very truly yours,

WARD, MURRAY, PACE & JOHNSON, P.C.

By_____
Mathew M. Keegan

MMK

ATTACHMENT D

Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken [65 ILCS 5/11-74.4-5 (d) (7)].

The focus of the City's initial redevelopment plan was on the development of the City's Route 35 Redevelopment Project Area ("RPA") for commercial and residential development, in furtherance of the following objectives:

1. Foster the replacement, repair, construction and/or improvement of the public infrastructure where needed, including sidewalks, streets, curbs, gutters, underground water and sanitary systems and physical plants, and stormwater detention of adequate capacity to create an environment conducive to private investment;
2. Facilitate the rehabilitation of existing properties within the RPA, and encourage the construction of new commercial, residential, civic/cultural, and recreational development where appropriate;
3. Facilitate the provision of new public facilities and the improvement of existing facilities that provide recreational and educational opportunities for City residents and visitors;
4. Provide resources for streetscaping, landscaping, and signage to improve the image, attractiveness, and accessibility of the RPA, create a cohesive identity for the area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
5. Facilitate the physical improvement and /or rehabilitation of existing building structures and facades in the RPA as well as the preservation of architecturally or historically significant buildings;
6. Facilitate the assembly, preparation, and marketing of available sites for new commercial, residential, civic/cultural, governmental as allowed by the Act, and recreational development including corrective actions to address environmental problems to permit development and redevelopment, as needed or appropriate;
7. Support the goals and objectives of other overlapping plans, including the City's Comprehensive Plan, and other TIF redevelopment plans, and coordinate available federal, state, and local resources to further the goals of the Redevelopment Plan; and
8. Provide opportunities for locally owned, women-owned, and minority-owned businesses to share in the job and construction opportunities associated with the redevelopment of the RPA.

In furtherance of the objectives as set forth in the redevelopment plan, the City identified the real property owned by Lange Real Estate Investment, LLC for a private redevelopment project in May, 2008. The Redevelopment Agreement calls for Lange Real Estate Investment, LLC to acquire and develop the real estate located at 1780 Highway 35 N., East Dubuque, IL for use as a facility to manufacture and assemble indoor signage, which development is expected to result in the creation

of 14 full-time equivalent jobs. A copy of the Redevelopment Agreement is on file with the City Clerk.

Additionally, in furtherance of the objectives as set forth in the redevelopment plan, the City identified the real property owned by Welu Corporation for a private redevelopment project in November, 2008. The Redevelopment Agreement calls for Welu Corporation to acquire and develop the real estate located at Cottonwood Lane, East Dubuque, Illinois for use as a commercial development known as WELU Development, including the construction of on-site and off-site public infrastructure improvements and construction of the commercial building. A copy of the Redevelopment Agreement is on file with the City Clerk.

In the fiscal year ending April 30, 2010 the City purchased two parcels of real estate located at 180 and 190 Wisconsin Avenue, East Dubuque, Illinois from Robert Johnson and Bethany Golombeski. The purchase price of the property was $125,804.25. The City intends to utilize this property as the site of a future City Hall location. As part of the purchase, the City demolished the building located on 190 Wisconsin Avenue, upon which the City intends to construct a parking lot for the City Hall. Because the City is not yet in a position to construct the new City Hall facility, on November 20, 2009, the City leased the property located at 180 Wisconsin Avenue back to Robert Johnson and Bethany Golombeski pursuant to a Lease Agreement. The Lease Agreement contains an initial two year term with a base rent equal to $650.00/month. At the end of the lease term, the City will reexamine whether it is in a position to construct the new City Hall at that time.

In the fiscal year ending April 30, 2012 Welu Corporation commenced to repay the Route 35 special tax allocation fund $30,000, which was previously advanced by the City to Welu Corporation as part of its Redevelopment Agreement describe above. Pursuant to the Redevelopment Agreement, in the event Welu Corporation failed to construct the project, as described in the Redevelopment Agreement, within three years after the date of the Redevelopment Agreement, Welu Corporation was required to repay the City the $30,000 previously advanced. In the fiscal year ending April 30, 2012, Welu Corporation repaid $20,000 as was described in the City's audited financial statements and the City's TIF report for that year. In the fiscal year ending April 30, 2013, Welu Corporation repaid the remaining $10,000.

In fiscal year ending April 30, 2013, the City reimbursed Lange Real Estate Investment Corporation, LLC the sum of $15,916.74 pursuant to the terms of its Redevelopment Agreement with the City.

In fiscal year ending April 30, 2016 the City sold property acquired at 180 and 190 Wisconsin Avenue to Adam Naab on June 10, 2015 in the amount of $45,611.40. The City realized that the property would not be large enough to house a City Hall and Police Department.

In fiscal year ending April 30, 2017 the City reimbursed Lange Real Estate Investment Corporation, LLC the sum of $16,322.91 pursuant to the terms of its Redevelopment Agreement with the City.

In fiscal year ending April 30, 2018 the City reimbursed Lange Real Estate Investment Corporation, LLC the sum of $15,709 pursuant to the terms of its Redevelopment Agreement with the City.

In fiscal year ending April 30, 2019 the City reimbursed Lange Real Estate Investment Corporation, LLC the sum of $15,953 pursuant to the terms of its Redevelopment Agreement with the City.

In fiscal year ending April 30, 2020 the City reimbursed Lange Real Estate Investment Corporation, LLC the sum of $13,792 pursuant to the terms of its Redevelopment Agreement with the City.

In fiscal year ending April 30, 2021 the City reimbursed Lange Real Estate Investment Corporation, LLC the sum of $13,472 pursuant to the terms of its Redevelopment Agreement with the City.

In fiscal year ending April 30, 2022 the City reimbursed Lange Real Estate Investment Corporation, LLC the sum of $13,760 pursuant to the terms of its Redevelopment Agreement with the City.

In fiscal year ending April 30, 2023 the City reimbursed Lange Real Estate Investment Corporation, LLC the sum of $14,327.11 pursuant to the terms of its Redevelopment Agreement with the City.

Additional public and private improvement projects are being identified and will be completed as monies become available.

ATTACHMENT E

(Were any agreements entered into in regard to disposition)

In furtherance of the objectives as set forth in the redevelopment plan, the City identified the real property owned by Lange Real Estate Investment, LLC for a private redevelopment project in May 2008. The Redevelopment Agreement calls for Lange Real Estate Investment, LLC to acquire and develop the real estate located at 1780 Highway 35 N., East Dubuque, IL for use as a facility to manufacture and assemble indoor signage, which development is expected to result in the creation of 14 full-time equivalent jobs. A copy of the Redevelopment Agreement is on file with the City Clerk.

Additionally, in furtherance of the objectives as set forth in the redevelopment plan, the City identified the real property owned by Welu Corporation for a private redevelopment project in November, 2008. The Redevelopment Agreement calls for Welu Corporation to acquire and develop the real estate located at Cottonwood Lane, East Dubuque, IL for use as a commercial development known as Welu Development, including the construction of on-site and off-site public infrastructure improvements and construction of the commercial building. A copy of the Redevelopment Agreement is on file with the City Clerk.

The property located at 180 and 190 Wisconsin Avenue that the City purchased in 2010 was sold to Adam Naab on June10, 2015 in the amount of $45,611.40.

SCHEDULE "5"

CITY OF EAST DUBUQUE
EAST DUBUQUE, ILLINOIS

DETAILED STATEMENT OF RECEIPTS, DISBURSEMENTS, AND CHANGES IN CASH BALANCES
CAPITAL PROJECT ACCOUNTS
AS OF AND FOR THE YEAR ENDED APRIL 30, 2023

	½ Cent Infrastructure Account	Downtown Redevelopment Area TIF	Highway 35 Redevelopment Area TIF	Highway 20 Redevelopment Area TIF	ARPA	Total
Receipts:						
Tax increment financing collections	$ ---	$ 78,732	$ 123,145	$ 173,423	$ ---	$ 375,300
Intergovernmental	224,355	---	---	---	---	224,355
Use of money and property	---	---	---	---	---	---
Contributions	---	---	---	---	106,759	106,759
Total Receipts	$ 224,355	$ 78,732	$ 123,145	$ 173,423	$ 106,759	$ 706,414
Disbursements:						
Economic development	$ ---	$ 2,863	$ 14,529	$ 4,872	$ ---	$ 22,264
Public works	558,384	---	---	---	706	559,090
Total Disbursements	$ 558,384	$ 2,863	$ 14,529	$ 4,872	$ 706	$ 581,354
Excess (Deficiency) of Receipts Over (Under) Disbursements	$ (334,029)	$ 75,869	$ 108,616	$ 168,551	$ 106,053	$ 125,060
Other Financing Sources (Uses):						
Transfers in	$ ---	$ ---	$ ---	$ ---	$ ---	$ ---
Total Other Financing Sources (Uses)	$ ---	$ ---	$ ---	$ ---	$ ---	$ ---
Net Change in Cash Balance	$ (334,029)	$ 75,869	$ 108,616	$ 168,551	$ 106,053	$ 125,060
Cash Balance, Beginning of Year	(145,045)	454,711	400,804	220,015	106,648	1,037,133
Cash Balance, End of Year	$ (479,074)	$ 530,580	$ 509,420	$ 388,566	$ 212,701	$ 1,162,193
Cash Basis Fund Balances:						
Restricted For:						
Capital projects and economic development	$ ---	$ 530,580	$ 509,420	$ 388,566	$ 212,701	$ 1,641,267
Unassigned	(479,074)	---	---	---	---	(479,074)
Total	$ (479,074)	$ 530,580	$ 509,420	$ 388,566	$ 212,701	$ 1,162,193

See accompanying independent auditor's report.

ATTACHMENT K

ATTACHMENT L

O'Connor+Brooks
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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE ILLINOIS TAX INCREMENT REDEVELOPMENT ALLOCATION ACT

To the City Council
City of East Dubuque
East Dubuque, IL

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the cash basis financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information and the related notes to the financial statements of the City of East Dubuque, as of and for the year ended April 30, 2023, and have issued our report thereon dated February 19, 2024.

Compliance with laws, regulations, contracts and grants applicable to the City of East Dubuque Tax Increment Financing Districts is the responsibility of the City of East Dubuque's management. As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we performed tests of the City of East Dubuque's compliance with provisions in Subsection (q) of Section 11-74.4-3 of Public Act 85-1142. However, the objective of our audit of the financial statements was not to provide an opinion on overall compliance with such provisions. Accordingly, we do not express such an opinion.

In connection with our audit, nothing came to our attention that caused us to believe that the City of East Dubuque failed to comply with Subsection (q) of Section 11-74-3 of Public Act 85-1142, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above mentioned statute, insofar as they relate to accounting matters.

This report is intended solely for the information and use of the City Council and management of the City of East Dubuque, the State of Illinois, and the various overlapping taxing districts of the City and is not intended to be, and should not be, used by anyone other than the specified parties.

O'CONNOR, BROOKS & CO., P.C.

O'Connor, Brooks & Co., P.C.

Dubuque, Iowa
February 19, 2024