

FY 2024

**ANNUAL TAX INCREMENT FINANCE
REPORT**



SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality: Des Plaines Reporting Fiscal Year: 2024
County: Cook Fiscal Year End: 12/31/2024
Unit Code: 016/140/30

FY 2024 TIF Administrator Contact Information-Required

First Name: Dorothy Last Name: Wisniewski
Address: 1420 Miner Street Title: City Manager
Telephone: 847-391-5488 City: Des Plaines Zip: 60016
E-mail: dwisniewski@desplainesil.gov

I attest to the best of my knowledge, that this FY 2024 report of the redevelopment project area(s)
in the **City/Village** of: City of Des Plaines
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] 06-27-2025
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

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
TIF No. 1 Downtown	7/15/1985	12/6/2021
TIF No. 3 Wille Road Mt Prospect Road	8/7/2000	
TIF No. 4 Five Corners Rand Road	10/1/2006	11/19/2014
TIF No. 5 Lee Street Perry Street	4/2/2001	
TIF No. 6 Mannheim Higgins Road	10/15/2001	
TIF No. 7 Higgins Road and Pratt Avenue	10/20/2014	
TIF No. 8 Oakton Street	9/17/2019	

*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:

TIF No. 6 Mannheim Higgins Road

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: Ret, Comm
Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> X
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)] If yes, please enclose the amendment (labeled Attachment A). For redevelopment projects beginning in or after FY 2023, 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).	<input type="checkbox"/>	<input checked="" type="checkbox"/> 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).		<input checked="" type="checkbox"/> 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).		<input checked="" type="checkbox"/> 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)	<input type="checkbox"/>	<input checked="" type="checkbox"/> 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)	<input checked="" type="checkbox"/> X	<input type="checkbox"/>
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).	<input checked="" type="checkbox"/> X	<input type="checkbox"/>
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).	<input checked="" type="checkbox"/> X	<input type="checkbox"/>
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).	<input checked="" type="checkbox"/> X	<input type="checkbox"/>
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).	<input checked="" type="checkbox"/> X	<input type="checkbox"/>
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 MUST be attached (labeled Attachment J).	<input checked="" type="checkbox"/> X	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/> 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).	<input type="checkbox"/>	<input checked="" type="checkbox"/> 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).	<input type="checkbox"/>	<input checked="" type="checkbox"/> X
For redevelopment projects beginning in or after FY 2023, 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).	<input checked="" type="checkbox"/> X	<input type="checkbox"/>

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 No. 6 Mannheim Higgins Road

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (18,736,932)

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	\$ 133,893	\$ 1,866,420	9%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 39	\$ 545,309	3%
Land/Building Sale Proceeds		\$ 26,029	0%
Bond Proceeds		\$ 16,650,249	84%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 765,944	4%

All Amount Deposited in Special Tax Allocation Fund \$ 133,933

Cumulative Total Revenues/Cash Receipts \$ 19,853,952 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 14,908

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 14,908

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 119,025

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ (18,617,907)

* 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 No. 6 Mannheim Higgins Road

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	1,776	
Legal Services	8,698	
Public Noticing	404	
		\$ 10,878
2. Annual administrative cost.		
Staff Services	4,000	
		\$ 4,000
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.		
Property & Liability Insurance	30	
		\$ 30

**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		\$ 14,908

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 No. 6 Mannheim Higgins Road

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 No. 6 Mannheim Higgins Road

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:	1
2b. Did the municipality undertake any NEW projects in fiscal year 2023 or any fiscal year thereafter within the Redevelopment Project Area?	0

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

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 4,150,000	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 1 Name: Restaurant Development

Private Investment Undertaken (See Instructions)	\$ 4,150,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2 Name:

Private Investment Undertaken (See Instructions)			
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 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 No. 6 Mannheim Higgins Road

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	

CITY OF DES PLAINES

ORDINANCE M - 23 - 24

AN ORDINANCE EXTENDING THE TERM AND APPROVING AN AMENDED TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE HIGGINS ROAD/MANNHEIM ROAD REDEVELOPMENT PROJECT AREA NO. 6

WHEREAS, on October 15, 2001, the City Council of the City of Des Plaines (“*Corporate Authorities*”) passed Ordinances No. M-57-01, M-58-01 and M-59-01 approving: (i) a tax increment redevelopment plan and project for the Higgins Road/Mannheim Road Redevelopment Project Area (“*Redevelopment Plan and Project*”) for an area generally bounded by Mannheim Road to the west, Higgins Road to the south, and railroad right-of-way to the east (“*Redevelopment Project Area*”); (ii) designating the Redevelopment Project Area as a redevelopment project area; and (iii) adopting tax increment allocation financing (“*TIF*”) for the Redevelopment Plan and Project, all pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (“*TIF Act*”); and

WHEREAS, on October 20, 2014, the Corporate Authorities passed Ordinance No. M-38-14 (Ordinances M-57-01, M-58-01, M-59-01, and M-38-14 are collectively referred to as the “*TIF Ordinances*”) approving the First Amendment to the Redevelopment Plan and Project and an amended Redevelopment Project Area (the Redevelopment Plan and Project and First Amendment to the Redevelopment Plan and Project are collectively referred to as the “*Redevelopment Plan and Project*” and the amended Redevelopment Project Area is referred to as the “*Amended Redevelopment Project Area*”); and

WHEREAS, the TIF was created with a 23-year term, as permitted by the TIF Act; and

WHEREAS, extension of the TIF term to 35 years was approved in Public Act 103-1016 on August 9, 2024, by adding Section 11-74.4-3.5(c)(274) to the TIF Act; and

WHEREAS, in order to implement the extension of the TIF term, it is necessary for the City Council to amend the Redevelopment Plan and Project to reflect the new 35-year term and estimated termination date of December 31, 2037 (“*Second Amendment to Redevelopment Plan and Project*”); and

WHEREAS, the Second Amendment to Redevelopment Plan and Project has been on file and available at City Hall since August 20, 2024; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act and Resolution R-152-24 adopted by the Corporate Authorities on September 3, 2024, the Corporate Authorities convened a meeting of the Joint Review Board for the Amended Redevelopment Project Area on September 20, 2024; and

WHEREAS, at its meeting on September 20, 2024, the Joint Review Board: (i) reviewed the public record, planning documents, and proposed ordinance approving the Second Amendment to Redevelopment Plan and Project; and (ii) approved a resolution recommending to the Corporate Authorities the approval of the Second Amendment to Redevelopment Plan and Project ("**JRB Resolution**"); and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities held a public hearing relative to the Redevelopment Plan and Project on October 21, 2024 ("**Public Hearing**"), at which hearing the Corporate Authorities: (i) reviewed the Second Amendment to Redevelopment Plan and Project and the JRB Resolution; (ii) heard testimony and received written information concerning the Second Amendment to Redevelopment Plan and Project; and (iii) reviewed other information, documentation, and studies so as to be generally informed about the conditions of the Amended Redevelopment Project Area; and

WHEREAS, the Corporate Authorities have reviewed the proposed Second Amendment to Redevelopment Plan and Project and the existing comprehensive planning process for development of the City as a whole and have determined that the proposed Second Amendment to Redevelopment Plan and Project conforms to the existing comprehensive planning process of the City; and

WHEREAS, all notices required pursuant to the TIF Act were provided in accordance with the TIF Act; and

WHEREAS, pursuant to the findings and determinations as provided in this Ordinance, the Corporate Authorities have determined that it is desirable and in the best interest of the public and the City to approve the Second Amendment to Redevelopment Plan and Project;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers as follows:

SECTION 1: RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2: FINDINGS. The Corporate Authorities hereby find:

- A. The Second Amendment to Redevelopment Plan and Project conforms to the existing comprehensive planning process for the development of the City as a whole.
- B. As set forth in the Second Amendment to Redevelopment Plan and Project, it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Redevelopment Plan and Project, will be retired no later than December 31st of the year in which the payment to the City Treasurer, pursuant to the TIF Act, is to be made with respect to the ad valorem taxes levied in the thirty-fifth calendar year after the Amended Redevelopment Project Area was initially designated.

- C. All other findings and certifications set forth in the Second Amendment to Redevelopment Plan and Project are hereby adopted as the findings and certifications of the Corporate Authorities as if fully set forth in this Ordinance.

SECTION 3: ADOPTION OF SECOND AMENDMENT TO REDEVELOPMENT PLAN AND PROJECT. The Corporate Authorities hereby adopt and approve the Second Amendment to Redevelopment Plan and Project. A copy of the Second Amendment to Redevelopment Plan and Project is set forth in **Exhibit A** attached to and, by this reference, made a part of this Ordinance.

SECTION 4: AMENDMENTS TO TIF ORDINANCES. The TIF Ordinances are amended as follows:

Amendment One. Section 1(e) of Ordinance No. M-57-01 is hereby amended in its entirety to read as follows:

As set forth in the Plan and in the data presented at the public hearing, the estimated date of completion of the Project is not later than December 31, 2037, and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined in the Plan is not later than December 31, 2037.

Amendment Two. Section 2(E) of Ordinance No. M-38-14 is hereby amended in its entirety to read as follows:

As set forth in the Amended Redevelopment Plan and Project, it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Amended Redevelopment Plan and Project, will be retired no later than December 31st of the year in which the payment to the City Treasurer, pursuant to the TIF Act, is to be made with respect to the ad valorem taxes levied in the thirty-fifth calendar year after the Redevelopment Project Area was initially designated.

SECTION 5: AFFIRMATION OF PROJECT AREA DESIGNATION. The Corporate Authorities hereby affirm that the Amended Redevelopment Project Area remains designated as a redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act and will continue to be known as the Higgins Road/Mannheim Road Redevelopment Project Area.

SECTION 6: AFFIRMATION OF TAX INCREMENT FINANCING. The Corporate Authorities hereby affirm that tax increment allocation financing remains adopted and effective to pay for redevelopment project costs, as defined in the TIF Act and as set forth in the Redevelopment Plan and Project, within the Amended Redevelopment Project Area.

SECTION 7: AUTHORIZATION FOR TRANSMITTALS AND OTHER ACTION. The Corporate Authorities hereby authorize and direct the City Manager to take any and all statutorily required steps in connection with the approval of the Second Amendment to

Redevelopment Plan and Project, including, without limitation, the transmission of a certified copy of this Ordinance to the County Clerk of Cook County, Illinois.

SECTION 8: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 9: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 18th day of November, 2024.

APPROVED this 18th day of November, 2024.

VOTE: AYES 8 NAYS 0 ABSENT 0



MAYOR

ATTEST:

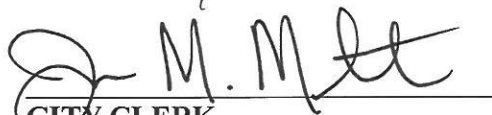

CITY CLERK

Approved as to form:



Peter M. Friedman, General Counsel

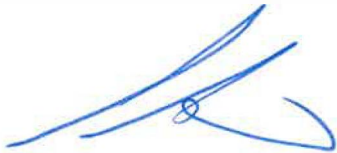
Published in pamphlet form this
19th day of November, 2024.


CITY CLERK

Attachment B Certification of the Chief Executive Officer of the municipality that the municipality has complied with all the requirements of the Act during the reporting Fiscal Year.

Re: City of Des Plaines Certificate of Compliance
TIF No.6 Mannheim –Higgins Road
For Fiscal Year Ending December 31, 2024

I, Andrew Goczkowski, the duly elected Chief Executive Officer of the City of Des Plaines, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the City of Des Plaines complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning January 1, 2024 and ending December 31, 2024.



MAYOR

06-27-2025

DATE

RE: Attorney Review City of Des Plaines TIF No. 6 Mannheim – Higgins Road

To Whom It May Concern:

This will confirm that I am the General Counsel for the City of Des Plaines, Illinois. I have reviewed all information provided to me by the City staff and consultants, and I find that the City of Des Plaines has conformed to all applicable requirements of the Illinois Tax Incremental Redevelopment Allocation Act set forth thereunder for the fiscal year beginning January 1, 2024 and ending December 31, 2024, to the best of my knowledge and belief.

Sincerely,



General Counsel

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)(A & B) and 5/11-74.6-22(d)(7)(A & B)]

TIF #6 TIF District no. 6 in the City of Des Plaines was established in October 2001. The creation of this approximately 40.5-acre District was in response to problematic conditions within an important commercial intersection and to revitalize the area. Bonds were previously issued in 2004 on behalf of this project area to enable property acquisition, which the City completed in 2007. The Plan was initially established to promote the development of up to four (4) new hotels. Separate redevelopment agreements were approved in 2007 and 2008 with each agreement including two hotel projects). Although the hotels did not come to fruition, a commercial strip center was completed in 2007 and has become a stable asset containing long-time, national-brand tenants including Starbucks, Potbelly's Sandwich Shop, and Rosati's Pizza.

As a result of the long-term development outlook in the general area, the City undertook an amendment to TIF District No. 6 to remove certain properties south of Pratt Avenue into an adjacent, newly created TIF District No. 7 (established in 2014). This amendment allowed the City to evaluate new projects utilizing a lower base EAV and additional time to amortize the TIF No. 6 project costs. The City enlisted the participation of the taxing districts through an intergovernmental agreement as part of the TIF #7 designation.

A project was approved in 2023 at the northeast corner of Mannheim Road and Pratt Avenue which includes a new Raising Cane's restaurant with drive thru, a Cava Mediterranean restaurant, and a Guzman y Gomez Taqueria restaurant. Construction of the project began in 2024.

In 2024, the City pursued a 12-year extension of TIF No. 6, which was approved by the State of Illinois with letters of support from the affected taxing jurisdictions. Future revenues from increased EAV in TIF No. 6 will be used to help defray prior expenditures needed to assemble and redevelop this area.

Within the next five years, the City expects to pay for new traffic signal improvements at the intersection of Mannheim Road and Pratt Avenue in response to an increase in traffic at this intersection stemming from the new private development.

CITY OF DES PLAINES, ILLINOIS
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2024

	Major Governmental Funds			Nonmajor Governmental Funds	Total Governmental Funds
	General	TIF #6 (Mannheim/ Higgins)	Gaming Tax		
ASSETS					
Cash and Investments	\$ 53,417,629	\$ -	\$ 57,625,116	\$ 50,973,904	\$ 162,016,649
Receivables (net)					
Property Tax Receivable	25,151,421	101,601	-	4,414,571	29,667,593
Other Taxes	1,028,739	-	-	244,026	1,272,765
Accounts Receivable	370,837	-	-	142,651	513,488
Accrued Interest	158,177	-	126,865	41,017	326,059
Other	224,130	-	-	6,953	231,083
Leases	-	-	-	50,011	50,011
Prepaid Items	502,830	-	-	142,005	644,835
Due from Other Governments	8,638,639	-	7,414,625	2,342,697	18,395,961
Due from Other Funds	170,993	-	-	-	170,993
Advances to Other Funds	20,941,345	-	-	-	20,941,345
TOTAL ASSETS	\$ 110,604,740	\$ 101,601	\$ 65,166,606	\$ 58,357,835	\$ 234,230,782
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
Liabilities					
Accounts Payable	\$ 2,162,828	\$ 280	\$ 17,550,221	\$ 4,615,878	\$ 24,329,207
Accrued Payroll	2,132,242	-	-	-	2,132,242
Accrued Liabilities	8,154	-	-	-	8,154
Deposits Payable	-	-	-	49,531	49,531
Due to Other Funds	-	-	-	18,020	18,020
Advances from Other Funds	-	18,617,627	-	2,323,718	20,941,345
Unearned Revenue	101,383	-	-	58,231	159,614
Total Liabilities	4,404,607	18,617,907	17,550,221	7,065,378	47,638,113
Deferred Inflows of Resources					
Deferred Property Tax Revenue	24,971,587	101,601	-	4,378,226	29,451,414
Deferred Lease Revenue	-	-	-	162,956	162,956
Unavailable Other Revenue	399,469	-	-	306,563	706,032
Total Deferred Inflows of Resources	25,371,056	101,601	-	4,847,745	30,320,402
Fund Balances					
Nonspendable					
Prepaid Items	502,830	-	-	142,005	644,835
Long-Term Interfund Advances	20,941,345	-	-	-	20,941,345
Restricted					
Economic Development	-	-	-	5,763,313	5,763,313
Debt Retirement/Infrastructure	-	-	47,616,385	-	47,616,385
Streets and Highways	-	-	-	2,151,386	2,151,386
Rebuild Illinois Bond Funds Projects	-	-	-	223,064	223,064
Public Safety	-	-	-	2,560,950	2,560,950
Assigned					
Infrastructure	15,100,000	-	-	12,269,673	27,369,673
Capital Acquisitions	1,720,000	-	-	25,269,139	26,989,139
Unassigned	42,564,902	(18,617,907)	-	(1,934,818)	22,012,177
Total Fund Balances	80,829,077	(18,617,907)	47,616,385	46,444,712	156,272,267
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 110,604,740	\$ 101,601	\$ 65,166,606	\$ 58,357,835	\$ 234,230,782

CITY OF DES PLAINES, ILLINOIS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year-Ended December 31, 2024

	Major Governmental Funds			(Formerly major)	Nonmajor	Total
	General	TIF #6 (Mannheim/ Higgins)	Gaming Tax	Facilities Replacement	Governmental Funds	Governmental Funds
Revenues						
Property Taxes	\$ 25,263,265	\$ 133,893	\$ -		\$ 4,926,763	\$ 30,323,921
Other Taxes	15,924,075	-	28,875,547		7,662,644	52,462,266
Licenses and Permits	2,207,413	-	-		-	2,207,413
Intergovernmental	31,108,844	-	-		5,612,549	36,721,393
Charges for Services	4,660,048	-	-		-	4,660,048
Fines, Forfeitures and Penalties	826,429	-	-		11,945	838,374
Developer Fees	-	-	-		136,275	136,275
Investment Income	2,000,331	39	2,441,439		1,029,162	5,470,971
Miscellaneous	197,784	-	-		587,768	785,552
Total Revenues	<u>82,188,189</u>	<u>133,932</u>	<u>31,316,986</u>		<u>19,967,106</u>	<u>133,606,213</u>
Expenditures						
Current						
General Government	10,744,700	-	12,450,881		1,001,963	24,197,544
Public Safety	52,148,779	-	-		257,406	52,406,185
Public Works	5,251,365	-	-		-	5,251,365
Streets and Highways	4,787,273	-	-		1,492,222	6,279,495
Economic Development	590,250	10,907	-		2,238,872	2,840,029
Debt Service						
Principal	-	-	-		1,905,000	1,905,000
Interest and Fiscal Charges	-	-	-		205,675	205,675
Capital Outlay	-	-	-		22,632,311	22,632,311
Total Expenditures	<u>73,522,367</u>	<u>10,907</u>	<u>12,450,881</u>		<u>29,733,449</u>	<u>115,717,604</u>
Excess (Deficiency) of Revenues over (under) Expenditures	<u>8,665,822</u>	<u>123,025</u>	<u>18,866,105</u>		<u>(9,766,343)</u>	<u>17,888,609</u>
Other Financing Sources (Uses)						
Proceeds from Sale of Capital Assets	180,900	-	-		133,316	314,216
Transfer In	72,000	-	-		17,289,774	17,361,774
Transfer Out	(11,750,000)	(4,000)	(10,000,000)		(607,774)	(22,361,774)
Total Other Financing Sources (Uses)	<u>(11,497,100)</u>	<u>(4,000)</u>	<u>(10,000,000)</u>		<u>16,815,316</u>	<u>(4,685,784)</u>
Net Change in Fund Balances	(2,831,278)	119,025	8,866,105		7,048,973	13,202,825
Fund Balances at Beginning of Year	<u>83,660,355</u>	<u>(18,736,932)</u>	<u>38,750,280</u>	<u>\$ 14,634,800</u>	<u>24,760,939</u>	<u>143,069,442</u>
Change to or within Financial Reporting Entity	<u>-</u>	<u>-</u>	<u>-</u>	<u>(14,634,800)</u>	<u>14,634,800</u>	<u>-</u>
Fund Balances at Beginning of Year, as Adjusted	<u>83,660,355</u>	<u>(18,736,932)</u>	<u>38,750,280</u>	<u>-</u>	<u>39,395,739</u>	<u>143,069,442</u>
Fund Balances at End of Year	<u>\$ 80,829,077</u>	<u>\$ (18,617,907)</u>	<u>\$ 47,616,385</u>		<u>\$ 46,444,712</u>	<u>\$ 156,272,267</u>

CITY OF DES PLAINES, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 7 – LONG-TERM OBLIGATIONS

Long-Term Obligations: Long-term obligations activity for the year-ended December 31, 2024, was as follows:

	(Restated) Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
<u>Governmental Activities</u>					
Bonds and loans payable					
General obligation debt	\$ 6,840,000	\$ -	\$ 1,905,000	\$ 4,935,000	\$ 1,960,000
Unamortized (discounts)/premiums	61,926	-	26,506	35,420	-
Total bonds and notes payable	6,901,926	-	1,931,506	4,970,420	1,960,000
Other liabilities					
Compensated absences	5,590,742	322,039	-	5,912,781	2,027,096
Net pension liability - Police pension	99,671,344	-	626,618	99,044,726	-
Net pension liability - Firefighters' pension	89,917,177	3,214,496	-	93,131,673	-
Net pension liability (asset) - IMRF	645,822	-	753,716	(107,894)	-
Total OPEB liability	15,072,081	-	683,399	14,388,682	732,267
Total other liabilities	210,897,166	3,536,535	2,063,733	212,369,968	2,759,363
Total governmental activities	<u>\$ 217,799,092</u>	<u>\$ 3,536,535</u>	<u>\$ 3,995,239</u>	<u>\$ 217,340,388</u>	<u>\$ 4,719,363</u>
	(Restated) Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
<u>Business-Type Activities</u>					
Other liabilities					
Compensated absences	\$ 392,994	\$ -	\$ 42,418	\$ 350,576	\$ 177,380
Net pension liability (asset) - IMRF	258,735	-	294,104	(35,369)	-
Total OPEB liability	1,399,157	-	48,303	1,350,854	68,748
Total business-type activities	<u>\$ 2,050,886</u>	<u>\$ -</u>	<u>\$ 384,825</u>	<u>\$ 1,666,061</u>	<u>\$ 246,128</u>

The beginning balance of compensated absences has been restated for the implementation of GASB Statement No. 101, *Compensated Absences*. The change in net pension liabilities, total OPEB liabilities, and compensated absences above are the net change for the year.

General Obligation Debt: All general obligation bonds payable are backed by the full faith and credit of the City. Bonds will be retired by future property tax levies or tax increments accumulated by the debt service fund.

	Date of Issue	Final Maturity	Interest Rates (Fixed)	Original Indebtedness	Balance Outstanding
<u>Governmental Activities</u>					
Series 2018 GO Refunding Bonds, due in annual installments of \$440,000 to \$2,135,000 Debt retired from TIF #3 fund	March 5, 2018	December 1, 2028	3.00%	\$12,410,000	\$4,935,000

(Continued)

CITY OF DES PLAINES, ILLINOIS
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 7 - LONG-TERM OBLIGATIONS (Continued)

Debt service requirements to maturity are as follows:

Years	Governmental Activities General Obligation Debt	
	Principal	Interest
2025	\$ 1,960,000	\$ 148,050
2026	2,160,000	89,250
2027	400,000	24,450
2028	415,000	12,450
	\$ 4,935,000	\$ 274,200

Legal Debt Margin: The City is a home rule municipality. Article VII, Section 6(k) of the 1970 Illinois Constitution governs computation of the legal debt margin.

"The General Assembly may limit by law the amount and require referendum approval of debt to be incurred by home rule municipalities, payable from ad valorem property tax receipts, only in excess of the following percentages of the assessed value of its taxable property if its population is more than 25,000 and less than 500,000 an aggregate of one percent; indebtedness which is outstanding effective date (July 1, 1971) of this constitution or which is thereafter approval by referendum shall not be included in the foregoing percentage amounts."

To date the General Assembly has set no limits for home rule municipalities.

Net Pension Liability and Total Other Post-Employment Benefit Liability: The fund where salary is paid from for an employee has typically been used to liquidate the net pension liability and total other post-employment benefit liability. See notes 9 and 12 for more information.

NOTE 8 - COMPONENT UNIT

Component Unit:

Des Plaines Public Library – This report contains the Des Plaines Public Library (the "Library"), which is included as a component unit. Financial information is presented as a discrete column in the statement of net position, statement of activities.

In addition to the basic financial statements and the preceding notes to financial statements which apply, the following additional disclosures are considered necessary for a fair presentation.

Basis of Accounting/Measurement Focus: The Library follows the modified accrual basis of accounting and the flow of current financial resources measurement focus.

(Continued)

CITY OF DES PLAINES, ILLINOIS
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 BUDGET AND ACTUAL
 TIF #6 (MANNHEIM/HIGGINS) FUND
 Year-Ended December 31, 2024
 With Comparative Actual Amounts for the Year-Ended December 31, 2023

	2024		Variance from Final Budget Positive (Negative)	2023 Actual
	Original and Final Budget	Actual		
Revenues				
Property Taxes	\$ 121,230	\$ 133,893	\$ 12,663	\$ 102,627
Investment Income	25	39	14	90
Total Revenues	<u>121,255</u>	<u>133,932</u>	<u>12,677</u>	<u>102,717</u>
Expenditures				
Economic Development				
Contractual Services	8,030	10,907	(2,877)	3,030
Commodities	52	-	52	-
Total Economic Development	<u>8,082</u>	<u>10,907</u>	<u>(2,825)</u>	<u>3,030</u>
Debt Service				
Principal	-	-	-	745,000
Interest and Fiscal Charges	-	-	-	29
Total Debt Service	<u>-</u>	<u>-</u>	<u>-</u>	<u>745,029</u>
Total Expenditures	<u>8,082</u>	<u>10,907</u>	<u>(2,825)</u>	<u>748,059</u>
Excess (Deficiency) of Revenues over (under) Expenditures	<u>113,173</u>	<u>123,025</u>	<u>9,852</u>	<u>(645,342)</u>
Other Financing Sources (Uses)				
Transfer Out	<u>(4,000)</u>	<u>(4,000)</u>	<u>-</u>	<u>(4,000)</u>
Total Other Financing Sources (Uses)	<u>(4,000)</u>	<u>(4,000)</u>	<u>-</u>	<u>(4,000)</u>
Net Change in Fund Balances	<u>\$ 109,173</u>	119,025	<u>\$ 9,852</u>	(649,342)
Fund Balances at Beginning of Year		<u>(18,736,932)</u>		<u>(18,087,590)</u>
Fund Balances at End of Year		<u>\$ (18,617,907)</u>		<u>\$ (18,736,932)</u>

CITY OF DES PLAINES, ILLINOIS
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 December 31, 2024

	Special Revenue Funds						
	Motor Fuel Tax	Community Development Block Grant	Asset Seizure	Foreign Fire Insurance Tax	Escrow	TIF #1 (Downtown)	TIF #3 (Wille Road)
ASSETS							
Cash and Investments	\$ 2,887,827	\$ 10,541	\$ 2,055,303	\$ 595,505	\$ 530,548	\$ 488,325	\$ -
Receivables (Net)							
Property Taxes	-	-	-	-	-	-	2,321,484
Other Taxes	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	9,245	-	-
Accrued Interest	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
Leases	-	-	-	-	-	-	-
Prepaid Items	-	-	23,955	-	-	-	-
Due from Other Governments	227,840	73,856	-	-	-	-	-
TOTAL ASSETS	<u>\$ 3,115,667</u>	<u>\$ 84,397</u>	<u>\$ 2,079,258</u>	<u>\$ 595,505</u>	<u>\$ 539,793</u>	<u>\$ 488,325</u>	<u>\$ 2,321,484</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES							
Liabilities							
Accounts Payable	\$ 741,217	\$ 79,010	\$ 37,745	\$ 37,350	\$ 13,592	\$ -	\$ -
Deposits Payable	-	-	14,763	-	-	19,232	-
Due to Other Funds	-	-	-	-	-	-	-
Advances from Other Funds	-	-	-	-	-	469,093	1,854,625
Unearned Revenue	-	-	-	-	-	-	-
Total Liabilities	<u>741,217</u>	<u>79,010</u>	<u>52,508</u>	<u>37,350</u>	<u>13,592</u>	<u>488,325</u>	<u>1,854,625</u>
Deferred Inflows of Resources							
Deferred Property Tax Revenue	-	-	-	-	-	-	2,321,484
Deferred Lease Revenue	-	-	-	-	-	-	-
Unavailable Other Revenue	-	10	-	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>10</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,321,484</u>
Fund Balances							
Nonspendable							
Prepaid Items	-	-	23,955	-	-	-	-
Restricted							
Economic Development	-	5,377	-	-	526,201	-	-
Streets & Highways	2,151,386	-	-	-	-	-	-
Rebuild Illinois Bond Funds Projects	223,064	-	-	-	-	-	-
Public Safety	-	-	2,002,795	558,155	-	-	-
Assigned							
Infrastructure	-	-	-	-	-	-	-
Capital Acquisitions	-	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-	(1,854,625)
Total Fund Balances	<u>2,374,450</u>	<u>5,377</u>	<u>2,026,750</u>	<u>558,155</u>	<u>526,201</u>	<u>-</u>	<u>(1,854,625)</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 3,115,667</u>	<u>\$ 84,397</u>	<u>\$ 2,079,258</u>	<u>\$ 595,505</u>	<u>\$ 539,793</u>	<u>\$ 488,325</u>	<u>\$ 2,321,484</u>

(Continued)

Special Revenue Funds			Capital Projects Funds					Total Nonmajor Governmental Funds
TIF #5 (Perry/Lee)	TIF #7 (Mannheim/ Higgins South)	TIF #8 (Oakton)	Grant Funded Projects	Equipment Replacement	I.T. Replacement	Facilities Replacement	Capital Projects	
\$ 181,832	\$ 100,033	\$ 5,029,523	\$ 282,617	\$ 5,188,772	\$ 831,220	\$ 21,083,876	\$ 11,707,982	\$ 50,973,904
136,853	568,621	1,387,613	-	-	-	-	-	4,414,571
-	-	-	-	-	-	-	244,026	244,026
-	-	-	61,446	-	-	63,740	8,220	142,651
-	-	-	-	20,509	-	10,254	10,254	41,017
-	-	6,953	-	-	-	-	-	6,953
-	-	-	-	-	-	50,011	-	50,011
-	-	-	-	-	110,896	-	7,154	142,005
-	-	-	788,223	-	-	-	1,252,778	2,342,697
<u>\$ 318,685</u>	<u>\$ 668,654</u>	<u>\$ 6,424,089</u>	<u>\$ 1,132,286</u>	<u>\$ 5,209,281</u>	<u>\$ 942,116</u>	<u>\$ 21,207,881</u>	<u>\$ 13,230,414</u>	<u>\$ 58,357,835</u>
\$ -	\$ 180,226	\$ 22,918	\$ 243,082	\$ 82,540	\$ 133,701	\$ 2,138,773	\$ 905,724	\$ 4,615,878
-	-	-	-	-	-	9,139	6,397	49,531
-	-	-	-	-	-	-	18,020	18,020
-	-	-	-	-	-	-	-	2,323,718
-	-	-	3,550	-	-	54,681	-	58,231
-	180,226	22,918	246,632	82,540	133,701	2,202,593	930,141	7,065,378
136,853	568,621	1,351,268	-	-	-	-	-	4,378,226
-	-	-	-	-	-	162,956	-	162,956
-	-	-	283,107	-	-	-	23,446	306,563
<u>136,853</u>	<u>568,621</u>	<u>1,351,268</u>	<u>283,107</u>	<u>-</u>	<u>-</u>	<u>162,956</u>	<u>23,446</u>	<u>4,847,745</u>
-	-	-	-	-	110,896	-	7,154	142,005
181,832	-	5,049,903	-	-	-	-	-	5,763,313
-	-	-	-	-	-	-	-	2,151,386
-	-	-	-	-	-	-	-	223,064
-	-	-	-	-	-	-	-	2,560,950
-	-	-	-	-	-	-	12,269,673	12,269,673
-	-	-	602,547	5,126,741	697,519	18,842,332	-	25,269,139
-	(80,193)	-	-	-	-	-	-	(1,934,818)
<u>181,832</u>	<u>(80,193)</u>	<u>5,049,903</u>	<u>602,547</u>	<u>5,126,741</u>	<u>808,415</u>	<u>18,842,332</u>	<u>12,276,827</u>	<u>46,444,712</u>
<u>\$ 318,685</u>	<u>\$ 668,654</u>	<u>\$ 6,424,089</u>	<u>\$ 1,132,286</u>	<u>\$ 5,209,281</u>	<u>\$ 942,116</u>	<u>\$ 21,207,881</u>	<u>\$ 13,230,414</u>	<u>\$ 58,357,835</u>

CITY OF DES PLAINES, ILLINOIS
 COMBINING STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 Year-Ended December 31, 2024

	Special Revenue Funds						
	Motor Fuel Tax	Community Development Block Grant	Asset Seizure	Foreign Fire Insurance Tax	Escrow	TIF #1 (Downtown)	TIF #3 (Wille Road)
Revenues							
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,240,960
Other Taxes	-	-	-	179,290	-	-	-
Intergovernmental	2,697,013	472,077	788,189	-	-	-	-
Fines, Forfeitures and Penalties	-	-	11,945	-	-	-	-
Developer Fees	-	-	-	-	136,275	-	-
Investment Income	165,863	-	2,995	8,991	-	-	3,543
Miscellaneous	-	-	-	-	2,550	-	-
Total Revenues	<u>2,862,876</u>	<u>472,077</u>	<u>803,129</u>	<u>188,281</u>	<u>138,825</u>	<u>-</u>	<u>2,244,503</u>
Expenditures							
Current:							
General Government	-	-	-	-	-	-	-
Public Safety	-	-	127,851	128,152	1,403	-	-
Streets and Highways	1,492,222	-	-	-	-	-	-
Economic Development	-	261,964	-	-	130,857	-	30
Debt Service							
Principal	-	-	-	-	-	-	1,905,000
Interest and Fiscal Charges	-	-	-	-	-	-	205,675
Capital Outlay	1,604,876	202,443	146,941	6,454	-	-	-
Total Expenditures	<u>3,097,098</u>	<u>464,407</u>	<u>274,792</u>	<u>134,606</u>	<u>132,260</u>	<u>-</u>	<u>2,110,705</u>
Excess (Deficiency) of Revenues over (under) Expenditures	<u>(234,222)</u>	<u>7,670</u>	<u>528,337</u>	<u>53,675</u>	<u>6,565</u>	<u>-</u>	<u>133,798</u>
Other Financing Sources (Uses)							
Proceeds from Sale of Capital Assets	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	488,325	-
Transfers Out	-	-	-	-	-	-	(2,000)
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>488,325</u>	<u>(2,000)</u>
Net Change in Fund Balances	(234,222)	7,670	528,337	53,675	6,565	488,325	131,798
Fund Balances at Beginning of Year	<u>2,608,672</u>	<u>(2,293)</u>	<u>1,498,413</u>	<u>504,480</u>	<u>519,636</u>	<u>(488,325)</u>	<u>(1,986,423)</u>
Change to or within Financial Reporting Entity	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances at Beginning of Year, as Adjusted	<u>2,608,672</u>	<u>(2,293)</u>	<u>1,498,413</u>	<u>504,480</u>	<u>519,636</u>	<u>(488,325)</u>	<u>(1,986,423)</u>
Fund Balances at End of Year	<u>\$ 2,374,450</u>	<u>\$ 5,377</u>	<u>\$ 2,026,750</u>	<u>\$ 558,155</u>	<u>\$ 526,201</u>	<u>\$ -</u>	<u>\$ (1,854,625)</u>

Special Revenue Funds			Capital Projects Funds					Total
TIF #5 (Perry/Lee)	TIF #7 (Mannheim/ Higgins South)	TIF #8 (Oakton)	Grant Funded Projects	Equipment Replacement	I.T. Replacement	Facilities Replacement	Capital Projects	Nonmajor Governmental Funds
\$ 137,312	\$ 801,098	\$ 1,745,698	\$ -	\$ -	\$ -	\$ -	\$ 1,695	\$ 4,926,763
-	-	-	-	-	-	-	7,483,354	7,662,644
-	-	-	1,655,270	-	-	-	-	5,612,549
-	-	-	-	-	-	-	-	11,945
-	-	-	-	-	-	-	-	136,275
303	1,235	950	21,606	118,218	4,951	35,695	664,812	1,029,162
-	-	-	335,459	-	-	249,759	-	587,768
<u>137,615</u>	<u>802,333</u>	<u>1,746,648</u>	<u>2,012,335</u>	<u>118,218</u>	<u>4,951</u>	<u>285,454</u>	<u>8,149,861</u>	<u>19,967,106</u>
-	-	-	139,185	-	1,332	861,446	-	1,001,963
-	-	-	-	-	-	-	-	257,406
-	-	-	-	-	-	-	-	1,492,222
-	181,470	185,752	-	-	-	-	1,478,799	2,238,872
-	-	-	-	-	-	-	-	1,905,000
-	-	-	-	-	-	-	-	205,675
-	-	515,000	1,719,964	1,773,208	420,316	9,239,881	7,003,228	22,632,311
-	181,470	700,752	1,859,149	1,773,208	421,648	10,101,327	8,482,027	29,733,449
<u>137,615</u>	<u>620,863</u>	<u>1,045,896</u>	<u>153,186</u>	<u>(1,654,990)</u>	<u>(416,697)</u>	<u>(9,815,873)</u>	<u>(332,166)</u>	<u>(9,766,343)</u>
-	-	-	-	86,508	-	23,405	23,403	133,316
-	-	-	51,449	2,000,000	750,000	14,000,000	-	17,289,774
(488,325)	(18,000)	(48,000)	-	-	-	-	(51,449)	(607,774)
(488,325)	(18,000)	(48,000)	51,449	2,086,508	750,000	14,023,405	(28,046)	16,815,316
(350,710)	602,863	997,896	204,635	431,518	333,303	4,207,532	(360,212)	7,048,973
532,542	(683,056)	4,052,007	397,912	4,695,223	475,112	-	12,637,039	24,760,939
-	-	-	-	-	-	14,634,800	-	14,634,800
532,542	(683,056)	4,052,007	397,912	4,695,223	475,112	14,634,800	12,637,039	39,395,739
<u>\$ 181,832</u>	<u>\$ (80,193)</u>	<u>\$ 5,049,903</u>	<u>\$ 602,547</u>	<u>\$ 5,126,741</u>	<u>\$ 808,415</u>	<u>\$ 18,842,332</u>	<u>\$ 12,276,827</u>	<u>\$ 46,444,712</u>

CITY OF DES PLAINES, ILLINOIS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
TIF #1 (DOWNTOWN) FUND
Year-Ended December 31, 2024
With Comparative Actual Amounts for the Year-Ended December 31, 2023

	2024		Variance from Final Budget Positive (Negative)	2023
	Original and Final Budget	Actual		Actual
Revenues				
Property Taxes (Refunds)	\$ -	\$ -	\$ -	\$ -
Investment Income	-	-	-	1
Total Revenues	-	-	-	1
Excess (Deficiency) of Revenues over (under) Expenditures	-	-	-	1
Other Financing Sources (Uses)				
Transfers In	-	488,325	488,325	-
Total Other Financing Sources (Uses)	-	488,325	488,325	-
Net Change in Fund Balance	<u>\$ -</u>	488,325	<u>\$ 488,325</u>	1
Fund Balance at Beginning of Year		(488,325)		(488,326)
Fund Balance at End of Year		<u>\$ -</u>		<u>\$ (488,325)</u>

CITY OF DES PLAINES, ILLINOIS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
TIF #3 (WILLE ROAD) FUND
Year-Ended December 31, 2024
With Comparative Actual Amounts for the Year-Ended December 31, 2023

	2024		Variance from Final Budget Positive (Negative)	2023 Actual
	Original and Final Budget	Actual		
Revenues				
Taxes	\$ 2,415,367	\$ 2,240,960	\$ (174,407)	\$ 2,344,933
Investment Income	50	3,543	3,493	505
Total Revenues	<u>2,415,417</u>	<u>2,244,503</u>	<u>(170,914)</u>	<u>2,345,438</u>
Expenditures				
Economic Development				
Contractual Services	10,430	30	10,400	40
Total Economic Development	<u>10,430</u>	<u>30</u>	<u>10,400</u>	<u>40</u>
Debt Service				
Principal	1,905,000	1,905,000	-	1,845,000
Interest and Fiscal Charges	205,700	205,675	25	261,024
Total Debt Service	<u>2,110,700</u>	<u>2,110,675</u>	<u>25</u>	<u>2,106,024</u>
Total Expenditures	<u>2,121,130</u>	<u>2,110,705</u>	<u>10,425</u>	<u>2,106,064</u>
Excess (Deficiency) of Revenues over (under) Expenditures	<u>294,287</u>	<u>133,798</u>	<u>(160,489)</u>	<u>239,374</u>
Other Financing Sources (Uses)				
Transfers Out	(2,000)	(2,000)	-	(2,000)
Total Other Financing Sources (Uses)	<u>(2,000)</u>	<u>(2,000)</u>	<u>-</u>	<u>(2,000)</u>
Net Change in Fund Balance	<u>\$ 292,287</u>	131,798	<u>\$ (160,489)</u>	237,374
Fund Balance at Beginning of Year		<u>(1,986,423)</u>		<u>(2,223,797)</u>
Fund Balance at End of Year		<u>\$ (1,854,625)</u>		<u>\$ (1,986,423)</u>

CITY OF DES PLAINES, ILLINOIS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
TIF #5 (PERRY/LEE) FUND
Year-Ended December 31, 2024
With Comparative Actual Amounts for the Year-Ended December 31, 2023

	2024		Variance from Final Budget Positive (Negative)	2023
	Original and Final Budget	Actual		Actual
Revenues				
Taxes	\$ 159,125	\$ 137,312	\$ (21,813)	\$ 65,641
Investment Income	50	303	253	30
Total Revenues	<u>159,175</u>	<u>137,615</u>	<u>(21,560)</u>	<u>65,671</u>
Expenditures				
Economic Development				
Contractual Services	400	-	400	-
Total Economic Development	400	-	400	-
Total Expenditures	<u>400</u>	<u>-</u>	<u>400</u>	<u>-</u>
Excess (Deficiency) of Revenues over (under) Expenditures	<u>158,775</u>	<u>137,615</u>	<u>(21,160)</u>	<u>65,671</u>
Other Financing Sources (Uses)				
Transfers Out	-	(488,325)	(488,325)	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>(488,325)</u>	<u>(488,325)</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 158,775</u>	<u>(350,710)</u>	<u>\$ (509,485)</u>	<u>65,671</u>
Fund Balance at Beginning of Year		<u>532,542</u>		<u>466,871</u>
Fund Balance at End of Year		<u>\$ 181,832</u>		<u>\$ 532,542</u>

CITY OF DES PLAINES, ILLINOIS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
TIF #7 (MANNHEIM/HIGGINS SOUTH) FUND
Year-Ended December 31, 2024
With Comparative Actual Amounts for the Year-Ended December 31, 2023

	2024		Variance from Final Budget Positive (Negative)	2023
	Original and Final Budget	Actual		Actual
Revenues				
Taxes	\$ 414,710	\$ 801,098	\$ 386,388	\$ 726,452
Investment Income	25	1,235	1,210	358
Total Revenues	<u>414,735</u>	<u>802,333</u>	<u>387,598</u>	<u>726,810</u>
Expenditures				
Economic Development				
Contractual Services	<u>208,120</u>	<u>181,470</u>	<u>26,650</u>	<u>332,489</u>
Total Expenditures	<u>208,120</u>	<u>181,470</u>	<u>26,650</u>	<u>332,489</u>
Excess (Deficiency) of Revenues over (under) Expenditures	<u>206,615</u>	<u>620,863</u>	<u>414,248</u>	<u>394,321</u>
Other Financing Sources (Uses)				
Transfers Out	<u>(18,000)</u>	<u>(18,000)</u>	<u>-</u>	<u>(17,000)</u>
Total Other Financing Sources (Uses)	<u>(18,000)</u>	<u>(18,000)</u>	<u>-</u>	<u>(17,000)</u>
Net Change in Fund Balance	<u>\$ 188,615</u>	602,863	<u>\$ 414,248</u>	377,321
Fund Balance at Beginning of Year		<u>(683,056)</u>		<u>(1,060,377)</u>
Fund Balance at End of Year		<u>\$ (80,193)</u>		<u>\$ (683,056)</u>

CITY OF DES PLAINES, ILLINOIS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
TIF #8 (OAKTON) FUND
Year-Ended December 31, 2024
With Comparative Actual Amounts for the Year-Ended December 31, 2023

	2024		Variance from Final Budget Positive (Negative)	2023
	Original and Final Budget	Actual		Actual
Revenues				
Taxes	\$ 1,281,557	\$ 1,745,698	\$ 464,141	\$ 1,509,109
Investment Income	25	950	925	418
Total Revenues	<u>1,281,582</u>	<u>1,746,648</u>	<u>465,066</u>	<u>1,509,527</u>
Expenditures				
Economic Development				
Contractual Services	579,410	157,563	421,847	191,627
Commodities	-	28,189	(28,189)	-
Capital Outlay	250,000	515,000	(265,000)	-
Total Expenditures	<u>829,410</u>	<u>700,752</u>	<u>128,658</u>	<u>191,627</u>
Excess (Deficiency) of Revenues over (under) Expenditures	<u>452,172</u>	<u>1,045,896</u>	<u>593,724</u>	<u>1,317,900</u>
Other Financing Sources (Uses)				
Transfers Out	(48,000)	(48,000)	-	(46,000)
Total Other Financing Sources (Uses)	<u>(48,000)</u>	<u>(48,000)</u>	<u>-</u>	<u>(46,000)</u>
Net Change in Fund Balance	<u>\$ 404,172</u>	997,896	<u>\$ 593,724</u>	1,271,900
Fund Balance at Beginning of Year		<u>4,052,007</u>		<u>2,780,107</u>
Fund Balance at End of Year		<u>\$ 5,049,903</u>		<u>\$ 4,052,007</u>



INDEPENDENT ACCOUNTANT'S REPORT
ON COMPLIANCE

To the Honorable Mayor
and Members of the City Council
City of Des Plaines, Illinois

We have examined the City of Des Plaines, Illinois' ("City's") compliance with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act during the year ended December 31, 2024. Management of the City is responsible for the City's compliance with the specified requirements. Our responsibility is to express an opinion on the City's compliance with the specified requirements 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 the City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, 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 to meet our 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 specified requirements.

In our opinion, the City complied, in all material respects, with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act during the year ended December 31, 2024.

This report is intended solely for the information and use of the Illinois Comptroller, the Mayor, Members of the City Council, and management and is not intended to be and should not be used by anyone other than the specified parties.

Crowe LLP

Crowe LLP

Oakbrook Terrace, Illinois
June 26, 2025

Attachment M 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).

TIF #6 **Intergovernmental Agreement Between the City of Des Plaines, Maine Township High School District No. 207, and Des Plaines Community Consolidated School District No. 62; dated August 22, 2014 (City of Des Plaines Resolution R-159-14)**

The City undertook an amendment to TIF District No. 6 to remove certain properties south of Pratt Avenue into an adjacent, newly created TIF District No. 7 (established in 2014). The City enlisted the participation of the taxing districts through an intergovernmental agreement as part of the TIF #7 designation.

As part of the intergovernmental agreement, the City agreed to declare a “surplus” of incremental taxes from TIF #7 annually. There are no revenue sharing agreements associated with TIF #6.