

ANNUAL TAX INCREMENT FINANCE REPORT



Name of Municipality:	<u>Coal Valley</u>	Reporting Fiscal Year:	2025
County:	<u>Rock Island</u>	Fiscal Year End:	12/31/2025
Unit Code:	081/020/32		

First Name:	Herbert	Last Name:	Klein
Address:	1701 Clearwater Avenue	Title:	Administrator
Telephone:	309-664-7777	City:	Bloomington
E-mail	kjacob@tifillinois.com	Zip:	61704

Date 06-22-2026

[illegible]

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2025

Name of Redevelopment Project Area:

COAL VALLEY ROUTE 6 TIF DISTRICT

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

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (Labeled Attachment A). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (Labeled Attachment A).		X
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (Labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (Labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (Labeled Attachment D).		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (Labeled Attachment E).		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (Labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (Labeled Attachment G).	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (Labeled Attachment H).	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (Labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, <u>chosen by the municipality</u> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; <u>and actual debt service</u> . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (Labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose audited financial statements of the special tax allocation fund (Labeled Attachment K).		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (Labeled Attachment L).		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (Labeled Attachment M).	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (Labeled Attachment N).	X	
Letter from the Mayor/Village President designating the municipality's TIF Administrator. Must include the phone number and email address of the designated party (Labeled Attachment O.)	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 2025****Name of Redevelopment Project Area:****COAL VALLEY ROUTE 6 TIF DISTRICT****Provide an analysis of the special tax allocation fund.**Special Tax Allocation Fund Balance at Beginning of Reporting Period

\$ 1,529,150

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	\$ 407,978	\$ 3,359,708	95%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 12,469	\$ 54,926	2%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 51,866	1%
Private Sources		\$ 35	0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 78,799	2%

All Amount Deposited in Special Tax Allocation Fund

\$ 420,447

Cumulative Total Revenues/Cash Receipts

\$ 3,545,334	100%
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Total Expenditures/Cash Disbursements (**Carried forward from Section 3.2**)

\$ 1,124,193

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements

\$ 1,124,193

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ (703,746)

Previous Year Adjustment (Explain Below)

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FUND BALANCE, END OF REPORTING PERIOD*

\$ 825,404

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

FY 2025

Name of Redevelopment Project Area:

COAL VALLEY ROUTE 6 TIF DISTRICT

PAGE 1

[illegible]

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		\$ 1,124,193

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

FY 2025

Name of Redevelopment Project Area:

COAL VALLEY ROUTE 6 TIF DISTRICT

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

[illegible]

FY 2025

COAL VALLEY ROUTE 6 TIF DISTRICT

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

FUND BALANCE BY SOURCE

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
N/A		
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Public Projects		\$ 32,431,806
Private Projects		\$ 598,264
Capital Costs		\$ 5,500,000
Total Amount Designated for Project Costs		\$ 38,530,070

TOTAL AMOUNT DESIGNATED**SURPLUS/(DEFICIT)**

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

FY 2025

Name of Redevelopment Project Area:

COAL VALLEY ROUTE 6 TIF DISTRICT

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

	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
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Property (1):	
Street address:	103 1st Steet and 107 East 1st Avenue
Approximate size or description of property:	land and building property
Purchase price:	501,207.00
Seller of property:	Village of Coal Valley

Property (2):	
Street address:	106-110 East 2nd Street
Approximate size or description of property:	land and building property
Purchase price:	483,409.00
Seller of property:	Village of Coal Valley

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 2025

Name of Redevelopment Project Area:
COAL VALLEY ROUTE 6 TIF DISTRICT

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. The NUMBER of new projects undertaken in fiscal year 2022 or any fiscal year thereafter, within the Redevelopment Project Area.	0

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

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 10,621	\$ -	\$ 204,411
Ratio of Private/Public Investment	0		0

Project 1 Name: Donald R. Bealer Family Limited Partnership(amended)

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 10,621		\$ 204,411
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

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

COAL VALLEY ROUTE 6 TIF DISTRICT

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

[illegible][illegible]

Project Name	Stated Rate of Return

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

FY 2025

Name of Redevelopment Project Area:

COAL VALLEY ROUTE 6 TIF DISTRICT

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	

FY 2025

Name of Redevelopment Project Area:

COAL VALLEY ROUTE 6 TIF DISTRICT

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
2006	\$ 3,883,742	\$8,061,846

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.

[illegible]

ORDINANCE NO. 25-09-016

VILLAGE OF COAL VALLEY, ILLINOIS

AN ORDINANCE PROVIDING FOR AND
APPROVING THE SECOND AMENDMENT
TO THE
VILLAGE OF COAL VALLEY
ROUTE 6 TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS

ADOPTED BY THE VILLAGE PRESIDENT
AND BOARD OF TRUSTEES OF THE
VILLAGE OF COAL VALLEY
ROCK ISLAND & HENRY COUNTIES, ILLINOIS,
ON THE 10TH DAY OF SEPTEMBER, 2025.

ORDINANCE NO. 25-09-016
VILLAGE OF COAL VALLEY, ILLINOIS
AN ORDINANCE PROVIDING FOR AND APPROVING
THE SECOND AMENDMENT TO THE VILLAGE OF COAL VALLEY
ROUTE 6 TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA, PLAN AND PROJECTS

WHEREAS, the statutes of the State of Illinois by the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1 *et seq.*, as amended, hereinafter referred to as the "TIF Act," provide for municipalities to create within their corporate boundaries tax increment financing redevelopment areas and to amend such areas; and

WHEREAS, on November 1, 2006, the Village of Coal Valley, Rock Island and Henry Counties, Illinois (the "Village"), by its duly elected President and Village Board of Trustees heretofore adopted a Redevelopment Plan and Projects; designated a Redevelopment Project Area; and adopted Tax Increment Financing pursuant to the TIF Act for the Village of Coal Valley Route 6 Tax Increment Financing District ("TIF District"); and

WHEREAS, on June 6, 2018, the Village approved the First Amendment to the Village of Coal Valley Route 6 TIF District Redevelopment Project Area, Plan and Projects; and

WHEREAS, the Village desires to further amend the Redevelopment Project Area, Plan and Projects ("Second Amendment") for its TIF District pursuant to the TIF Act by reducing the size of the Redevelopment Project Area; and

WHEREAS, the proposed Second Amendment amends the Legal Description and Boundary Map for the Redevelopment Project Area by removing the parcels described in *Exhibit A* of this Ordinance, thereby reducing the size of the Area; and

WHEREAS, the Redevelopment Project Area as Amended by the Second Amendment is shown in *Exhibit B* (Amended Boundary Map) attached hereto and legally described in *Exhibit C* (Amended Legal Description); and

WHEREAS, the Second Amendment does not add additional parcels of property to the Redevelopment Project Area; affect the general land uses established pursuant to the Redevelopment Plan; substantially change the nature of the Redevelopment Projects; increase the total estimated Redevelopment Project Costs set out in the Redevelopment Plan by more than 5% after an adjustment for inflation from the date the Plan was adopted; add additional Redevelopment Project Costs to the itemized list of redevelopment project costs set out in the Redevelopment Plan; or increase the number of inhabited residential units to be displaced from the Redevelopment Project Area to a total of more than 10, as measured from the time of creation of the Area; and

WHEREAS, the Second Amendment is consistent with the Redevelopment Plan and Projects and has been reviewed by the President and the Board of Trustees is generally informed of this Amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF COAL VALLEY, ROCK ISLAND & HENRY COUNTIES, ILLINOIS:

1. The recitals set forth in the preamble to this Ordinance are hereby incorporated by reference as if fully set forth herein.
2. The Redevelopment Project Area is hereby amended to remove the parcels described in *Exhibit A*, thereby reducing the size of the Coal Valley Route 6 TIF District Redevelopment Project Area.
3. The Coal Valley Route 6 TIF District Redevelopment Project Area as Amended by the Second Amendment is shown in *Exhibit B* (Amended Boundary Map) attached hereto and legally described in *Exhibit C* (Amended Legal Description) attached hereto.
4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law and shall take effect upon its passage as required by law.
5. All ordinances and parts of ordinances in conflict herewith are repealed.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the Village of Coal Valley, Rock Island & Henry Counties, Illinois, on the 10th day of September, A.D., 2025, and deposited and filed in the Office of the Village Clerk of said Village on that date.

PRESIDENT & TRUSTEES	AYE VOTE	NAY VOTE	ABSTAIN/RECUSE	ABSENT
Thomas House Sr.	X			
Laura Rigg	X			
Stanley Engstrom				
Richard Jewell	X			
James Mountain	X			
Janice McBride	X			
Michael Bartels, President				X
TOTAL VOTES:	5			

APPROVED:

Michael T. Bartels
Village President

ATTEST:

Elissa Bundy
Village Clerk

EXHIBIT A ATTACHED: PARCELS REMOVED FROM THE COAL VALLEY ROUTE 6 TIF DISTRICT BY THE SECOND AMENDMENT.

EXHIBIT B ATTACHED: COAL VALLEY ROUTE 6 TIF DISTRICT AMENDED BOUNDARY MAP.

EXHIBIT C ATTACHED: COAL VALLEY ROUTE 6 TIF DISTRICT AMENDED LEGAL DESCRIPTION.

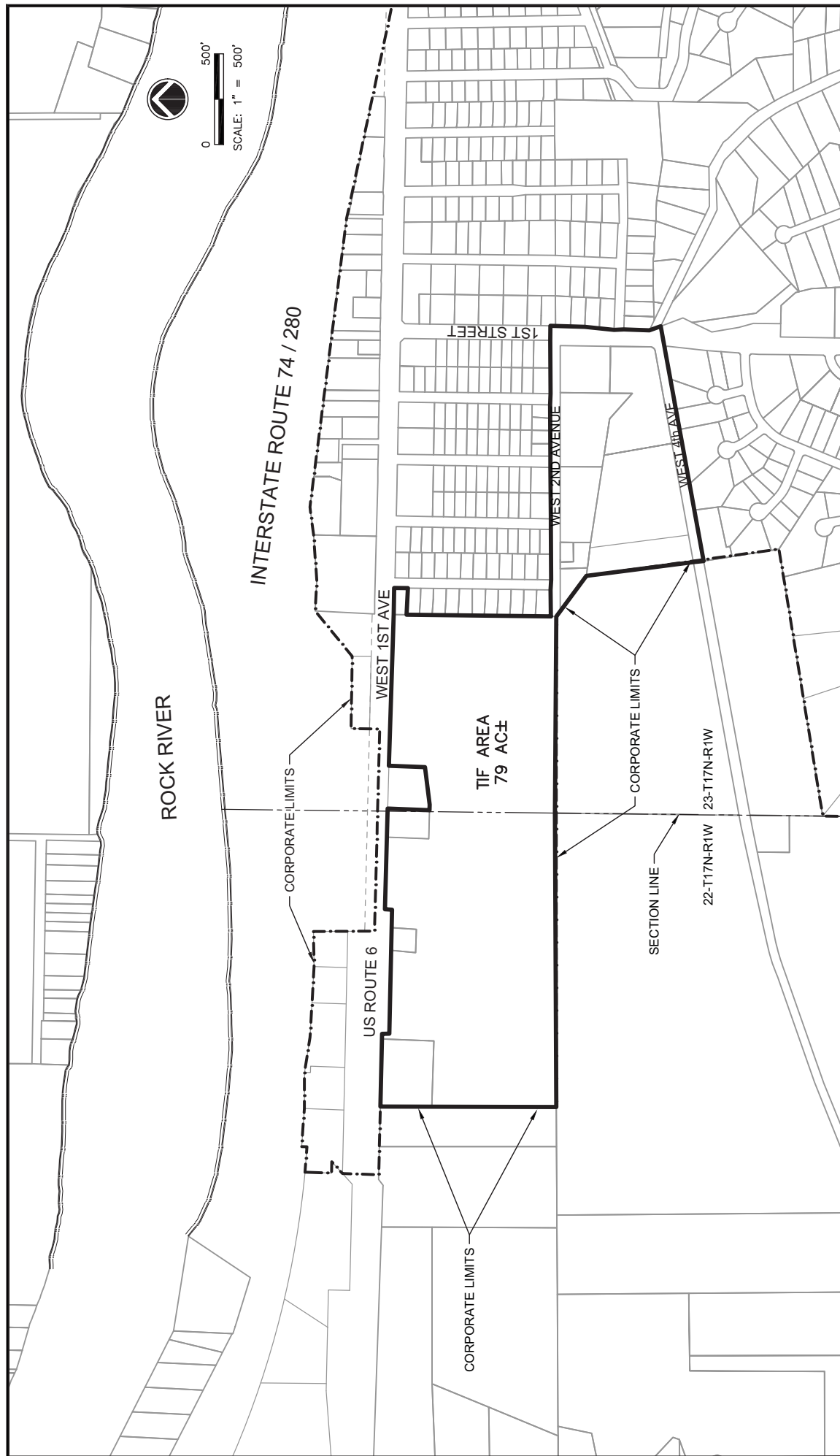
EXHIBIT A

**PARCELS REMOVED FROM THE COAL VALLEY ROUTE 6 TIF DISTRICT
BY THE SECOND AMENDMENT**

	Parcel No.	Tax Code		Parcel No.	Tax Code
1	1722200002	12003T1	41	1723203006	12003T1
2	1722200003	12003T1	42	1723203011	12003T1
3	1722200004	12003T1	43	1723203012	12003T1
4	1722200006	12003T1	44	1723205001	12003T1
5	1722200007	12003T1	45	1723205002	12003T1
6	1722200013	12003T1	46	1723205003	12003T1
7	1722200014	12003T1	47	1723205009	12003T1
8	1723100002	12003T1	48	1723205010	12003T1
9	1723100005	12003T1	49	1723205011	12003T1
10	1723100010	12003T1	50	1723207001	12003T1
11	1723100011	12003T1	51	1723207002	12003T1
12	1723100012	12003T1	52	1723207011	12003T1
13	1723100013	12003T1	53	1723207012	12003T1
14	1723101002	12003T1	54	1723207013	12003T1
15	1723101003	12003T1	55	1723207022	12003T1
16	1723101004	12003T1	56	1723208001	12003T1
17	1723102001	12003T1	57	1723208002	12003T1
18	1723104015	12003T1	58	1723208003	12003T1
19	1723104036	12003T1	59	1723208013	12003T1
20	1723105001	12003T1	60	1723208014	12003T1
21	1723105011	12003T1	61	1723208015	12003T1
22	1723105012	12003T1	62	1723209001	12003T1
23	1723105013	12003T1	63	1723209002	12003T1
24	1723105024	12003T1	64	1723209003	12003T1
25	1723107001	12003T1	65	1723209022	12003T1
26	1723107003	12003T1	66	1723209023	12003T1
27	1723108001	12003T1	67	1723210001	12003T1
28	1723108002	12003T1	68	1723210002	12003T1
29	1723109001	12003T1	69	1723210003	12003T1
30	1723200009	12003T1	70	1723210011	12003T1
31	1723200010	12003T1	71	1723210012	12003T1
32	1723200011	12003T1	72	1723210013	12003T1
33	1723200012	12003T1	73	1723210014	12003T1
34	1723200013	12003T1	74	1723210015	12003T1
35	1723200014	12003T1	75	1723211002	12003T1
36	1723201001	12003T1	76	1723211005	12003T1
37	1723201003	12003T1	77	1723211006	12003T1
38	1723202002	12003T1	78	1724100009	12003T1
39	1723202003	12003T1	79	1724100010	12003T1
40	1723203001	12003T1			

EXHIBIT B

**COAL VALLEY ROUTE 6 TIF DISTRICT SECOND AMENDMENT
AMENDED BOUNDARY MAP**

[illegible]

REVISIONS	DESCRIPTION
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623 26TH AVENUE
ROCK ISLAND, IL 61201
PH: 309.786.0673
FAX: 309.786.5967
www.miegooop.com

TIF District I Boundary Map

Village of Coal Valley, Illinois

IMEG Project Not: 25002801.02	File Name: 25002801_02.tif Map Ave
	Field Book No:
	Drawn By: MDR
	Checked By: DAB
	Date: 6/10/2025
© COPYRIGHT 2025	

EXHIBIT C

COAL VALLEY ROUTE 6 TIF DISTRICT SECOND AMENDMENT AMENDED LEGAL DESCRIPTION

Part of the northeast quarter of Section 22 and part of the north half of Section 23, all in Township 17 North, Range 1 West of the 4th Principal Meridian, in the Village of Coal Valley, County of Rock Island, State of Illinois, more particularly described as follows:

Beginning at the northwest Corner of Parcel 17-22-200-009, being on the south right of way line of U.S. Route 6 / West 1st Avenue;

Thence Easterly along said south right of way line, a distance of 400 feet more or less;

Thence Southerly along said south right of way line, a distance of 40 feet more or less;

Thence Easterly along said south right of way line, a distance of 684 feet more or less;

Thence Northerly along said south right of way line, a distance of 40 feet more or less;

Thence Easterly along said south right of way line, a distance of 555 feet more or less to the northeast corner of Lot 2 in Lyndsey's Subdivision;

Thence Southerly along the east line of said Lot 2, a distance of 231 feet more or less to the southwest corner of Lot 1 of said Lyndsey's Subdivision;

Thence Easterly along the south line of said Lot 1, a distance of 239 feet more or less to the southeast corner of said Lot 1;

Thence Northerly along the east line of said Lot 1, a distance of 199 feet more or less to the northeast corner of said Lot 1, being on the south right of way line of U.S. Route 6 / West 1st Avenue;

Thence Easterly along said south right of way line, a distance of 834 feet more or less to the northwest corner of Lot 24 in Meadow View Addition;

Thence Easterly along the north line of said Lot 24, a distance of 147 feet more or less to the northeast corner of Lot 24 in Meadow View Addition;

Thence Southerly along the east line of said Lot 24, a distance of 75 feet more or less to the southeast corner of Lot 24 in Meadow View Addition;

Thence Westerly along the south line of said Lot 24, a distance of 147 feet more or less to the southwest corner of Lot 24 in Meadow View Addition;

Thence Southerly along the west line of said Meadow View Addition, a distance of 795 feet more or less to the north right of way line of West 2nd Avenue;

Thence Easterly along said north right of way line, a distance of 1,601 feet more or less to the east right of way line of 1st Street;

Thence Southerly along said east right of way line, a distance of 633 feet more or less to the southeasterly intersection of 1st Street and East 4th Avenue right of way;

Thence Westerly, a distance of 130 feet more or less to the northeast corner of Lot 3 in Ridges Addition of Coal Valley, Replat Phase I;

Thence Southwesterly along the north line of said Ridges Addition of Coal Valley, Replat Phase I, a distance of 1,185 feet more or less to the northwest corner of Lot 21 in Ridges Addition of Coal Valley, Replat Phase I;

Thence Northerly, a distance of 57 feet more or less to the southwest corner of Parcel 17-23-300-017;

Thence Northerly along the west line of said Parcel 17-23-300-017, a distance of 595 feet more or less to the southwest corner of Parcel 17-23-300-002;

Thence Northwesterly along the southwesterly line of said Parcel 17-23-300-002, a distance of 279 feet more or less to the south line of Parcel 17-22-201-001;

Thence Westerly along the south line of said Parcel 17-22-201-001, a distance of 2,703 feet more or less to southwest corner of Selhost's Moe-Bet Mobile Manor Subdivision;

Thence Northerly along the east line of Parcel 17-22-200-009, a distance of 970 feet more or less to the POINT OF BEGINNING. The above-described parcel contains 79 acres, more or less as shown by the attached Boundary Map.

ATTACHMENT "B"

Incorporated 1876
"A Progressive Community
with a proud past"

Village of Coal Valley
900 1st Street
P.O. Box 105
Coal Valley, Illinois 61240
Phone 309-799-3604 Fax 309-799-3651
www.coalvalleyil.org

Michael Bartels
Village President

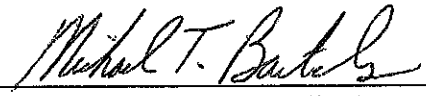
VILLAGE OF COAL VALLEY

CERTIFICATION OF

CHIEF EXECUTIVE OFFICER

The undersigned, Michael Bartels, Mayor of the Village of Coal Valley, Illinois, hereby certifies that the Village of Coal Valley has complied with all of the requirements of 65 ILCS 5/11-74.4-1 et. seq. during the Village's Fiscal Year, January 1, 2025 through December 31, 2025.

Signed the 18th day of June, 2026.



Village of Coal Valley, Illinois

Penny Mullen
Village Administrator
Director of Finance

Elissa Bundy
Village Clerk
Accounting Assistant

James Morris
Police Chief

Ryan Hamerlinck
Streets & Parks

Glenn Soike
Water & Sewer

June 22, 2026

Mayor Michael Bartels
Village of Coal Valley
900 1st Street
Coal Valley, Illinois 61240

RE: Village of Coal Valley
Route 6 Tax Increment Financing District
FY 2025

Dear Mayor Bartels and Board Members:

As Special Attorney for the Village of Coal Valley, Illinois, it is my opinion, based upon the information provided to our office that the Village has complied with the requirements for the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. This opinion is based upon the review of information prepared, in part, by others and provided to this office. To the best of our knowledge, such information is accurate but we have not independently verified all of such information. This opinion is prepared for and intended for the use of the Village Board, its officers and management, and for the Comptroller of the State of Illinois. It is not intended for and should not be used or relied upon by others.

Sincerely,



Herbert J. Klein

Thomas N. Jacob, (Ret.)
Nicolas P. Nelson

Herbert J. Klein

COAL VALLEY ROUTE 6 TIF DISTRICT
Fiscal Year 2025
Analysis of Annual Expenditures

	Year ended 12/31/2025	TOTAL EXPENDITURES
	Expenditure	(2006-2025)
I. Public Projects:		
Professional, Engineering, Planning, Staff	\$87,980	\$558,856
Marketing	\$2,882	\$13,957
Property Assembly, Acquisition, Demolition	\$1,029,740	\$1,468,970
Building Rehab/Remodel, Fixtures	\$0	\$0
Construction of Public Works & Improvements	\$0	\$246,412
Job Training/Retraining	\$0	\$0
Financing Costs	\$0	\$0
Other Taxing District's Capital Costs	\$0	\$0
Relocation Costs	\$0	\$0
Payment in lieu of taxes	\$0	\$0
Construction of Affordable Housing	\$0	\$0
II. Private Projects:		
a. Route Six Equity Growth Corp.	\$0	\$397,734
b. Donald R. Bealer Family Partnership (amended)	\$3,591	\$10,621
c. Coal Valley HJ, Inc. d/b/a Happy Joe's	\$0	\$5,000
d. Donald R. Bealer Family Limited Partnership, LP	\$0	\$5,000
Commercial Revitalization Grant Program	\$0	\$13,380
TOTAL	\$1,124,193	\$2,719,930
III. Taxing District's Capital Costs:		
Capital Costs	\$0	\$0
Other Taxing District's Capital Costs	\$0	\$0
Total:	\$0	\$0
TOTAL EXPENDITURES	\$1,124,193	\$2,719,930

ATTACHMENT "K"

Village of Coal Valley, Illinois

Required Supplementary Information

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

TIF Fund

Year Ended December 31, 2025

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues:				
Taxes:				
Property taxes	\$ 373,954	\$ 373,954	\$ 407,978	\$ 34,024
Investment earnings	10,675	10,675	12,469	1,794
Total revenues	384,629	384,629	420,447	35,818
Expenditures:				
Current:				
Economic development	384,746	384,746	1,124,193	(739,447)
Capital outlay	20,000	20,000	-	20,000
Total expenditures	404,746	404,746	1,124,193	(719,447)
Revenue over (under) expenditures before other financing sources (uses)	(20,117)	(20,117)	(703,746)	(683,629)
Other financing sources:				
Transfers in	25,000	25,000	-	(25,000)
Total other financing sources	25,000	25,000	-	(25,000)
Net change in fund balance	\$ 4,883	\$ 4,883	(703,746)	\$ (708,629)
Fund balance, beginning of year			1,529,150	
Fund balance, end of year			<u>\$ 825,404</u>	

See Notes to Required Supplementary Information.



Bohnsack & Frommelt LLP
Certified Public Accountants
575 12th Avenue
East Moline, Illinois 61244

**Independent Auditor's Report
on Compliance with Illinois Municipal Code
Subsection (q) Section 11-74.4-3 of Public Act 85-1142**

To the Honorable Village President and
Members of the Board of Trustees
Village of Coal Valley, Illinois
Coal Valley, Illinois

We have audited the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the Village of Coal Valley, Illinois, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Village of Coal Valley, Illinois's basic financial statements and have issued our report thereon dated May 8, 2026. The financial statements are the responsibility of the management of Village of Coal Valley, Illinois. Our responsibility is to express an opinion on the eligibility of expenditures pursuant to Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report dated May 8, 2026. We are required to be independent of Village of Coal Valley, Illinois and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Compliance with laws, regulations, contracts and grants applicable to the Village of Coal Valley, Illinois is the responsibility of the management of the Village of Coal Valley, Illinois. As part of obtaining reasonable assurance about whether the financial statements are free from material misstatement, we performed tests of the compliance of the Village of Coal Valley, Illinois, with provisions of 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.

The results of our tests disclosed no instances of noncompliance with Subsection (q) of Section 11-74.4-3 of Public Act 85-1142.

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

Bohnsack & Frommelt LLP

East Moline, Illinois
May 8, 2026