

ORDINANCE NO. 02-05-24C

CITY OF MENDOTA, ILLINOIS

**AN ORDINANCE DECLARING SURPLUS REVENUE
IN THE MENDOTA 2022 TIF DISTRICT
SPECIAL TAX ALLOCATION FUND AND AUTHORIZING PAYMENT
OF THAT SURPLUS REVENUE TO THE LA SALLE COUNTY TREASURER
FOR DISTRIBUTION TO AFFECTED TAXING DISTRICTS
ON A PRO-RATA BASIS**

**FOR TAX YEAR
2022 PAYABLE 2023**

**ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF MENDOTA, LA SALLE COUNTY, ILLINOIS,
ON THE 5TH DAY OF FEBRUARY, 2024.**

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PREAMBLE

WHEREAS, On November 21, 2022, the City of Mendota, LaSalle County, an Illinois Municipality (the “City”) by its duly elected Mayor and City Council and pursuant to 65 Illinois Compiled Statutes Section 5/11-74.4 *et. seq.* (the “TIF Act”) heretofore approved a Redevelopment Plan and Projects by Ordinance No. 11-21-22; designated a Redevelopment Project Area by Ordinance No. 11-21-22A; and adopted Tax Increment Financing by Ordinance No. 11-21-22B for the Mendota 2022 Tax Increment Financing (TIF) District; and

WHEREAS, on November 21, 2022, the City by its duly elected Mayor and City Council and pursuant to the TIF Act approved and authorized by Ordinance No. 11-21-22C the execution of an Intergovernmental Agreement with Mendota Township High School District No. 280 for the Mendota 2022 TIF District; and

WHEREAS, on February 21, 2023, the City by its duly elected Mayor and City Council and pursuant to the TIF Act approved and authorized by Ordinance No. 02-21-23 the execution of an Intergovernmental Agreement with Illinois Valley Community College No. 513 for the Mendota 2022 TIF District; and

WHEREAS, on March 6, 2023, the City by its duly elected Mayor and City Council and pursuant to the TIF Act approved and authorized by Ordinance No. 06-06-23C the execution of an Intergovernmental Agreement with Mendota Township for the Mendota 2022 TIF District; and

WHEREAS, on June 5, 2023, the City by its duly elected Mayor and City Council and pursuant to the TIF Act approved and authorized by Ordinance No. 06-05-23 the execution of an Intergovernmental Agreement with LaSalle County for the Mendota 2022 TIF District; and

WHEREAS, the City Treasurer has determined and reported that as of December 31, 2023, the Mendota 2022 TIF District Special Tax Allocation Fund has received from the LaSalle County Treasurer total real estate tax distributions of **\$55,480.25**, excluding interest, as reported by the LaSalle County Treasurer, as shown in **Exhibit 1**, for tax year 2022 payable 2023; and

WHEREAS, the City Treasurer has determined and reported that as of December 31, 2023, the Mendota 2022 TIF District Special Tax Allocation Fund includes a total surplus of **\$26,414.61** which represents one-hundred percent (100%) of the “natural growth” in real estate tax increment received by the City for tax year 2022 payable 2023 for the Pre-existing Residential Properties, as defined in

the City's Intergovernmental Agreements, and which said surplus amount may be paid to the LaSalle County Treasurer for distribution to taxing districts in the redevelopment project area in accordance with the provisions of the TIF Act as shown in **Exhibit 2** (Surplus Calculation); and

WHEREAS, the Mayor and City Council of the City of Mendota hereby find and determine that it is appropriate to declare a surplus in the amount of **\$26,414.61** for TIF real estate tax increment generated in tax year 2022 payable 2023 and to cause that surplus to be distributed to the taxing districts as provided in the TIF Act.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MENDOTA, LA SALLE COUNTY, 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 Mayor and City Council, pursuant to Sections 4-7 and 4-9 of the TIF Act and other applicable authority, hereby declare a surplus of funds in the Mendota 2022 TIF District Special Tax Allocation Fund in the amount of **\$26,414.61** for tax year 2022 payable 2023 to be distributed by the County to the taxing districts in the Redevelopment Project Area in the amounts shown in **Exhibit 2**.
3. The City Treasurer is hereby authorized and directed to pay such surplus funds from the Mendota 2022 TIF District Special Tax Allocation Fund in the amount of **\$26,414.61** to the LaSalle County Treasurer for distribution to the taxing districts in the Redevelopment Project Area in accordance with the provisions of the TIF Act. The City Treasurer also is authorized and directed to file a certified copy of this Ordinance with the LaSalle County Treasurer.
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.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Mendota, LaSalle County, Illinois, on the 5th day of February, A.D., 2024, and deposited and filed in the Office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN	ABSENT
John Hessenberger	X			
Jim Fitzpatrick	X			
John Holland	X			
Leo Hochstatter	X			
Kyle Kim	X			
Jay Miller	X			
Mark Peasley	X			
Vicki Johnson	X			
David Boelk, Mayor				
Total Votes	8	-	-	-

APPROVED:



 Mayor

ATTEST:



 City Clerk

EXHIBIT 1

**Mendota 2022 TIF District
Real Estate Tax Increment Distribution
Received by the City of Mendota from the LaSalle County Treasurer
for Tax Year 2022 Payable 2023**

Reconciliation Summary

Tax Year: 2022

Description	Property Billed (+)	Mobile Billed (+)	Recovered Forfeited (+)	Certificate of Errors (+)	Prior Year Sale In Error (+)	Bank Interest (+)	Other Collections (+)	Current Forfeited (+)	Road & Bridge (+)	In Lieu (+)	Total Due (=)	Previous Disbursed (-)	Balance Payment (-)
TFY4 TIF MENDOTA #11													
GENERAL FUND	55,941.67	0.00	0.00	-461.39	0.00	0.00	0.00	0.00	0.00	-0.03	55,480.25	55,480.25	0.00
	55,941.67	0.00	0.00	-461.39	0.00	0.00	0.00	0.00	0.00	-0.03	55,480.25	55,480.25	0.00

EXHIBIT 2

**Mendota 2022 TIF District
Surplus Calculation
for Tax Year 2022 Payable 2023**

MENDOTA 2022 TIF DISTRICT

2022 PAYABLE 2023

Total EAV Increase-Existing Residential: \$292,101
 Total TIF RETI-Existing Residential: \$26,414.61
 Surplus %: 100.00%
Total Surplus Amount: \$26,414.61
 Total TIF Increment Received: \$55,480.25
 Surplus as a % of Total TIF RETI: 47.61%

Taxing District	2022 Rate	% of Total Rate	Share of Surplus	% of Total TIF Increment
LaSalle County	1.00818%	11.15%	\$2,944.90	5.31%
Mendota Grade #289	2.69920%	29.85%	\$7,884.39	14.21%
Mendota High #280	2.19862%	24.31%	\$6,422.19	11.58%
IVCC	0.35957%	3.98%	\$1,050.31	1.89%
Graves-Hume Library	0.23829%	2.64%	\$696.05	1.25%
Mendota Township	0.13211%	1.46%	\$385.89	0.70%
Mendota Twp Road	0.31474%	3.48%	\$919.36	1.66%
City of Mendota	2.09226%	23.14%	\$6,111.52	11.02%
Totals	9.04297%	100.00%	\$26,414.61	47.61%