

CITY OF BRAIDWOOD AGENDA

Annual Joint Review Board Meeting

BRAIDWOOD TIF III

Fiscal Year 2024

May 26, 2026

5:30 p.m.

Braidwood, Illinois

- I. Call to Order
- II. Roll Call
- III. Selection of Public Member
- IV. Selection of Chairperson
- V. Purpose of Annual Joint Review Board Meeting
- V. Review Annual TIF Reports
- VI. Questions/Comments from JRB Members
- VII. Public Comment
- VIII. Adjournment

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:

Braidwood District III

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: Comm. Ind. Res	
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"/>
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 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, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K).		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).		X
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	X	

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)] and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2024

Name of Redevelopment Project Area:

Braidwood District III

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 1,122,369

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 306,160	\$ 1,056,593	10%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 24,273	\$ 157,759	1%
Land/Building Sale Proceeds		\$ 294,921	3%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 7,444,430	68%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 1,958,599	18%

All Amount Deposited in Special Tax Allocation Fund \$ 330,433

Cumulative Total Revenues/Cash Receipts \$ 10,912,302 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 255,826

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 255,826

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 74,607

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 1,196,976

* 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:

Braidwood District III

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.		
Legal Jacob & Klein	6,478	
Economic Development Group	27,530	
Other	57,420	
		\$ 91,428
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		
		\$ -

SECTION 3.2 A
PAGE 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		\$ 255,826

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

FY 2024

Name of Redevelopment Project Area:

Braidwood District III

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

Name	Service	Amount
Jacklein- Jacob & Klein LTD	Legal	\$ 6,478.00
Economic Development Group	Consulting	\$ 27,530.00
Sistek Sale Inc,	Tractor Purchase	\$ 7,562.00
Terry's Ford	Police Vehicle	\$ 16,717.00
Freedom Building	New Sludge Bldg Norseman	\$ 65,743.00
Grundy Redi-Mix	PSI Footing Sludge	\$ 3,169.00
Fatlan Trucking	CA-7 Stone Drying Beds	\$ 2,726.00
Altorfer Industries Inc	24CAT Comact Trk Loader	\$ 38,650.00
Kunes Auto Grop	2023 Ford F450	\$ 43,287.00
J Lucas and Sons Paving	Stone Compact and Paving	\$ 43,187.00
Kankakee Valley Const. Co, Inc.	EZ Fiber Patch mix	\$ 777.00
		\$ 255,826.00

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

FY 2024

Name of Redevelopment Project Area:

Braidwood District III

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

FUND BALANCE BY SOURCE	\$ 1,196,976
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Public Projects		\$ 29,047,825
Private Projects		\$ 34,021,544
Capital Costs		\$ 13,497,887
Administrative Projects		\$ 448,049
Total Amount Designated for Project Costs		\$ 77,015,305

TOTAL AMOUNT DESIGNATED	\$ 77,015,305
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SURPLUS/(DEFICIT)	\$ (75,818,329)
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SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2024

Name of Redevelopment Project Area:

Braidwood District III

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

X	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
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Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2024

Name of Redevelopment Project Area:

Braidwood District III

PAGE 1

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

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

1. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	2
2b. Did the municipality undertake any <u>NEW</u> projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?	1

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	\$ 28,456	\$ -	\$ 4,799,147
Ratio of Private/Public Investment	0		0

Project 1 Name: Warrens's Collision Center Inc.

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 28,456		\$ 34,147
Ratio of Private/Public Investment	0		0

Project 2 Name: Bauer & D'Orazio, LLC

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			\$ 4,765,000
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:

Braidwood District III

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	

COMMISSIONERS

Elizabeth Dixon
Accounts & Finance
Warren Wietting
Public Property
James "Moose" Mikel
Public Health & Safety
Dale Walsh
Streets & Alleys

CITY OF BRAIDWOOD

141 West Main Street
Braidwood, Illinois 60408
(815) 458-2333
Fax (815) 458-6074
www.braidwood.us



City Clerk
Sarah Weaver

Mayor
Todd Lyons

City Manager
Steve Gulden

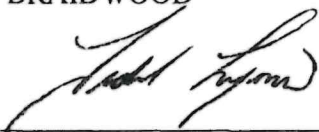
April 15, 2026

RE: City of Braidwood TIF #3
Certificate of Compliance, Fiscal Year Ending April 30, 2024

I, Todd Lyons, the duly elected Chief Executive Officer of the City of Braidwood, IL, do hereby certify that to the best of my knowledge, except as set forth under paragraph 10 Capital Costs of Section 3.2A where certain expenses were incorrectly stated as eligible capital costs, that the City of Braidwood complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year 2024. The City Administration is taking steps to correct these entries.

Very Truly Yours,

CITY OF BRAIDWOOD

By: 

Todd Lyons, Mayor

The Law Firm of
MAHONEY, SILVERMAN & CROSS, LLC

822 INFANTRY DRIVE, JOLIET, IL 60435
 TEL: 815.730.9500 FAX: 815.730.9598
 www.msclawfirm.com

ASHLEY E. BECHTOLD
 ERIC P. HANSON
 HANNAH R. LAMORE
 GEORGE F. MAHONEY III, RETIRED
 LAURA L. MALINOWSKI
 JAMES A. MURPHY
 DAVID J. SILVERMAN
 AIDAN C. SIMMONS
 ADAM M. UMEK

BRYAN M. WELLNER
 EBRU YARGI
 ANN M. ZAREMBA

Counsel to the Firm
 ROBERT J. BARON
 THOMAS H. CROSS III
 ROBERT C. MARSAGLIA
 ROBERT J. RUSSO

April 17, 2026

OPINION OF LEGAL COUNSEL

Re: City of Braidwood, Illinois (the "Municipality")/TIF III Tax Increment Finance Redevelopment Project Area/Annual Tax Increment Financing Report for Fiscal Year Ended April 30, 2024

In connection with the "Annual Tax Increment Finance Report" under 65 ILCS 5/11-74.4.5 (d)(3) for the 2024 fiscal year for the City of Braidwood TIF III (the "Annual Report"), I am acting as the Municipality's tax increment finance counsel related to the City of Braidwood TIF III ("TIF"), and, based upon review of the Annual Report, in reliance on representations made by officers and employees of the Municipality and the Municipality's tax increment finance consultant with respect to eligible costs and other information, proceedings preliminary to, in connection with and related to the adoption of tax increment finance, the approval of the redevelopment plan and redevelopment project and the designation of the TIF, both without making any independent investigation or inquiry in connection with any of the foregoing that, except as set forth below, nothing has come to my attention to lead me to conclude other than that the Municipality as of such date was in compliance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*). As an exception to the foregoing, it was determined that certain capital expenses set forth under Paragraph 10 Capital Costs of Section 3.2A Page 2 are not TIF eligible expenses, and the City Administration is taking steps to correct the error. I express no opinion as to the (i) sufficiency, accuracy or completeness of the Annual Report or (ii) the authorization, execution and binding effect of any development or redevelopment or other similar agreement related to the TIF. This constitutes the "opinion of legal counsel" under the Act, and may not be cited or used or relied upon in connection with anything other than submission with the Annual Report.

Very truly yours,

MAHONEY, SILVERMAN & CROSS, LLC

By: David J. Silverman

Attachment D Statement setting forth all activities undertaken in furtherance of the objectives of the Redevelopment Plan, including:

- A. Any project implemented during the reporting fiscal year beginning; and
- B. A description of the redevelopment activities undertaken.

No new projects were undertaken in the reporting Fiscal Year. The City continued to monitor several sites for potential redevelopment projects.

City of Braidwood, Illinois

TIF #3 Annual Financial and Compliance Report

Year Ended April 30, 2024



City of Braidwood, Illinois

Year Ended April 30, 2022

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Independent Auditors' Report on Supplementary Information

Mayor and City Council
City of Braidwood, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Braidwood, Illinois (the "City"), as of and for the year ended April 30, 2024, and have issued our report thereon dated November 13, 2025, which expressed a qualified opinion on governmental activities financial statements due to the City not implementing GASB Statement No. 75, *Accounting and Financial Reporting for Post-Employment Benefits Other Than Pensions* and an unmodified opinion on the remaining opinion units. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information is presented for the purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

A handwritten signature in black ink that reads "Wipfli LLP". The signature is written in a cursive, flowing style.

Wipfli LLP

Sterling, Illinois
November 13, 2025

Supplementary Information

CITY OF BRAIDWOOD, ILLINOIS

TIF #3

BALANCE SHEET

April 30, 2024

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

Cash and cash equivalents	\$ 819,066
Property tax receivables	331,255
Due from other funds	<u>377,910</u>
Total assets	<u><u>\$ 1,528,231</u></u>

LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE

Deferred inflows of resources:	
Unavailable property taxes	<u>\$ 331,255</u>
Fund balances:	
Restricted:	
Economic development	<u>1,196,976</u>
Total liabilities, deferred inflows of resources and fund balances	<u><u>\$ 1,528,231</u></u>

See Independent Auditor's Report on Supplementary Information

CITY OF BRAIDWOOD, ILLINOIS

TIF #3

STATEMENT OF REVENUE , EXPENDITURES AND CHANGES IN FUND BALANCE

For the Year Ended April 30, 2024

REVENUES

Taxes:

Incremental property taxes	\$ 306,160
Investment income	<u>24,273</u>
Total revenues	<u>330,433</u>

EXPENDITURES

General government	91,428
Capital outlay	<u>164,398</u>
Total expenditures	<u>255,826</u>

NET CHANGE IN FUND BALANCE 74,607

FUND BALANCE, Beginning of year 1,122,369

FUND BALANCE, End of year \$ 1,196,976

See Independent Auditor's Report on Supplementary Information



Independent Accountants' Report on Compliance

Mayor and City Council
City of Braidwood, Illinois

We have examined management's assertion of the City of Braidwood, Illinois (the "City") complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2024. The City's management is responsible for its assertion. Our responsibility is to express an opinion on management's assertion about 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 management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

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

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

In our opinion, management's assertion that the City of Braidwood, Illinois complied with the requirements of subsection (q) of the Illinois Compiled Statutes (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2024, is fairly stated, in all material respects.

Wipfli LLP

Wipfli LLP

Sterling, Illinois
November 13, 2025

MEMO

TO: Attached Distribution List

FROM: City of Braidwood

DATE: May 12, 2026

RE: **Annual TIF Reports and Joint Review Board Meeting
for the City of Braidwood**

On behalf of the City of Braidwood, please be advised that the Tax Increment Finance (TIF) Joint Review Board (JRB) meeting will be convened on Tuesday, May 26, 2026, starting at 5:30 pm. The purpose of the meeting is to review the City's Annual TIF Report (ATR) as required by the TIF Act. The JRB meeting will take place in the Braidwood City Hall located at 141 W. Main Street, Braidwood, IL.

In accordance with the TIF Act, the City is required to furnish electronic copies of the annual TIF report to all taxing districts (including JRB members) and the State of Illinois. Accordingly, copies of the reports can be obtained by visiting the Village's website via the following link:

Under the Act, a separate JRB is assigned to the TIF District. The meeting begins at 5:30 pm. District meeting begins immediately after the completion of the previous TIF District meeting. See enclosed agenda for the meeting.

Braidwood TIF III Fiscal Year 2024

If you have any questions prior to this meeting, please do not hesitate to contact Liz Dixon at (815) 458-2333 Ext. 200 or Iryna Dziuk of Ryan LLC at (312) 415-9864.

Thank you.