AGENDA

Annual Joint Review Board Meeting – Vulcan Lake TIF District
September 8, 2026
11:20 a.m.
Council Chambers - Crystal Lake City Hall
100 W. Woodstock Street, Crystal Lake, Illinois 60014

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1. Call to Order
2. Roll call of Joint Review Board Member Representatives and Public Member Present
3. Appointment of JRB Chair
4. Approval of the September 11, 2025 Annual Joint Review Board meeting minutes
5. Chairperson Report
6. Presentation and Review of the Annual TIF District Report
7. Review and Discussion of Effectiveness of TIF and any other related items of interest
8. Public Comment
9. Adjournment

FY 2025
ANNUAL TAX INCREMENT FINANCE REPORT

SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality:	**City of Crystal Lake**	Reporting Fiscal Year:	**2025**
County:	McHenry	Fiscal Year End:	**12/31/2025**
Unit Code:	**063/020/30**	Stub Year Included	

FY 2025 TIF Administrator Contact Information-Required

First Name:	**Kathryn**	Last Name:	**Cowlin**		
Address:	100 W Woodstock Street	Title:	Director of Community Development		
Telephone:	815-459-2020	City:	Crystal Lake	Zip:	60014
E-mail	**kcowlin@crystallake.org**				

I attest to the best of my knowledge, that this FY 2025 report of the redevelopment project area(s)

in the **City/Village** of: **Crystal Lake**

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.].

Kathryn Cowlin — 06/29/2026

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 DISTICT

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Vulcan Lakes TIF	1/17/2006	

*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:

Vulcan Lakes TIF

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

Please utilize the information below to properly label the Attachments.

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

Vulcan Lakes TIF

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period $ -

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	$ 279,609	$ 920,448	2%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 99	$ 95,855	0%
Land/Building Sale Proceeds			0%
Bond Proceeds		$ 21,403,705	51%
Transfers from Municipal Sources	$ 1,848,641	$ 19,737,234	47%
Private Sources			0%
Other Reclassification of prior year revenues and expenditures not belonging to the TIF Fund.		$ 16,399	0%

All Amount Deposited in Special Tax Allocation Fund $ 2,128,349

Cumulative Total Revenues/Cash Receipts $ 42,173,641 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) $ 2,128,349

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements $ 2,128,349

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

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* $ -

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

Previous Year Explanation:

The cumulative total for transfers from Municipal sources for the FY2024 report was reported incorrecIty as $1,788,593 and it should have been $17,888,593.

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 2025

Name of Redevelopment Project Area:

Vulcan Lakes TIF

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 - Audit	$ 1,714	
Professional Services - Bond Registrar/Paying Agent Fees	$ 458	
		$ 2,172
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 constructuion of public works or improvements.		
		$ -

SECTION 3.2 A
PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		$ -
8. Cost of job training and retraining projects.		
		$ -
9. Financing costs.		
Debt Service - Principal	$ 1,760,835	
Debt Service - Interest	$ 365,342	
		$ 2,126,177
10. Capital costs.		
		$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		$ -

13. Relocation costs.		
		$ -
14. Payments in lieu of taxes.		
		$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		$ -
17. Cost of day care services.		
		$ -
18. Other.		
		$ -

TOTAL ITEMIZED EXPENDITURES		**$ 2,128,349**

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:

Vulcan Lakes TIF

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

Name	Service	Amount
Amalgamated Bank of Chicago	Debt Service	$ 2,126,635.00

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

FY 2025

Name of Redevelopment Project Area:

Vulcan Lakes TIF

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
2019A General Obligation Bonds	$ 4,370,000	$ 3,140,000
2019B General Obligation Bonds	$ 3,359,035	
Total Amount Designated for Obligations	$ 7,729,035	$ 3,140,000

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Transfer from Home Rule Sales Tax/General Fund for		
Debt Service Payments		$ 15,834,083
Transfer from General Fund for Land Acquisition & Phase 1		
Engineering		$ 2,039,724
Total Amount Designated for Project Costs		$ 17,873,807

TOTAL AMOUNT DESIGNATED	$ 21,013,807
SURPLUS/(DEFICIT)	$ (21,013,807)

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:

Vulcan Lakes TIF

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 2025

Name of Redevelopment Project Area:

Vulcan Lakes TIF

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:	6
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	$ 42,173,642	$ -	$ -
Ratio of Private/Public Investment	0		0

Project 1 Name: Feasibility Study

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 34,163		
Ratio of Private/Public Investment	0		0

Project 2 Name: Land Acquisition

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 1,815,304		
Ratio of Private/Public Investment	0		0

Project 3 Name: Engineering

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 2,404,816		
Ratio of Private/Public Investment	0		0

Project 4 Name: Construction

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 12,276,778		
Ratio of Private/Public Investment	0		0

Project 5 Name: Debt Service

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 25,634,428		
Ratio of Private/Public Investment	0		0

Project 6 Name: Audit Services

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 8,153		
Ratio of Private/Public Investment	0		0

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois. SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2025

Name of Redevelopment Project Area:

Vulcan Lakes TIF

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

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

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

Project Name	The amount of increment projected to be created at the time of approval of the redevelopment agreement.	The amount of increment created as a result of the development to date, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:

Project Name	Stated Rate of Return

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:

Vulcan Lakes TIF

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

The Vulcan Lakes TIF District consists of 22 parcels bound by Route 14 to the north, Main Street to the west, Rakow Road to the south and Pingree Road to the east.

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

SECTION 8 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2025

Name of Redevelopment Project Area:

Vulcan Lakes TIF

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
1/17/2006	$ 4,786,053	$ 6,577,402

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

[ ] **Indicate an 'X' if the overlapping taxing districts did not receive a surplus.**

Overlapping Taxing District	Surplus Distributed from redevelopment
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -

Unit Code 063/020/30
Attachment B

Certification

I, Eric Helm, the duly appointed City Manager of the City of Crystal Lake, County of McHenry, State of Illinois, do hereby certify that to the best of my knowledge, The City of Crystal Lake has complied with all requirements pertaining to the Tax Redevelopment Allocation Act during the twenty months ended December 31, 2025.

Name of Redevelopment Project Area: Vulcan Lakes TIF



6/17/26

Eric Helm
City Manager
City of Crystal Lake

Date

Unit Code 063/020/30
Attachment C

SWANSON, MARTIN & BELL, LLP

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E-mail at
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June 26, 2026

VIA E-MAIL

Ms. Jodie Hartman
Director of Finance
City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, IL 60014

Re: Vulcan Lakes TIF

Dear Ms. Hartman:

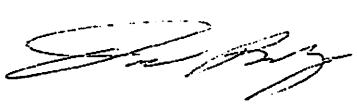
As you know, our firm is engaged by the City of Crystal Lake as Special Counsel. We have been so engaged for a number of years including during the twenty-month period commencing on May 1, 2024, and ending on December 31, 2025.

We have received and reviewed all the information provided to us by the City staff and I have personally reviewed these materials with City staff in connection with the above-mentioned TIF District. Based upon these reviews, and to the best of our knowledge and belief, the City of Crystal Lake has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act (the "Act") in effect as of the date of this letter. It is my understanding that a copy of this letter will be appended to the City's report and forwarded, along with the report to the State In compliance with the provisions of 65 ILCS 5/11-74.4-5 of the Act.

This opinion relates only to the twenty-month period commencing May 1, 2024, and ending on December 31, 2025, is based upon all information available to us as of the end of said period. We disclaim any undertaking to advise you of changes which hereafter may be brought to our attention, including, without limitation, changes to the Illinois Tax Increment Redevelopment Allocation Act.

The City has advised us that, by making the request set forth in its letter to us, the City does not intend to waive the attorney-client privilege with respect to any information the City has furnished us. Moreover, please be advised that our response to you should not be construed in any way to constitute a waiver of the protection of the attorney work product privilege with respect to any of our files involving the City.

Sincerely,



David F. Pardys

Unit Code 063/020/30
Attachment D

Activities Statement

Vulcan Lakes TIF

The Vulcan Lakes TIF District consists of 22 parcels bound by Route 14 to the north, Main Street to the west, Rakow Road to the south, and Pingree Road to the east. In order to secure access to the recreational lakes, the City purchased two remaining parcels from the Vulcan Mining Company. The Three Oaks Recreation Area construction was completed and public's response to the beach and swimming, marina, walking trails, fishing, public buildings and other amenities has been outstanding. Record numbers of attendees have made the opening of the Three Oaks Recreation Area incredibly successful. These attendance numbers as well as the beautiful design and natural beauty of the recreation area have created redevelopment interest for the Crystal Court Shopping Center and parcels along Route 14. Anderson Motors constructed a Volkswagen facility totaling over $4.4 million in new development for this parcel. In addition, the TIF District spurred the development of a wakeboard park which has become a regional draw to the area. Another 3.3 acres of distressed property overlooking Three Oaks Recreation Area along Northwest Highway was divided into three parcels and development of three fast-casual restaurants. Development interest for nine acres of vacant property on Main Street within the TIF District has renewed and a townhome developer received zoning approval for the property and the Waterside development is under construction.

ANNUAL JOINT REVIEW BOARD AND PUBLIC HEARING VULCAN LAKES TIF DECEMBER 5, 2024 HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Adam Orton at 11:20 a.m.

The meeting attendees were Jodie Hartman, Director of Finance, Adam Orton, Assistant Director of Finance, Stephanie Wrolson, Accounting Manager – Finance Department, Cathy Nelson, Chief Financial Officer of the School District 47, Kevin Werner – Chief Financial Officer of the School District 155, Becky Fyolek – Executive Director of the Crystal Lake Public Library, Jason Herbster, Executive Director of the Crystal Lake Park District. One member of the public was present, Erik Kountz.

Public Hearing

Mr. Orton opened the Public Hearing at this time and asked if there was any public comment. Mr. Kountz asked if there was any interest in extending the TIF District, what the outstanding bond amount was, if all bond payments not made with TIF increment would be paid using sales tax, and if there was interest in other properties in the TIF.

Chairperson Report

Mr. Orton stated that the TIF was set to expire in 2029. He went over the TIF District's location and that its purpose was the creation of the Three Oaks Recreation Area. He reviewed the previous fiscal year's activities of the TIF District. They included the former Curran property under contract for 107 units of owner-occupied townhomes. They need to come through the zoning approval process and it is anticipated that would occur in January and that no TIF increment was to be used in the developer agreement. Additionally, the City started phase one of the water control project for Three Oaks Recreation Area to mitigation flooding. The City is planning to start construction on the 3.2 mile lake loop trail around Three Oaks Recreation Area.

Mr. Orton asked if there were any questions about the activities within the TIF District.

Presentation and Review of the Annual Virginia Street Corridor TIF District Report

Ms. Wrolson reviewed the increment generated in the district, which is $88,484. There was a reimbursement to the City for the audit of this district and the remainder was transferred to the debt service fund to cover a portion of the debt service payments. The portion of the debt service that is not covered by the increment is a transfer from the City's General Fund. The 2019B bond issue will be paid off in December, 2024. The 2019A bond issue will be paid off in December, 2028.

Mr. Orton asked if there were any questions regarding the annual report.

Mr. Orton closed the public hearing at this time.

Review and Discussion of any other related items of interest

Mr. Orton shared that the City had changed fiscal years. Going forward the City's fiscal year would be on a calendar year basis which would change the Joint Review Board meetings to sometime in the summer.

There were no other questions from those in attendance.

Adjournment

Mr. Herbster moved to adjourn the Vulcan Lakes JRB meeting. Ms. Fyolek seconded the motion. All present voted aye. The meeting was adjourned at 11:26 a.m.

ANNUAL JOINT REVIEW BOARD AND PUBLIC HEARING VULCAN LAKES TIF SEPTEMBER 11, 2025 HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Kathryn Cowlin at 11:20 a.m.

The meeting attendees were Kathryn Cowlin, Director of Community Development City of Crystal Lake, Jodie Hartman, Director of Finance, Adam Orton, Assistant Director of Finance, Stephanie Wrolson, Accounting Manager – Finance Department, Cathy Nelson, Chief Financial Officer of the School District 47, Kevin Werner – Chief Financial Officer of the School District 155, Becky Fyolek – Executive Director of the Crystal Lake Public Library, Jason Herbster, Executive Director of the Crystal Lake Park District and Alicia Schueller – Director of Public Affairs McHenry County. Two members of the public were present, Erik Kountz and Don Kountz.

Appointment of JRB Chair

Ms. Nelson made a motion to appoint Ms. Cowlin chairperson. Ms. Schueller seconded the motion. On voice voted all members voted aye. Motion passed.

Approval of the December 5, 2024 Annual Joint Review Board meeting minutes

Mr. Herbster made a motion to approve the minutes as presented. Ms. Fyolek seconded the motion. On voice voted all members voted aye. Motion passed.

Chairperson Report

Ms. Cowlin stated the fiscal year start date changed from May 1 to January 1, therefore this JRB is for a shorten fiscal year of eight months. The draft TIF report utilizes 2023 EAVs since the 2023 levy was collected in 2024 and the numbers should be from the same year. Ms. Cowlin stated that the TIF was set to expire in 2029. She went over the TIF District's location and that its purpose was to create Three Oaks Recreation Area. She reviewed the previous fiscal year's activities of the TIF District.

Presentation and Review of the Annual TIF District Report

Ms. Wrolson reviewed the increment generated in the district, which is $127,006. There was a reimbursement to the City for the audit of this district and the remainder was transferred to the debt service fund to cover a portion of the debt service payments. The portion of the debt service that is not covered by the increment is a transfer from the City's General Fund. There was an error in the 2024 report that was submitted last year and therefore a note will be added to Section 3.1.

Review and Discussion of Effectiveness of TIF and any other related items of interest

Ms. Cowlin reviewed the start date and effects of the Great Recession. There has been activity to support the district including redevelopment that brought Wendy's, Guzman y Gomez, Raising Cane's and the Volkswagen dealership.

She asked if there were any questions from the JRB members. There was a question if Lennar's development was in the district boundary. Ms. Cowlin confirmed it was and that they did not receive any TIF financial assistance.

Public Comment

Ms. Cowlin opened the public comment portion of the meeting. Mr. Don Kountz asked why the auditor did not catch the error in the previous report. Ms. Cowlin stated the auditor does not review the reports. He asked if the TIF would be extended. Ms. Cowlin said no.

Mr. Erik Kountz asked about the annual fee for the bonds. Ms. Wrolson responded that there is an annual charge to manage the bonds.

There were no other questions from those in attendance.

Adjournment

Ms. Nelson moved to adjourn the JRB meeting. Ms. Fyolek seconded the motion. All present voted aye. The meeting was adjourned at 11:30 a.m.

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Attachment K

INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable Mayor
Members of the City Council
City of Crystal Lake, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Crystal Lake, Illinois (the City) as of and for the eight months ended December 31, 2024, and the notes to financial statements, which collectively comprise the basic financial statements of the City, and have issued our report thereon dated June 9, 2025, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. The supplementary information (combining balance sheets, combining schedule of revenues, expenditures, and changes in fund balances and schedules of revenues, expenditures, and changes in fund balance - actual) for the Main Street TIF Project Fund, Vulcan Lake TIF Project Fund, and Virginia Street Corridor TIF Project Fund are presented for purposes of additional analysis and is not a required part of the basic 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 basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic 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 basic financial statements as a whole.

Sikich CPA LLC

Naperville, Illinois
June 9, 2025

CITY OF CRYSTAL LAKE, ILLINOIS

COMBINING BALANCE SHEET
TAX INCREMENT FINANCING DISTRICTS REDEVELOPMENT FUNDS

December 31, 2024

	Main Street TIF Project	Virginia Street Corridor TIF Project	Vulcan Lakes TIF Project
ASSETS			
Cash and Investments	$ 32,217	$ -	$ -
Receivables			
Property Tax	226,303	242,411	151,656
Other	3	-	-
Due from Other Funds	-	-	240
TOTAL ASSETS	$ 258,523	$ 242,411	$ 151,896
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	$ -	$ -	$ 240
Total Liabilities	-	-	240
DEFERRED INFLOWS OF RESOURCES			
Unavailable Revenue - Property Taxes	226,303	242,411	151,656
Total Deferred Inflows of Resources	226,303	242,411	151,656
Total Liabilities and Deferred Inflows of Resources	226,303	242,411	151,896
FUND BALANCES			
Restricted for Redevelopment	32,220	-	-
Total Fund Balances	32,220	-	-
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	$ 258,523	$ 242,411	$ 151,896

(See independent auditor's report on supplementary information.)

CITY OF CRYSTAL LAKE, ILLINOIS

COMBINING SCHEDULE OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
TAX INCREMENT FINANCING DISTRICTS REDEVELOPMENT FUNDS

For the Eight Months Ended December 31, 2024

	Main Street TIF Project	Virginia Street Corridor TIF Project	Vulcan Lakes TIF Project
REVENUES			
Property Tax	$ 65,511	$ 203,398	$ 127,006
Investment Income	72	49	52
Total Revenues	65,583	203,447	127,058
EXPENDITURES			
Current			
Contractual	844	844	1,084
Debt Service			
Principal	-	-	800,835
Interest	-	-	201,342
Total Expenditures	844	844	1,003,261
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	64,739	202,603	(876,203)
OTHER FINANCING SOURCES (USES)			
Transfer In		-	1,002,417
Transfer (Out)	(118,091)	(202,603)	(126,214)
Total Other Financing Sources (Uses)	(118,091)	(202,603)	876,203
NET CHANGE IN FUND BALANCES	(53,352)	-	-
FUND BALANCES, MAY 1	85,572	-	-
FUND BALANCES, DECEMBER 31	$ 32,220	$ -	$ -

(See independent auditor's report on supplementary information.)

CITY OF CRYSTAL LAKE, ILLINOIS

COMBINING BALANCE SHEET
VULCAN LAKES TIF DISTRICT PROJECT FUND

December 31, 2024

	Debt Service	Capital Projects	
	Three Oaks Debt Service	Vulcan Lakes TIF District	Total
ASSETS			
Property Taxes Receivable	$ -	$ 151,656	$ 151,656
Due from Other Funds	240	-	240
TOTAL ASSETS	$ 240	$ 151,656	$ 151,896
LIABILITIES			
Accounts Payable	$ 240	$ -	$ 240
TOTAL LIABILITIES	240	-	240
DEFERRED INFLOWS OF RESOURCES			
Unavailable Revenue - Property Tax	-	151,656	151,656
Total Deferred Inflows of Resources	-	151,656	151,656
FUND BALANCES			
None	-	-	-
Total Fund Balances	-	-	-
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 240	$ 151,656	$ 151,896

(See independent auditor's report on supplementary information.)

CITY OF CRYSTAL LAKE, ILLINOIS

SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - ACTUAL
VULCAN LAKES TIF DISTRICT PROJECT FUND

For the Eight Months Ended December 31, 2024

	Debt Service	Capital Projects	
	Three Oaks Debt Service	Vulcan Lakes TIF Project	Total
REVENUES			
Property Taxes	$ -	$ 127,006	$ 127,006
Investment Income	-	52	52
Total Revenues	-	127,058	127,058
EXPENDITURES			
Current			
Contractual Services	240	844	1,084
Debt Service			
Principal	800,835	-	800,835
Interest	201,342	-	201,342
Total Expenditures	1,002,417	844	1,003,261
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(1,002,417)	126,214	(876,203)
OTHER FINANCING SOURCES (USES)			
Transfer In	1,002,417	-	1,002,417
Transfer (Out)	-	(126,214)	(126,214)
Total Other Financing Sources (Uses)	1,002,417	(126,214)	876,203
NET CHANGE IN FUND BALANCE	-	-	-
FUND BALANCE, MAY 1	-	-	-
FUND BALANCE, DECEMBER 31	$ -	$ -	$ -

(See independent auditor's report on supplementary information.)

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INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable Mayor
Members of the City Council
City of Crystal Lake, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Crystal Lake, Illinois (the City) as of and for the year ended December 31, 2025, and the notes to financial statements, which collectively comprise the basic financial statements of the City, and have issued our report thereon dated June 4, 2026, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. The supplementary information (combining balance sheets, combining schedule of revenues, expenditures, and changes in fund balances and schedules of revenues, expenditures, and changes in fund balance - actual) for the Main Street TIF Project Fund, Vulcan Lake TIF Project Fund, Virginia Street Corridor TIF Project Fund, and Waters Edge TIF Project Fund are presented for purposes of additional analysis and is not a required part of the basic 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 basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic 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 basic financial statements as a whole.

Sikich CPA LLC

Naperville, Illinois
June 4, 2026

CITY OF CRYSTAL LAKE, ILLINOIS

COMBINING BALANCE SHEET
TAX INCREMENT FINANCING DISTRICTS REDEVELOPMENT FUNDS

December 31, 2025

	Main Street TIF Project	Virginia Street Corridor TIF Project	Vulcan Lakes TIF Project	Waters Edge TIF Project
ASSETS				
Cash and Investments	$ 259,255	$ -	$ -	$ 115,428
Receivables				
Property Tax	393,935	274,482	200,175	214,049
Other	23	-	-	11
Prepaid Items	-	-	109	-
TOTAL ASSETS	$ 653,213	$ 274,482	$ 200,284	$ 329,488
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	$ -	$ -	$ -	$ 596
Due to Other Funds	-	-	109	$ -
Advances Due to Other Funds	-	-	-	162,462
Total Liabilities	-	-	109	163,058
DEFERRED INFLOWS OF RESOURCES				
Unavailable Revenue - Property Taxes	393,935	274,482	200,175	214,049
Total Deferred Inflows of Resources	393,935	274,482	200,175	214,049
Total Liabilities and Deferred Inflows of Resources	393,935	274,482	200,284	377,107
FUND BALANCES				
Restricted for Capital Projects	259,278	-	-	-
Unassigned (Deficit)	-	-	-	(47,619)
Total Fund Balances (Deficit)	259,278	-	-	(47,619)
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	$ 653,213	$ 274,482	$ 200,284	$ 329,488

(See independent auditor's report on supplementary information.)

CITY OF CRYSTAL LAKE, ILLINOIS

COMBINING SCHEDULE OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
TAX INCREMENT FINANCING DISTRICTS REDEVELOPMENT FUNDS

For the Year Ended December 31, 2025

	Main Street TIF Project	Virginia Street Corridor TIF Project	Vulcan Lakes TIF Project	Waters Edge TIF Project
REVENUES				
Property Tax	$ 227,715	$ 244,642	$ 152,603	$ 119,995
Investment Income	213	40	47	112
Total Revenues	227,928	244,682	152,650	120,107
EXPENDITURES				
Current				
Contractual	870	870	870	11,325
Total Expenditures	870	870	870	11,325
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	227,058	243,812	151,780	108,782
OTHER FINANCING SOURCES (USES)				
Transfer In	-	-	-	-
Transfer (Out)	-	(243,812)	(151,780)	-
Total Other Financing Sources (Uses)	-	(243,812)	(151,780)	-
NET CHANGE IN FUND BALANCES	227,058	-	-	108,782
FUND BALANCES (DEFICIT), MAY 1	32,220	-	-	(156,401)
FUND BALANCES (DEFICIT), DECEMBER 31	$ 259,278	$ -	$ -	$ (47,619)

(See independent auditor's report on supplementary information.)

CITY OF CRYSTAL LAKE, ILLINOIS

COMBINING BALANCE SHEET
VULCAN LAKES TIF DISTRICT PROJECT FUND

December 31, 2025

	Debt Service	Capital Projects	
	Three Oaks Debt Service	Vulcan Lakes TIF District	Total
ASSETS			
Property Taxes Receivable	$ -	$ 200,175	$ 200,175
Prepaid Items	109	-	109
TOTAL ASSETS	$ 109	$ 200,175	$ 200,284
LIABILITIES			
Due to Other Funds	$ 109	$ -	$ 109
Total Liabilities	109	-	109
DEFERRED INFLOWS OF RESOURCES			
Unavailable Revenue - Property Tax	-	200,175	200,175
Total Deferred Inflows of Resources	-	200,175	200,175
FUND BALANCES			
None	-	-	-
Total Fund Balances	-	-	-
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 109	$ 200,175	$ 200,284

(See independent auditor's report on supplementary information.)

CITY OF CRYSTAL LAKE, ILLINOIS

SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - ACTUAL
VULCAN LAKES TIF DISTRICT PROJECT FUND

For the Year Ended December 31, 2025

	Debt Service	Capital Projects	
	Three Oaks Debt Service	Vulcan Lakes TIF Project	Total
REVENUES			
Property Taxes	$ -	$ 152,603	$ 152,603
Investment Income	-	47	47
Total Revenues	-	152,650	152,650
EXPENDITURES			
Current			
Contractual Services	218	870	1,088
Debt Service			
Principal	960,000	-	960,000
Interest	164,000	-	164,000
Total Expenditures	1,124,218	870	1,125,088
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(1,124,218)	151,780	(972,438)
OTHER FINANCING SOURCES (USES)			
Transfer In	1,124,218	-	1,124,218
Transfer (Out)	-	(151,780)	(151,780)
Total Other Financing Sources (Uses)	1,124,218	(151,780)	972,438
NET CHANGE IN FUND BALANCE	-	-	-
FUND BALANCE, MAY 1	-	-	-
FUND BALANCE, DECEMBER 31	$ -	$ -	$ -

(See independent auditor's report on supplementary information.)

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Attachment L

INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE

The Honorable Mayor
Members of the City Council
City of Crystal Lake, Illinois

We have examined management's assertion that the City of Crystal Lake, 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) for the Main Street TIF Project Fund, Vulcan Lakes TIF Project Fund, and Virginia Street Corridor TIF Project Fund during the eight months ended December 31, 2024. Management is responsible for the City's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the City's compliance 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 engagement.

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

In our opinion, management's assertion that the City of Crystal Lake, Illinois complied with the aforementioned requirements for the eight months ended December 31, 2024 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Mayor, the City Council, management of the City, Illinois State Comptroller's Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

Sikich CPA LLC

Naperville, Illinois
June 9, 2025

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INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE

The Honorable Mayor
Members of the City Council
City of Crystal Lake, Illinois

We have examined management's assertion that the City of Crystal Lake, 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) for the Main Street TIF Project Fund, Vulcan Lakes TIF Project Fund, Virginia Street Corridor TIF Project Fund, and Waters Edge TIF Project Fund during the year ended December 31, 2025. Management is responsible for the City's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the City's compliance 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 engagement.

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

In our opinion, management's assertion that the City of Crystal Lake, Illinois complied with the aforementioned requirements for the year ended December 31, 2025 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Mayor, the City Council, management of the City, Illinois State Comptroller's Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

Sikich CPA LLC

Naperville, Illinois
June 6, 2026

Attachment M

Name: **063/020/30 City of Crystal Lake**
TIF District: **Vulcan Lakes TIF**

INTERGOVERNMENTAL AGREEMENTS
FY 2025

A list of all intergovernmental agreements in effect from FY 2010, 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)]

Name of Agreement	Description of Agreement	Amount Transferred Out	Amount Received
Intergovernmental Agreement between the City of Crystal Lake and Crystal Lake Community Consolidated School District 47 and Community High School District 155 and the Crystal Lake Park District	This agreement was an incentive for all parties involved to participate in the development of the TIF District. The agreement established a revenue sharing formula based on the base EAV and anticipated annual revenue surplus.	$ -	$ -