

FY 2020  
ANNUAL TAX INCREMENT FINANCE  
REPORT



STATE OF ILLINOIS  
COMPTROLLER  
SUSANA A. MENDOZA

Name of Municipality: Village of Winfield Reporting Fiscal Year: 2020  
 County: DuPage Fiscal Year End: 4/30/2020  
 Unit Code: 022/135/32

FY 2020 TIF Administrator Contact Information			
First Name: <b>Curtis</b>	Last Name: <b>Barrett</b>		
Address: <u>27W465 Jewell Rd</u>	Title: <u>Village Manager</u>		
Telephone: <u>(630) 933-7115</u>	City: <u>Winfield</u>	Zip: <u>60190</u>	
E-mail- required <u>cbarrett@villageofwinfield.com</u>			

I attest to the best of my knowledge, that this FY 2020 report of the redevelopment project area(s) in the **City/Village of: Winfield, IL** 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.].

*Curtis J. Barrett* \_\_\_\_\_ 10/27/20 \_\_\_\_\_  
**Written signature of TIF Administrator** **Date**

**Section 1** (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)\*)

FILL OUT ONE FOR EACH TIF DISTRICT		
Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Town Center Redevelopment Plan	7/15/2004	

\*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 5 must be completed for each redevelopment project area listed in Section 1.]  
FY 2020**

**Name of Redevelopment Project Area (below):**  
**Village of Winfield Town Center Redevelopment Plan**

**Primary Use of Redevelopment Project Area\*:**

\* 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 Redevelopment Project Area designated? (check one):**  
**Tax Increment Allocation Redevelopment Act**   
**Industrial Jobs Recovery Law**

**Please utilize the information below to properly label the Attachments.**

	No	Yes
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)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	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)] <b>Please enclose the CEO Certification (labeled Attachment B).</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)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		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)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>		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)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	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)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>		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)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	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)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>		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)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).</b>	x	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).</b>	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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		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)] <b>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).</b>		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)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>		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))**

Provide an analysis of the special tax allocation fund.

FY 2020

**Village of Winfield Town Center  
Redevelopment Plan**

Special Tax Allocation Fund Balance at Beginning of Reporting Period      \$ 367,343

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	\$ 170,429	\$ 1,497,159	63%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 6,862	\$ 35,745	2%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ -	\$ -	0%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ 851,373	36%

All Amount Deposited in Special Tax Allocation Fund      \$ 177,291

Cumulative Total Revenues/Cash Receipts      \$ 2,384,277      100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)      \$ 12,134

Transfers to Municipal Sources      \$ -

Distribution of Surplus      \$ -

Total Expenditures/Disbursements      \$ 12,134

Net/Income/Cash Receipts Over/(Under) Cash Disbursements      \$ 165,157

Previous Year Adjustment (Explain Below)      \$ -

**FUND BALANCE, END OF REPORTING PERIOD\***      \$ 532,500

\* 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 2020

TIF NAME:

Village of Winfield Town Center Redevelopment Plan

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
(by category of permissible redevelopment project costs )

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.		
Audit Services	2,250	
		\$ 2,250
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.		
Prairie Path Extension	7,624	
Street Scape	2,260	
		\$ 9,884
6. Costs of the construction 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.		
		\$ -
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.		
		\$ -

**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.		\$ -
		\$ -

<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 12,134</b>
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**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)**

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

FY 2020

TIF NAME:

Village of Winfield Town Center

FUND BALANCE BY SOURCE

\$ 532,500

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		

**Total Amount Designated for Obligations**          \$                  -          \$                  -

**2. Description of Project Costs to be Paid**


**Total Amount Designated for Project Costs**          \$                  -

**TOTAL AMOUNT DESIGNATED**          \$                  -

**SURPLUS/(DEFICIT)**          \$                  532,500



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

**FY 2020**

**TIF NAME:**

**Village of Winfield Town Center Redevelopment Plan**

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

**x**

**Check here if no property was acquired by the Municipality within the Redevelopment Project Area.**

**Property 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:	

Property (8):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

**SECTION 5 - 20 ILCS 620/4.7 (7)(F)**

**FY 2020**

**TIF Name:**

**Village of Winfield Town Center Redevelopment Plan**

Page 1 is to 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':**

<b>1. NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	x
2a. The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	1

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

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ 3,940,000	\$ -	\$ -
Public Investment Undertaken	\$ 920,000	\$ -	\$ -
Ratio of Private/Public Investment	4 13/46		0

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*:**

Private Investment Undertaken (See Instructions)	\$ 3,940,000		
Public Investment Undertaken	\$ 920,000		
Ratio of Private/Public Investment	4 13/46		0

**Project 2\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 3\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 4\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 5\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 6\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

ATTACHMENT B

Town Center Redevelopment Plan  
Fiscal Year 2019-2020 Annual Report  
Village of Winfield  
DuPage County

Certification of the Chief Executive Officer of the municipality that the municipality has complied with all the requirements of this Act during the preceding fiscal year.

I, Curtis Barrett, the duly appointed Chief Executive Officer of the Village of Winfield, County of DuPage, State of Illinois, do hereby certify that to the best of my knowledge the Village of Winfield has complied with the requirements pertaining to the Illinois Tax Increment Allocation Act during the past municipal fiscal year (May 1, 2019 - April 30, 2020).



Curtis Barrett  
Village Manager



Date

**ATTACHMENT C**  
**TOWN CENTER REDEVELOPMENT PLAN**  
**FISCAL YEAR 2019-2020**  
**VILLAGE OF WINFIELD, ILLINOIS**  
**DUPAGE COUNTY**

I, Kathleen Elliott, am the Village Attorney for the Village of Winfield, County of DuPage, State of Illinois. I have reviewed all information provided to me by the Village Administration and staff and I find that the Village of Winfield has conformed to all applicable requirements of the Illinois Tax Increment Allocation Act set forth thereunder to the best of my knowledge and belief. This opinion related to the time period of May 1, 2019 – April 30, 2020 and is based upon all information available to me at the end of said fiscal year.



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Kathleen Elliott  
Village Attorney

September 29, 2020

## ATTACHMENT D

### VILLAGE OF WINFIELD TOWN CENTER REDEVELOPMENT PLAN

**Section 2.4 Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken?**

The Village provided funding for its share of the Regional Trail Project. This project is part of a joint effort with the Forest Preserve District of DuPage County to construct the West Branch DuPage River Trail through the Winfield town center. This major trail segment will connect the Illinois Prairie Path to the Naperville System. The engineering for this project was completed during FY 2016 and construction started in FY 2017. Construction continued during FY 2018. The final project was completed in FY 2019.

The property located at 27W418 Jewell Road was purchased in FY2020-2021 to prepare for future development.

## ATTACHMENT F

### VILLAGE OF WINFIELD TOWN CENTER REDEVELOPMENT PLAN

**Section 2.6 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?**

The Village entered into a redevelopment agreement with Wilkening Court, LLC in FY 2007-08 for the Town Center I building which rebates the incremental property tax revenue to the owner up to a maximum reimbursement for land acquisition of \$470,000 and for other eligible TIF improvements they may be reimbursed up to \$450,000 for a total of \$920,000. \$88,720 was paid to the developer in FY 2017-18 and to date \$826,977 has been paid.

The Village entered into an installment contract for the purchase of property located at 27W407 Jewell Road for \$460,000 in FY 08-09.

The property located at 27W384 Jewell Road was purchased in FY 2010-11. The house located on this property was demolished in FY 2017-18 to prepare for possible future development.

The Village amended the redevelopment agreement with Wilkening Court, LLC in FY 2011-12 to provide up to \$50,000 in funding for Remodeling Project Costs provided a full service restaurant be open and operating at the Town Center I building for 5 years. The first installment of \$25,000 is to be paid on the date of the opening of the restaurant. The remaining \$25,000 shall be paid over the first 12 months of operations. If the restaurant fails to remain open for the full five years, the Developer is responsible for refunding the Village based upon the schedule contained in the amendment. Total funds distributed per this agreement were \$50,000.

The Village entered into a second amendment to the redevelopment agreement with Wilkening Court, LLC in FY 2012-13 to provide up to \$50,000 in funding for Remodeling Project Costs provided a bakery be open and operating at the Town Center I building for 5 years. The first installment of \$25,000 is to be paid on the date of the opening of the bakery. The remaining \$25,000 shall be paid over the first 12 months of operations. If the bakery fails to remain open for the full five years, the Developer is responsible for refunding the Village based upon the schedule contained in the amendment. Total funds distributed per this agreement were \$50,000.

The property located at 27W430 Jewell Road was purchased in FY 2013-14. The house located on this property was demolished in FY 2017-18 to prepare for possible future development.

The Village entered into an IGA with the Forest Preserve District of DuPage County to construct the West Branch DuPage River Trail through the Winfield Town Center. This major trail segment will connect the Illinois Prairie Path to the Naperville System. The engineering was completed during FY 2015-16 and construction began in FY 2016-17. Construction continued through FY 2017-18 and was completed in FY 2018-19.

## ATTACHMENT F

### VILLAGE OF WINFIELD TOWN CENTER REDEVELOPMENT PLAN

Synergy Development Agreement was entered into on June 20, 2019 to prepare for possible future development.

## ATTACHMENT H

### JOINT REVIEW BOARD MEETING OF VILLAGE OF WINFIELD TAX INCREMENT FINANCING DISTRICT MEETING MINUTES – WEDNESDAY, NOVEMBER 6, 2019.

1. **Call to Order** – The meeting was called to order at 9:30 a.m.

Members Present: Village Manager Curt Barrett; Finance Director Lynn McCammon; School District 34 Superintendent Matt Rich; School District 94 Dan Oberg; Winfield Township Supervisor Dona Smith; DuPage County Jessica Infelise

Others Present: Winfield Library Director Matt Suddarth, Community Development Coordinator Peter Krumins, Winfield Resident John Taylor (27W110 Evelyn), Winfield Resident Michael Long (0S520 Summit)

2. **Roll Call** – A quorum was not present and the meeting held was informational only.
3. **Review FY 2019 TIF Report** – Village Finance Director McCammon reviewed the annual TIF report. The beginning fund balance for the TIF was \$360,055. Revenues collected for the year totaled \$181,329, mostly from property taxes and grant reimbursement for the Regional Trail project. Expenditures totaled \$174,041 and included payments to the developer of the Town Center I building as part of the redevelopment agreement that was entered into in FY 2006, Regional Trail project expenditures, façade grants, and streetscape. The TIF District ended the year with a fund balance of \$367,343. Finance Director also summarized expenditures budgeted for FY 2019-20, including façade grants, streetscape, and audit fees. Matt Rich inquired about the expiration date of the TIF and the maximum allowable extension. Manager Barrett noted the state allows a 13 year extension.
4. **Questions/Discussions** – Village Manager Barrett summarized the TIF activities for fiscal year 2018-19. Development activity continues in several key areas, including North Avenue, Roosevelt Road corridor, and the Town Center TIF District. During 2018-19 the North Avenue Commerce Center was completed. Development efforts on Roosevelt Road corridor continued with the marketing of the assembled property on the north side of Roosevelt Road and the approval of a development including a Bucky's gas station/convenience store and additional retail building on the south side. In the Town Center area, a multi-family apartment building is planned for the Winfield Fuel & Material site. Finally, Manager Barrett noted the Village is continuing to negotiate with the hospital on a potential development in Town Center. Additional updates on any plans are expected in the coming months.



Winfield resident Michael Long inquired about the CDH parking structure location and height. He further questioned if the Village had considered allowing additional height to the existing CDH parking garage. Finally, Mr. Long asked about the storm sewer plans for the former Winfield Fuel & Material site. Manager Barrett and Peter Krumins, Community Development Coordinator, responded to the questions.

5. **Adjournment** – The meeting was adjourned at 9:55 a.m.

**ATTACHMENT K**

**VILLAGE OF WINFIELD, ILLINOIS**

**BALANCE SHEET  
TAX INCREMENT FINANCING FUND**

April 30, 2020

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<b>ASSETS</b>	
Cash and investments	\$ 515,264
Property taxes receivable	194,255
Accounts receivable	19,447
Deposits	<u>49</u>
<b>TOTAL ASSETS</b>	<b><u>\$ 729,015</u></b>
 <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	
<b>LIABILITIES</b>	
Accounts payable	<u>\$ 2,260</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Unavailable revenue	<u>194,255</u>
Total liabilities and deferred inflows of resources	<u>196,515</u>
<b>FUND BALANCE</b>	
Restricted for economic development	<u>532,500</u>
Total fund balance	<u>532,500</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	<b><u>\$ 729,015</u></b>

(See independent auditor's report.)

Attachment K.1

**VILLAGE OF WINFIELD, ILLINOIS**

**SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE  
TAX INCREMENT FINANCING FUND**

For the Year Ended April 30, 2020

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<b>REVENUES</b>	
Property taxes	\$ 170,429
Investment income	<u>6,862</u>
Total revenues	<u>177,291</u>
<b>EXPENDITURES</b>	
General government	
Professional services	2,250
Highway and streets	
Riverwalk	<u>9,884</u>
Total expenditures	<u>12,134</u>
NET CHANGE IN FUND BALANCE	165,157
FUND BALANCE, MAY 1	<u>367,343</u>
<b>FUND BALANCE, APRIL 30</b>	<u><u>\$ 532,500</u></u>

(See independent auditor's report.)



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**CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS**  
*Members of American Institute of Certified Public Accountants*

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

The Honorable Village President and  
Members of the Board of Trustees  
Village of Winfield, Illinois

We have examined management's assertion that the Village of Winfield, Illinois (the Village), 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, 2020. Management is responsible for the Village's assertion. Our responsibility is to express an opinion on management's assertion about the Village's compliance with the specific requirements based on our examination.

Our examination was made in accordance with the standards established by the American Institute of 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.

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

In our opinion, management's assertion that the Village of Winfield, Illinois, complied with the aforementioned requirements for the year ended April 30, 2020 is fairly stated in all material respects.

This report is intended solely for the information and use of the Board of Trustees, management and the Illinois Department of Revenue, Illinois State Comptrollers office and the Joint Review Board and should not be used by anyone other than these specified parties.

*Sikich LLP*

Naperville, Illinois  
August 18, 2020

ATTACHMENT M

VILLAGE OF WINFIELD TOWN CENTER REDEVELOPMENT PLAN

**A list of all intergovernmental agreements in effect in FY 2020, 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.**

DuComm \$204,759.50

City of West Chicago \$206,488.75

West Chicago/Winfield Wastewater Authority (WCWWA) \$930,149.78