

**ORDINANCE NO. 02-02-26\_\_**

**CITY OF MENDOTA, ILLINOIS**

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

**FOR TAX YEAR  
2024 PAYABLE 2025**

**ADOPTED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF MENDOTA, LA SALLE COUNTY, ILLINOIS,  
ON THE 2<sup>ND</sup> DAY OF FEBRUARY, 2026.**

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PREAMBLE

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

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

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

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

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

**WHEREAS**, the City Treasurer has determined and reported that as of December 31, 2025, the Mendota 2022 TIF District Special Tax Allocation Fund has received from the LaSalle County Treasurer total real estate tax distributions of **\$438,224.77**, excluding interest, as reported by the LaSalle County Treasurer, as shown in **Exhibit 1**, for tax year 2024 payable 2025; and

**WHEREAS**, the City Treasurer has determined and reported that as of December 31, 2025, the Mendota 2022 TIF District Special Tax Allocation Fund includes a total surplus of **\$109,880.95** which represents one-hundred percent (100%) of the "natural growth" in real estate tax increment received by the City for tax year 2024 payable 2025 for the Pre-existing Residential Properties, as

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

**WHEREAS**, the Mayor and City Council of the City of Mendota hereby find and determine that it is appropriate to declare a surplus in the amount of **\$109,880.95** for TIF real estate tax increment generated in tax year 2024 payable 2025 and to cause that surplus to be distributed to the taxing districts as provided in the TIF Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MENDOTA, LA SALLE COUNTY, ILLINOIS:**

1. The recitals set forth in the preamble to this Ordinance are hereby incorporated by reference as if fully set forth herein.
2. The Mayor and City Council, pursuant to Sections 4-7 and 4-9 of the TIF Act and other applicable authority, hereby declare a surplus of funds in the Mendota 2022 TIF District Special Tax Allocation Fund in the amount of **\$109,880.95** for tax year 2024 payable 2025 to be distributed by the County to the taxing districts in the Redevelopment Project Area in the amounts shown in **Exhibit 2**.
3. The City Treasurer is hereby authorized and directed to pay such surplus funds from the Mendota 2022 TIF District Special Tax Allocation Fund in the amount of **\$109,880.95** to the LaSalle County Treasurer for distribution to the taxing districts in the Redevelopment Project Area in accordance with the provisions of the TIF Act. The City Treasurer also is authorized and directed to file a certified copy of this Ordinance with the LaSalle County Treasurer.
4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law and shall take effect upon its passage as required by law.

**PASSED, APPROVED AND ADOPTED** by the Corporate Authorities of the City of Mendota, LaSalle County, Illinois, on the 2<sup>nd</sup> day of February, A.D., 2026, and deposited and filed in the Office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN	ABSENT
John Hessenberger	X			
Jim Fitzpatrick	X			
John Holland	X			
Leo Hochstatter	X			
Kyle Kim				X
Jay Miller	X			
Mark Peasley	X			
Vicki Johnson	X			
David Boelk, Mayor				
<b>Total Votes</b>	<b>7</b>			<b>1</b>

**APPROVED:**

  
 Mayor

**ATTEST:**

  
 City Clerk

**EXHIBIT 1**

**Mendota 2022 TIF District  
Real Estate Tax Increment Distribution  
Received by the City of Mendota from the LaSalle County Treasurer  
for Tax Year 2024 Payable 2025**

### Reconciliation Summary

Tax Year: 2024

Description	Property Billed (+)	Mobile Billed (+)	Recovered Forfeited (+)	Certificate of Errors (+)	Prior Year Sale In Error (+)	Bank Interest (+)	Other Collections (+)	Current Forfeited (+)	Road & Bridge (+)	In Lieu (+)	Total Due (-)	Previous Disbursed (-)	Balance Payment (-)
<b>TFY4 TIF MENDOTA #11</b>													
GENERAL FUND	439,601.63	0.00	0.00	-1,376.91	0.00	355.39	0.00	0.00	0.00	0.05	438,580.16	438,580.16	0.00
	439,601.63	0.00	0.00	-1,376.91	0.00	355.39	0.00	0.00	0.00	0.05	438,580.16	438,580.16	0.00

**EXHIBIT 2**

**Mendota 2022 TIF District  
Surplus Calculation  
for Tax Year 2024 Payable 2025**

## MENDOTA 2022 TIF DISTRICT 2024 PAYABLE 2025

Total EAV Increase-Existing Residential: \$1,268,505  
 Total TIF RETI-Existing Residential: \$109,880.95  
 Surplus %: 100.00%  
**Total Surplus Amount: \$109,880.95**  
 Total TIF Increment Received: \$438,224.77  
 Surplus as a % of Total TIF RETI: 25.07%

Taxing District	2024 Rate	% of Total Rate	Share of Surplus	% of Total TIF Increment
LaSalle County	0.91911%	10.61%	\$11,658.96	2.66%
Mendota Grade #289	2.86641%	33.09%	\$36,360.55	8.30%
Mendota High #280	1.99946%	23.08%	\$25,363.25	5.79%
IVCC	0.37066%	4.28%	\$4,701.84	1.07%
Graves-Hume Library	0.23370%	2.70%	\$2,964.50	0.68%
Mendota Township	0.09196%	1.06%	\$1,166.52	0.27%
Mendota Twp Road	0.23823%	2.75%	\$3,021.96	0.69%
City of Mendota	1.94271%	22.43%	\$24,643.37	5.62%
<b>Totals</b>	<b>8.66224%</b>	<b>100.00%</b>	<b>\$109,880.95</b>	<b>25.07%</b>