

ORDINANCE NO. 2026-1

VILLAGE OF MT. ZION, ILLINOIS

AN ORDINANCE DECLARING SURPLUS REVENUE
IN THE MT. ZION ROUTE 121 TIF DISTRICT II
SPECIAL TAX ALLOCATION FUND AND AUTHORIZING PAYMENT
OF THAT SURPLUS REVENUE TO THE MACON COUNTY TREASURER
FOR DISTRIBUTION TO AFFECTED TAXING DISTRICTS
ON A PRO RATA BASIS
for
TAX YEAR 2024 PAYABLE 2025

ADOPTED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES
OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS,
ON THE 9TH DAY OF FEBRUARY, 2026.

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PREAMBLE

WHEREAS, on January 19, 2021, the Village of Mt. Zion, Macon County, Illinois (the "Village") by its duly elected President and Village Board of Trustees and pursuant to 65 Illinois Compiled Statutes Section 5/11-74.4 *et. seq.* (the "TIF Act") heretofore adopted a Redevelopment Plan and Projects; designated a Redevelopment Project Area; and adopted Tax Increment Allocation Financing for the Mt. Zion Route 121 Tax Increment Financing (TIF) District II (the "TIF District"); and

WHEREAS, on the November 16, 2020, the Village by its duly elected President and Village Board of Trustees and pursuant to the TIF Act approved and Authorized the Execution of an Intergovernmental Agreement with Mt. Zion Community Unit School District #3, the County of Macon, Richland Community College #537, Mt. Zion Township, Mt. Zion Fire Protection District, Mt. Zion Library District, Macon County Conservation District, Decatur Sanitary District, Macon County Health and Mental Health Board, and the Board of Trustees of the University of Illinois on behalf of Macon County Cooperative Extension (collectively the "Taxing Districts") by Ordinance No. 2020-22 for the Mt. Zion Route 121 TIF District II; and

WHEREAS, pursuant to said Intergovernmental Agreement with the Taxing Districts, the Village Treasurer has determined and reported that as of December 31, 2025 the Village has received **\$494,631.04**, excluding interest, in total real estate tax distributions from the Macon County Treasurer for real estate tax increment generated by the TIF District in tax year 2024 payable 2025 (**Exhibit 1**); and

WHEREAS, the Village Treasurer has determined and reported that as of December 31, 2025, the Mt. Zion Route 121 Special Tax Allocation Fund includes a surplus of **\$187,789.91**, which represents seventy-five percent (75%) of the tax year 2024 payable 2024 real estate tax increment generated by the "Pre-existing Single-Family Residential Properties", as defined in the Intergovernmental Agreement and fifteen percent (15%) of the tax year 2024 payable 2025 real estate tax increment for all other properties in the TIF District, which surplus amount may be paid to the Macon 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**; and

WHEREAS, the President and Village Board of Trustees of the Village hereby find and determine that it is appropriate to declare surplus in the amount of **\$187,789.91** and to cause that surplus to be distributed by the County Treasurer to the taxing districts as provided in the TIF Act.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS:

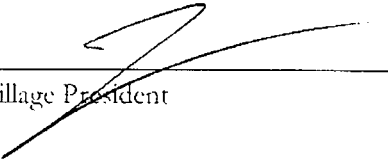
1. The recitals set forth in the preamble to this Ordinance are hereby incorporated by reference as if fully set forth herein.
2. The President and Village Board of Trustees, pursuant to Sections 4-7 and 4-9 of the TIF Act and other applicable authority, hereby declare a surplus of funds in the Special Tax Allocation Fund in the amount of **\$187,789.91** to be distributed by the Macon County Treasurer to all the taxing districts in the Redevelopment Project Area as shown in **Exhibit 2**.
3. The Village Treasurer is hereby authorized and directed to pay such funds from the Special Tax Allocation Fund in the amount of **\$187,789.91** to the Macon County Treasurer for distribution to the taxing districts in the Redevelopment Project Area in accordance with the provisions of the TIF Act. Payment by the Village Treasurer shall be made after approval of this Ordinance, but not more than 180 days after the close of the Village's Fiscal Year 2025. The Village Treasurer also is authorized and directed to file a certified copy of this Ordinance with the Macon 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.

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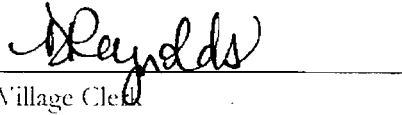
PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the Village of Mt. Zion, Macon County, Illinois, on the 9th day of February, A.D., 2026, and deposited and filed in the Office of the Village Clerk of said Village on that date.

| PRESIDENT & TRUSTEES | AYE VOTE | NAY VOTE | ABSTAIN / ABSENT |
|---------------------------|----------|----------|------------------|
| Randy Dory | X | | |
| Nate Patrick | | | X |
| Chris Siudyla | X | | |
| Jack Vance | X | | |
| Evan West | X | | |
| Phil Tibbs | X | | |
| Lucas Williams, President | | | |
| TOTAL VOTES | 5 | 0 | 1 |

APPROVED:


 Village President

ATTEST:


 Village Clerk

ATTACHMENTS:

EXHIBIT 1: Mt. Zion Route 121 TIF District II Real Estate Tax Increment Distributions

EXHIBIT 2: Mt. Zion Route 121 TIF District II Surplus Distribution Calculation

Re: MT. ZION - TIF II Rt 121 Ordinance Surplus; Mt. Zion Rt 121 - 2024 Surplus Declaration Ordinance

EXHIBIT 1

**Mt. Zion Route 121 TIF District II Real Estate Tax Increment Distributions
Received by the Village of Mt. Zion from the Macon County Treasurer
for tax year 2024 payable 2025**

Tax District Settlement

Tax Year - 2024

| District/Levy | Taxes Extended | | | Un-collectable Taxes | | | Monies To Districts | | | | | | | | | Disbursed to Date |
|------------------------------|--------------------|------------------------------|--------------------|----------------------|------------------------|----------------------|----------------------------|-----------|----------------------------------|------|------|--------------|------|------|------------|-------------------|
| | (+) | (+) | (=) | (+) | (+) | (=) | Regular Taxes Collected | | Other Parcel Special Collections | | | Other Monies | | | (=) | |
| | Initially Extended | Certificate of Error Changes | Adjusted Total Due | Forfeited | Subs & Sold to Trustee | Total Un-collectable | w/Refunds Regular Payments | (+) | (+) | (+) | (+) | (+) | (+) | (+) | (+) | |
| MT ZION ROUTE 121 TIF | | | | | | | | | | | | | | | | |
| CORPORATE | 498,224.35 | -3,481.22 | 494,743.13 | 0.00 | 112.09 | 112.09 | 481,774.81 | 12,856.23 | 0.00 | 0.00 | 0.00 | 517.46 | 0.00 | 0.00 | 495,148.50 | 495,148.50 |
| | 498,224.35 | -3,481.22 | 494,743.13 | 0.00 | 112.09 | 112.09 | 481,774.81 | 12,856.23 | 0.00 | 0.00 | 0.00 | 517.46 | 0.00 | 0.00 | 495,148.50 | 495,148.50 |

EXHIBIT 2

**Mt. Zion Route 121 TIF District II
Surplus Distribution Calculation
for tax year 2024 payable 2025**

MT. ZION ROUTE 121 TIF DISTRICT II
2024 PAYABLE 2025
SURPLUS DISTRIBUTION CALCULATION

Estimated TIF II 2024 R.E. Tax Increment \$498,224.35
Total TIF II 2024 R.E. Tax Increment Received \$494,631.04
Total Surplus of 2024 R.E. Tax Increment \$187,789.91

| Surplus Distribution: | | | \$141,095.47 | \$34,304.58 | \$175,400.05 |
|---------------------------------------|----------------------|--------------------------------|-----------------------------|-----------------------------|--------------------------------|
| Taxing District-Tax Code 12288 | 2024 Tax Rate | Share of Total Tax Rate | Share of 75% Surplus | Share of 15% Surplus | Totals - Tax Code 12288 |
| Macon County | 0.85164% | 10.91% | \$15,394.64 | \$3,742.90 | \$19,137.54 |
| Macon County Conservation District | 0.10027% | 1.28% | \$1,812.53 | \$440.68 | \$2,253.21 |
| Macon County Cooperative Extension | 0.02015% | 0.26% | \$364.24 | \$88.56 | \$452.80 |
| Macon County Health & Mental Health | 0.22143% | 2.84% | \$4,002.67 | \$973.17 | \$4,975.84 |
| Decatur Sanitary District | 0.32243% | 4.13% | \$5,828.39 | \$1,417.06 | \$7,245.45 |
| Mt. Zion Township | 0.46205% | 5.92% | \$8,352.23 | \$2,030.68 | \$10,382.91 |
| Mt. Zion Fire District | 0.48397% | 6.20% | \$8,748.47 | \$2,127.02 | \$10,875.48 |
| Mt. Zion Library District | 0.19071% | 2.44% | \$3,447.36 | \$838.16 | \$4,285.52 |
| Mt. Zion Unit School District #3 | 3.77576% | 48.37% | \$68,252.39 | \$16,594.22 | \$84,846.61 |
| Richland Community College #537 | 0.54149% | 6.94% | \$9,788.22 | \$2,379.81 | \$12,168.04 |
| Village of Mt. Zion | 0.83558% | 10.71% | \$15,104.33 | \$3,672.32 | \$18,776.65 |
| Totals | 7.80548% | 100.00% | \$141,095.47 | \$34,304.58 | \$175,400.05 |

| Surplus Distribution: | | | \$898.61 | \$11,123.56 | \$12,022.17 |
|---------------------------------------|----------------------|--------------------------------|-----------------------------|-----------------------------|--------------------------------|
| Taxing District-Tax Code 12293 | 2024 Tax Rate | Share of Total Tax Rate | Share of 75% Surplus | Share of 15% Surplus | Totals - Tax Code 12293 |
| Macon County | 0.85164% | 10.91% | \$98.05 | \$1,213.67 | \$1,311.71 |
| Macon County Conservation District | 0.10027% | 1.28% | \$11.54 | \$142.89 | \$154.44 |
| Macon County Cooperative Extension | 0.02015% | 0.26% | \$2.32 | \$28.72 | \$31.04 |
| Macon County Health & Mental Health | 0.22143% | 2.84% | \$25.49 | \$315.56 | \$341.05 |
| Decatur Sanitary District | 0.32243% | 4.13% | \$37.12 | \$459.49 | \$496.61 |
| Mt. Zion Township | 0.46205% | 5.92% | \$53.19 | \$658.47 | \$711.66 |
| Mt. Zion Fire District | 0.48397% | 6.20% | \$55.72 | \$689.70 | \$745.42 |
| Mt. Zion Library District | 0.19071% | 2.44% | \$21.96 | \$271.78 | \$293.74 |
| Mt. Zion Unit School District #3 | 3.77576% | 48.37% | \$434.69 | \$5,380.82 | \$5,815.51 |
| Richland Community College #537 | 0.54149% | 6.94% | \$62.34 | \$771.68 | \$834.01 |
| Village of Mt. Zion | 0.83558% | 10.71% | \$96.20 | \$1,190.78 | \$1,286.98 |
| Totals | 7.80548% | 100.00% | \$898.61 | \$11,123.56 | \$12,022.17 |

MT. ZION ROUTE 121 TIF DISTRICT II
2024 PAYABLE 2025
SURPLUS DISTRIBUTION CALCULATION

| | Surplus Distribution (15%): | | \$367.69 |
|---------------------------------------|------------------------------------|--------------------------------|--------------------------------|
| Taxing District-Tax Code 12294 | 2024 Tax Rate | Share of Total Tax Rate | Totals - Tax Code 12294 |
| Macon County | 0.85164% | 11.38% | \$41.85 |
| Macon County Conservation District | 0.10027% | 1.34% | \$4.93 |
| Macon County Cooperative Extension | 0.02015% | 0.27% | \$0.99 |
| Macon County Health & Mental Health | 0.22143% | 2.96% | \$10.88 |
| Mt. Zion Township | 0.46205% | 6.17% | \$22.70 |
| Mt. Zion Fire District | 0.48397% | 6.47% | \$23.78 |
| Mt. Zion Library District | 0.19071% | 2.55% | \$9.37 |
| Mt. Zion Unit School District #3 | 3.77576% | 50.46% | \$185.53 |
| Richland Community College #537 | 0.54149% | 7.24% | \$26.61 |
| Village of Mt. Zion | 0.83558% | 11.17% | \$41.06 |
| Totals | 7.48305% | 100.00% | \$367.69 |

| SUMMARY OF TOTAL SURPLUS DISTRIBUTION | | |
|--|----------------------|-------------------------------|
| Taxing District | 2024 Tax Rate | Total Share of Surplus |
| Macon County | 0.85164% | \$20,491.10 |
| Macon County Conservation District | 0.10027% | \$2,412.57 |
| Macon County Cooperative Extension | 0.02015% | \$484.82 |
| Macon County Health & Mental Health | 0.22143% | \$5,327.77 |
| Decatur Sanitary District | 0.32243% | \$7,742.07 |
| Mt. Zion Township | 0.46205% | \$11,117.27 |
| Mt. Zion Fire District | 0.48397% | \$11,644.68 |
| Mt. Zion Library District | 0.19071% | \$4,588.63 |
| Mt. Zion Unit School District #3 | 3.77576% | \$90,847.64 |
| Richland Community College #537 | 0.54149% | \$13,028.66 |
| Village of Mt. Zion | 0.83558% | \$20,104.70 |
| Totals | 7.80548% | \$187,789.91 |