

RESOLUTION NO. 26-09

VILLAGE OF COAL CITY, ILLINOIS

**PROPOSED  
TAX INCREMENT FINANCING (TIF) DISTRICT II OR  
PROPOSED 4<sup>TH</sup> AMENDMENT TO TAX INCREMENT FINANCING DISTRICT I  
REDEVELOPMENT PROJECT**

**INDUCEMENT RESOLUTION**

**WHEREAS**, the Village of Coal City, Grundy County, Illinois, (the “Village”), has the authority to promote the health, safety and welfare of the Village and its citizens, and to prevent the spread of blight and deterioration by promoting the development of private investment in property thereby increasing the real estate tax base of the Village and providing employment for its citizens; and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the “Act”), the Village has the authority to provide incentives to owners or prospective owners of real property to develop, redevelop, rehabilitate, market and/or upgrade such property by reimbursing the owner for certain costs from resulting increases in real estate tax revenues (“Tax Increment”) or from other Village revenues; and

**WHEREAS**, the Village is considering proposals for redevelopment projects on properties that the Village intends to include within a proposed Coal City Tax Increment Financing (TIF) District II Redevelopment Project Area (the “TIF II Area”) or within a proposed 4<sup>th</sup> Amendment to the Coal City TIF District I (the “Amended TIF I Area); and

**WHEREAS**, it appears that the above-mentioned redevelopments will serve the public purposes of the Village and cannot be developed without the adoption of a new Tax Increment Financing District Redevelopment Plan, Area and Projects to be created, or without the adoption of an amendment to the TIF District I Project Area and Plan, including a 12-year legislative extension thereof, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74-4 *et seq.* (the “Act”); and

**WHEREAS**, the Village is authorized under the Act to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plans and projects and to finance redevelopment project costs provided such project costs are eligible under the Act; and

**WHEREAS**, **Reed Group**, or its successor or assignee (the “Developer”) is currently proposing a redevelopment project consisting of, but not limited to, the acquisition of land or redevelopment of land already owned for the purpose of an industrial development, specifically

constructing a data center development and related improvements and facilities located thereon (the “Project”), within the proposed Amended TIF I Area or the TIF II Area, and has indicated that such redevelopment is not financially feasible without the assistance of Tax Increment Financing (see Reed Group ‘But-For’ Letter attached hereto as Exhibit “1”); and

**WHEREAS**, the Village is currently assessing whether it is in the best interest to include the above-mentioned Project within the Proposed TIF II Area or within the proposed 4<sup>th</sup> Amendment to the TIF I Area; and

**WHEREAS**, redevelopment of the property within the proposed Amended TIF I Area or the TIF II Area will entail expenditures of substantial time, effort and money and that but for the assistance of tax increment financing, the proposed Project is not financially feasible; and

**WHEREAS**, the Developer has advised the Village that its project will require investment of significant sums of money total estimated investment will be multi-billions of dollars, and some of its expenses will constitute “Redevelopment Project Costs” as that term is defined by the Act, and that without the use of TIF incentives, the Developer would not proceed with undertaking the Project; and

**WHEREAS**, the Developer would like to incur certain costs in connection with the Project prior to the adoption of any ordinance or resolution authorizing the execution of a redevelopment agreement or predevelopment agreement by and between the Village and the Developer, wherein such costs may be reimbursed utilizing increment real estate tax revenues pursuant to the conditions and limitations of any such agreement in the Act; and

**WHEREAS**, this Resolution is intended to induce the Developer to commence the Project, incur Redevelopment Project Costs, and to seek reimbursement for such eligible Redevelopment Project Costs from incremental real estate tax revenue received by the Village or from other sources as may be agreed to between the Village and the Developer prior to the adoption of (i) the proposed Coal City TIF District II Redevelopment Plan and Projects, or (ii) the proposed 4<sup>th</sup> Amendment to the Coal City TIF District I Redevelopment Plan and Projects, as may be established by the Village for this Project, or (iii) entry into a redevelopment agreement or predevelopment agreement by and between the Village and the Developer; and

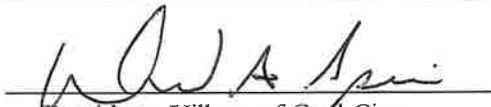
**WHEREAS**, the Board of Trustees has initiated an examination of the proposed Amended TIF I Area or the proposed new TIF II Area and believes that expenditures of development costs in furtherance of the potential Redevelopment Plan and Projects should be allowable project costs under the provided Redevelopment Plan, provided that **this Resolution is not a guarantee of the amount of project costs that will be allowable, if any, but rather is an indication of the intent and sense of the Village at this time.**

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees of the Village of Coal City, Grundy County, Illinois, as follows:

1. That the intentions of the Village of Coal City regarding this Project as expressed in the recitals herein are hereby approved; provided however, that neither such intentions, affirmations, authorizations nor such recitals are binding upon the Village nor may the same be relied upon to any entity's or person's detriment by such entity or person whether third person or otherwise in the event that the aforementioned agreements or plans are not mutually attainable.
2. That the Board of Trustees of the Village of Coal City is in favor of the proposed Project.
3. The Village may proceed with establishing a Tax Increment Financing Redevelopment Plan, Project and Area for the proposed Coal City TIF District II to include the Developer's Property and Projects, or may proceed with the 4<sup>th</sup> Amendment to the Coal City TIF District I to include the Developer's Property and Projects, provided that the Village is successful in obtaining approval of the Coal City TIF District I legislative extension for an additional twelve (12) years, whichever is determined to be in the best interests of the Village. In the event that the Village and the Developer enter into a Redevelopment Agreement with respect to the Developer's Project in the proposed Coal City TIF District II, or the 4<sup>th</sup> Amendment to Coal City TIF District I, whichever the case may be, those future TIF eligible project costs incurred by the Developer from the date of this Resolution may be reimbursed to the Developer from an appropriate Special Tax Allocation fund and shall thereby constitute an incurred obligation of the Village of Coal City pursuant to Sections 5/11-74.4-4 (b) and (j) of the Act.
4. This Developer inducement is specifically contingent upon the Village's establishment of a Tax Increment Financing Redevelopment Plan, Project and Area for the proposed Coal City TIF District II to include the Developer's Property and Projects, or the 4<sup>th</sup> Amendment to the Coal City TIF District I to include the Developer's Property and Projects and the Village and the Developer entering into a Redevelopment Agreement with respect to the Developer's Project in accordance with the terms and conditions to be negotiated by the parties.
5. The Developer has acknowledged and desires to proceed with the redevelopment of the Property while it continues to negotiate a redevelopment agreement or agreements for the Property and proceeds to file applications for and participate in public hearings concerning zoning relief.
6. This Resolution amends Resolution No. 24-14 adopted by the Village on November 25, 2024.
7. The provisions of this Resolution shall be effective commencing with its adoption as provided by law.
8. This Resolution is being adopted pursuant to 65 ILCS 5/11-74.4(j).

**PASSED, APPROVED AND ADOPTED** by the Village President and Board of Trustees of the Village of Coal City, Grundy County, Illinois, on the 24<sup>th</sup> day of June, 2026, and deposited and filed in the Office of the Village Clerk of said Village of Coal City on that date.

BOARD MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
David Togliatti	X			
Christopher Lauterbur	X			
Bill Mincey	X			
Ross Bradley	X			
Dan Greggain	X			
Pamela Noffsinger	X			
Dave Spesia, President				
<b>TOTALS:</b>	6	0	0	0

**APPROVED:** , Date 6 / 24 / 2026  
 President, Village of Coal City

**ATTEST:** , Date: 6 / 24 / 2026  
 Clerk, Village of Coal City

**EXHIBIT "1"**  
REED GROUP 'BUT-FOR' LETTER

**The Reed Group, LLC**

1488 South Broadway Street  
Coal City, IL 60416

January 12, 2026

Village of Coal City Mayor & Trustees  
Coal City Village Hall  
515 S. Broadway St.  
Coal City, IL 60416

**RE: Tax Increment Financing (TIF) Representation – Aligned Data Centers Project**

Mayor & Trustees:

Landowner and land developer The Reed Group, LLC hereby represents to the Village of Coal City that the development project being proposed by Aligned Data Centers on the property south of Reed Road would not have financial feasibility to proceed without the benefit of and but for the benefits of tax increment financing incentives being requested and provided by the Village of Coal City in light of the costs of the required property assemblages, necessary infrastructure and site improvements and other redevelopment project costs.

The project area has not been subject to growth and development through investment by private enterprise and it is not reasonably anticipated to be developed without the benefit of a redevelopment plan and the benefits of tax increment financing.

Request is hereby made to the Village of Coal City that it make a determination that it is in the best interests of the Village to adopt a redevelopment plan and provide such TIF incentives as may be necessary and appropriate to induce and promote development within the project area and assist in the removal of blighted conditions and a long-standing lack of development.

We look forward to cooperating with the Village team in bringing this project to fruition and securing the future strength of Coal City's tax base.

Sincerely,



**The Reed Group, LLC**

Joseph J. Phillips, Asset Manager