

10. Authorize Mayor Spesia to enter into Fulton Siren Services Annual Contract

11. Report of the Mayor

12. Report of the Trustees

C. Lauterbur

B. Mincey

R. Bradley

P. Noffsinger

D. Greggain

D. Togliatti

13. Report of Village Clerk

14. Report of Village Attorney

15. Report of Village Engineer

16. Report of Chief of Police

17. Report of Village Administrator

18. Adjourn



640 S. Broadway St., Coal City, IL 60416
815.518.2300

Village of Coal City,

The Holiday Hustle Committee is once again asking for permission to hold the Annual Holiday Hustle 5k Run/Walk. This year's return event will be held on Sunday, November 22nd, 2026 and will take place on South Broadway from Babe's Tap to Reed Rd, east to Cardinal Transport and back.

Las year, the event raised over \$13,000 for Breaking Away, Inc. and that was with our race being changed to a virtual race due to weather. Previous local charities were Susan's Mission, Beans and Bites, Hope for Help and the Coal City Backpack Program. This year's event will benefit a charity that will be chosen in July of this year by our committee.

The Holiday Hustle Committee appreciates all the help and support that we receive from the village and police department and we look forward to working with you again this year.

Thank you,
5K Holiday Hustle Committee

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: June 24, 2026

RE: ADOPTION OF INDUCEMENT RESOLUTIONS FOR REED GROUP & ALIGNED DEVELOPMENT

The Village Board formerly adopted Resolutions regarding the development of a proposed project within the industrial park of the Village on November 25, 2024. At that time, the resolutions stated two entities – the Reed Group and Aligned Data Centers Propco, LLC, were the subject of an inducement resolution in order to acknowledge each of the entities were to be involved in planning a development project within the Village and could seek tax increment financing assistance in order to complete the project. Since that time, each of the two entities have submitted “but for” letters to the Village and there is a possibility the existing TIF District 1 may possibly be extended in order to meet the aims of the purpose of the first existing TIF District and provide the capability to possibly share in increment to bring this development forward in a means that meets the standards of Coal City and fulfils the purpose for which the TIF District was begun in the first place.

This evening’s resolutions amend the existing resolution formerly adopted on November 25, 2024, i.e. 24-13 regarding the proposed TIF Project brought by Reed Group and 24-14 regarding the proposed TIF Project brought by Aligned Data.

Recommendation:

- 1.) Adopt Resolution No. 26-09: Proposed Tax Increment Financing for a Project involving the Reed Group.
- 2.) Adopt Resolution No. 26-10: Proposed Tax Increment Financing for a Project involving the Aligned Data Centers Propco, LLC.

RESOLUTION NO. _____

VILLAGE OF COAL CITY, ILLINOIS

**PROPOSED
TAX INCREMENT FINANCING (TIF) DISTRICT II OR
PROPOSED 4TH 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 4th 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 4th 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 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 4th 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 4th 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 4th 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 4th 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. The Developer further acknowledges and agrees that the adoption of this Resolution in no way guarantees that a new or amended redevelopment project area will be or can be established under the Act. Further, the Developer acknowledges and agrees that the adoption of this Resolution in no way guarantees that a redevelopment agreement or agreements, as well as any zoning relief, will be approved and established for the Project or properties associated therewith.
7. This Resolution amends Resolution No. 24-14 adopted by the Village on November 25,

2024.

8. The provisions of this Resolution shall be effective commencing with its adoption as provided by law.
9. This Resolution is being adopted pursuant to 65 ILCS 5/11-74.4(j).

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PASSED, APPROVED AND ADOPTED by the Village President and Board of Trustees of the Village of Coal City, Grundy County, Illinois, on the 24th 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				
Christopher Lauterbur				
Bill Mincey				
Ross Bradley				
Dan Greggain				
Pamela Noffsinger				
Dave Spesia, President				
TOTALS:				

APPROVED: _____, Date ____/ ____/ 2026
 President, Village of Coal City

ATTEST: _____, Date: ____/ ____/ 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

RESOLUTION NO. _____

VILLAGE OF COAL CITY, ILLINOIS

**PROPOSED
TAX INCREMENT FINANCING (TIF) DISTRICT II OR
PROPOSED 4TH AMENDMENT TO TAX INCREMENT FINANCING DISTRICT I
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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 4th 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, Aligned Data Centers (Acquisition) Propco, LLC, a Delaware Limited Liability Company, 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 Aligned ‘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 4th 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 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 4th 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 4th 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 4th 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 4th 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. The Developer further acknowledges and agrees that the adoption of this Resolution in no way guarantees that a new or amended redevelopment project area will be or can be established under the Act. Further, the Developer acknowledges and agrees that the adoption of this Resolution in no way guarantees that a redevelopment agreement or agreements, as well as any zoning relief, will be approved and established for the Project or properties associated therewith.

7. This Resolution amends Resolution No. 24-14 adopted by the Village on November 25, 2024.
8. The provisions of this Resolution shall be effective commencing with its adoption as provided by law.
9. This Resolution is being adopted pursuant to 65 ILCS 5/11-74.4(j).

[The balance of the page is intentionally blank.]

PASSED, APPROVED AND ADOPTED by the Village President and Board of Trustees of the Village of Coal City, Grundy County, Illinois, on the 24th 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				
Christopher Lauterbur				
Bill Mincey				
Ross Bradley				
Dan Greggain				
Pamela Noffsinger				
Dave Spesia, President				
TOTALS:				

APPROVED: _____, Date ____/ ____/ 2026
 President, Village of Coal City

ATTEST: _____, Date: ____/ ____/ 2026
 Clerk, Village of Coal City

EXHIBIT "1"
ALIGNED 'BUT-FOR' LETTER



February 26, 2026

Honorable Mayor & Trustees
Village of Coal City
515 S. Broadway St.
Coal City, IL60416



Re: Tax Increment Financing (TIF) Representation -Aligned Data Centers Project

Dear Mayor & Trustees,

Aligned Data Centers (Coal City) PropCo, LLC hereby represents to the Village of Coal City that its proposed development project 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 property acquisition, infrastructure improvements, site improvements, construction of a power substation to serve both the project and the surrounding area, 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.

Very truly yours,

David W. Robinson, EVP

2800 Summit Ave.
Plano, TX 75074
alignedenergy.com

ADAPTIVE. EFFICIENT.
DATA CENTERS.

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: June 24, 2026

RE: FULTON TECHNOLOGIES CONTRACT

Fulton Technologies maintains the Village's sirens each year. Due to their servicing, the Village has paid about \$1,000 per year dependent upon any parts replacement. This amount is included within the Police Department's contractual budget. Although this is a minimal amount, the request is for a contract of service, which must receive the consent of Mayor Spesia. This contract would obtain this service through the end of the next fiscal year, i.e. April 30, 2027. Fulton has historically been utilized for the maintenance of the Village's sirens, which is why the contract has lagged behind the beginning of the contract year for the current fiscal year.

Recommendation:

Authorize Mayor Spesia to enter into a contract with Fulton Technologies to maintain the Village's sirens.

