

The City of O'Fallon, Illinois



*Economic Development Profile
Spring 2016*

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A WORD FROM MAYOR GARY L. GRAHAM

Welcome and thank you for your interest in the City of O'Fallon, a community I am proud to call home. O'Fallon is known for a high-quality of life which includes top-ranked schools, beautiful parks, a historic downtown, safe and affordable housing, and thriving commercial districts. The City has an attractive economic landscape and has benefited greatly from direct interstate access and proximity to Scott Air Force Base.

I routinely use the phrase, "traditional values, progressive thinking" to summarize the City of O'Fallon's general philosophy. This phrase holds true for the City's methodology towards economic development. As an entrepreneur, I understand the factors that come into play when deciding to locate or expand your business. That is why we seek to maintain the high standard of living O'Fallon residents enjoy, while creating a business-friendly environment that makes it easy to invest in our community.

Consistently ranked as one of the fastest growing cities in the area, O'Fallon's projected population growth will likely lead to it becoming the largest community in the Metro East. It is a good time to locate your business in O'Fallon, where we are rooted in the past with an investment in the future.

Sincerely,



Gary L. Graham, Mayor

The City of O'Fallon, Illinois

Economic Development Information Executive Summary

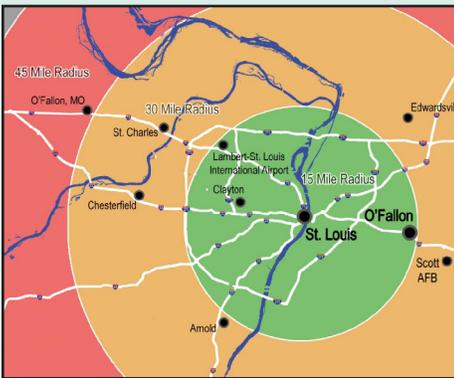
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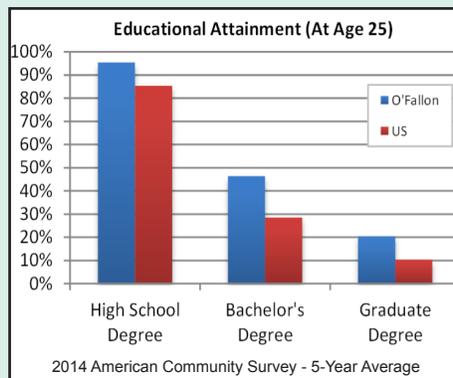
255 S. Lincoln Avenue
 O'Fallon, Illinois 62269
<http://www.ofallon.org/economic-development-division>

LOCATION & GROWTH



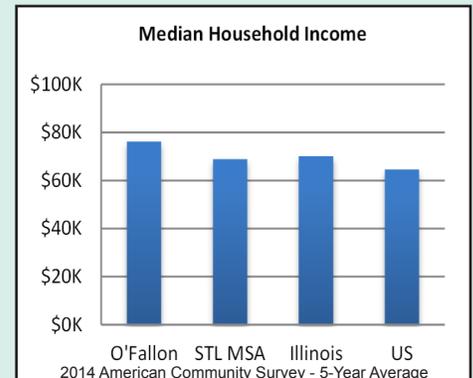
- O'Fallon is part of the St. Louis Metropolitan area and is adjacent to I-64 with three (soon to be four) interchanges within city limits.
- The City boasts a highly educated workforce, with nearly 50% of the population holding a bachelor's degree or higher.
- O'Fallon public schools are renowned throughout the St. Louis area, and O'Fallon Township High School (OTHS) District 203 is ranked as one of the best in the country.

EDUCATION



- Our residents have incomes exceeding local and national benchmarks and use their disposable income in the numerous establishments in and around our community.
- In 2014, O'Fallon was named the 5th Happiest City in Illinois by CreditDonkey. In 2015, O'Fallon was named the 18th Best City for Veterans in Illinois by NerdWallet and the 103rd Best Small City in America by WalletHub.

INCOME



- O'Fallon is a sought after location in the region, consistently ranking as the fastest-growing city in the Metro East and the fifth fastest-growing suburb in the St. Louis area.
- Proximity to Scott Air Force Base has been an economic boon to the community by employing over 13,000 people and having an estimated economic impact of over \$3 billion in the region.

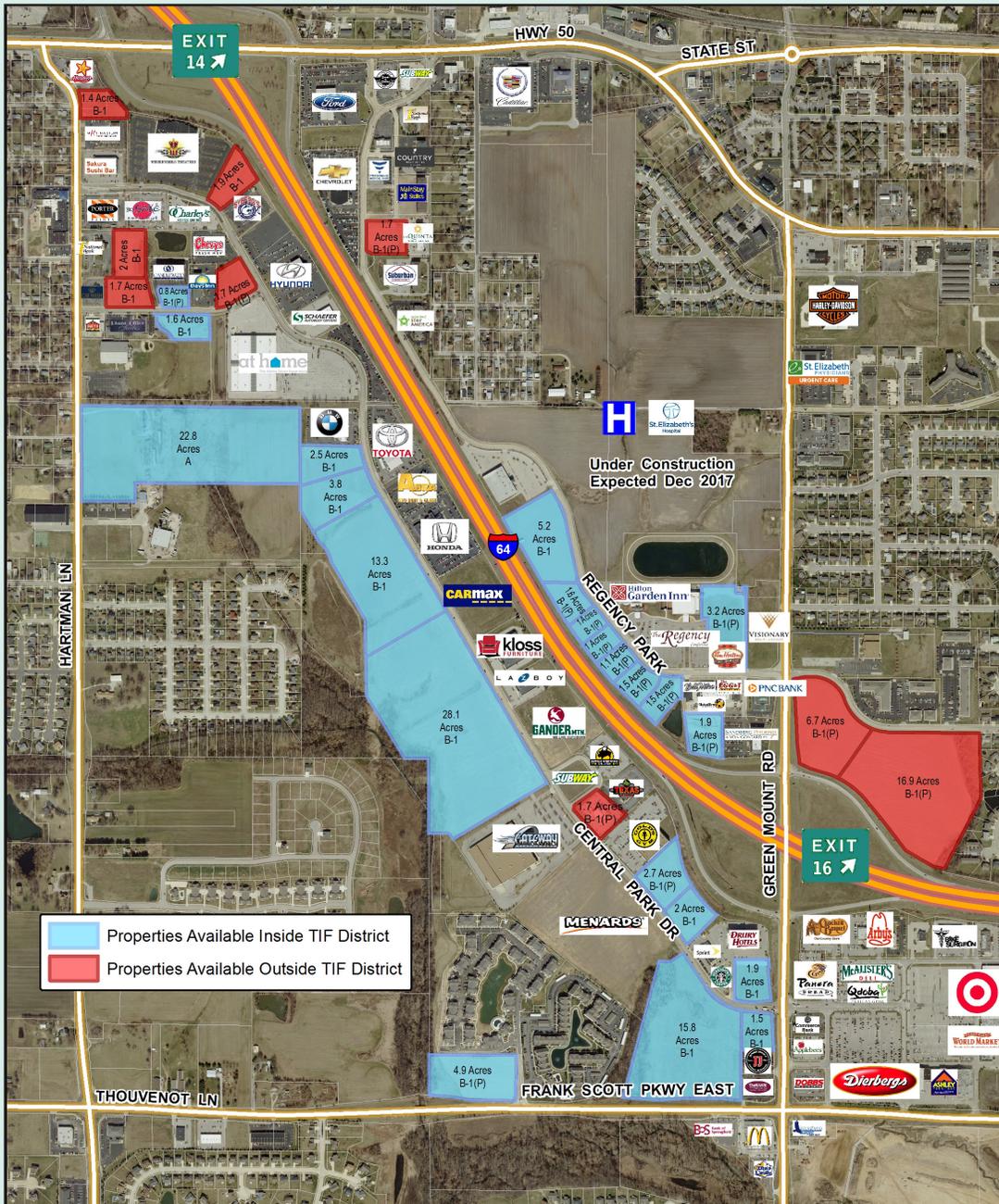


- The City supports numerous retailers and service providers in addition to locally owned establishments, many of which are located in our historic downtown.
- O'Fallon is the epicenter of the emerging "Healthcare Highway" with two hospitals currently under construction in the immediate vicinity.

Single-family Residential Permits 2010-2014 5-year Average

Community	# of building permits
1. Wentzville, MO	416
2. O'Fallon, MO	335
3. St. Peters, MO	223
4. St. Charles City, MO	170
5. O'Fallon, IL	109
6. Cottleville, MO	74
7. Swansea, IL	64
8. Chesterfield, MO	62
9. Shiloh, IL	60
10. Wildwood, MO	54

Executive Summary continued on page 4



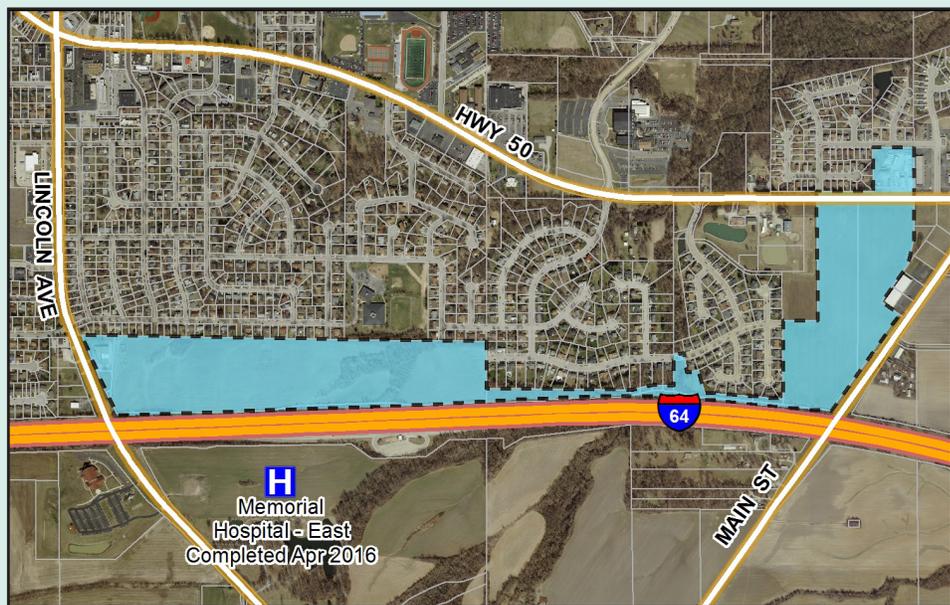
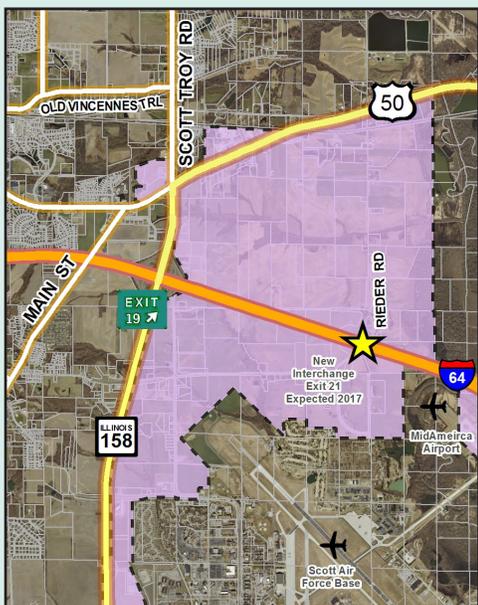
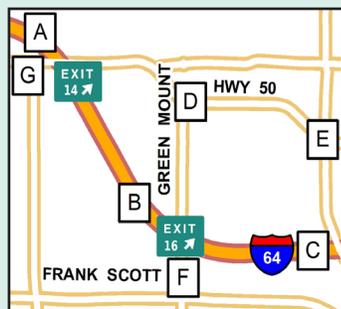
BUSINESS DISTRICTS AND INCENTIVES

- O'Fallon currently has five TIF districts and one enterprise zone.
- The Central Park TIF is located along the south side of Interstate 64 on Central Park. The Central Park TIF is structured to rebate new development in a sum of 50% of the increased tax bill, up to the agreed upon eligible costs.
- Transportation access and interstate visibility is provided through three interchanges, with a new diamond interchange (Exit 21) expected to be completed in 2016.
- O'Fallon is connected by road and rail to the St. Louis region's barge and shipping industry that operates on the Mississippi River.
- O'Fallon is in close proximity to Mid America Airport

Estimated Daily Traffic Counts (Vehicles per day)

A	I-64 at Exit 14	70,100
B	I-64 at Exit 16	59,500
C	I-64 at Lincoln Ave	53,000
D	HWY 50 at Green Mount Rd	23,800
E	HWY 50 at Lincoln Ave	16,000
F	Green Mount at Exit 16	24,600
G	HWY 50 at Exit 14	28,400

Source: ESRI & gettingaroundillinois.com



WELCOME TO O'FALLON

In the St. Louis Metropolitan East area, O'Fallon (population 28,396 per 2010 Census) is one of the fastest growing communities and has earned the reputation as a great place to call home. Located just 15-20 minutes from downtown St. Louis, O'Fallon is the premier community in St. Clair County offering quality housing and a wide range of businesses and services. Interstate 64 runs through O'Fallon and currently offers three, and soon to be four, interchanges providing great accessibility for customers and commuters alike. Due to its close proximity to Scott Air Force Base, O'Fallon is home to many veterans, defense contractors, and active duty military personnel.

EMPLOYMENT

With quick interstate access, growing neighborhoods, and excellent education, O'Fallon is an unparalleled location in the Metro East to locate a business and its employees. The City's major employers include businesses in the defense, finance, retail and healthcare industries. The Hospital Sisters Health System started construction on their \$300 million hospital with 144 patient rooms and a regional medical campus near Interstate 64 in 2015. In April 2016, Memorial Hospital, which partners with BJC Health-systems completed construction on its \$124 million, 94 bed satellite hospital in neighboring Shiloh, adjacent to the southern border of O'Fallon -- continuing the St. Louis' Healthcare Highway into O'Fallon. O'Fallon is the front door to Scott Air Force Base, a military installation that directly employs more than 13,000 military and civilian workers, supports over 18,000 military retirees, and indirectly employs another 25,000. The base supports a direct and indirect payroll of almost \$2.4 billion dollars and provides a \$3 billion annual economic impact to the region.

RECREATION

O'Fallon is blessed with great recreational facilities, a superb community park system, and unparalleled sports programs. The crown jewel is the 200 acre Family Sports Park. Known as "recreational tourism," the park functions as a destination for sports teams to travel to O'Fallon, stay in our hotels, eat in our restaurants, and shop in our stores. The sports park attracts local and national tournaments throughout the year and appeals to local recreation leagues throughout the week. O'Fallon is filled with numerous neighborhood parks scattered throughout the City. On the eastern side of O'Fallon, the proposed Four-Points Center will soon offer two NHL size ice rinks, and a full aquatic center for competition diving and swimming.



EDUCATION

O'Fallon is known throughout the region for its excellence in education at all levels. Our students consistently score above average in state testing. There are two public elementary school districts: Central District 104 and District 90. The Central School District, serving 600 students, consists of kindergarten through eighth grade, while District 90 serves more than 3,200 students, also kindergarten through eighth grade. The community has two private schools, seven elementary schools, three middle schools and two campuses of O'Fallon Township High School District 203, serving 2,500 students, which is ranked one of the best in the country by the U.S. Department of Education.

BUSINESSES

Shopping, dining and entertainment abound in O'Fallon. According to ESRI, there are over 1,100 businesses that operate in the city and more open their doors each month. In addition to national retailers like Walmart, Sam's Club, Home Depot, Gander Mountain, and Menard's, O'Fallon is also home to locally grown and operated businesses including the newly opened Bella Milano, and Peel. O'Fallon offers a state-of-the-art 15 screen movie theater and is home to numerous auto dealerships. The O'Fallon-Shiloh Chamber of Commerce offers business members an opportunity to join in their mission, "to welcome, unite, and promote business in the community by fostering economic growth."

NATIONALLY RECOGNIZED

- O'Fallon Township High School (OTHS) has been nationally recognized by the U.S. News & World Report as one of the best high schools in Illinois and received a bronze medal award, which recognizes high-performing schools based on state exam performance.

- O'Fallon Township High School's average ACT score for the graduating class of 2014 was 23.1, placing the school in the top eight percent (8%) of the schools in the State of Illinois, and it is competitive with high-performing high schools across the country. In addition, the school's average ACT score was the highest score earned in the St. Louis Metro East area.

- O'Fallon and the surrounding communities were the recipients of the prestigious Abilene Trophy for the extensive support demonstrated for the Airmen of Scott Air Force Base and their families during 2012 and 2014.

- In 2016, The City of O'Fallon was ranked as the fifth best community in Illinois for young families by WalletHub, a consumer advocacy site. Out of the 162 cities studied by WalletHub, O'Fallon was ranked second in Housing Affordability, fifth in General Affordability, 35th in Percentage of Families with Children Under 18 and 36th in Number of Playgrounds per 100,000 Residence.

- O'Fallon also received recognition at a national level ranking as the 103rd best small city in America out of 1,268 cities with a population between 25,000 and 100,000. O'Fallon was ranked 30th in America in education and health according to WalletHub.

- Scott Air Force Base was listed as the top place to be stationed and to live in the country by the Air Force Times.

- O'Fallon's AA+ Bond Rating puts it at the top 94% of all cities, parks, counties and school districts in Illinois and one of the top in the Metro East area. As of January 2015, O'Fallon is one of only two cities in the Metro East area with this high of a bond rating.

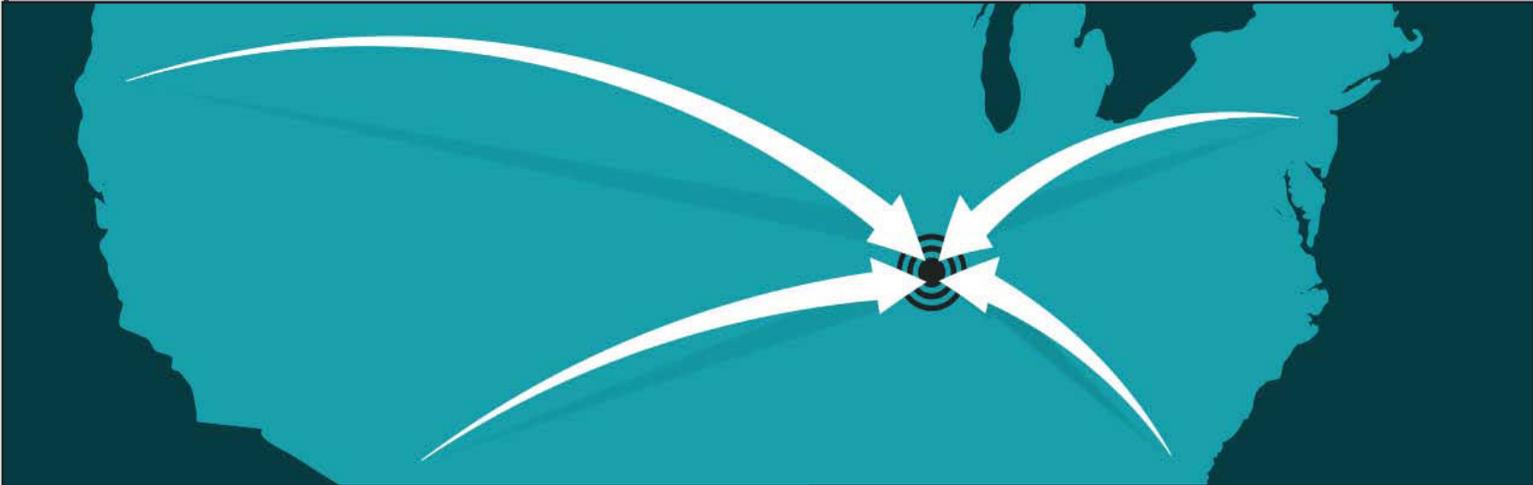
- O'Fallon Sports Park Splash Pad was the recipient of the award for design and implementation from the American Society of Landscape Architects (ASLA).

- O'Fallon Garden Club was the recipient of the Outstanding Sustainability/Conservation Award from the Illinois Parks & Recreation Association's Award and Recognition Program.

- O'Fallon is part of the Highway 64/40 corridor, with more than \$2.6 billion in developments related to healthcare, labeled as the St. Louis Region's "Health-care Highway" by the St. Louis Business Journal.

- O'Fallon was ranked as the 5th happiest city in Illinois in a study by CreditDonkey. The study was based on restaurants, crime levels, commute time, and household income.

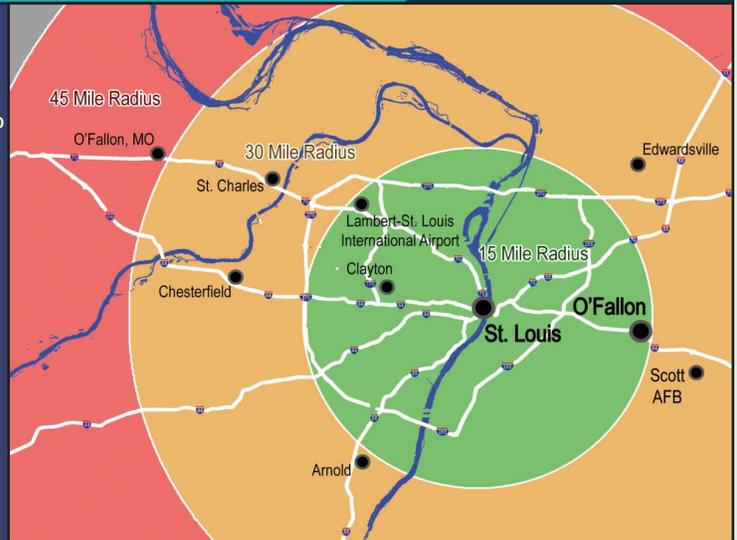




THE ST. LOUIS REGION

- The St. Louis Region is within one-day truck drive of 30% of the US population
- Approximately four hours or less to fly from nearly everywhere in the continental United States.
- A one-day truck drive from Chicago, Atlanta, Dallas, Cleveland, Minneapolis/St. Paul and New Orleans.
- The St. Louis Region boast the third largest rail hub in the nation and sits at the heart of the U.S. Inland Waterway System.

Information provided by [St. Louis Gateway](#)



Location and Drive Times

Downtown St. Louis	14 Miles	15-20 Minutes
Lambert St. Louis Airport	28 Miles	30-35 Minutes
Fox Theatre, St. Louis	23 Miles	25-30 Minutes
Scott Air Force Base	1 Mile	3 Minutes
St. Clair Square, Fairview Heights	3 Miles	5-10 Minutes
Interstate 64	Adjacent	3-5 Minutes
Interstate 255	6 Miles	7-8 Minutes
Interstate 55-70	8 Miles	10 Minutes
SIUE Campus, Edwardsville	18 Miles	20-25 Minutes
McKendree University	5 Miles	7-10 Minutes
Belleville, Illinois	7 Miles	10-12 Minutes
Kansas City, Missouri	250 Miles	4 Hours, 15 Minutes
Chicago, Illinois	260 Miles	4 Hours, 30 Minutes
Springfield, Illinois	85 Miles	1 Hour, 30 Minutes
Indianapolis, Indiana	225 Miles	4 Hours

TRANSPORTATION

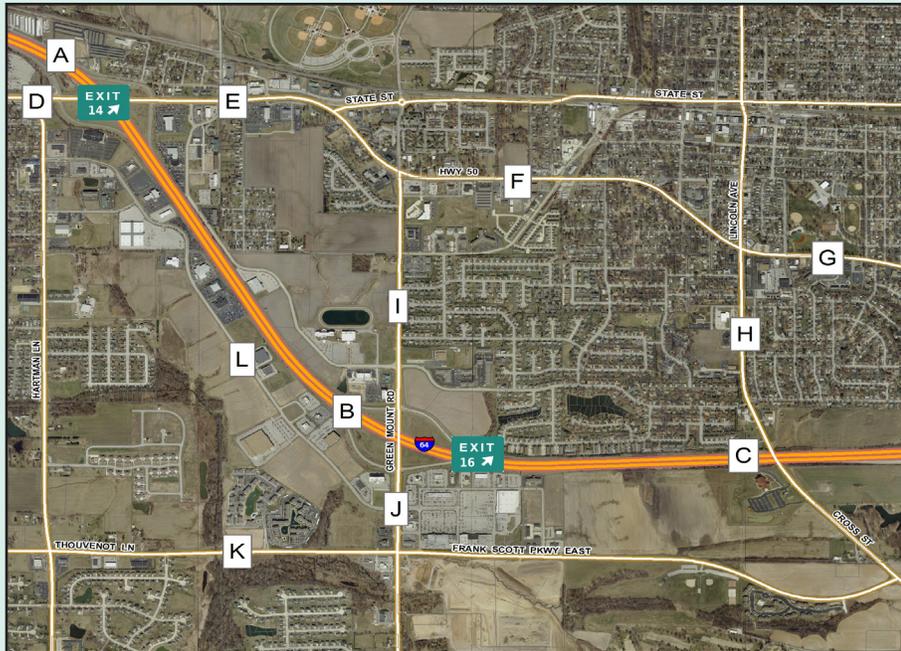
The O'Fallon area offers many transportation advantages for those living and doing business in the region. O'Fallon enjoys access to four modes of transportation: road, rail, air, and water, these transportation methods provide superior access to local, regional, national, and international markets.

O'Fallon is connected to the St. Louis region, which is the nexus of the nation's north/south and east/west interstate highway systems. The region also has an effective mass transportation grid that features MetroLink, the area's commuter rail system that connects O'Fallon to Lambert-St. Louis International Airport, and the Downtown St. Louis area. O'Fallon's closest MetroLink stop is at Scott Air Force Base.

The St. Louis region is situated at the confluence of the Mississippi, Missouri, and Illinois rivers. St. Louis is home to the nation's second-largest inland port by tonnage, and is one of the nation's largest rail centers with six Class I railroads and several smaller industrial rail lines.

ROAD

O'Fallon sits along U.S. Interstate 64 (I-64) at Exits 14, 16, 19 and the planned Exit 21. I-64 stretches from western St. Louis County to Chesapeake, Virginia, and connects with numerous other interstates along the way. In close vicinity of O'Fallon, I-64 connects to I-55, I-70, I-255, I-270 and I-57 in Illinois and I-170, I-370, and I-44 in Missouri.



O'Fallon is also dissected by major connectors such as U.S. Highway 50, which stretches from California to Maryland, and Illinois Route 158, an important east-west highway in the southeastern portions of the St. Louis area.



Estimated Daily Traffic Counts

A	I-64 at Exit 14	70,100	G	Hwy. 50 east of Lincoln Ave.	16,000
B	I-64 at Exit 16	59,500	H	Lincoln Ave. south of Hwy. 50	10,900
C	I-64 at Lincoln Ave.	53,000	I	Green Mount Rd. north of I-64	12,100
D	Hwy. 50 west of I-64	27,400	J	Green Mount Rd. south of I-64	24,600
E	Hwy. 50 east of I-64	28,400	K	Frank-Scott Pkwy. west of Green Mount Rd.	17,600
F	Hwy. 50 east of Green Mount Rd.	23,800	L	Central Park Drive west of Green Mount Rd.	17,200

Source: City of O'Fallon, ESRI & gettingaroundillinois.com

TRANSPORTATION

AIR

O'Fallon has multiple airports within close proximity, including Lambert-St. Louis International Airport, MidAmerica Airport, and St. Louis Downtown Airport.

The St. Louis area's main airport, Lambert-St. Louis International, is located in northwest St. Louis -- a mere 30-minute drive from O'Fallon. Lambert is a national hub with two terminals and five concourses, serving nine mainline passenger airlines and three all-cargo airlines, as well as a few charter carriers.



MidAmerica Airport, located adjacent to O'Fallon, serves as the St. Louis region's second full service commercial airport and provides relief to Lambert-St. Louis International Airport. It has a 10,000 foot and an 8,000 foot runway and serves cargo, commercial, and military flights. MidAmerica is located next to the Mid America Enterprise Zone.

St. Louis Downtown Airport is just across the river from the City of St. Louis and 22 minutes from O'Fallon in Sauget, Illinois and provides quick access to the downtown area.

RAIL

The St. Louis region has state-of-the-art intermodal facilities providing many advantages to the freight transportation business, including reductions in cargo handling, improved security, reduced damages and loss, and faster freight transportation. The major intermodal facilities in the region include: BNSF Intermodal, CSX Intermodal, Norfolk Southern Intermodal, America's Central Port District, Triple Crown Services, and Union Pacific Intermodal.

WATER

O'Fallon is connected by road and rail to the St. Louis region's barge and shipping industry that operates on the Mississippi River. About 100 million tons of commodities float past St. Louis each year. St. Louis ranked as the nation's second-busiest inland port in 2011, and easily the most diverse. Food products comprise about one-third of traffic, coal nearly another third, and the rest a collection of goods from fertilizer to scrap metal to salt.

The St. Louis region has two Foreign Trade Zones, including one under the new Alternative Site Framework program with multiple sites and several special purpose sub-zones located conveniently close to truck, rail, barge, and air access.

Foreign Trade Zone No. 31 is a public/private sector venture operated by the America's Central Port District in Granite City, Illinois.

Foreign Trade Zone No. 102 covers the City of St. Louis and St. Louis County, and is operated by the St. Louis County Port Authority.

ADVANTAGES

DEMOGRAPHICS

TAXES

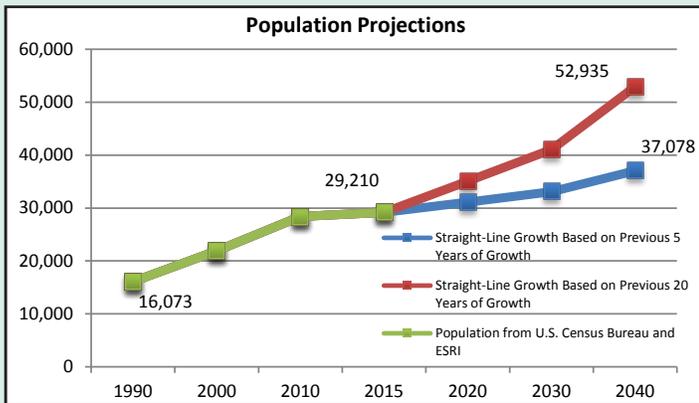
GROWTH



DEMOGRAPHICS - CITIZENS

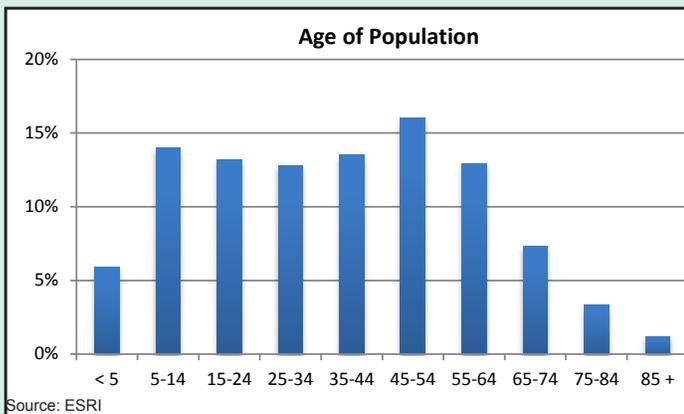
POPULATION

O'Fallon's 28,396 (2010 Census) residents work hard and like to enjoy their time off around town. From our multiple eateries to our robust retail establishments and recreational facilities, which includes the newly constructed 200 acre Family Sports Park and Splash Pad, O'Fallon is second to none in the Metro East.

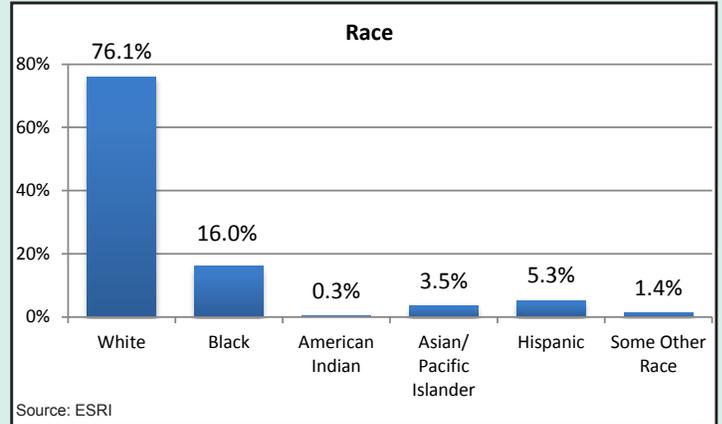


O'Fallon consistently ranks as the fastest-growing city in the Metro East region and the fifth fastest-growing suburb in the St. Louis Metropolitan Area. According to recent growth trends (straight-line), based on the previous five years of growth, the population of O'Fallon could reach over 50,000 by the year 2040. O'Fallon has room to grow and its population is sure to expand as residents and visitors continue to discover the great amenities O'Fallon has to offer.

AGE

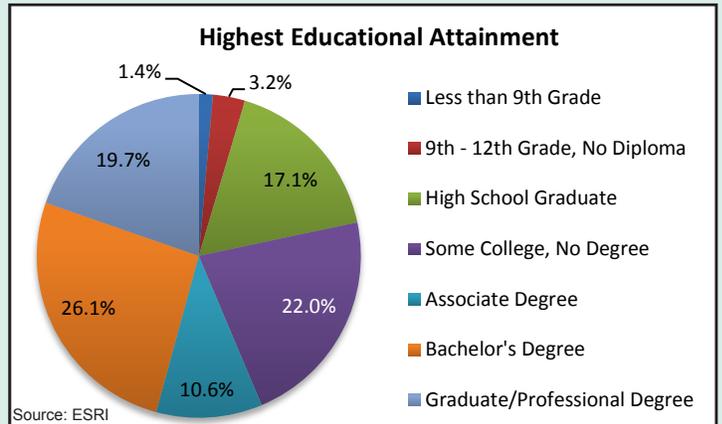


DIVERSITY



O'Fallon's location in the St. Louis Metro and proximity to Scott Air Force Base provides a dynamic blend of citizens that have chosen to live in O'Fallon.

EDUCATION



FAMILIES

According to the ESRI Tapestry Segmentation Area Profile, the top five tapestry segments for the City of O'Fallon include the following:

Family Type	O'Fallon %	U.S. %	Value*
#1: Old & Newcomers	18.9	2.3	814
#2: Soccer Moms	15.6	2.8	552
#3: Professional Pride	13.3	1.6	836
#4: Comfortable Empty Nesters	12.5	2.5	504
#5: In Style	8.6	2.3	383

*An index of 100 is the US average
+ Definitions of Family Type:

http://downloads.esri.com/esri_content_doc/dbl/us/tapestry/segment38.pdf

DEMOGRAPHICS - CITIZENS

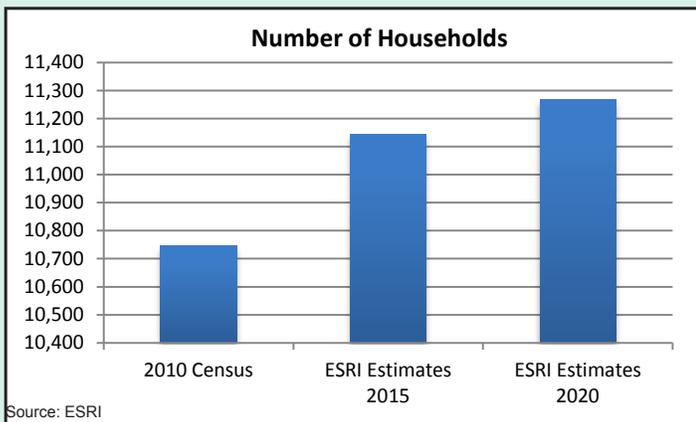
JOBS

2015 Employed Population by Occupation:

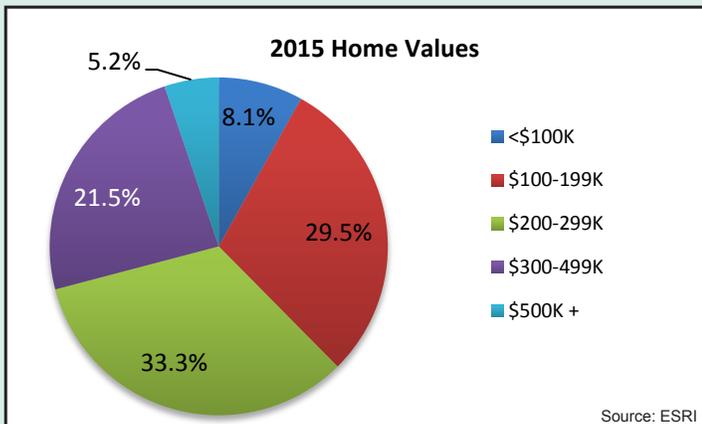
White Collar	71.9%
Service	15.2%
Blue Collar	13.0%

The majority of O'Fallon's 14,097 employees are located in positions considered white collar according to ESRI. 25% of the city's workforce is in the "professional" classification and just under 19% of the population is in the "management/business/financial" fields. The highest blue collar job market is "transportation/material moving" at just under 5% of the population.

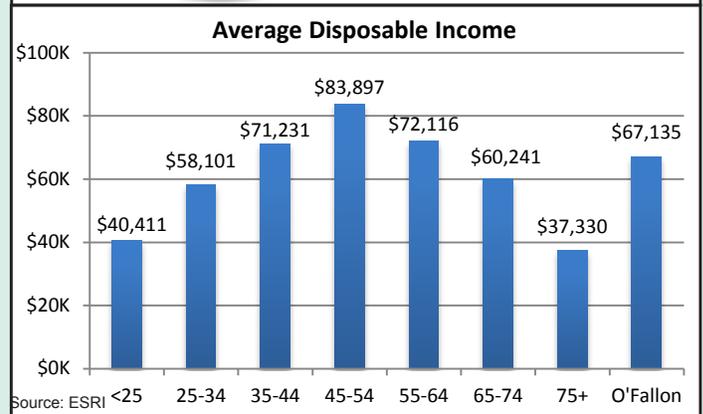
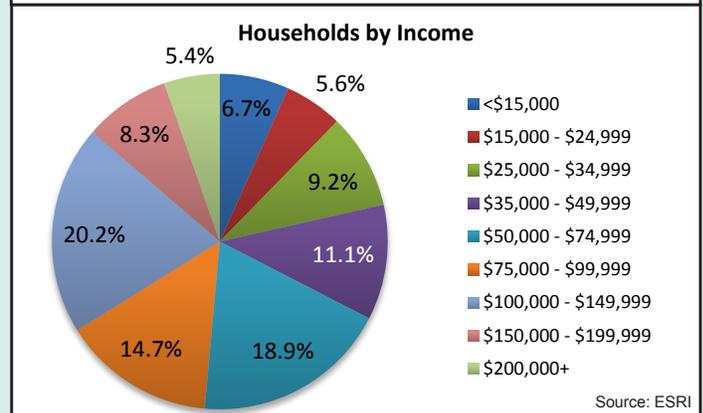
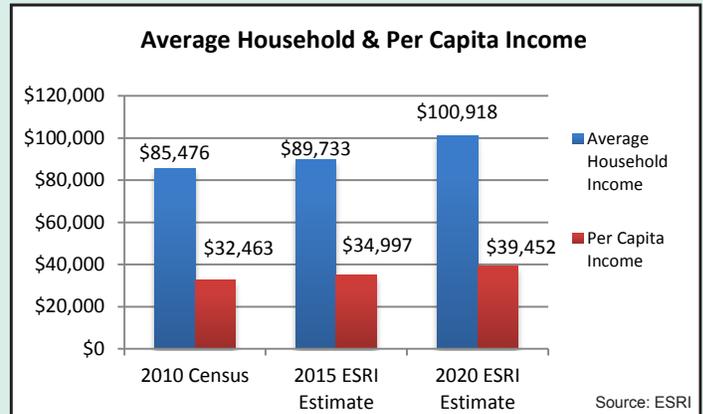
HOUSING



O'Fallon has continued to see the housing market grow over the past 5 years. O'Fallon has seen the median value of the housing stock increase over 5% from the estimated median value in 2013 of \$224,047 to an estimated median value of \$235,615 in 2015.



INCOME



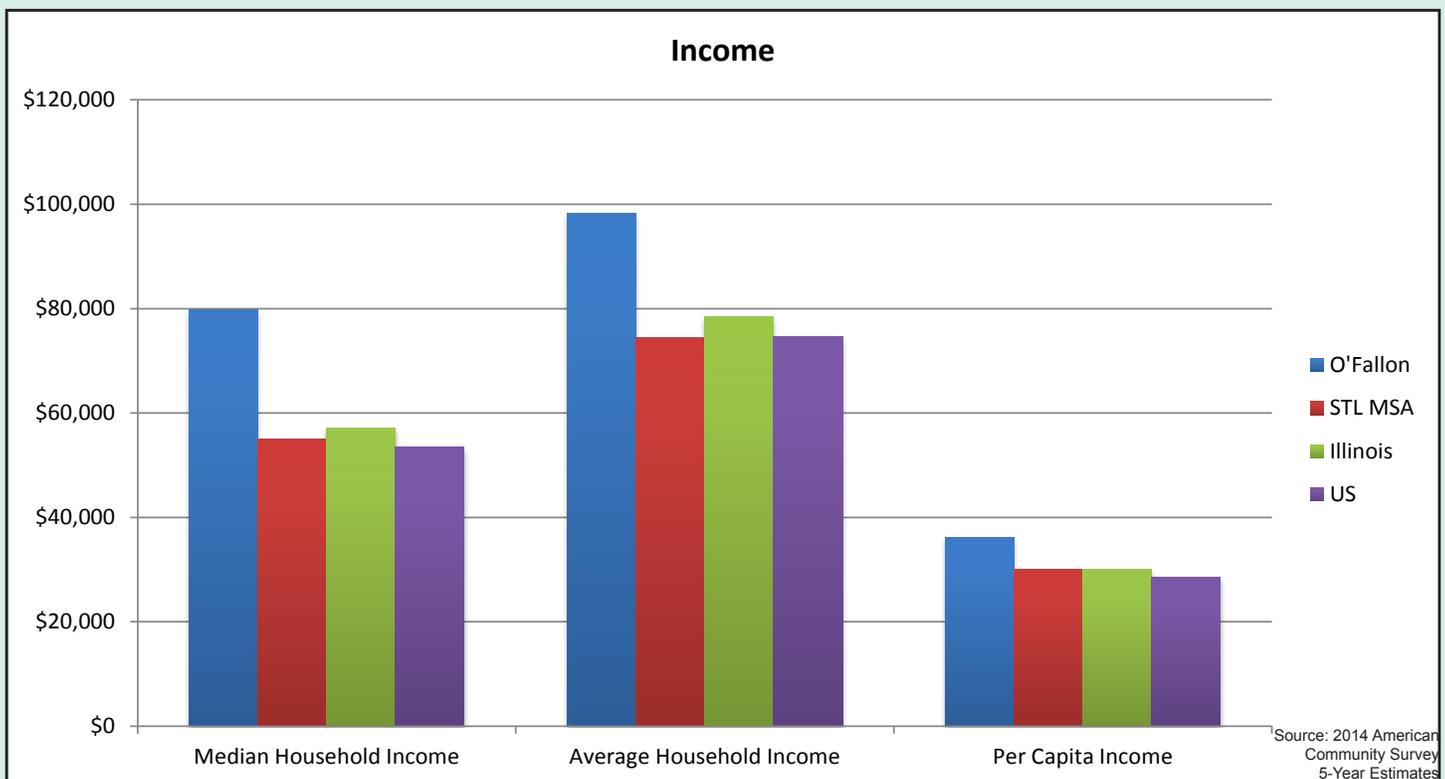
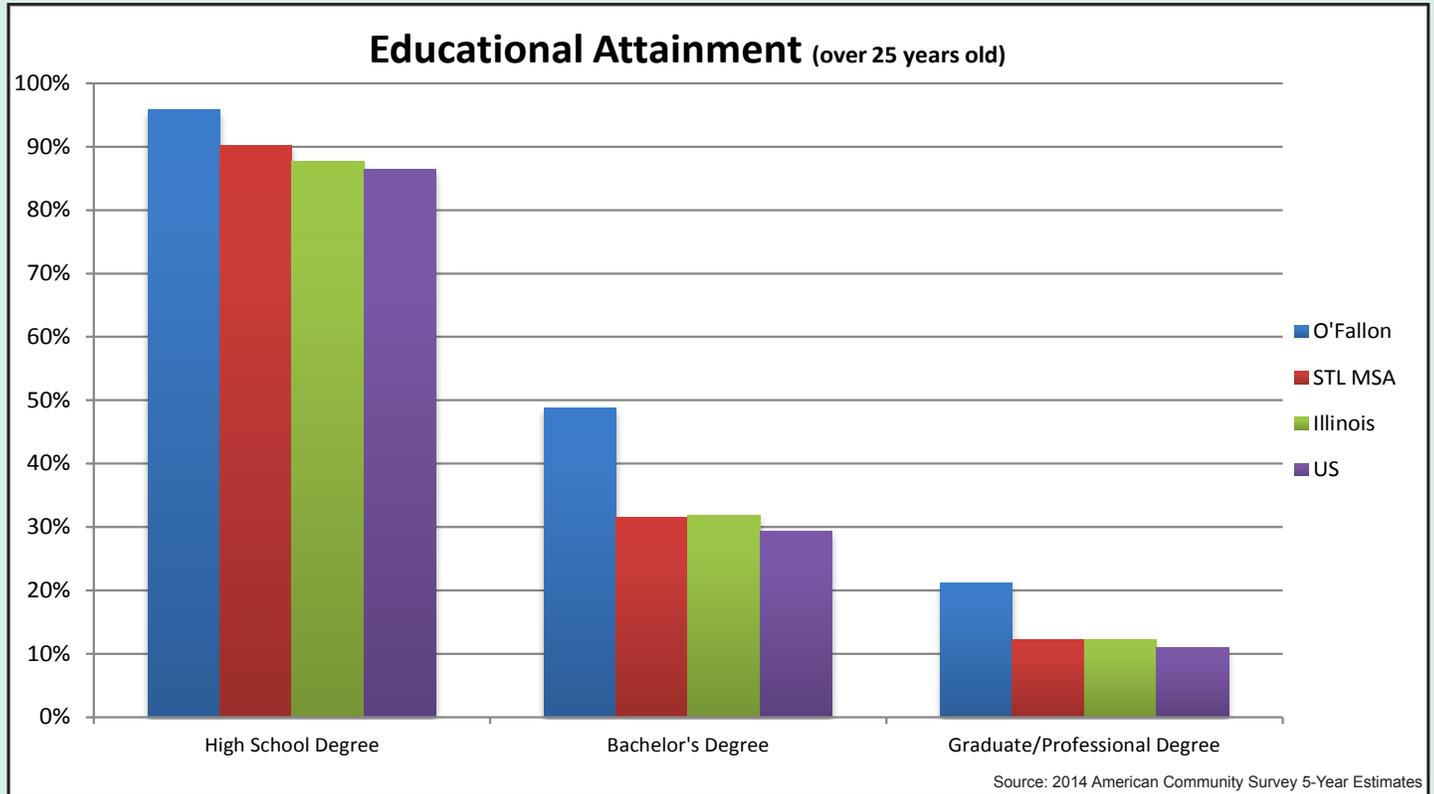
Category Type	Index Value*
Health Care	120
Education	122
Entertainment / Recreation	120
Retail Goods	119
Shelter	119
Travel	124
Food Away from Home	120

* Index value of 100 is the US average
Source: ESRI

More detailed information can be found at <http://www.ofallon.org/economic-development-division/pages/online-materials>

DEMOGRAPHICS - ADVANTAGES

O'Fallon is a great place to live and work. In comparison with other communities in the St. Louis Metropolitan Area, the State of Illinois, and the United States, O'Fallon has higher levels of education and income.



More detailed information can be found at <http://www.ofallon.org/economic-development-division/pages/online-materials>

BUILDING GROWTH

Location of Top 10 Communities in Single Family Building Permits (St. Louis MSA) 2009-2013



O'Fallon experienced substantial population growth from 1990 (16,550) to 2000 (22,272). Between 2000 and 2010, O'Fallon's population grew by 27.24% to 28,396. O'Fallon is now the third largest community in the St. Louis Metro East Region and is among the fastest growing. Due to O'Fallon's close proximity to Scott Air Force Base, the population receives a boost from military and federal civilian personnel, defense contractors, and military retirees.

Developers, business owners, families, retirees, and numerous others are deciding to invest their future in O'Fallon. The City, in turn, continues to reward them with a collection of excellent quality services, a highly competitive business atmosphere, great schools, and a warm and welcoming community.

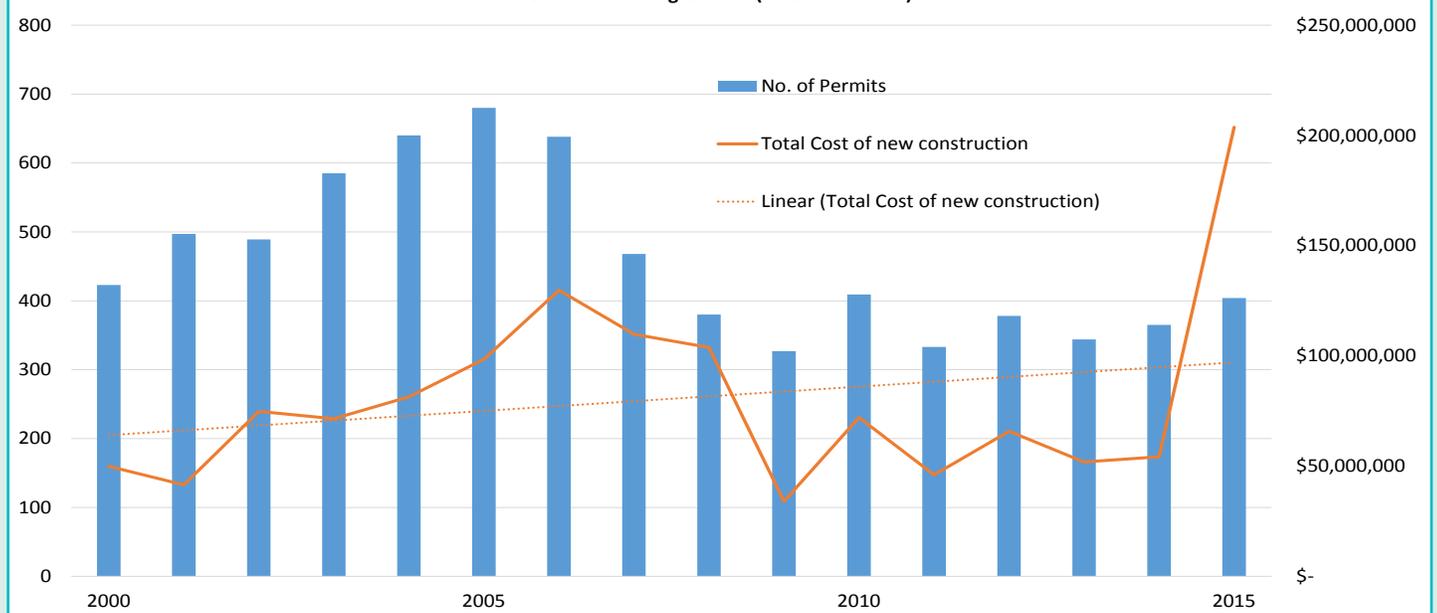
O'Fallon's future is bright. With the construction of multiple medical campuses and an increase in residential and commercial construction, O'Fallon is sure to continue as one of the fastest growing communities in the St. Louis Region. Community leaders look towards the future to continue O'Fallon's growth in a controlled manner that best meets the needs of residents, businesses, and visitors in O'Fallon.

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O'Fallon Building Growth (All Construction)



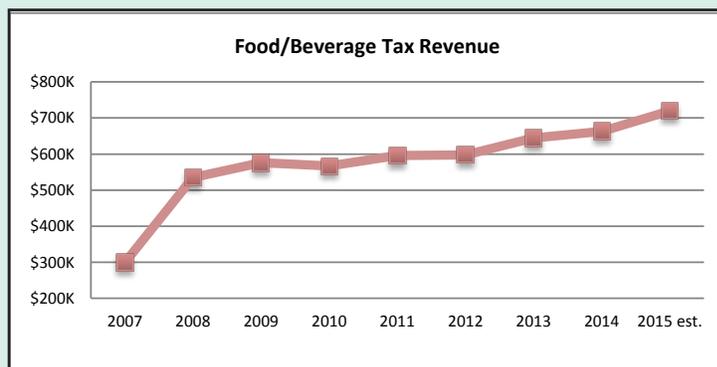
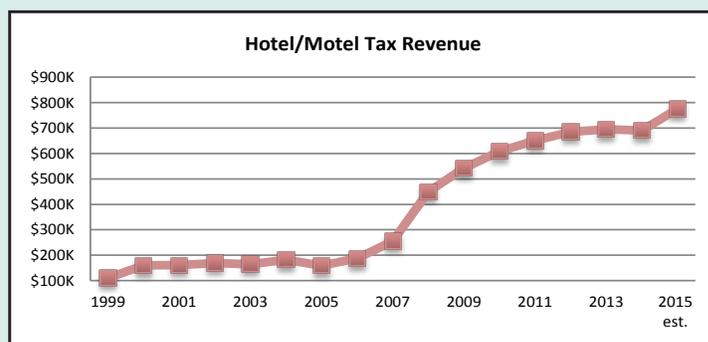
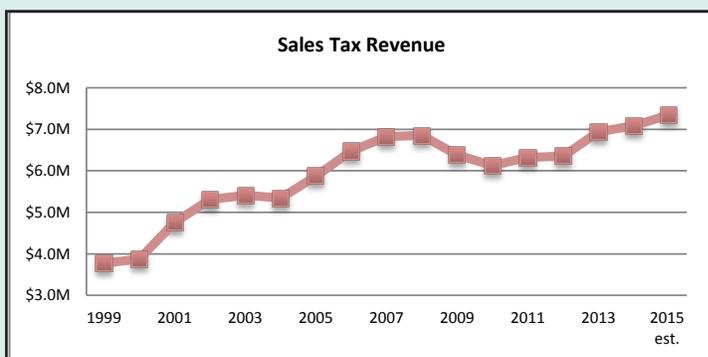
O'FALLON TAXES

In terms of tax structure, the City of O'Fallon strives for a balanced approach that helps to retain a competitive advantage while also maintaining the high standards of living which every resident, business, and visitor has come to know and love.

O'Fallon's stable method presents some of the lowest sales tax rates and property tax rates in the area. Our sales tax rate allows for any person or business to make a comfortable investment in O'Fallon without the fear of burdensome taxation.

TAX STRUCTURE

Tax Description	Tax Rate/Amount
Sales Tax	
State Rate	6.25%
County Flood Prevention	0.25%
Metro East Park & Rec District	0.10%
Metro East Transportation District	0.75%
Home Rule	0.50%
TOTAL GENERAL MERCHANDISE	7.85%
O'Fallon property tax rate per \$100 assessed value	\$0.9874
Food & Drug	
State Rate	1.00%
Metro East Transportation District	0.75%
TOTAL FOOD & DRUG	1.75%
Vehicle	
State Rate	6.25%
Metro East Transportation District	0.25%
TOTAL VEHICLE	6.50%
Automobile Rental	
State Rate	5.00%
TOTAL AUTOMOBILE RENTAL	5.00%
Telecommunication Tax	
State Rate	7.00%
Local Rate	5.00%
TOTAL TELECOMMUNICATIONS TAX	12.00%
Food & Beverage Tax	1.00%
Hotel/Motel Tax	5.00%



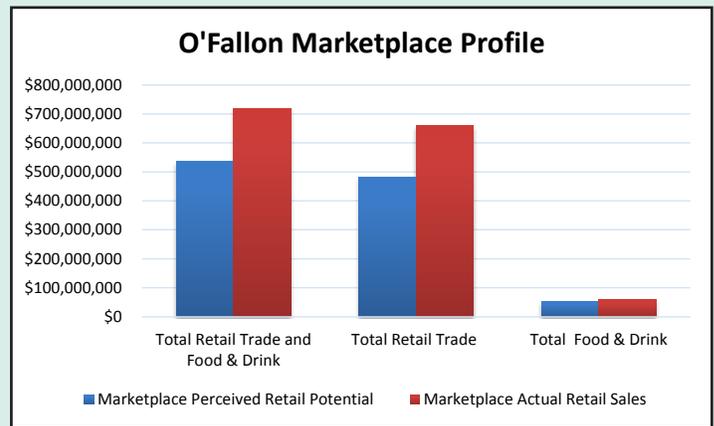
*Food/Beverage Tax not collected prior to 2007

O'Fallon is at the heart of the new growth corridor in the Metro East. Exit 16 at Green Mount Road is already the premier hospital location in the region. Three hospitals, St. Elizabeth's, Barnes Jewish Christian (BJC), and Memorial Hospital, have all purchased large tracts of land immediately along I-64. Memorial Hospital-East, a \$124 million facility opened in April 2016, and St. Elizabeth's has begun construction of a 144-bed, \$300 million regional medical campus in the heart of O'Fallon.

MARKETPLACE



With more than \$3 billion in retail spending power within its destination market, O'Fallon is centered on a substantial but very competitive market. Under these conditions, success is driven by the quality of the shopping experience. O'Fallon's position as a regional shopping and dining destination is exemplified by the sheer surpluses shown in the following chart. As shown below the O'Fallon residents have a retail potential of \$535,296,579 for Total Retail Trade and Food & Drink (Demand) and O'Fallon businesses have retail sales totaling \$719,776,640 for Total Retail Trade and Food & Drink (Supply), **creating nearly 35% surplus in sales for businesses located in O'Fallon.**



Source: ESRI

O'Fallon is not an economic island, rather, it belongs to a large and complex region with competitive commercial environments. The characteristics that drive the regional economy (transportation accessibility, skilled workers, Scott Air Force Base, and agglomeration of industries) create jobs and in turn create a demand for workers and homes for those workers. These developments filter down to O'Fallon as it competes against neighboring communities. Because O'Fallon's commercial experience mixes residential units, financial services, recreation, stores, and restaurants, it appeals to a variety of markets. O'Fallon has grown substantially as a regional marketplace, because of Interstate 64 and the ability to draw from neighboring communities to the north and south and points upwards of 40 miles to the east.

Overall, O'Fallon has a mixture of industry groups that provides a unique clustering of retail shops, but also provides potential new retailers a great opportunity to fill a major need in the O'Fallon Marketplace. For more information on the O'Fallon Marketplace, go to <http://www.ofallon.org/economic-development-division/pages/online-materials>



Destination Market

	O'Fallon	Destination Market
Total Population	29,149	298,438
Median Age	37.9	37.7
New Millennials	18.4%	20.0%
Average Household Income	\$89,934	\$68,969
Median Household Income	\$70,235	\$54,437
Renter Occupied Housing	31.3%	32.5%
Total Annual Retail Demand	\$481,681,700	\$3,014,238,265
Annual Food & Drink Demand	\$53,614,879	\$314,223,901

FLEXIBILITY

BUSINESS INCENTIVES

TIF INCENTIVES

DOWNTOWN O'FALLON

MID AMERICA ENTERPRISE ZONE



O'FALLON BUSINESS INCENTIVES

The City of O'Fallon's incentive policy is to assist in attracting and retaining high quality development and businesses that are compatible with the long-range vision of the City and its residents.

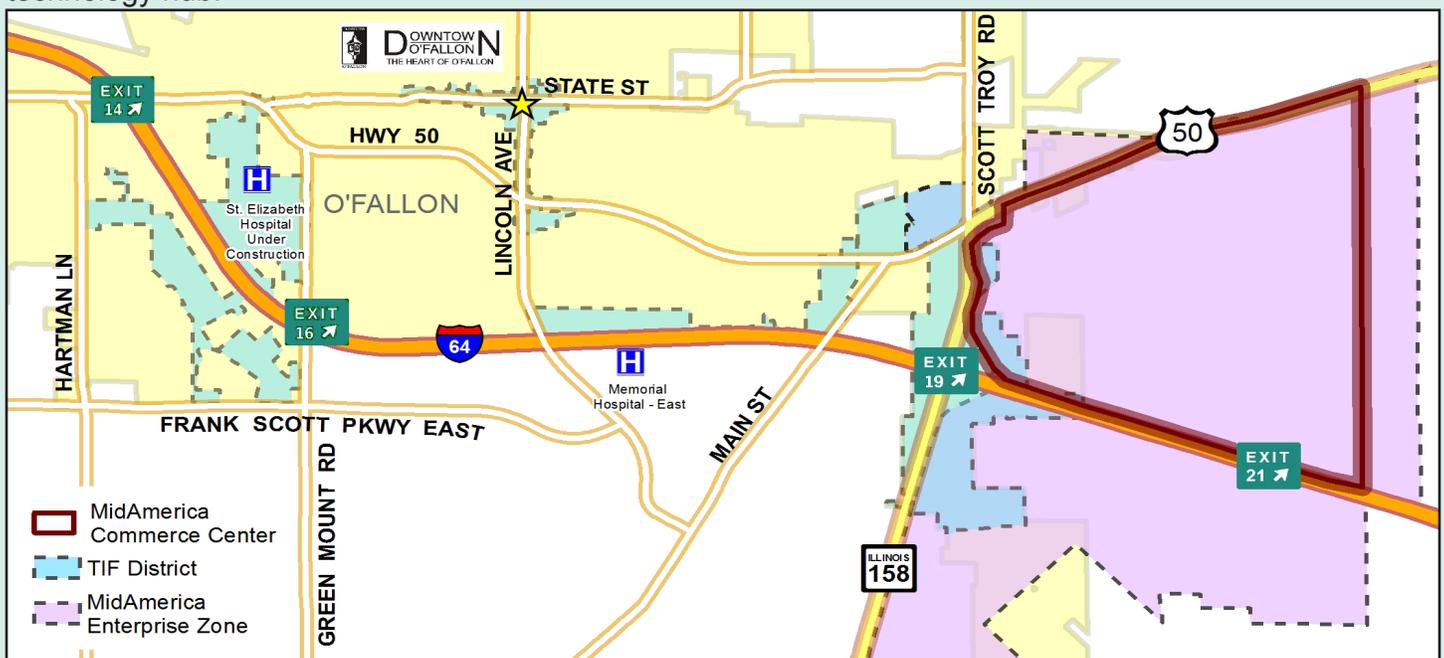
The City of O'Fallon may, at its discretion, provide financial or in-kind assistance to new or existing commercial, industrial, or institutional development. Combining federal, state, and local programs, leaders of O'Fallon are committed to providing cost-saving incentives to financially-strong companies that add value to the community. Incentive packages are company and location-specific and may include property tax abatements, sales tax refunds, tax increment financing (TIF), low-cost financing programs, infrastructure improvements, and utility cost reductions. Consideration is given to firms that:

- Provide above-average wages and full benefits to their employees
- Provide significant enhancement to the community
- Provide additional tax revenue to the community

There are a number of available commercial properties in O'Fallon, ranging in size and location. A comprehensive list of commercial real estate located in and around O'Fallon can be found using Location One and Loopnet real estate guides or from the City of O'Fallon's official website at <http://goo.gl/dLb7jQ>.

The City of O'Fallon currently has five TIF districts and one Enterprise Zone along Interstate 64. The [Central Park](#) and [Green Mount](#) TIFs cover a combined 293 acres and focus on the hospitality, restaurant, retail, automotive and healthcare industries. The [Rasp Farm TIF](#) area is comprised of 101 acres designed primarily for medical office development, and in part to support the new Memorial Hospital-East in the neighboring village of Shiloh. Recently, the City created the [Route 50 / Scott Troy Road TIF](#) for the development of the Four Points Center and McKendree Metro Rec Plex and the [Central City TIF](#) to spur additional redevelopment interest in the Downtown core.

The Mid America Enterprise Zone and the area surrounding the new Exit 21 diamond interchange (expected to be completed in 2016) is slated to be the area's commercial, industrial, distribution, and technology hub.

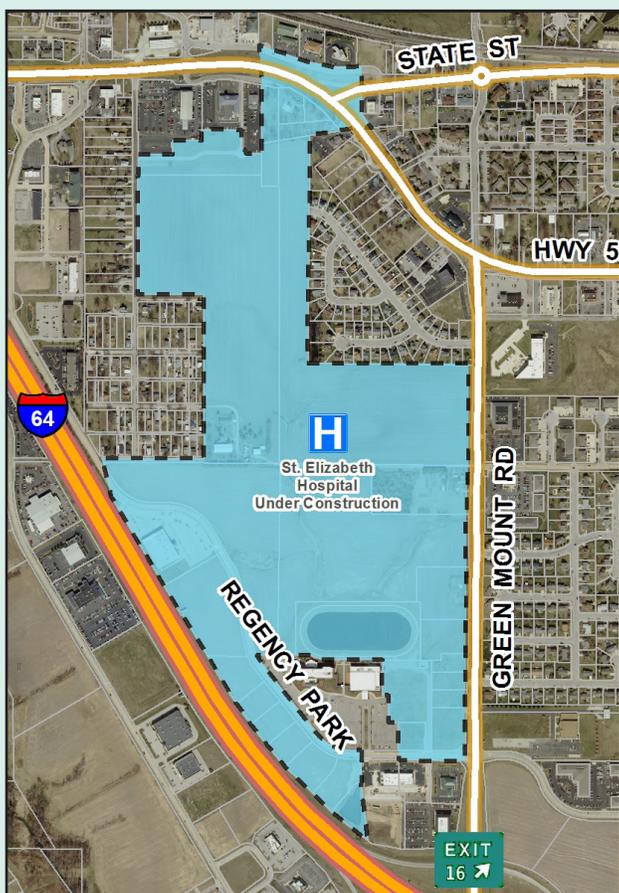


TIF INCENTIVES

CENTRAL PARK TIF DISTRICT

Approved in 2012, this TIF district is over 145 acres in size and includes 23 develop-able parcels. The district runs along Interstate 64 and Central Park Drive. Menard's has since opened a 200,000 square foot store on an 18 acre parcel within the TIF District. Recent Construction includes Gander Mountain and Car Max.

- Includes recently constructed Menard's home improvement center, the first in the Metro East.
- Interstate Visibility.
- Traffic Count: 50,000—70,000 vehicles per day on I-64.
- Easily accessible from Exit 14 and Exit 16, as well as Frank Scott Parkway and U.S. Highway 50 via Hartman Lane.
- District focusing on hospitality, restaurants, retail sales, and healthcare.
- For more information: <http://www.ofallon.org/economic-development-division/pages/central-park-tif-redevelopment-plan-and-project>.



GREEN MOUNT TIF DISTRICT

This TIF district is 148 acres bounded approximately by Green Mount Road, Highway 50 and Interstate 64. The plan was approved in 2011 concurrent with the rezoning of 113 acres of land for the Hospital Sisters Health Systems development for the St. Elizabeth's medical facility and medical office buildings.

- Includes the Green Mount Medical Campus.
- Adjacent to multiple hotels, restaurants, and shops.
- Located on I-64's "Medical Mile."
- Traffic Count: 50,000—70,000 vehicles per day on I-64.
- Adjacent to the Regency Conference Center.
- Easily accessible from Exit 14 and Exit 16, as well as U.S. Highway 50.
- Parcels available for restaurant, retail, office, and healthcare uses.
- For more information: <http://www.ofallon.org/economic-development-division/pages/green-mount-medical-campus-redevelopment-plan-and-project>.

CENTRAL PARK/GREEN MOUNT



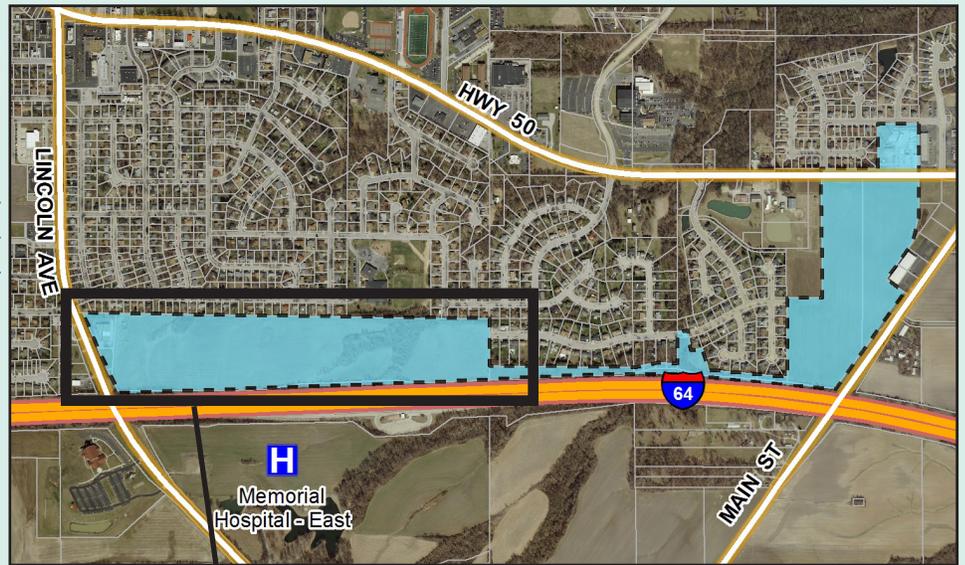
TIF INCENTIVES

RASP FARM TIF DISTRICT

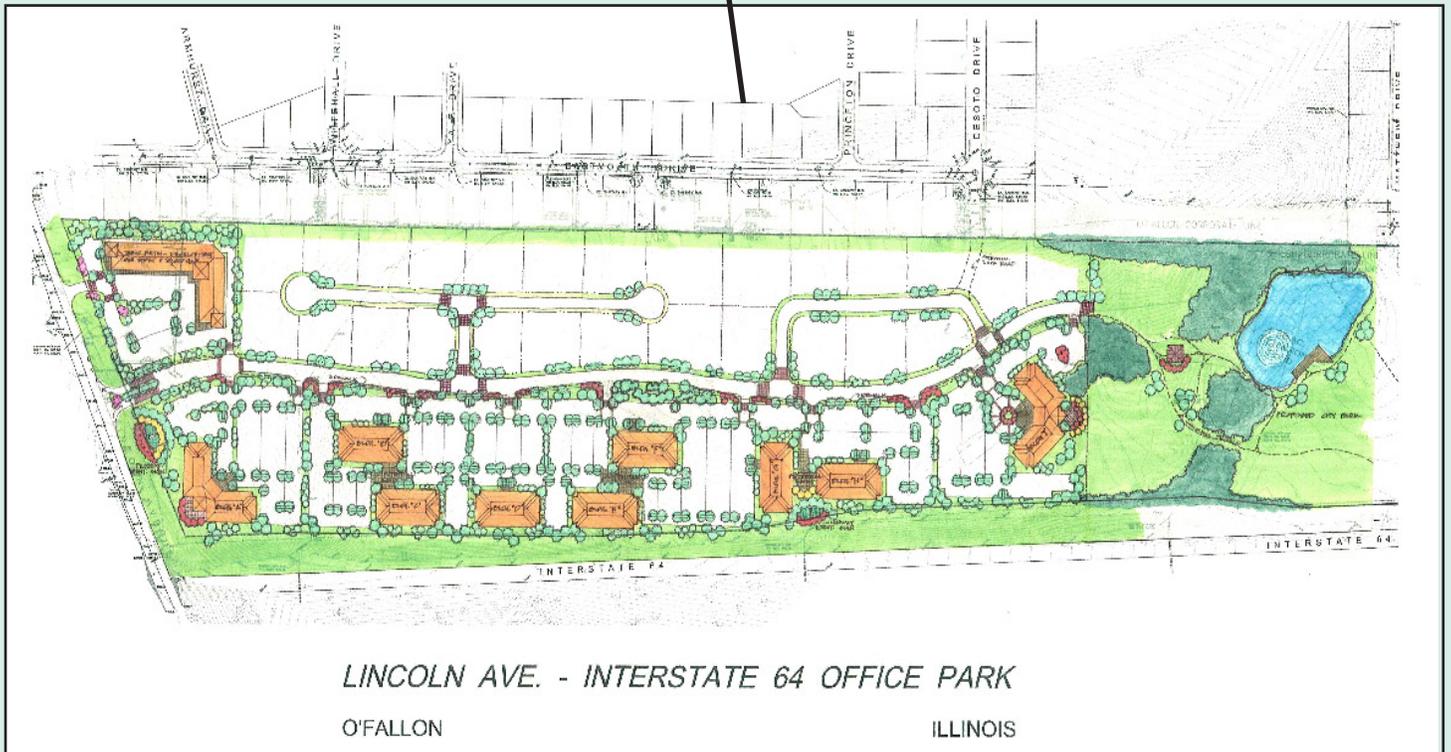
The Rasp Farm TIF district is 101 acres and stretches from Lincoln Avenue, east along Interstate 64, and up to the Main Street/Highway 50 intersection. Initially approved in 1995, the original plan was expanded in 2010 to include the Lincoln Corporate Center development and a large public drainage project.

- Memorial Hospital-East, located directly south of the location, opened a 94-bed, \$124 Million facility in 2016.

- For more information: <http://www.ofallon.org/economic-development-division/pages/rasp-farm-tif-lincoln-corporate-center>



RASP FARM—OFFICE PARK CONCEPT PLAN



ENTERPRISE ZONE INCENTIVES

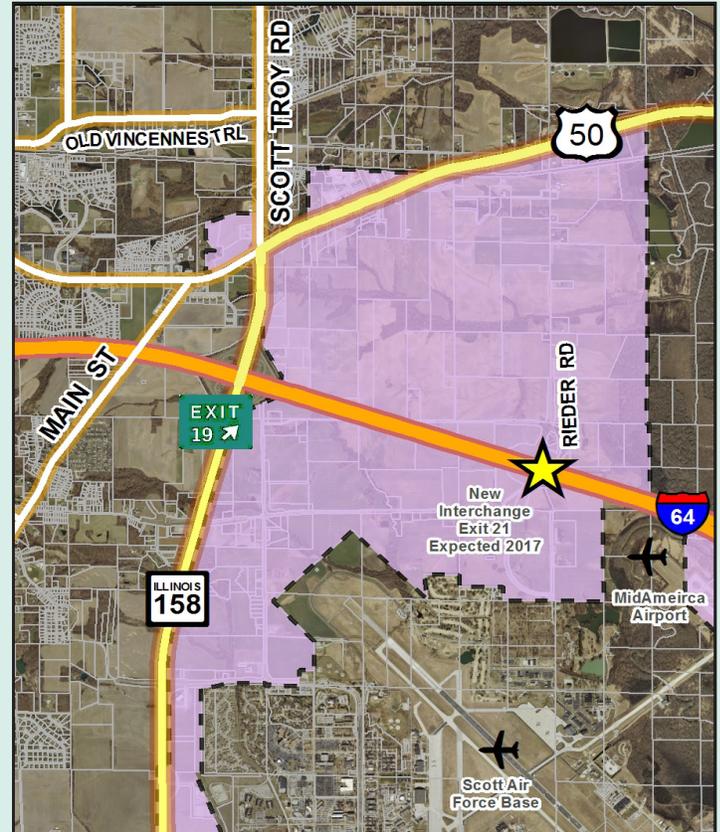
MID AMERICA ENTERPRISE ZONE

There are currently 93 enterprise zones in Illinois, the maximum number that may be designated according to Illinois law. All offer the same mix of state incentives designed to encourage companies to locate or expand within a zone. In addition, each zone offers distinctive local incentives to enhance business or neighborhood development efforts. Such local incentives include abatement of property taxes on new improvements, homesteading and shopsteading programs, waiver of business licensing and permit fees, streamlined building code and zoning requirements, and special local financing programs and resources.

State Incentives:

- Sales Tax Exemption
- Enterprise Zone Machinery and Equipment Consumables
- Pollution Control Facilities Sales Tax Exemption
- Enterprise Zone Utility Tax Exemption
- Enterprise Zone Investment Tax Credit
- Dividend Income Deduction
- Jobs Tax Credit
- Interest Deduction
- Contribution Deduction

I-64/Exit 21 Interchange

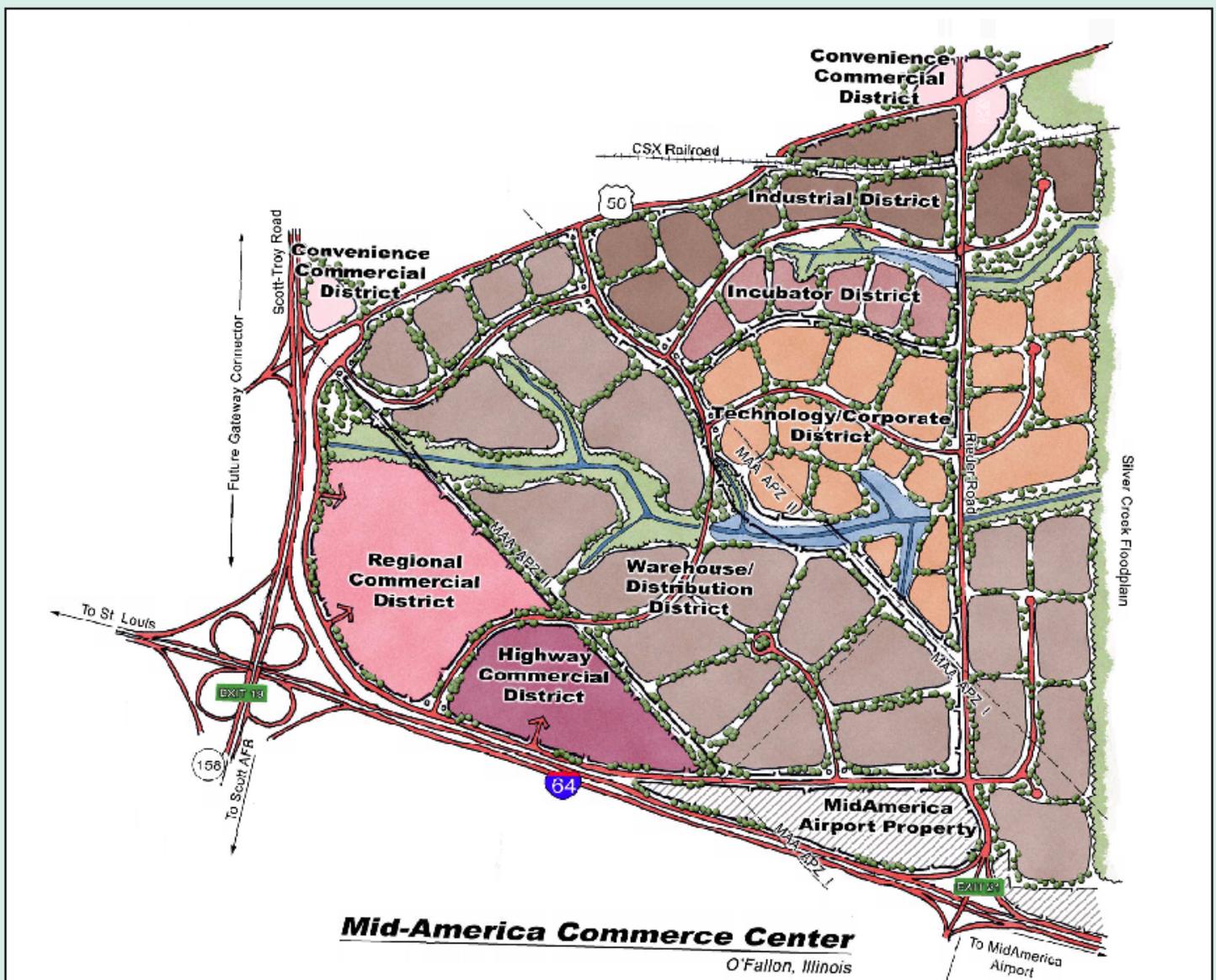


I-64/EXIT 21 INTERCHANGE

MID-AMERICA COMMERCE CENTER CONCEPT PLAN

The Mid-America Commerce Center concept is envisioned in the Mid-America Enterprise Zone and built around the new I-64 interchange, Exit 21, expected to be completed in 2016. The concept revolves around the idea of expanding O'Fallon's and the Metro East's commercial, industrial, distribution, and technology industries.

The Commerce Center is bordered by U.S. Highway 50 to the north, I-64 to the south, Rieder Road to the east, and Scott-Troy Road to the west. It is also within an immediate proximity to Scott Air Force Base and MidAmerica Airport.



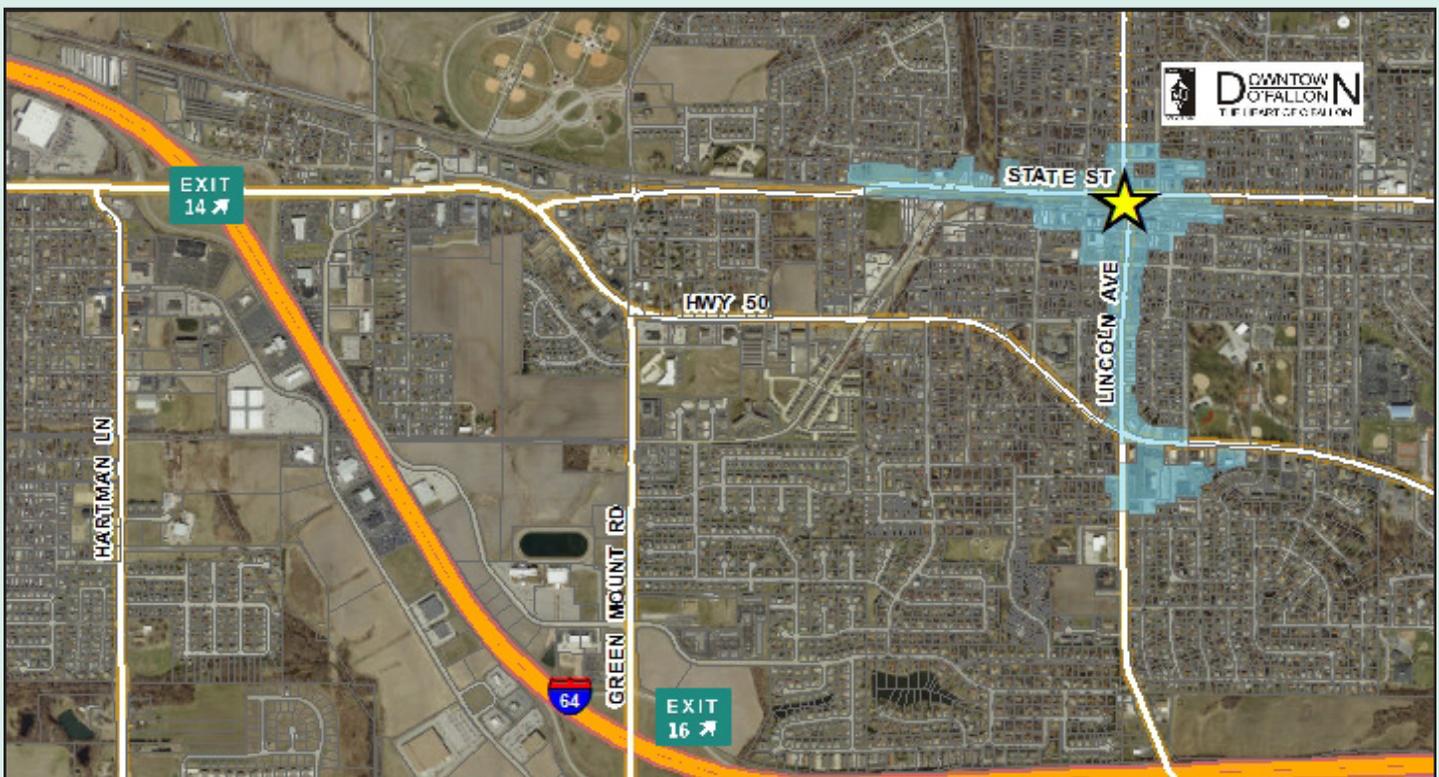
DOWNTOWN O'FALLON

Downtown O'Fallon is the historical and eclectic heart of O'Fallon. Centered around Lincoln Avenue and State Street, Downtown O'Fallon is comprised of historic buildings that house numerous shops and restaurants in an easily walkable location. During the year, Downtown O'Fallon is home to numerous street festivals and parades which draw thousands of residents and visitors to its beautiful, cozy streets. Downtown O'Fallon is home to a multitude of civic facilities including the O'Fallon-Shiloh Chamber of Commerce, O'Fallon City Hall, The O'Fallon Historical Museum, and the Downtown O'Fallon Caboose.

Downtown O'Fallon also serves as a business center for many of O'Fallon's restaurants including Sweet Katie Bee's Cupcake and Coffee Bar, Wood Bakery, Gia's Pizzeria, Shooter's BBQ, Hemingway's Zen Garden, and Peel Wood Fired Pizza. These and many more eateries cater to the masses that flock to many of the specialty shops, such as Salvatore Cincotta Photography, Fezziwig's, Steven Mueller Florist shop, Opera House Mall, and a collection of consignment shops.

Downtown was the focus of two important planning activities in 2015. First the City worked with multiple resources to develop a Downtown O'Fallon Area Action Plan. The plan provided local officials, businesses and property owners with practical analysis on the current state of Downtown O'Fallon and a road map for reaching its full potential in the future. Through meeting with key stakeholders and over 1,100 responses to an online survey, the vision for Downtown O'Fallon was established, "Downtown O'Fallon will be a memorable and cherished place providing an active, walkable, mixed use district with unique community activities and commerce and offering O'Fallon residents and visitors a superior place to live, shop, dine, work and interact."

The second planning activity was the implementation of the Central City Tax Increment Financing (TIF) District. The City worked with community leaders and taxing districts to implement the Central City TIF District (shown in blue below). The Central City TIF will allow the City to further assist local businesses and property owners to make improvements to buildings and infrastructure in an effort to continue to help provide a small-town feel in the middle of one of the fastest growing communities in the St. Louis Metro East Region. For more information on Downtown O'Fallon and view the Area Action Plan please visit, www.OTownIL.org



DOWNTOWN O'FALLON



QUALITY OF LIFE

SAFETY
A BRIGHT FUTURE
ENTERTAINMENT

The logo for O'Fallon, Illinois, features the name "O'Fallon" in a dark blue, elegant script font. A small green leaf is positioned above the apostrophe in "O'Fallon". Below the script, the word "ILLINOIS" is written in a smaller, dark blue, all-caps sans-serif font.

O'Fallon
ILLINOIS

GOVERNMENT



As a Home Rule City, O'Fallon functions as an aldermanic form of government by state statute. This means that the mayor is elected at-large for a four-year term and is the chief executive officer. Two aldermen are elected for each of the city's seven wards, making a total of 14. The mayor presides over City Council meetings, but does not vote except in the case of a tie. The Mayor and City Council Members serve part-time. In order for the City to be run efficiently and professionally, the Mayor appoints the City Administrator with the consent of the City Council. The City Council establishes policy and law, and the City Administrator handles the day-to-day management of the City organization.

The City Administrator is the Chief Operating Officer of the City government and is in charge of the operations of the City. When the City Council makes a decision on an ordinance, law, or policy, the City Administrator is responsible for implementing those policies. The City Administrator recommends employee appointments to the Mayor.

The Administrator is responsible for the preparation of a proposed operating budget and its presentation to the City Council. The Annual Budget as adopted by Council provides funding, staffing, and general guidance to the City Departments for the fiscal year.

The City of O'Fallon owns and operates its own water, wastewater, and storm water infrastructure and maintains AA+ bond rating by Standard & Poor's. O'Fallon has had a balanced budget and revenues that have exceeded expenses for fifteen consecutive years.

CHAMBER OF COMMERCE



The O'Fallon—Shiloh Chamber of Commerce has been a joint-partnership with the O'Fallon and Shiloh business community since 2010, with over 500 members. The Chamber's mission is to welcome, unite, and promote business in the community by fostering economic growth for two of the fastest growing communities in the metropolitan St. Louis area. The Chamber continues to promote business opportunities

afforded to the O'Fallon area because of the diverse, charming small-town appeal and popular home choice for military members of Scott Air Force Base.

The Chamber is extremely active in the community and promotes the vision of the business community. The Chamber promotes continued growth within the business community by hosting several events on a monthly basis, including Business After Hours and Business Over Breakfast, as well as celebrating the successes of businesses with an Annual Salute to Business Awards Luncheon and community outreach programs.

For more information on the multiple services provided by the O'Fallon—Shiloh Chamber of Commerce visit the website at www.ofallonchamber.com or contact the Chamber at 618-632-3377.



UTILITIES

Electricity Service

Category	Rate
Residential	\$0.0458 per kWh*
Small Business	\$0.0458 per kWh*
Commercial & Industrial	See Table Below
*Rate as part of Municipal Aggregation Program (effective 6/1/14)	

Water Service

Gallons Used	Rate
0-2,000 gallons	\$6.64 per 1,000 gallons
2,001-8,000 gallons	\$7.38 per 1,000 gallons
8,001-248,000 gallons	\$6.82 per 1,000 gallons
248,001+ gallons	\$5.39 per 1,000 gallons

Commercial & Industrial Electricity Providers

Source	Telephone Number
Ameren IP	(800) 755-5000
Homefield Energy	(888) 451-3911
Southwestern Electric Cooperative, Inc.	(800) 637-8667

Wastewater/Sewer Service

O'Fallon Corporate Rate

Sewer Use Fee	\$6.99	For the first 1,000 gallons plus an additional \$1.38 for each 1,000 gallons of additional wastewater per month
Sewer Rate	\$7.69	Per 1,000 gallons of water consumed

Unincorporated Rate

Sewer Use Fee	\$8.64	For the first 1,000 gallons plus an additional \$1.71 for each 1,000 gallons of additional wastewater per month
Sewer Rate	\$9.49	Per 1,000 gallons of water consumed

Local Utilities

O'Fallon Utility Billing Division	Water and Sewer	(618) 624-4500 Ext. 1
Waste Management Services	Trash	(800) 989-2783
O'Fallon Public Works Department	Overall operation, maintenance, and capital improvement program for public infrastructure	(618) 624-4500 Ext. 3
Caseyville Township	Sewer	(618) 632-2414
Ameren IP	Gas and Electric	(800) 755-5000
Southwestern Electric Cooperative, Inc.	Power	(800) 637-8667
Charter Cable	Cable TV, Phone and Internet	(888) 438-2427
AT&T	TV, Phone and Internet	(800) 660-3000

PUBLIC SAFETY SERVICES

POLICE DEPARTMENT

The O'Fallon Police Department is an award winning department consisting of 44 sworn officers and 41 support staff. The department offers several innovative programs, including the Citizens Police Academy and Crime Free Rental Housing Program. The Police Department is located at the new 7,000 square foot Public Safety Facility at 285 North Seven Hills Road. O'Fallon remains among the safest communities in St. Clair County. The percent of violent crimes (5.3%) in O'Fallon is well below the Illinois State average (15%). The O'Fallon Police Department is dedicated to proactively solving problems and protecting life and property through education, prevention, and enforcement.



FIRE DEPARTMENT

The O'Fallon Fire Department is organized to provide a highly trained, rapid response fire rescue force to meet the needs of residents and visitors in one of the fastest growing areas in Southern Illinois. These services include fire prevention, fire suppression and vehicle extrication. The O'Fallon Fire Department is dedicated to providing top quality service through training and experience. The Department instills in its members the courage to confront perils. The ability to remain on the cutting edge of technology makes the O'Fallon

Fire Department the first line of defense against disaster. The O'Fallon Fire Department consists of four full-time employees and 46 volunteer firefighters located throughout O'Fallon's three fire houses. The new Fire Headquarters and EMS Facility on Taylor Road was completed in 2015. O'Fallon's current ISO rating is four (4).

EMERGENCY MEDICAL SERVICES (EMS)

The purpose of O'Fallon's EMS department is to provide quality emergency medical services to all persons within the corporate limits of the City of O'Fallon and the Rural Fire Protection District. O'Fallon is unique in the region with taxpayer-supported EMS services. Currently, there are 28 members of O'Fallon's EMS Team. O'Fallon's Police, Fire, and EMS combine to make up the Public Safety Department, led by the Director of Public Safety.



O'FALLON SCHOOLS



The City of O'Fallon, one of the fastest-growing cities in Southwestern Illinois, has seen growth fueled by the City's location within commuting distance of St. Louis. In addition to the commuters, the area is also home to many personnel from nearby Scott Air Force Base. This growth has made O'Fallon a highly desirable community offering an affordable and safe place to live, along with the amenities families with children look for—like great schools. O'Fallon is consistently rated as one of the top communities in which to live and in 2015 was ranked [103rd overall best small city](#) in

America and 30th in education and health out of 1,268 cities with a population between 25,000 and 100,000.

O'FALLON TOWNSHIP HIGH SCHOOL (OTHS) DISTRICT #203

Serving students in an area of fifty square miles in St. Clair County, OTHS has been recognized by the United States Department of Education as one of the finest high schools in the country. District #203 has a student body of 2,500, an assessed valuation of \$880 million, and an annual budget of \$33 million.

OTHS has a faculty and administration of 161 professionals with over 70 having master degrees and 6 Doctorates. Eighteen members of the faculty have earned National Board Teacher Certification. Members of the faculty consistently earn state and national awards. OTHS is the only school in Illinois south of Champaign-Urbana to receive the United States Department of Education National Secondary School Award.



Approximately 70% of OTHS graduates enroll directly into a four-year college or university. Approximately 27% enroll in a community college. With 100% of the students taking the ACT test, scores far exceed the state and national averages, with an average ACT score of 23.1. In 2015, 112 of OTHS seniors were recognized as Illinois State Scholars, one National Achievement Scholarship Program Outstanding Participant Appointments, and 12 U.S. Military Academy appointments. Scholarship offers to the graduating class of 2015 exceeded \$35.8 million. The schools efforts resulted in earning two College and Career Transition Awards in 2015 for earning one of the

highest ACT averages in the state with one of the lowest instructional costs per pupil and for the scholarship offers award to the graduating class of 2015.



OTHS provides over 50 extracurricular activities for students including Marching Band, Show Choir, Creative Writing Club, Broadcast Club, Madrigal Choir, Scholar Bowl, Future Business Leaders of America, Drama Club, and Model United Nations, plus 26 competitive sports. Over 65% of the students participate in at least one activity.

O'FALLON SCHOOLS

CENTRAL SCHOOL DISTRICT #104

The mission of Central School District #104 is to “Imagine, Inspire & Achieve.” Central School District #104 offers excellent academic programs to its students including art, music, computers and PE. Teachers utilize computers and Promethean Boards to supplement traditional lessons. Joseph Arthur Middle School offers a 1-1 computer program for its students.

The character education program encourages a positive learning environment that fosters social and emotional growth. Smaller student

population allows for smaller class sizes, extra attention, and understanding for students and their families. Many extracurricular opportunities are also available to the students. Central School District #104 fosters diversity and takes great pride in the family atmosphere that it creates. The newly renovated Central Elementary School and recently constructed Joseph Arthur Middle School are state of the art.



O'FALLON SCHOOL DISTRICT #90

District #90 has a student body of 3,505, grades K—8. District #90 has 190 certified teachers located at 7 facilities in O'Fallon - 5 elementary schools, and 2 junior high schools. District #90 routinely meets and exceeds Illinois standardized testing scores. In 2014, nearly 72% of students exceeded Illinois Standard Achievement Test (ISAT) guidelines (Illinois average: 59%).

PRIVATE SCHOOLS

O'Fallon has a choice of private schools. Saint Clare Catholic School serves 420 students (grades PK—8) and is affiliated with the National Catholic Education Association (NCEA). First Baptist Academy serves grades K—12, and is affiliated with the Association of Christian Schools International (ACSI).



HIGHER EDUCATION

SOUTHWESTERN ILLINOIS COLLEGE (SWIC)



SWIC is the fifth largest community college in Illinois with campuses in Belleville, Granite City, and Red Bud, plus 20 off-campus sites throughout the district, including Scott Air Force Base and East St. Louis Community College Center. The college offers more than 150 diverse programs that lead to a bachelor's degree or directly to employment. SWIC also serves the community through Community Education, Programs and Services for Older Persons, and Corporate and Career Training. SWIC's main campus in Belleville is located 8 miles from O'Fallon's City Center.

SOUTHERN ILLINOIS UNIVERSITY EDWARDSVILLE (SIUE)

SIUE, located 18 miles from O'Fallon, is a four-year, coeducational public university in Edwardsville, Illinois. SIUE's athletic teams, known as the SIUE Cougars, participate in the NCAA at the Division I level. The university is classified as a Master's college and university by the Carnegie Classification of Institutions of Higher Education. SIUE has a student population of 14,235 (2011), an endowment of \$16.4 million (2011), and over 91,000 living alumni that have gone on to prominent careers in government, business, science, medicine, education, sports, and entertainment. SIUE offers 65 baccalaureate degrees, 8 post-baccalaureate certificates, 49 master's degrees, 12 post-master's or specialist certificates, and doctoral degrees in Dental Medicine, Pharmacy, Educational Leadership and Nursing Practice.



MCKENDREE UNIVERSITY

McKendree University is a private liberal arts college located five miles from O'Fallon in Lebanon, Illinois. Founded in 1828, it is the oldest college in Illinois. McKendree enrolls approximately 3,000 students (2013) and has an endowment of \$28.2 million (2010). McKendree confers degrees from four colleges and schools and offers over 40 undergraduate majors, 38 minors, and master's degrees in four areas. In 2011, McKendree was ranked 20th in Regional Midwest Colleges by U.S. News & World Report and was deemed a Tier I University. McKendree has been fully accredited by the North Central Association of Higher Learning Commission since 1915.

LINDENWOOD UNIVERSITY-BELLEVILLE

LU-Belleville, is a private, four-year liberal arts university. It is a full-fledged, standalone sister college of Lindenwood University with an enrollment of around 1,900 students (2013). LU-Belleville offers both bachelor's and master's degree programs in business administration, human resource management, corporate communication, criminal justice, and professional counseling through both, day and evening programs for working adults. LU-Belleville is located nine miles from O'Fallon in Belleville, Illinois.

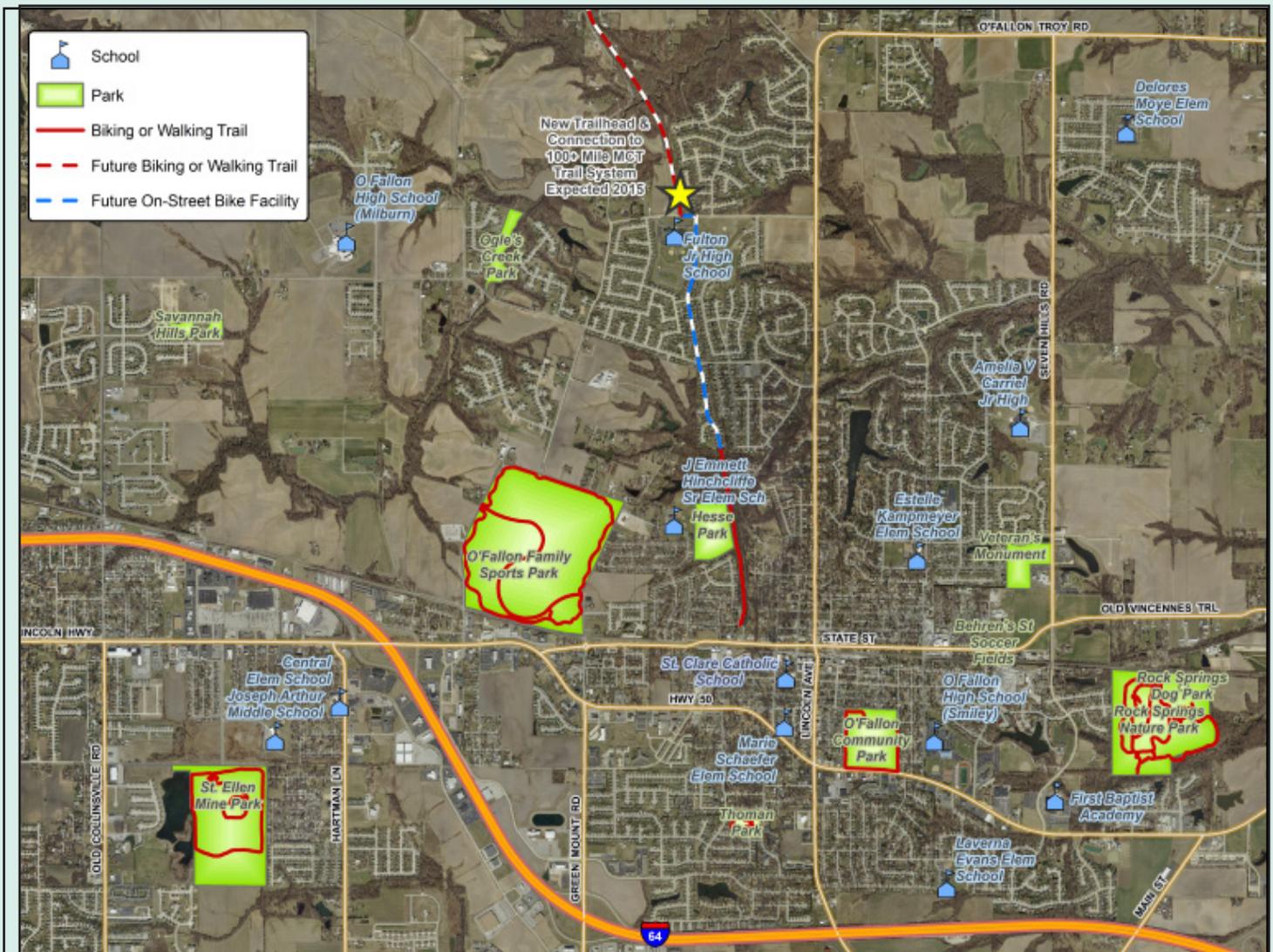


PARKS & RECREATION

O'Fallon is fortunate to have great parks and recreation programs that provide quality services, facilities, and imaginative approaches to recreational and natural resource opportunities. Over the past ten years, O'Fallon's collection of parks, bike trails and nature preserves have blossomed into a leader in the St. Louis Metro East area. O'Fallon's crown jewel is its Family Sports Park. This world-class facility sits on 200 acres, boasting state-of-the-art tournament baseball fields with advanced sports lighting, postmodern pavilions and concession buildings, artificial turf soccer fields a 2.5-mile walking trail, an expansive playground, and beautiful fountains and ponds. Known as "recreational tourism," the park functions as a destination for sports teams to travel to O'Fallon, stay in its hotels, eat in its restaurants, and shop in its stores.

O'Fallon Parks & Recreation Statistics (2015)

Annual Parks & Recreation Usage	419,000 Individuals
Scheduled Baseball & Softball Tournaments at Family Sports Park/Total # of Games	30/1,200
Scheduled Southern Illinois Soccer League (SISL) Games	1,000
Number of Games Played at Family Sports Park (Tournament and League Games for All Sports)	2,783



AREA ATTRACTIONS

LOCAL SPORTS VENUES

St. Louis, located 14 miles from O'Fallon is home to three major sports teams: the St. Louis Cardinals (Busch Stadium), St. Louis Rams (Edward Jones Dome), and the St. Louis Blues (Scottrade Center). When these venues are not holding a game, they are used for various events such as concerts, exhibitions, conferences, and tournaments. Gateway Motorsports Park, located in Madison, Illinois, is home to multiple races each year including the NHRA's Mello Yellow Drag Racing Series and NASCAR's Camping World Truck Series. The St. Louis Region also has a collection of other professional and semi-professional sports teams in soccer, baseball, tennis, football, basketball, rugby, and roller derby.

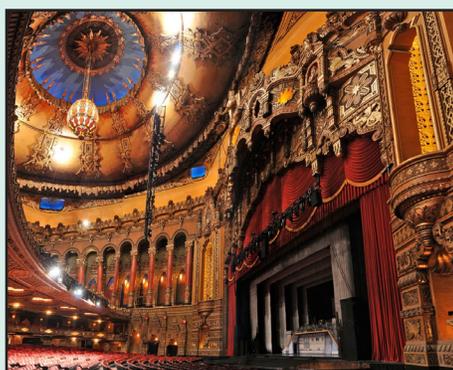


ST. LOUIS FOREST PARK

Forest Park is a public park located in the western part of St. Louis. It is a prominent civic center and covers 1,371 acres, making it larger than New York City's Central Park. Forest Park, which opened in 1876, has hosted several significant events, including the Louisiana Purchase Exposition of 1904, informally known as the St. Louis World's Fair, and the 1904 Summer Olympics. The park is known as the "Heart of St. Louis" and features a variety of attractions, including the St. Louis Zoo, the Saint Louis Art Museum, the Missouri History Museum, and the St. Louis Science Center. The St. Louis Zoo is recognized as a leading zoo in animal management, research, conservation, and education and is accredited by the Association of Zoos and Aquariums (AZA). Best of all, admission is free.

ST. LOUIS CITY MUSEUM

The City Museum is a museum, consisting largely of repurposed architectural and industrial objects, housed in the former International Shoe building in the Washington Avenue Loft District of St. Louis. Popular among residents and tourists, the museum bills itself as an "eclectic mixture of children's playground, funhouse, surrealistic pavilion, and architectural marvel." Visitors are encouraged to feel, touch, climb on, and play in the various exhibits. The City Museum has been named one of the "great public spaces" by the Project for Public Spaces, and has won other local and international awards as a must-see destination. It has been described as "a wild, singular vision of an oddball artistic mind" and has been compared to the similarly individualistic Museum of Jurassic Technology in Los Angeles.



THE FABULOUS FOX THEATRE

The Fox Theatre, a former movie palace, is a performing arts center located on Grand Blvd. in St. Louis. Also known as "The Fabulous Fox," it is situated in the arts district of the Grand Center area in Midtown St. Louis, one block north of Saint Louis University. The Fox was built in 1929 by movie pioneer William Fox as a showcase for the films of the Fox Film Corporation and elaborate stage shows. It was one of a group of five spectacular Fox Theatres built by Fox in the late 1920s. The Fox Theatre is listed as a St. Louis Landmark and is on the U.S. National Register of Historic Places.