

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]

FY 2014

Name of Redevelopment Project Area:	TIF #2 Green Mount
Primary Use of Redevelopment Project Area*:	Central Business District
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/>	Industrial Jobs Recovery Law <input type="checkbox"/>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K	X	
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L	X	
A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only of the intergovernmental agreements labeled Attachment M	X	

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

Provide an analysis of the special tax allocation fund.

FY 2014

TIF NAME: TIF #2 - Green Mount

Fund Balance at Beginning of Reporting Period

\$ (43,836)

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment			0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (Identify source _____; if multiple other sources, attach schedule)			0%

*must be completed where 'Reporting Year' is populated

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

\$ -

Cumulative Total Revenues/Cash Receipts

\$ - 0%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 55,178

Distribution of Surplus

\$

Total Expenditures/Disbursements

\$ 55,178

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS

\$ (55,178)

FUND BALANCE, END OF REPORTING PERIOD*

\$ (99,014)

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SURPLUS*/(DEFICIT)(Carried forward from Section 3.3)

\$ (22,698,028)

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

FY 2014

TIF NAME: TIF #2 - Green Mount

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Legal fees	67	
Consulting fees	883	
Engineering fees	54,228	
		\$ 55,178
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		\$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -

SECTION 3.2 A

PAGE 3

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 55,178

Section 3.2 B

FY 2014

TIF NAME: TIF #2 - Green Mount

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

_____ There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

Name	Service	Amount
Crawford, Bunte, Brammeier Inc	Engineereing fees	\$ 28,860.94
Horner & Shifrin Inc	Engineereing fees	\$ 15,493.25

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period

FY 2014

TIF NAME: TIF #2 - Green Mount

FUND BALANCE, END OF REPORTING PERIOD \$ (99,014)

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		

Total Amount Designated for Obligations \$ - \$ -

2. Description of Project Costs to be Paid

Infrastructure improvements, installation of light signal, construction of turn lane, mine remediation costs		\$ 22,500,000
Due to General Fund for TIF related expenses		\$ 99,014

Total Amount Designated for Project Costs \$ 22,599,014

TOTAL AMOUNT DESIGNATED \$ 22,599,014

SURPLUS*/(DEFICIT) \$ (22,698,028)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2014

TIF NAME: TIF #2 - Green Mount

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

No property was acquired by the Municipality Within the Redevelopment Project Area

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

FY 2014

TIF NAME: TIF #2 - Green Mount

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Check here if NO projects were undertaken by the Municipality Within the Redevelopment Project Area: _____			
ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*.			
			1
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ 2,000,000	\$ 200,000,000
Public Investment Undertaken	\$ 54,228	\$ 50,000	\$ 22,500,000
Ratio of Private/Public Investment	0		8 8/9

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE

HOSPITAL SISTERS HEALTH SYSTEM			
Private Investment Undertaken (See Instructions)	\$ -	\$ 2,000,000	\$ 200,000,000
Public Investment Undertaken	\$ 54,228	\$ 50,000	\$ 22,500,000
Ratio of Private/Public Investment	0		8 8/9

Project 2:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0



ATTACHMENT B

Certification of the Chief Executive
Officer of the municipality that the municipality
had complied with all of the requirements of this Act
during the preceding fiscal year
[65 ILCS 5/11-74.1-5 (d) (3) and 5/11-74.6-22 (d) (3)]

I, Gary Graham, the duly elected Mayor of the City of O'Fallon, County of St. Clair, Illinois, State of Illinois, and as such, do hereby certify that the City of O'Fallon has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the fiscal year covered by this report (May 1, 2013 – April 30, 2014).

10-21-14
Date


Gary Graham
Mayor of the City of O'Fallon



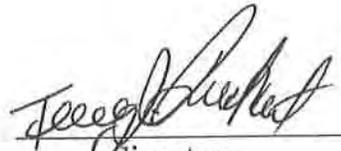
“(C) An opinion of legal counsel that the municipality is in compliance with this Act.”
[65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]

I, Terry Bruckert, am the Tax Increment Financing Attorney for the City of O'Fallon, Illinois and have been such throughout the fiscal year covered by this report (May 1, 2013- April 30, 2014).

I have reviewed all information provided to me by the City administration and staff, and I find that the City of O'Fallon, Illinois has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth hereunder to the best of my knowledge and belief.

This opinion relates only to the time period set forth, and is based upon all information available to me as of the end of said fiscal year.

10-21-14
Date


Signature

City of O'Fallon
St. Clair County, Illinois

STATEMENT OF ACTIVITIES TO FURTHER
OBJECTIVES OF THE REDEVELOPMENT PLAN

Year Ended April 30, 2014

Hospital Sisters Health System

Hospital Sisters Health System (HSHS) previously entered into a redevelopment agreement with the City to build a new hospital and medical office building complex within the redevelopment project area. During the fiscal year, HSHS has initiated exploratory testing of the site. Also, the City retained a traffic engineering firm and a civil engineering firm to undertake traffic studies and to begin design of improvements to Green Mount Road in support of the HSHS medical campus development project.

**Joint Review Board Meeting
Tax Increment Financing
Redevelopment Project Areas
City of O'Fallon, Illinois**

**February 4, 2014
Meeting Minutes
TIF #2 Greenmount Medical Campus**

Draft minutes of the annual meeting of the Joint Review Board held at City Hall, 255 S. Lincoln Ave, O'Fallon, Illinois on February 4, 2014.

Call to order occurred at 2:15 pm

It was confirmed that City Administrator, Walter Denton, would serve as the City Representative.

The Board voted and approved Jeff Basket to serve as the Public Member of the Joint Review Board.

ROLL CALL:

Taxing District Representatives: J Gehrs (SWIC), M Scanlan (City Library),

J Bute (District #104)

City Representatives: W Denton, T Shekell, S Evans

Others: T Bruckert, M Weber, J Baskett

The Board appointed Sandy Evans to take minutes of the meeting.

OTHER BUSINESS:

The annual TIF reports for fiscal years 2012 and 2013 were presented. There were no questions or comments.

Meeting adjourned at 2:25 pm

Next Meeting: TBD

CITY OF O'FALLON

JOINT REVIEW BOARD - 2012/2013 ANNUAL REPORT

February 4, 2014

To: Members of Joint Review Board
Members of the City Council
City Administrator, Walter Denton
City Attorney, Terry Bruckert
City Planner, Ted Shekell

From: Sandy Evans, City Finance Director

Re: TIF Program

In accordance with the City's established policy initiated at the time of adoption of the TIF program, a report to the Joint Review Board (JRB) will be prepared annually. The purpose is to report the status of development/redevelopment activities and revenue flow related to the City's Tax Increment Financing (TIF) Redevelopment projects approved within the boundaries of the TIF district.

Since the establishment of the district in 1995, there have been three development projects approved within the boundaries of the TIF district.

APPROVED TIF PROJECTS

TIF #2 – Greenmount Medical Campus

Hospital Sisters Health Services

This TIF Redevelopment project was approved 11/21/2011 with a term of 23 years. Hospital Sisters Health System is a medical office building complex of approximately 200,000 square feet (to be developed in three phases) that the City contracted with the developer to design, engineer, manage and finance construction of drives, sidewalks, sanitary sewer extensions and other improvements. These include:

1. Complete installation of all water and sewer infrastructure improvements including improvements to pump station as determined by the City and the Developer to be necessary, and as required in the Annexation Agreement, necessary to serve the Hospital Campus
2. Complete installation of a light signal at the intersection of Cambridge and North Green Mount Road

3. Complete construction of a deceleration turn lane along the south/southwest portion of Regency Parkway (westbound) to provide access to main Hospital Campus near the west side of hotel parking

4. Complete construction improvements so that the Hospital Campus will have access at its western boundary onto Regency Parkway. If required, left turn lane and deceleration lane will be constructed. The location of this access from the Hospital Campus onto Regency Parkway and the improvements required will be designed and constructed so as to prevent any access from the Hospital Campus onto Main Street

A total of \$22,500,000 in TIF funding was approved for this project with costs eligible for TIF assistance limited to supporting infrastructure. As of 4/30/2013, fees for legal, accounting and consulting services have been incurred.

TIF #2 Greenmount Medical Campus	
Beginning Fund Balance 5/1/2012	\$ (39,066)
Revenue Receipts:	
Property Tax	\$ -
Interest	\$ -
Sub-Total Revenue	\$ -
Less Expenses:	
Professional Services:	
<i>Legal, Accounting, Consulting</i>	\$ 4,770
Capital Improvement/ Development Costs	
Debt Service Payment	
Sub-Total Expenses	\$ 4,770
Ending Fund Balance 4/30/2013	\$ (43,836)