



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 #3 Central Park Plaza
Primary Use of Redevelopment Project Area*:	Combination/Mixed
If "Combination/Mixed" List Component Types:	Retail/Other Commercial/Re
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)] <b>If yes, please enclose the amendment labeled Attachment A</b>	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)] <b>Please enclose the CEO Certification labeled Attachment B</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)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		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)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>		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)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>	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)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>	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)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	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)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>		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)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	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)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>	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)] <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>	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)] <b>If yes, please enclose list only of the intergovernmental agreements labeled Attachment M</b>	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 #3 - Central Park Plaza

Fund Balance at Beginning of Reporting Period \$ (55,925)

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)** \$ 42,138

**Distribution of Surplus**

**Total Expenditures/Disbursements** \$ 42,138

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS** \$ (42,138)

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ (98,063)

\* 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)** \$ (6,266,126)

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 #3 - Central Park Plaza

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	337	
Consulting fees	3,008	
Engineering fees	38,793	
		\$ 42,138
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		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 42,138</b>

Section 3.2 B

FY 2014

TIF NAME: TIF #3 - Central Park Plaza

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	Engineering fees	\$ 16,914.00
Horner & Shifrin Inc	Engineering fees	\$ 21,879.00

**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 #3 - Central Park Plaza

FUND BALANCE, END OF REPORTING PERIOD \$ (98,063)

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		

**Total Amount Designated for Obligations** \$ - \$ -

**2. Description of Project Costs to be Paid**

Mendards Redevelopment Agreement		\$ 3,100,000
Parkway Lakeside Apartments Redev Agreement		\$ 230,000
Central Park Retail Center Redevelopment Agreement		\$ 490,000
Central Park Plaza Condominiums Redev Agreement		\$ 1,250,000
Intersection improvements Greenmount/Central Park Dr		\$ 1,000,000
Due to General Fund for TIF related expenses		\$ 98,063

**Total Amount Designated for Project Costs** \$ 6,168,063

**TOTAL AMOUNT DESIGNATED** \$ 6,168,063

**SURPLUS\*/(DEFICIT)** \$ (6,266,126)

\* 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 #3 - Central Park Plaza

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)

PAGE 1

FY 2014

TIF NAME: TIF #3 - Central Park Plaza

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 <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area: - _____			
<b>ENTER</b> total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*.			
_____ <u>5</u> _____			
<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ 25,305,100	\$ 10,000	\$ 28,400,000
Public Investment Undertaken	\$ -	\$ 235,937	\$ 6,070,744
Ratio of Private/Public Investment	0		4 59/87

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

<b>MENARDS</b>			
Private Investment Undertaken (See Instructions)	\$ 23,700,000	\$ -	\$ 23,700,000
Public Investment Undertaken	\$ -	\$ 178,399	\$ 3,100,000
Ratio of Private/Public Investment	0		7 20/31

**Project 2:**

<b>PARKWAY LAKESIDE APARTMENTS</b>			
Private Investment Undertaken (See Instructions)	\$ 10,100	\$ 10,000	\$ 500,000
Public Investment Undertaken	\$ -	\$ 10,000	\$ 230,000
Ratio of Private/Public Investment	0		2 4/23

**Project 3:**

<b>CENTRAL PARK RETAIL CENTER</b>			
Private Investment Undertaken (See Instructions)	\$ 1,595,000		\$ 2,000,000
Public Investment Undertaken	\$ -	\$ 7,538	\$ 490,744
Ratio of Private/Public Investment	0		4 4/53

**Project 4:**

<b>CENTRAL PARK PLAZA CONDOMINIUMS</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ 2,200,000
Public Investment Undertaken	\$ -	\$ -	\$ 1,250,000
Ratio of Private/Public Investment	0		1 19/25

**Project 5:**

<b>INTERSECTION IMPROVEMENT GREENMOUNT/CENTRAL PARK DRIVE</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 38,793	\$ 40,000	\$ 1,000,000
Ratio of Private/Public Investment	0		0

**Project 6:**

<b>Project 6:</b>			
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

Menards

Menards is a retail hardware store that the City contracted with the developer to design, engineer, manage and finance construction of drives, sidewalks, sanitary sewer extensions, and other improvements. The project is complete as of 4/30/2014.

Parkway Lakeside Apartments

Parkway Lakeside Apartment Homes LLC is a Missouri limited liability company that the City has contracted with the developer to handle general repairs and maintenance in the floodway area. This includes but is not limited to grass cutting, installation and maintenance of a natural path, tree trimming, and removal of dead animals. Activity has taken place as dictated by the weather.

Central Park Retail Center

Greenmount Retail Center LLC has contracted with the City to construct a 9,800 square foot retail center to be known as the Central Park Retail Center. The improvements include but are not limited to the construction/reconstruction/relocation of utilities, parking lot, curbs, street improvements and landscaping, storm water detention and drainage and other infrastructure improvements. As of 4/30/2014, this project is complete.

Central Park Plaza Condominiums

Central Park Plaza Condominiums LLC is a Missouri limited liability company that the City has contracted with the developer to handle site preparation, site improvement, mine remediation, construction of public works or improvements and water lines. As of 4/30/2014, there has been no activity.

Intersection Improvements for Greenmount/Central Park Plaza

The City has retained a traffic engineering firm and a civil engineering firm to undertake traffic studies and to begin design of improvements to the intersection at Green Mount Road and Central Park Drive.

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

**February 4, 2014  
Meeting Minutes  
TIF #3 Central Park**

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 2:30 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 2:38 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 #3 – Central Park Plaza**

###### **Menards**

This TIF Redevelopment project was approved 5/30/2012 with a term of 23 years. Menards is a retail hardware store that the City contracted with the developer to design, engineer, manage and finance construction of drives, sidewalks, sanitary sewer extensions, and other improvements. A total of \$4,800,000 in TIF funding was approved for this project with costs eligible for TIF assistance limited to supporting infrastructure. As of 4/30/2013, the project is 95% complete.

###### **Parkway Lakeside Apartments**

This TIF Redevelopment project was approved 5/30/2012 with a term of 23 years. Parkway Lakeside Apartment Homes LLC is a Missouri limited liability company that the City has contracted with the developer to handle general repairs and maintenance in the floodway area. This includes but is not limited to grass cutting, installation and maintenance of a natural path, tree trimming, and removal of dead animals. A total of \$10,000 annual in TIF funding was approved for this project.

###### **Central Park Retail Center**

This TIF Redevelopment project was approved 5/30/2012 with a term of 23 years. Greenmount Retail Center LLC has contracted with the City to construct a 9,800 square foot retail center to be known as the Central Park Retail Center. The improvements include but are not limited to the construction/reconstruction/relocation of utilities, parking lot, curbs, street improvements and landscaping, storm water detention and drainage and other infrastructure improvements. As of 4/30/2013, this project is complete.

**Central Park Plaza Condominiums**

This TIF Redevelopment project was approved 5/30/2012 with a term of 23 years. Central Park Plaza Condominiums LLC is a Missouri limited liability company that the City has contracted with the developer to handle site preparation, site improvement, mine remediation, construction of public works or improvements and water lines. As of 4/30/2013, there has been no activity.

<b>TIF #3 Central Park Plaza</b>	
Beginning Fund Balance 5/1/2012	\$ (41,432)
Revenue Receipts:	
Property Tax	\$ -
Interest	\$ -
Sub-Total Revenue	\$ -
Less Expenses:	
Professional Services:	
<i>Legal, Accounting, Consulting</i>	\$ 14,493
Capital Improvement/ Development Costs	
Debt Service Payment	
Sub-Total Expenses	\$ 14,493
Ending Fund Balance 4/30/2013	\$ (55,925)