

STATE OF ILLINOIS
COMPTROLLER

SUSANA A. MENDOZA

Name of Municipality:	<u>O'Fallon</u>	Reporting Fiscal Year:	2019
County:	<u>St. Clair</u>	Fiscal Year End:	4 / 30 /2019
Unit Code:	088/110/30		

FY 2019 TIF Administrator Contact Information

First Name: Sandra		Last Name: Evans	
Address: 255 S. Lincoln		Title: Finance Director	
Telephone: 618-624-4500 ext 8723		City: O'Fallon	Zip: 62269
E-mail-required: sevans@ofallon.org			

I attest to the best of my knowledge, that this FY 2019 report of the redevelopment project area(s)
in the **City/Village** of: O'Halloran
is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or
Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].
Andrea M Evans
Written signature of TIF Administrator
10/24/19
Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTRICT

FILL OUT ONE FOR EACH TIF DISTRICT		
Name of Redevelopment Project Area	Date Designated MM/DD/20YY	Date Terminated MM/DD/20YY
TIF #1 - 158 Corridor (Rasp Farm)	6/19/1995	6/19/2018
TIF #2 - Green Mount Medical Campus	11/21/2011	
TIF #3 - Central Park	5/7/2012	
TIF #4 - Rte 50 / Scott Troy Rd	4/20/2015	
TIF #5 - Central City	6/1/2015	

*All statutory citations refer to one of two sections of the Illinois Tax Code.

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

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

FY 2019

Name of Redevelopment Project Area (below):

TIF #1 - 158 Corridor (Rasp Farm)

Primary Use of Redevelopment Project Area*: Combination/Mixed

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

If "Combination/Mixed" List Component Types: Other Commercial

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):

Tax Increment Allocation Redevelopment Act

X

Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	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
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [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 <u>submitted to</u> the municipality <u>by</u> 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 the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	X	
An 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 attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited 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 taxes 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, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		X
A list of all intergovernmental agreements in effect 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 the list only, not actual agreements (labeled Attachment M).	X	

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

Provide an analysis of the special tax allocation fund.

FY 2019

TIF #1 - 158 Corridor (Rasp Farm)

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 389,754

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 372,300	\$ 5,718,145	100%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 282	\$ 19,066	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%

All Amount Deposited in Special Tax Allocation Fund \$ 372,582

Cumulative Total Revenues/Cash Receipts \$ 5,737,211 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$ 461,993
Transfers to Municipal Sources	\$ -
Distribution of Surplus	\$ 300,343

Total Expenditures/Disbursements \$ 762,336

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (389,754)

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ -

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

Previous Year Explanation:

[illegible]

PAGE 2

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\$	-
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SECTION 3.2 A

PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
	-	
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 461,993

FY 2019

TIF NAME:

TIF #1 - 158 Corridor (Rasp Farm)

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

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

[illegible]

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

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

FY 2019

TIF NAME:

TIF #1 - 158 Corridor (Rasp Farm)

FUND BALANCE BY SOURCE

\$ -

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

Total Amount Designated for Obligations

\$	-	\$	-
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2. Description of Project Costs to be Paid

Total Amount Designated for Project Costs

\$ -

TOTAL AMOUNT DESIGNATED

\$ -

SURPLUS/(DEFICIT)

\$ -

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

FY 2019

TIF NAME:

TIF #1 - 158 Corridor (Rasp Farm)

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

X

**Check here if 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 - 20 ILCS 620/4.7 (7)(F)

PAGE 1

FY 2019

TIF Name:

TIF #1 - 158 Corridor (Rasp Farm)

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.Select **ONE** of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
--	--

2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	3

LIST **ALL** projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 11,603,239	\$ -	\$ 11,603,239
Public Investment Undertaken	\$ 5,967,715	\$ -	\$ 5,967,715
Ratio of Private/Public Investment	1 17/18		1 17/18

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: Williamsburg Center

Private Investment Undertaken (See Instructions)	\$ 2,265,000		\$ 2,265,000
Public Investment Undertaken	\$ 847,114		\$ 847,114
Ratio of Private/Public Investment	2 31/46		2 31/46

Project 2*: Lakepoint Center

Private Investment Undertaken (See Instructions)	\$ 3,088,239		\$ 3,088,239
Public Investment Undertaken	\$ 771,493		\$ 771,493
Ratio of Private/Public Investment	4		4

Project 3*: Rasp Farm Addition

Private Investment Undertaken (See Instructions)	\$ 6,250,000	\$ -	\$ 6,250,000
Public Investment Undertaken	\$ 4,349,108	\$ -	\$ 4,349,108
Ratio of Private/Public Investment	1 7/16		1 7/16

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

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. ***even though optional MUST be included as part of the complete TIF report**

SECTION 6
FY 2019

TIF NAME: TIF #1 - 158 Corridor (Rasp Farm)

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
6/19/1995	\$ -	\$ -

List all overlapping tax districts in the redevelopment project area.

If overlapping taxing district received a surplus, list the surplus.

_____ Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$ -
St Clair County	\$ 39,499
SWIC District #522	\$ 16,862
OFallon District #90	\$ 113,644
OFallon HS District #203	\$ 81,823
OFallon Library	\$ 6,338
OFallon Road	\$ 10,507
OFallon Township	\$ 2,686
City of OFallon	\$ 28,984
	\$ -
	\$ -
	\$ -
	\$ -

SECTION 7

Provide information about job creation and retention:

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

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Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	

FILED

OCT 24 2018

THOMAS HOLBROOK
COUNTY CLERK

CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF ST. CLAIR) ss.
CITY OF O'FALLON)

I, JERRY MOUSER, City Clerk for said City of O'Fallon, duly elected, qualified, and acting, and keeper of the records and seals thereof, do hereby certify the attached to be a true, complete, and correct copy of Ordinance No. 4042 duly passed by the City Council of the City of O'Fallon at a Regular meeting of said City Council on the 21st day of May 2018, as the said matter appears on file and of record in this office.

I do further certify that prior to the execution of this certificate by me, the said Ordinance has been spread at length upon the permanent records of said City, where it now appears and remains in the book of Ordinances of the City kept by myself, a book labeled Ordinances.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said City at my office in the City of O'Fallon, Illinois, this 23 day of DECEMBER 2018.
(SEAL)

JERRY MOUSER,
City Clerk
City of O'Fallon
St. Clair County, Illinois



ORDINANCE NO. 4042

**ORDINANCE APPROVING A REVISION
TO THE ESTIMATED DATE OF
COMPLETION OF REDEVELOPMENT
PROJECTS FOR THE O'FALLON TAX
INCREMENT FINANCING (TIF)
REDEVELOPMENT PROJECT AREA
NO. 1**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 through 65 ILCS 5/11-74.4-11 of the Illinois Compiled Statutes, as amended (the "*TIF Act*"), the City Council, by Ordinance Numbers 1765, 1766 and 1767 passed on June 19, 1995, adopted and approved a redevelopment plan entitled "Tax Increment Redevelopment Plan" (the "*Original Redevelopment Plan*"), designated a redevelopment project area for a certain portion of the City identified as the "Tax Increment Redevelopment Area" and commonly referred to as TIF No. 1 (the "*Project Area*") and adopted tax increment financing for said Project Area; and

WHEREAS, pursuant to the TIF Act, the City Council, by Ordinance Number 3681 passed on August 16, 2010, adopted and approved an amendment to the Redevelopment Plan (the "*2010 Plan Amendment*") and the Project Area boundary relative to the addition of certain territory to the Project Area (re: the "Rasp Farm"); and

WHEREAS, the City desires to revise the estimated date of completion of redevelopment projects and retirement of obligations as authorized by paragraph (3) of subsection 11-74.4-3(n) of the TIF Act; and

WHEREAS, paragraph (3) of subsection 11-74.4-3(n) of the TIF Act provides that a municipality may by municipal ordinance amend an existing redevelopment plan to conform to said paragraph (3) as amended by Public Act 91-478, which municipal ordinance may be adopted without further hearing or notice and without complying with the procedures provided in the TIF Act pertaining to an amendment to or the initial approval of a redevelopment plan and project and designation of a redevelopment project area.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF O'FALLON, ILLINOIS, that:

1. Subsection G. of Section IV of the Original Redevelopment Plan entitled "Completion of Redevelopment Projects and Retirement of Obligations to Finance Project Costs" (page 57) is deleted in its entirety and be replaced with the following:

"3. Estimated Date for Completion of Redevelopment Projects

The estimated date for the completion of redevelopment projects or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted."

2. Ordinance No. 1766 is also hereby amended to delete Subsections 1. f. and g., and replaced with the following:

"f. The estimated date for the completion of redevelopment projects or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which this ordinance is adopted."

3. Subsection F. of Section III of the 2010 Plan Amendment entitled "The Redevelopment Plan Meets the Statutory Timeframe" (page 19) is deleted in its entirety and be replaced with the following:

"F. Estimated Date for Completion of Redevelopment Projects

The estimated date for the completion of redevelopment projects or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted."

4. Ordinance No. 3681 is also hereby amended to delete Subsections 1. i. and replaced with the following:

"i. The estimated date for the completion of redevelopment projects or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which this ordinance is adopted."

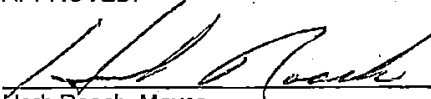
5. The City Clerk is hereby directed to notify the County Clerk of this Amendment.
6. All Ordinances, Resolutions, and parts of Ordinances or Resolutions in conflict herewith are hereby repealed, except that Resolution No. 2010-61 which approved the form and authorized the execution and delivery of the Porter Road, LLC Redevelopment Agreement shall remain in full force and effect, including the fact that the City's obligations to the Developer shall still end upon payment of the Net

Incremental Property Taxes as provided in said Redevelopment Agreement or on June 19, 2018, whichever occurs first.

7. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

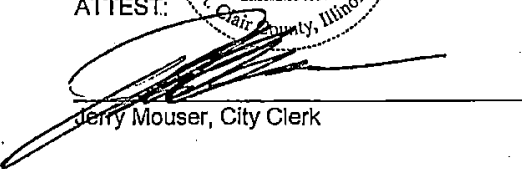
Passed this 21st day of May 2018.

APPROVED:


Herb Roach, Mayor

ATTEST:




Jerry Mouser, City Clerk

ROLL CALL:	Meile	Rosenberg	Albrecht	Kucker	Hagarty	Gilreath	Smallheer	SUB TOTALS
Aye	X	X	X	X	X		X	6
Nay								0
Absent						X		1

ROLL CALL:	Morton	Marsh	Lopinot	Holden	Drolet	Cozad	Witt	SUB TOTALS	SUM OF TOTALS
Aye		X	X	X	X	X	X	6	12
Nay								0	0
Absent	X							1	2

THOMAS HOLBROOK
COUNTY CLERK
ST. CLAIR COUNTY
10 PUBLIC SQUARE
BELLEVILLE, ILLINOIS 62220-1623
(618) 277-6600



December 7, 2018

City Clerk Jerry Mouser
City of O'Fallon
255 S. Lincoln Ave.
O'Fallon, IL 62269

Dear City Clerk Mouser:

After review of the relevant legal authority in conjunction with legal counsel from the State's Attorney's Office, this letter is to inform you that we cannot validly apply the City of O'Fallon's ordinance 4042, which seeks to extend the estimated date of completion of O'Fallon T.I.F. No. 1 to a 24th year of tax extension and collection. Therefore, we will remove O'Fallon T.I.F. No. 1 from the pertinent tax codes beginning with the 2018 tax assessment year and consider the district retired and obligations complete. The incremental value will be returned to the overlapping taxing bodies, including the City of O'Fallon.

Best regards,

A handwritten signature in black ink, appearing to read "Thomas Holbrook", is written over a horizontal line.

THOMAS HOLBROOK
County Clerk

TH/tb

CITY OF O'FALLON, ILLINOIS
ORDINANCE NO. 4118

AN ORDINANCE DISSOLVING THE SPECIAL TAX ALLOCATION FUND AND
TERMINATING THE DESIGNATION OF THE TAX INCREMENT REDEVELOPMENT
PROJECT AREA WITHIN THE CITY OF O'FALLON

WHEREAS, the City Council (the "Corporate Authorities") of the City of O'Fallon (the "Municipality"), adopted on June 19, 1995, Ordinance Numbers 1765, 1766, and 1767, which adopted tax increment financing, established a special tax allocation fund and approved and adopted a redevelopment plan and project for the Tax Increment Redevelopment Project Area (the "Redevelopment Project Area"), commonly referred to as the TIF No. 1 Project Area ("Rasp Farm"); and

WHEREAS, the City of O'Fallon has notified affected taxing districts of the proposed termination of the Redevelopment Project Area, as a redevelopment project area, in accordance with the provisions of the Act; and

WHEREAS, with respect to the Redevelopment Project Area, all redevelopment project costs have been paid, all obligations relating thereto have been paid and retired and all excess monies, if any, have been distributed; and

WHEREAS, in accordance with the provisions of Section 8(b) of the Act, the City of O'Fallon desires to dissolve the special tax allocation fund relating to the Redevelopment Project Area and terminate the designation of the Redevelopment Project Area as a redevelopment project area.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS AS FOLLOWS:

A. The special tax allocation fund established in regard to the Redevelopment Project Area is hereby dissolved.

B. The designation of the Tax Increment Redevelopment Project Area described on Exhibit A, as a redevelopment project area, is hereby terminated.

C. This Ordinance shall be in full force and effect upon its passage by the Corporate Authorities.

D. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF ST. CLAIR) ss.
CITY OF O'FALLON)

I, Jerry Mouser, City Clerk for said City of O'Fallon, duly elected, qualified, and acting, and keeper of the records and seals thereof, do hereby certify that the attached to be a true, complete, and correct copy of Ordinance No. 4118 duly passed by the City Council of the City of O'Fallon at a Regular meeting of said City Council on the 21st day of October 2019, as the said matter appears on file and of record in this office.

I do further certify that prior to the execution of this certificate by me, the said Ordinance has been spread at length upon the permanent records of said City, where it now appears and remains in the book of Ordinance of the City kept by myself, a book labeled Ordinances,

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said City at my office in the City of O'Fallon, Illinois, this 22nd day of October 2019.

(SEAL)



Jerry Mouser
City Clerk
City of O'Fallon
St. Clair County, Illinois

**ORDINANCE APPROVING TAX INCREMENT REDEVELOPMENT
PLAN AND REDEVELOPMENT PROJECT, TAX INCREMENT AREA**

WHEREAS, the City of O'Fallon, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4, as amended, hereinafter referred to as the "Act" for the proposed Redevelopment Plan and Redevelopment Project, Tax Increment Area, within the municipal boundaries of the City of O'Fallon and within the Redevelopment Project Area as described in Section 1(a) of this Ordinance, which constitutes in the aggregate more than 1-1/2 acres; and

34.28
WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council caused a public hearing to be held relative to the Redevelopment Plan and Redevelopment Project and a designation of a Redevelopment Project Area on May 1, 1995 in the Council Chambers, City of O'Fallon; and

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 11-74.4-6 of the Act, said notice being given to taxing districts and to the State of Illinois by certified mail on March 14, 1995 by publication on 04/04/95 and 04/11/95, and by certified mail to taxpayers on 04/20/95; and

WHEREAS, the Redevelopment Plan and Project set forth the factors constituting the need for public and private actions to correct the area's problems and facilitate private investment in the proposed redevelopment area, and the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed other studies and is generally informed of the conditions in the proposed Redevelopment Project Area; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Redevelopment Project Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Redevelopment Plan; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefitted by the proposed redevelopment project improvements; and

WHEREAS, the City Council has reviewed its proposed Redevelopment Plan and Project and Comprehensive Plan for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Project conform to the Comprehensive Plan of the City; and

WHEREAS, the City Council has reviewed the proposed Redevelopment Plan and Project and reviewed comments made at the public hearing on 05/01/95.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF O'Fallon, **ILLINOIS, that:**

1. The City Council of the City of O'Fallon hereby makes the following findings:
 - a. The area constituting the proposed Redevelopment Project Area, Tax Increment Area, in the City of O'Fallon Illinois is described as follows:

(See Exhibit I to Attachment A)
 - b. There exist conditions which cause the area to be designated as a Redevelopment Project Area to be classified as a _____ as defined in Section 11-74.4-1 (a) of the Act.
 - c. The proposed Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.
 - d. The Redevelopment Plan and Redevelopment Project conform to the Comprehensive Plan for the development of the municipality as a whole.
 - e. The parcels of real property in the proposed Redevelopment Project Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefitted by the proposed redevelopment project improvement are included in the proposed Redevelopment Project Area.
 - f. The estimated date for final completion of the Redevelopment Project is not later than twenty-three (23) years from the effective date of this Ordinance.

- g. The estimated date for retirement of obligations incurred to finance the Redevelopment Project costs shall be not later than twenty-three (23) years from the effective date of this Ordinance.
2. The Redevelopment Plan and Redevelopment Project which were the subject matter of the hearing held 05/01/95 are hereby adopted and approved. A copy of the Tax Increment Redevelopment Plan, Tax Increment Area, marked Attachment A is attached hereto and made a part of this ordinance.
3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
4. This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.
5. The City Clerk shall cause a copy of this Ordinance to be filed with the St. Clair County Clerk.

Presented, passed and approved this 19th day of June, 1995.

Mayor

Aldersperson <u>Karras</u> _____:	<u>Aye</u> _____
Aldersperson <u>Rogers</u> _____:	<u>Aye</u> _____
Aldersperson <u>Graham</u> _____:	<u>Aye</u> _____
Aldersperson <u>Lambert</u> _____:	<u>Aye</u> _____
Aldersperson <u>Grogan</u> _____:	<u>Aye</u> _____
Aldersperson <u>Monken</u> _____:	<u>Aye</u> _____
Aldersperson <u>Braswell</u> _____:	<u>Naye</u> _____
Aldersperson <u>Cozort</u> _____:	<u>Naye</u> _____
Aldersperson <u>Reckamp</u> _____:	<u>Naye</u> _____
Aldersperson <u>Bennett</u> _____:	<u>Absent</u> _____

Robert B. Bryant
_____, Mayor



Benjamin Haman
_____, City Clerk

STATE OF MICHIGAN
ST. CLAIR COUNTY
95 JUL 24 AM 10:25
BOOK 3040 PAGE 366
RECORDED

SHERBUT - CARSON & ASSOCIATES, P.C.
CIVIL ENGINEERS - LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS

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Michael J. Graminski, L.S.
David B. Claxton, E.I.T., S.I.T.
Gary W. Graminski, S.I.T.

Land Description for the City of O'Fallon
T.I.F. Boundary

Part of Sections 27, 28, 33 and 34, Township 2 North, Range 7 West of the Third Principal Meridian and part of Sections 3 and 4, Township 1 North, Range 7 West of the Third Principal Meridian, all in St. Clair County, Illinois, and being more particularly described as follows:

Beginning at the northwest corner of Lot 13B of the Northeast Quarter of Section 4, Township 1 North, Range 7 West of the Third Principal Meridian; thence South along the west line of Lot 13B to the southeast corner of Lot 14A; thence West along the south line of Lot 14A, a distance of 375.92 feet to a point 160 feet east of the southwest corner of Lot 14A; thence South along the west line of a tract described in Deed Book 1624 on Page 136, a distance of 129.8 feet; thence East, along the south line of said tract, a distance of 508.6 feet; thence South, 207 feet; thence East to the west line of Lot 3A of the Northeast Quarter of Section 4, Township 1 North, Range 7 West of the Third Principal Meridian; thence South along the west line of Lot 3A to the southerly right of way line of Wherry Housing Road; thence East along said southerly right of way line to a point on the southerly prolongation of the east line of Lot 10A of the Northwest Quarter of Section 3, Township 1 North, Range 7 West of the Third Principal Meridian; thence North along said east line to the northeast corner of said Lot 10A; thence West along the south line of Lot 11 of the Northwest Quarter of Section 3 to the easterly right of way line of Old Illinois Route 158; thence North along said right of way line to the south line of Lot 1 of the Northwest Quarter of Section 3; thence East along the south line of Lot 1 to the southeast corner of Lot 1; thence North along the east line of Lot 1 to the south line of the Southwest Quarter of Section 34, Township 2 North, Range 7 West of the Third Principal Meridian; thence East along said south line to the southeast corner of Lot 8 of the Southwest Quarter of Section 34; thence North along the east line of Lot 8 to the northeast corner of Lot 8; thence West along the north line of Lot 8 to the northerly right of way line of F.A.I. Route 64; thence Northwesterly along said right of way line to the west line of Lot 13 of the Southwest Quarter of Section 34; thence North along the west line of Lot 13 to the northwest corner of said Lot 13; thence West along the south line of the Northwest Quarter of Section 34 to the easterly right of way line of Illinois Route 158 (F.A.P. Route 55); thence Northeasterly along said right of way line to the east line of Lot 3 in the Northwest

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Quarter of Section 34; thence North along said east line to the northeast corner of Lot 3; thence West along the north line of Lot 3 to the westerly right of way line of said Illinois Route 158; thence North along said right of way line to the easterly prolongation of a 0.91 acre tract at the southwest corner of the intersection of Illinois Route 158 and U.S. Route 50; thence West along the south line of said 0.91 acre tract to the southwest corner of said 0.91 acre tract; thence North along the west line of said 0.91 acre tract to the southerly right of way line of U.S. Route 50; thence Northeasterly along the southerly right of way line of U.S. Route 50 to the southerly prolongation of the east line of a 2.74 acre tract; thence North along the east line of said 2.74 acre tract to the northeast corner of said tract; thence Southwesterly along the northerly line of said tract to the east right of way line of County Highway 61; thence North along said east right of way line to the southerly right of way line of the B & O Railroad; thence Southwesterly along said right of way line to the west right of way line of said County Highway 61; thence South along said right of way line to the north line of Lot 21A of the Southeast Quarter of Section 28, Township 2 North, Range 7 West of the Third Principal Meridian; thence West along the north line of Lot 21A to the northwest corner of said Lot 21A; thence in a Southwesterly direction along a line being the southerly line of a 15.0 acre tract in the Southeast Quarter of Section 28 to a concrete monument at the northwest corner of a tract described in Deed Book 2930 on Page 1036; thence South 0 degrees 01 minute 22 seconds East, along the west line of said tract, a distance of 275.00 feet; thence South 52 degrees 11 minutes 05 seconds West, a distance of 764.05 feet; thence South 68 degrees 50 minutes 17 seconds West, a distance of 342.93 feet to the west line of the Northeast Quarter of Section 33, Township 2 North, Range 7 West of the Third Principal Meridian; thence South along the west line of the Northeast Quarter of Section 33 to the southerly right of way line of U.S. Route 50; thence East along the south right of way line of U.S. Route 50 to the northerly prolongation of the west line of "East Gate", reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Book of Plats 86 on Page 35; thence South along the west line of "East Gate" to the south line of the Southeast Quarter of Section 33; thence East along said south line to the Point of Beginning.

MJG

2/3/95 Rev. 3-1-95

Job No. 1661 (des1661)



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, Herb Roach, 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, 2018 – April 30, 2019).

10/24/19
Date

Herb Roach
Herb Roach
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)]

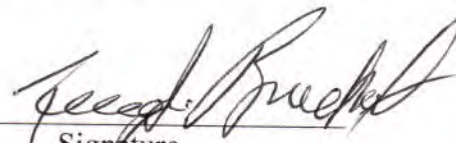
I, Terry Bruckert, am the Tax Increment Financing Attorney for the City of O'Fallon, Illinois and have been such throughout the fiscal year covered by this report (May 1, 2018- April 30, 2019).

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.

10-25-31

Date


Signature

TIF 1 – 158 Corridor
City of O'Fallon
St. Clair County, Illinois

STATEMENT OF ACTIVITIES TO FURTHER
OBJECTIVES OF THE REDEVELOPMENT PLAN

Year Ended April 30, 2019

All property tax revenues have been distributed. The TIF was closed on December 31, 2018.

Williamsburg Center

Williamsburg Center is an office development that the City contracted with the developer to design, engineer, manage, and finance construction of drives, sidewalks, sanitary sewer extensions, and other improvements. This project is complete.

Lakepoint Centre

Lakepoint Centre is a combination/mixed type development including retail, office, and restaurant spaces. As part of this development, the City contracted with the developer to design, engineer, and construct drives, sidewalks, storm water control facilities, and other improvements. This project is complete.

Rasp Farm

The Rasp Farm property has been annexed into the City and purchased by a single developer. The developer has entered into a redevelopment agreement with the City to develop a new business park and to alleviate flooding problems. The developer has completed the development of a drainage system to correct the ongoing flooding issues on this and adjoining properties to the north. The developer plans to donate the drainage area and 15 acres of green space back to the City. The developer has completed installation of a turn lane and traffic signal as originally required. This project is complete.

Lift Station/Sewer Extension

The City has plans to construct sewer lines and a sewer lift station to serve the TIF area for future developments. The project was cancelled.

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

**April 30, 2019
Meeting Minutes
TIF #1 Corridor 158 (Rasp Farm)**

Draft minutes of the annual meeting of the Joint Review Board held at City Hall, 255 S. Lincoln Ave, O'Fallon, Illinois on April 30, 2019.

Call to order occurred at 3:01 pm

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

ROLL CALL:

Taxing District Representatives: A Hoerner (SWIC), P Cavins (District #90), D Benway (District #203), R Stubblefield (SCC), G Ahle (O'Fallon Township)

City Representative: W Denton

Others: T Bruckert, T Shekell, S Evans, D Arell-Martinez, R Costello, G Litteken

The Board voted and approved Debbie Arell-Martinez to serve as the Public Member of the Joint Review Board.

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

The Board approved the last JRB meeting minutes.

OTHER BUSINESS:

The annual TIF report for fiscal year 2018 was presented. As of 4/30/19 there are no future goals. The release of the remaining surplus monies to the taxing bodies should occur late June 2019 with the first tax disbursement by the county. Since this TIF is finished, that will be the last disbursement. Taxing bodies will begin to receive full property tax monies next year. It was asked if the City is planning litigation regarding the 23rd year tax revenue distribution. The reply was that the City asked the County to follow TIF law. There were no other questions or discussion.

Motion to adjourn by K Hoerner and 2nd by P Cavins at 3:11 pm.

Next Meeting: TBD

City of O'Fallon, Illinois
Combining Balance Sheet - Tax Incremental Financing (TIF) Funds
April 30, 2019

	158 Corridor TIF	Green Mount Medical TIF	Central Park TIF	Rte. 50/ Scott Troy Rd. TIF	Central City TIF	Total TIF Fund
Assets						
Cash and cash equivalents	\$ -	\$ -	\$ 6,334	\$ 143,484	\$ 15,238	\$ 165,056
Receivables, net	-	-	-	-	-	-
Taxes	-	470,045	615,094	363,181	115,520	1,563,840
Other	-	-	-	-	-	-
Total Assets	-	470,045	621,428	506,665	130,758	1,728,896
Deferred Outflows of Resources	-	-	-	-	-	-
Total Assets and Deferred Outflows of Resources	\$ -	\$ 470,045	\$ 621,428	\$ 506,665	\$ 130,758	\$ 1,728,896
Liabilities						
Accounts payable	\$ -	\$ 19,684	\$ 1,964	\$ 143,931	\$ 376	\$ 165,955
Due to other funds	-	4,346,676	85,454	40,692	103,520	4,576,342
Total Liabilities	-	4,366,360	87,418	184,623	103,896	4,742,297
Deferred Inflows of Resources	-	470,045	615,094	363,181	115,520	1,563,840
Unavailable resources - property taxes	-	-	-	-	-	-
Fund Balance	-	-	-	-	-	-
Nonspendable:	-	-	-	-	-	-
Prepaid items	-	-	-	-	-	-
Interfund advances	-	-	-	-	-	-
Restricted:	-	-	-	-	-	-
Debt service	-	-	-	-	-	-
Special revenue fund	-	-	-	-	-	-
Unassigned:	-	-	-	-	-	-
General fund	-	(4,366,360)	(81,084)	(41,139)	(88,658)	(4,577,241)
Total Fund Balances	-	(4,366,360)	(81,084)	(41,139)	(88,658)	(4,577,241)
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ -	\$ 470,045	\$ 621,428	\$ 506,665	\$ 130,758	\$ 1,728,896

City of O'Fallon, Illinois
Combining Schedule of Revenue, Expenditures, and Changes in Fund Balances - Tax Increment Financing (TIF) Funds
For the year ended April 30, 2019

	158 Corridor TIF	Green Mount Medical TIF	Central Park TIF	Rte. 50/ Scott Troy Rd. TIF	Central City TIF	Total TIF Fund
Revenues						
Taxes:						
Property	\$ 372,300	\$ 137,803	\$ 607,743	\$ 345,171	\$ 28,908	\$ 1,491,925
Intergovernmental receipts:						
Grants	-	28,848	-	-	-	28,848
Investment income	282	55	245	139	11	732
Miscellaneous revenues and reimbursements	-	31,790	1,000	-	2,000	34,790
Total Revenues	<u>372,582</u>	<u>198,496</u>	<u>608,988</u>	<u>345,310</u>	<u>30,919</u>	<u>1,556,295</u>
Expenditures						
Current:						
Highways and streets	-	-	-	-	-	-
Tax increment financing	304,817	645	203,026	144,694	5,769	658,951
Capital outlay	457,518	-	390,371	200,993	268	1,049,150
Debt service:						
Principal	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-
Total Expenditures	<u>762,335</u>	<u>645</u>	<u>593,397</u>	<u>345,687</u>	<u>6,037</u>	<u>1,708,101</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(389,753)</u>	<u>197,851</u>	<u>15,591</u>	<u>(377)</u>	<u>24,882</u>	<u>(151,806)</u>
Other Financing Sources (Uses)						
Transfers in from other funds	-	-	-	-	-	-
Transfers out to other funds	-	(231,318)	-	-	-	(231,318)
Total Other Financing Sources	<u>-</u>	<u>(231,318)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(231,318)</u>
Net Change in Fund Balance	<u>\$ (389,753)</u>	<u>\$ (33,467)</u>	<u>\$ 15,591</u>	<u>\$ (377)</u>	<u>\$ 24,882</u>	<u>\$ (383,124)</u>
Fund Balance (Deficit), May 1 (restated)	<u>389,753</u>	<u>(4,332,893)</u>	<u>(96,675)</u>	<u>(40,762)</u>	<u>(113,540)</u>	<u>(4,194,117)</u>
Fund Balance (Deficit), April 30	<u>\$ -</u>	<u>\$ (4,366,360)</u>	<u>\$ (81,084)</u>	<u>\$ (41,139)</u>	<u>\$ (88,658)</u>	<u>\$ (4,577,241)</u>



10425 Old Olive Street Road, Suite 101
Creve Coeur, MO 63141

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH
TAX INCREMENT FINANCING ACT

To the Honorable Mayor and City Council
City of O'Fallon, Illinois

We have audited the basic financial statements of the City of O'Fallon, Illinois, for the year ended April 30, 2019, and have issued our report thereon dated September 19, 2019, which was qualified for not determining whether the annual pension costs for the Police Pension and Fire Pension are overstated or understated in accordance with U. S. generally accepted accounting principles, which require an asset or liability to be recorded in the government-wide statement of net position for the governmental activities based on the net pension liability or asset, which would change the expenses in the governmental activities. Also, the City has not determined a cost or liability for other post-employment benefit costs and the omission of the other post-employment benefits disclosures. The financial statements are the responsibility of management for the City of O'Fallon, Illinois. Our responsibility is to express opinions on the financial statements based on our audit.

Our audit was made in accordance with U.S. generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. An audit includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe our audit provides a reasonable basis for our opinions.

The management of the City of O'Fallon, Illinois is responsible for the government's compliance with laws and regulations. In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with the accounting provisions in Subsection (q) of Section 11-74.4-3 of Public Act 85-1142 insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above referenced laws and regulations insofar as they relate to accounting matters.

This report is intended solely for the information and use of the City Council and management of the City of O'Fallon, Illinois and the State of Illinois, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in dark ink, appearing to read "Stopp & VanHoy", with a stylized flourish at the end.

Creve Coeur, Missouri
September 19, 2019