FY 2019 ANNUAL TAX INCREMENT FINANCE REPORT



Name of Municipality: O'Fallon		Reporting F	iscal Year:		20	
County:				4 / 30 /20		
Unit Code:		088/110/30				
		FY 2019 TI	F Administrator Contac	ct Information		
First Name:			Last Name:			
Address:	255 S. Lin		Title:	Finance Director		
Telephone: E-mail-	618-624-4	500 ext 8723	City: O'Fallon Z	Zip:	6226	
Liliani	Section 2					
required	sevans@d	ofallon.org				
I attest to the	e best of m	y knowledge, that this F	tallow			
I attest to the in the City/V is complete Industrial Jo	e best of my fillage of: and accura bs Recover		Tallow ment Allocation Redevel			seq.] and o

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 DISTICT				
	Date Terminated MM/DD/20YY			
6/19/1995	6/19/201			
11/21/2011				
5/7/2012				
4/20/2015				
6/1/2015				

^{*}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 <u>each</u> redevelopment project area listed in Section 1.] FY 2019

Name of Redevelopment Project Area (below):
TIF #2 Green Mount
Central business Primary Use of Redevelopment Project Area*: district
* Types include: Central Rusiness District Petail Other Commercial Industrial Pesidential and Combination/Miyed

Frimary Ose of Redevelopment Project Area . distri	Ct	
* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.		
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	<u>X</u>	
Industrial John 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)]	Χ	
If yes, please enclose the amendment (labeled Attachment A).		
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)]		X
Please enclose the CEO Certification (labeled Attachment B).		
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).		Х
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		Х
and B)]		
If yes, please enclose the Activities Statement (labled Attachment D).		
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)	Χ	
(7) (C)]		
If yes, please enclose the Agreement(s) (labeled Attachment E).		
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)]	Х	
If yes, please enclose the Additional Information (labeled Attachment F).		
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)	Х	
(E)]		
If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).		
Were there any reports 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)]		X
If yes, please enclose the Joint Review Board Report (labeled Attachment H).		
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)]	Х	
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).		
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)]	Χ	
If attachment I is yes, then Analysis <u>MUST</u> be attached and (labeled Attachment J).		
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)		Х
If yes, please enclose Audited financial statements of the special tax allocation fund		^
(labeled Attachment K).		
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		Х
noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		
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)]	Х	
If yes, please enclose the list only, not actual agreements (labeled Attachment M).		

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 #2 Green Mount

Special Tax Allocation Fund Balance at Beginning of Reporting Period

\$ (3,779,754)

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	\$	137,803	\$	249,200	3%
State Sales Tax Increment	\$	-	\$	-	0%
Local Sales Tax Increment	\$	-	\$	-	0%
State Utility Tax Increment	\$	-	\$	-	0%
Local Utility Tax Increment	\$	-	\$	-	0%
Interest	\$	55	\$	55	0%
Land/Building Sale Proceeds	\$	-	\$	-	0%
Bond Proceeds	\$	-	\$	7,447,416	79%
Transfers from Municipal Sources	\$	28,848	\$	1,682,997	18%
Private Sources	\$	-	\$	-	0%
Other (identify source; if multiple other sources, attach		·		·	
schedule)	\$	-	\$	_	0%

All Amount Deposited in Special Tax Allocation Fund	\$	16	6,706			
Cumulative Total Revenues/Cash Receipts				\$	9,379,668	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) Transfers to Municipal Sources Distribution of Surplus	\$	20	0,173			
Total Expenditures/Disbursements	\$	20	0,173			
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	\$	(3	3,467)			
Previous Year Adjustment (Explain Below)	\$	(55	3,139)			
FUND BALANCE, END OF REPORTING PERIOD* * If there is a positive fund balance at the end of the reporting period, yo	\$ ou mus		6,360) lete Se	ction	3.3	

Previous Year Explanation:

Analysis of cash and prior spending brought a correction between TIF 2 and the Enterprise fund.

FY 2019

TIF NAME:

TIF #2 Green Mount

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs)

PAGE 1

PAGE 1		T
Catagory of Permissible Redevelopment Cost (65 II CS 5/11 74 4.3 /g) and 65 II CS 5/11 74 6.10 (e)]	Amounts	Reporting Fiscal Year
Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)] 1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration	AIIIUUIIIS	Reporting Fiscal Tear
of the redevelopment plan, staff and professional service cost.		
Legal	470	
Consulting	175	
		\$ 645
2. Annual administrative cost.		
		-
3. Cost of marketing sites.		
		\$ -
Property assembly cost and site preparation costs.		Ψ
1. 1 reports accomply cook and one proparation code.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or		
private building, leasehold improvements, and fixtures within a redevelopment project area.		
		¢
Costs of the constructuion of public works or improvements.		-
o. Costo of the constructulon of public works of improvements.		
		\$ -
		\$ -

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
7. Costs of eliminating of femoving contaminants and other impediments.		
		\$ -
Control in the training and anticipation and the		-
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
5. 7		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3		
		\$ -
	I	1 T

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.		Ψ	
теченортнети ргојеси.			
		Φ.	
		\$	-
17. Cost of day care services.			
		\$	-
18. Other.			
Transfer balance of bond debt	199,528		
		\$	199,528
	•		<u> </u>
TOTAL ITEMIZED EXPENDITURES		\$	200,173

FΥ	20	11	a

TIF NAME: TIF #2 Green Mount

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.

Name	Service	Amount
	l .	

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 #2 Green Mount TIF NAME: **FUND BALANCE BY SOURCE** \$ (4,366,360)

				(1,000,000)
	Amo	ount of Original		
		Issuance	Amo	ount Designated
1. Description of Debt Obligations	<u> </u>		_	-
G.O. Bond Series 2015 for Roadwork (principle & interest)	\$	3,185,520	\$	2,949,010
G.O. Bond Series 2015 for Mine Remediation (principle & int)	\$	6,844,782	\$	6,356,850
				_
			l	
Total Amount Designated for Obligations	\$	10,030,302	\$	9,305,860
		-,,		-,,
2. Description of Project Costs to be Paid				
•				
HSHS Redevelopment Agreements			\$	15,100,000
Due to General Fund for TIF related expenses			\$	3,795,169
Due to Enterprise Fund for TIF related expenses			\$	859,428
Total Amount Designated for Project Costs			\$	19,754,597
TOTAL AMOUNT DECIONATES			<u></u>	00.000.457
TOTAL AMOUNT DESIGNATED			\$	29,060,457
STIDDI TIS//DEEICIT/			C	(22 126 017
SURPLUS/(DEFICIT)			\$	(33,426,817

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 #2 Green Mount
III NAME.	III #2 Green Would

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.

SECTION 5 - 20 ILCS 620/4.7 (7)(F) PAGE 1

FY 2019

TIF Name: TIF #2 Green Mount

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included <u>ONLY</u> if projects are listed.

Select ONE of	f the fo	llowing by indicati	ing an 'X':		
1. NO projects were undertaken by the Municipality Wi	ithin the	Redevelopment Pr	oject Area.		
				•	
 The Municipality <u>DID</u> undertake projects within the R complete 2a.) 	Redevelo	opment Project Area	a. (If selecting this option,		Х
2a. The total number of <u>ALL</u> activities undertaken in plan:	furthera	ance of the objectiv	es of the redevelopment		9
LIST <u>ALL</u> projects undertaken by	the Mun	icipality Within the	Redevelopment Project Ar	ea:	
			Estimated Investment		
TOTAL:		11/1/99 to Date	for Subsequent Fiscal Year		al Estimated to nplete Project
Private Investment Undertaken (See Instructions)	\$	320,684,325	\$ 13,005,400	\$	333,689,725
Public Investment Undertaken	\$	12,783,540	\$ 13,003,400	\$	27,858,378
Ratio of Private/Public Investment	Ψ	25 3/35	•	Ψ	11 89/91
Project 1*: Hospital Sisters Health System	I o		ME TO BE LISTED AFTER		
Private Investment Undertaken (See Instructions)	\$	300,000,000	Φ.	\$	300,000,000
Public Investment Undertaken	\$	7,425,162	\$ -	\$	22,500,000
Ratio of Private/Public Investment		40 25/62			13 1/3
Project 2*: N Greenmount Rd Improvements					
Private Investment Undertaken (See Instructions)	\$	-	\$ -	\$	-
Public Investment Undertaken	\$	5,187,898	\$ -	\$	5,187,898
Ratio of Private/Public Investment		0			0
Project 3*: Regency Park Lighting					
Private Investment Undertaken (See Instructions)	\$	-	\$ -	\$	-
Public Investment Undertaken	\$	170,480	\$ -	\$	170,480
Ratio of Private/Public Investment		0			0
Project 4*: Greenmount Office Building					
Private Investment Undertaken (See Instructions)	\$	15,882,725		\$	15,882,725
Public Investment Undertaken	\$	-	\$ -	\$	-
Ratio of Private/Public Investment		0			0
Project 5*: Hotel Accomodations					
Private Investment Undertaken (See Instructions)	\$	1,950,000	\$ 5,850,000	\$	7,800,000
Public Investment Undertaken	\$	-	\$ -	\$	-
Ratio of Private/Public Investment		0			0
Project 6*: Medical Office Building I					
Private Investment Undertaken (See Instructions)	\$	376,600	\$ 7,155,400	\$	7,532,000
Public Investment Undertaken	\$	-	\$ -	\$	-
Ratio of Private/Public Investment		0			0

PAGE 2 **ATTACH ONLY IF PROJECTS ARE LISTED**

Private Investment Undertaken (See Instructions)	\$	675,000	\$	- \$	675,000
Public Investment Undertaken	\$	-	\$	- \$	-
Ratio of Private/Public Investment		0			0
Project 8*: Sugarfire BBQ					
Private Investment Undertaken (See Instructions)	\$	750,000	\$	- \$	750,000
Public Investment Undertaken	\$	-	\$	- \$	
Ratio of Private/Public Investment	Ť	0	.	Ψ	0
Project 9*: Show Me Hospitality					
Private Investment Undertaken (See Instructions)	\$	1,050,000	\$	- \$	1,050,000
Public Investment Undertaken	\$	1,030,000	\$	- \$	1,030,000
Ratio of Private/Public Investment	Ψ	0	Ψ	- ψ	0
	•			•	
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0			0
	<u></u>		•	•	
Project 11*:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0			0
Project 12*:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0			0
Table of the table with the table of the table of the table of the table of	ı			I	
Project 13*:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0			0
Project 14*:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0			0
Project 15*:					
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 #2 Green Mount

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
 Reporting Fiscal Year

 designated
 Base EAV
 EAV

 11/21/2011
 \$ 722,445
 \$ 6,465,131

List all overlapping tax districts in the redevelopment project area. If overlapping taxing district received a surplus, list the surplus.

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

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$ -
	\$
	-
	\$
	\$ -
	-
	\$
	\$ -
	\$
	\$
	\$ -
	-
	-

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:	

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



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).

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, <u>Terry Bruckert</u>, 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.

Date

255 South Lincoln O'Fallon, IL 62269 Phone: (618) 624-4500 Fax: (618) 624-4508

TIF 2 – Green Mount City of O'Fallon St. Clair County, Illinois

STATEMENT OF ACTIVITIES TO FURTHER OBJECTIVES OF THE REDEVELOPMENT PLAN

Year Ended April 30, 2019

Hospital Sisters Health System

Hospital Sisters Health System (HSHS) entered into a redevelopment agreement with the City to build a new hospital and medical office building complex within the redevelopment project area. Mine mitigation and utility infrastructure were completed. The hospital and medical office building opened November 4, 2017. The project is complete.

Green Mount Road Improvements

The City retained a traffic engineering firm, a civil engineering firm and an architect to undertake traffic studies and design improvements and complimentary landscaping to Green Mount Road in support of the HSHS medical campus development project. The City issued General Obligation bonds to fund this project and was awarded a state grant from the Economic Development Program. The City also retained land acquisition services for right of way negotiations. Road improvements and landscape development were completed 2018. This project is complete.

Regency Road Lighting Improvements

The City retained an engineering firm to design improvements regarding street lighting to support the HSHS medical campus. This project is complete.

Greenmount Office Building

The Greenmount Development Group, LLC is an Illinois company that constructed a new five-story professional building at the corner of Regency Park Drive and Greenmount Road. It is approximately 60,000 square foot of office and light retail space. This project is complete.

Hotel Accommodations

The Hampton Inn has planned construction of a new hotel. The building proposed will have four floors for a total of 63,208 sq foot. Construction is underway with an estimated opening date of end of 2019.

Medical Office Building I

Green Mount Investment Enterprises LLC has entered an agreement with the property owner, Shelton Investments, to construct a medical office building on their property. The building proposed will have one floor for a total of 30,882 sq foot. Construction is underway with an estimated opening date of early 2020.

Show Me Hospitality

Show Me Hospitality, LLC is a Missouri company that constructed a new single-story retail building on Regency Park Drive. It is approximately 3,540 square foot of retail space leased to Tim Horton's restaurant chain which specializes in doughnuts and breakfast items and Reliance Bank. This project is complete. Tim Horton's and Reliance Bank vacated the building and in late 2018, Lion's Choice and Simmons Bank became the new tenants.

Dewey's Pizza

O'Fallon Pizza Plaza, LLC is an Illinois company that constructed a new single-story retail building on Regency Park Drive. It is approximately 4,568 square foot of retail space home to Dewey's Pizza. This project is complete.

Sugarfire Smoke House

O'Fallon BBQ Partners LLC is an Illinois company that constructed a new single-story retail building on Greenmount Road. It is approximately 4,003 square foot of retail space home to Sugarfire Smoke House. This project is complete.

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

April 30, 2019 Meeting Minutes TIF #2 Green Mount

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 3:45 pm

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

ROLL CALL:

Taxing District Representatives: A Hoerner (SWIC), D Elser (District #104),

R Stubblefield (SCC)

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. All the TIF increment revenue is applied to the bond payments. Construction on the Hampton Inn should be completed late 2019. There are plans to construct a cancer center on the HSHS site. All TIF funds collected from businesses within the boundary will be allocated to pay the HSHS expenses; even if the business does not have TIF incentives. There were no other questions or discussion.

Motion to adjourn by W Denton and 2nd by R Stubblefield at 3:49 pm.

Next Meeting: TBD

City of O'Fallon, Illinois Combining Balance Sheet - Tax Increment Financing (TIF) Func	April 30, 4017
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Cobin and cash cash cash cash cash cash cash cash													
135 Corridor 135				G	een Mount				Rte. 50/				Total
Strict of the courtes	Accase		58 Corridor		Medical	Ö	ntral Park	Sco	tt Troy Rd.	Ü	entral City		TE CE
Sects	Control of the Contro		TIF		TIF		TIF		TIF		TIF		Fund
sects 470,045 615,094 363,181 115,220 470,045 621,428 506,665 130,758 130,758 130,758 140,045 621,428 506,665 130,758 140,045 143,931 5 113,758 140,045 143,931 5 113,758 141,031 1115,220 141,031 1115,220 141,031 1115,220 141,031 1115,220 141,032 141,033 141,033 141,033 141,034 141,035 141,035 141,035	Cash and cash equivalents Receivables, net	S		S	i	99	6,334	S	143,484	S	15,238	S	165,056
Section of Resources 1	Taxes				470,045		615,094		363.181		115 520		563.8
Second	Other		t		1		1		,		0		coc.
S	Total Assets		1		470,045		621,428		506,665		130,758	1	1,728,896
S 19,084 S 19,684 S	Deferred Outflows of Resources		-								1		
Fighe finds find finds find finds find find find find find find find find	Total Assets and Deferred Outflows of Resources	4	*	S	470,045	8	621,428	8	506,665	S	130,758	50	1,728,896
S	Liabilities	4											
thinds bilities	Accounts payable	\$		59	19,684	69	1,964	65	143,931	69	376	69	1659
e: ms dyances erue fund d dalances ex. and Fund Balances 4,366,360 87,418 184,623 103,896 115,520 115,520 115,520 (81,084) (41,139) (88,658) (8,084) (41,139) (88,658) (8,084) (41,139) (88,658) (8,084)	Due to other funds				4,346,676		85,454		40,692		103,520		4,576,342
resources - property taxes resources - property taxes resources - property taxes mms dvances c. c. and balances d. (4,366,360) fies, Deferred Inflows s. s. and Fund Balances s. s. and Fun	Total Liabilities				4,366,360		87,418		184,623		103,896		4,742,297
resources - property taxes resources - property taxes resources - property taxes ms dyances where the first of the fi	Deferred Inflows of Resources												
ms dvances the first balances d (4,366,360) d d d (4,366,360) d d d (4,366,360) first, Deferred Inflows ses, and Fund Balances ses, and Fund Balances	Unavailable resources - property taxes		1		470,045		615,094		363,181		115,520		1,563,840
(4,366,360) (81,084) (41,139) (81,084) (11,139) (88,658) (88,658)	Fund Balance												
(4,366,360) (81,084) (41,139) (88,658) (88,658) (81,084) (41,139) (88,658)	Nonspendable:												
(4,366,360) (81,084) (41,139) (88,658) (88,658) (81,084) (41,139) (88,658)	Prepaid items				-								
(4,366,360) (81,084) (41,139) (88,658) (81,084) (41,139) (88,658) (88,658) (81,084) (41,139)	Interfund advances		•										
- (4,366,360) (81,084) (41,139) (88,658) - (4,366,360) (81,084) (41,139) (88,658)	Restricted:												
- (4,366,360) (81,084) (41,139) (88,658) - (4,366,360) (81,084) (41,139) (88,658)	Debt service		- 1		1		1						
(4,366,360) (81,084) (41,139) (88,658) (4,366,360) (81,084) (41,139) (88,658)	Special revenue fund										ŕ		
- (4,366,360) (81,084) (41,139) (88,658) (88,658) (81,084) (41,139) (88,658) (88,658)	Unassigned:												
(4,366,360) (81,084) (41,139) (88,658) (88,658)	General fund		-		(4 366 360)		(81.084)		(41 130)		100 / 500/		
3 SWO 027 3 SWO 027 3	Total Fund Balances				(4,366,360)		(81,084)		(41,139)		(88,658)		(4,577,24
SWULLY 3 SWULLY 3	Total Liabilities, Deferred Inflows												
	of Resources, and Fund Balances	9			310 021	6	000						

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

Revenues	158	158 Corridor TIF	Gre	Green Mount Medical TIF	ి	Central Park TIF	Sco	Rte. 50/ Scott Troy Rd. TIF	ŭ	Central City TIF		Total TIF Fund
raxes: Property Intergovernmental receipts:	€	372,300	€9	137,803	69	607,743	S	345,171	69	28,908	69	1,491,925
Grants		1		28,848		i						28 848
Investment income		282		55		245		139		=		732
Miscellaneous revenues and reimbursements Total Revenues		372,582		31,790		1,000		345 310		2,000		34,790
Expenditures										20,01		1,350,295
Current:												
Highways and streets				1								
Tax increment financing		304.817		645		203 026		144 694		2 760		
Capital outlay		457,518		1		390.371		200,000		201,0		1 040 150
Debt service:								60000		200		1,049,150
Principal		A.				•						
Interest and fiscal charges		1		į		à						
Bond issuance costs				•		1						
Total Expenditures		762,335		645		593,397		345,687		6,037		1,708,101
Excess (Deficiency) of Revenues												
over Expenditures		(389,753)		197,851		15,591		(377)		24,882		(151,806)
Other Financing Sources (Uses)												
Transfers in from other lunds		•				ű.		•		-1		1
Total Other Finners		*		(231,318)		1						(231,318)
Total Other Financing Sources		1		(231,318)		-		1		T.		(231,318)
Net Change in Fund Balance	S	(389,753)	S	(33,467)	69	15,591	S	(377)	S	24,882	S	(383,124)
Fund Balance (Deficit), May 1 (restated)		389,753	4)	(4,332,893)		(96,675)		(40,762)		(113,540)		(4,194,117)
Fund Balance (Deficit), April 30	S	1	\$ (4	\$ (4,366,360)	S	(81,084)	8	(41,139)	S	(88,658)	8	\$ (4,577,241)



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.

Creve Coeur, Missouri September 19, 2019