FY 2019 ANNUAL TAX INCREMENT FINANCE REPORT



Name of Municipality: County: Unit Code: O'Fallon St. Clair 088/110/30		Reporting F	Reporting Fiscal Year:				
					201: 4 / 30 /201:		
		088/110/30				+ / 30 /201	
		FY 2019 TI	F Administrator Conta	ct Information			
	First Name: Sandra		Last Name:				
Address:		5 S. Lincoln Title:	Finance Directo	Finance Director			
Telephone: E-mail-	618-624-4		City:	O'Fallon	Zip:	62269	
required	sevans@	ofallon.org					
I attest to the	e best of m	y knowledge, that this F	Y 2019 report of the rede				
I attest to the in the City/V is complete a	best of millage of:	y knowledge, that this F	ment Allocation Redevel			seq.1 and or	
I attest to the in the City/V is complete a Industrial John	be best of m lillage of: and accura bs Recover	y knowledge, that this F	ment Allocation Redevel			seq.] and or	

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 ON	E FOR EACH TIF DISTIC	T	
Name of Redevelopment Project Area	Date Designated	MM/DD/20YY	Date Terminated MM/DD/20YY
TIF #1 - 158 Corridor (Rasp Farm)		6/19/1995	6/19/201
TIF #2 - Green Mount Medical Campus		11/21/2011	0/13/201
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			

^{*}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 #4 - Rte 50/Scott Troy Rd
Primary Use of Redevelopment Project Area*: Combination/Mixed
*Torres include Control Business District Data! Other Communical Industrial Decidential and Combination Mined

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

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

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

Tax Increment Allocation Redevelopment Act Industrial Jobs Recovery Law

<u>X</u>

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)]	Х	
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 and B)]		X
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)	V	
[(7) (C)]	X	
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)]	Χ	
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)]	Х	
If attachment I is yes, then Analysis MUST 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)]		Χ
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 #4 - Rte 50/Scott Troy Rd

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (40,762)

SOURCE of Revenue/Cash Receipts:	OURCE 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	\$	345,171	\$	346,304	86%
State Sales Tax Increment	\$	-	\$	-	0%
Local Sales Tax Increment	\$	-	\$	-	0%
State Utility Tax Increment	\$	-	\$	-	0%
Local Utility Tax Increment	\$	-	\$	-	0%
Interest	\$	139	\$	139	0%
Land/Building Sale Proceeds	\$	-	\$	-	0%
Bond Proceeds	\$	-	\$	-	0%
Transfers from Municipal Sources	\$	-	\$	-	0%
Private Sources	\$	-	\$	56,690	14%
Other (identify source; if multiple other sources, attach					
schedule)	\$	-	\$	-	0%

All Amount Deposited in Special Tax Allocation Fund	\$	345,310]		
Cumulative Total Revenues/Cash Receipts			\$	403,133	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$	201,826			
Transfers to Municipal Sources	\$	-			
Distribution of Surplus	\$	143,861			
Total Expenditures/Disbursements	\$	345,687]		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	\$	(377)]		
Previous Year Adjustment (Explain Below)	\$	-]		
FUND BALANCE, END OF REPORTING PERIOD*	\$	(41,139)			
* If there is a positive fund balance at the end of the reporting period, yo	ou must	complete Se	ection	3.3	
Previous Year Explanation:					

FY 2019

TIF NAME:

TIF #4 - Rte 50/Scott Troy Rd

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs)

PAGE 1

PAGE 1		T
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. Cost of studies, surveys, development of plans, and specifications. Implementation and administration		' '
of the redevelopment plan, staff and professional service cost.		
Legal	658	
Consulting	175	
Development reimbursement Metro Rec Plex - legal fees	41,167	
		A 40.000
Annual administrative cost.		\$ 42,000
2. Autida daministrative cost.		
		\$ -
3. Cost of marketing sites.		*
		\$ -
Property assembly cost and site preparation costs.		
Development asimbor and Mater Dev Diversity and action	150 926	
Development reimbursement Metro Rec Plex - site preparation	159,826	
		\$ 159,826
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.		
, <u>,</u> , .		
		\$ -
Costs of the constructuion of public works or 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 -

SECTION 3.2 A		
PAGE 3		
13. Relocation costs.		
		Φ.
44 Developed in lieu of tours		-
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		ψ
redevelopment project.		
and a Lagrangian		
		¢
47 Ocal at decrease and income		-
17. Cost of day care services.		
		\$ -
18. Other.		
	-	
		\$ -
	<u> </u>	¥ -
TOTAL ITEMIZED EXPENDITURES		\$ 201,826
I O I AL III LIII LA	İ	Ψ <u>201,020</u>

FΥ	20	1	q

TIF NAME:

TIF #4 - Rte 50/Scott Troy Rd

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
S.I. Strategy	Site preparation	\$ 200,993.00
St. Clair County	Surplus distribution to taxing bodies	\$ 143,861.00

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 #4 - Rte 50/Scott Troy Rd TIF NAME: \$ (41,139)**FUND BALANCE BY SOURCE Amount of Original** Issuance **Amount Designated** 1. Description of Debt Obligations \$ **Total Amount Designated for Obligations** 2. Description of Project Costs to be Paid SI Strategoy (Ice Hockey Complex) Redev Agreement \$ 11,993,169 Due to General Fund for TIF eligible costs \$ 40,692 \$ 12,033,861 **Total Amount Designated for Project Costs**

TOTAL AMOUNT DESIGNATED

SURPLUS/(DEFICIT)

12,033,861

(12,075,000)

\$

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 #4 - Rte 50/Scott Troy Rd
	THE WAT THE SOUTH TO Y HA

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

Χ

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 #4 - Rte 50/Scott Troy Rd

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 With		Redevelopment Pr				
		1.D. : 1.A	(16			
 The Municipality <u>DID</u> undertake projects within the Recomplete 2a.) 	develop	oment Project Are	a. (If sele	ecting this option,		Х
2a. The total number of <u>ALL</u> activities undertaken in f plan:	urtherar	nce of the objectiv	es of the	eredevelopment		2
LIST <u>ALL</u> projects undertaken by th	ne Munic	cipality Within the	Redevel	opment Project Ar	ea:	
TOTAL:	11	1/1/99 to Date		ated Investment bsequent Fiscal Year		Il Estimated to
Private Investment Undertaken (See Instructions)	\$	39,450,000	\$	2,000,000	\$	41,450,000
Public Investment Undertaken	\$	201,831	\$	200,000	\$	12,195,000
Ratio of Private/Public Investment		195 35/76		•		3 2/5
Project 1*: SI Strategy (Hockey Complex) Private Investment Undertaken (See Instructions)	\$	38,000,000	\$	2,000,000	\$	40,000,000
Public Investment Undertaken	\$	201,831	\$	200,000	\$	12,195,000
Ratio of Private/Public Investment		188 21/76		·		3 7/25
Project 2*: HSHS Physical Therapy building Private Investment Undertaken (See Instructions) Public Investment Undertaken	\$	1,450,000	\$	<u>-</u>	\$	1,450,000
Ratio of Private/Public Investment		0				0
Project 3*:			•			
Private Investment Undertaken (See Instructions)						
Public Investment Undertaken	+					
Ratio of Private/Public Investment		0				0
Project 4*:			•			
Private Investment Undertaken (See Instructions)	$\overline{1}$					
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 #4 - Rte 50/Scott Troy Rd

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

 4/20/2015
 \$ 45,537
 \$ 4,485,734

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	•	outed from redevelopment to overlapping districts
• • • • • • • • • • • • • • • • • • • •	\$	-
St Clair County	\$	18,920
SWIC District #522	\$	8,077
OFallon District #90	\$	54,434
OFallon HS District #203	\$	39,192
OFallon Library	\$	3,036
OFallon Road	\$	5,032
OFallon Township	\$	1,287
City of OFallon	\$	13,883
	\$	-
	\$	-
	\$	-
	\$	-

SECTION 7

Provide information about job creation and retention:

		Description and Type	
Number of Jobs	Number of Jobs	(Temporary or	
Retained	Created	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 4 – Rte 50/Scott Troy Rd City of O'Fallon St. Clair County, Illinois

STATEMENT OF ACTIVITIES TO FURTHER OBJECTIVES OF THE REDEVELOPMENT PLAN

Year Ended April 30, 2019

SI Strategy (Ice Hockey Complex)

SI Strategy, LLC is an Illinois limited liability company that the City has contracted with the developer to construct a planned commercial center, known as Four Points Center, to be anchored by a large privately-owned multifunction rec-plex facility. The proposed uses include but are not limited to; 130,000+ square foot indoor rec-plex containing two sheets of NHL regulation ice & spectator seating, Olympic size swimming pool and diving boards/platform, half basketball court and locker rooms, retail space, restaurants, hotels, and office space. Construction for the Rec-Plex was complete as of 03/31/2017. Construction of off-site roads and other infrastructure should be finalized by the end of 2019.

HSHS Physical Therapy Complex

Hospital Sisters Health System (HSHS) proposes to construct a physical therapy complex next to the Metro Rec Plex. The building will be comprised of a 1st floor and mezzanine for a total of 12,760 sq foot. Building plans include space set aside upstairs for mix use (fitness, swimming staging, etc...). Construction began November 2018 and has been completed.

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

April 30, 2019 Meeting Minutes TIF #4 Rte 50/Scot Troy Rd

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 3:15 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),

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. The developer is constructing an addition with HSHS. The City will continue to distribute money. There were no other questions or discussion.

Motion to adjourn by A Hoerner and 2nd by R Stubblefield at 3:18 pm.

Next Meeting: TBD

City of O'Fallon, Illinois Combining Balance Sheet - Tax Increment Financing (TIF) Fund	April 30, 2019
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Tiper Mount Rite Scott Troy Rd Triper													
135 Corridor 135				Ü	reen Mount				Rte. 50/				Total
Section Sect	-		58 Corridor		Medical	0	entral Park	Sco	tt Troy Rd.	Ö	entral City		TIF
Sects	Assets		TIF		TIF		TIF	1	TIF		TIF		Fund
sects from of Recources from o	Cash and cash equivalents Receivables, net	S		S	ı	99	6,334	S	143,484	s	15,238	S	165,056
Section of Resources sead Deferred of Resources sead Problems	Taxes				470,045		615,094		363,181		115,520		,563,840
S 19,684 S	Corter Total Assets		1 1		470,045		621,428		506,665		130,758	J	1,728,896
S 19,684 S	Deferred Outflows of Resources		1										
Fighe fight state of the state	Total Assets and Deferred Outflows of Resources	4		×	470,045	. 11	621,428	8	506,665	89	130,758	55	1,728,896
vable funds S 19684 S 1964 S 1968 state S 103,200 S 103,896 S	Liabilities	4											
ersources - property taxes - 4,366,360	Accounts payable Due to other funds	69	i.	S	19,684	69	1,964	55	143,931	69	376	S	165,955
esources property taxes resources - property taxes ms dvances ms dvances c. c. (4,366,360) (81,084) (41,139) (88,658) (15,084) (41,139) (88,658) (15,084) (41,139) (14,139) (14,139) (165,086) (165,094)	Total Liabilities		1		4,366,360		87,418		184,623		103,520		4,576,342
resources - property taxes e.	Deferred Inflows of Resources												
ms defences erune fund and Balances files, Deferred Inflows files,	Unavailable resources - property taxes		-)		470,045		615,094		363,181		115,520		1,563,840
(4,366,360) (81,084) (41,139) (88,658) - (4,366,360) (81,084) (41,139) (88,658) - (4,366,360) (81,084) (81,084) (88,658)	Fund Balance												
(4,366,360) (81,084) (41,139) (88,658) - (4,366,360) (81,084) (41,139) (88,658) - (4,366,360) (81,084) (81,084) (88,658)	Nonspendable:												
- (4,366,360) (81,084) (41,139) (88,658) - (4,366,360) (81,084) (41,139) (88,658) - (4,366,360) (81,084) (41,139) (88,658)	Prepaid items		1.0		- 1		,						
- (4,366,360) (81,084) (41,139) (88,658) - (4,366,360) (81,084) (41,139) (88,658) - (4,366,360) (81,084) (41,139) (88,658)	Interfund advances		•										
- (4,366,360) (81,084) (41,139) (88,658) - (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) - (4,366,360) (81,084) (41,139) (88,658)	Debt service		- 1				1						
- (4,366,360) (81,084) (41,139) (88,658) - (4,366,360) (81,084) (41,139) (88,658) - (4,366,360) (81,084) (41,139) (88,658)	Special revenue fund										r		
- (4,366,360) (81,084) (41,139) (88,658) - (4,366,360) (81,084) (41,139) (88,658)	Unassigned:												
- (4,366,360) (81,084) (41,139) (88,658) (88,658) (81,084) (41,139) (88,658	General fund		4		(4 366 360)		(81 084)		1001 1301		1007 007		
8 470 045 \$ 474 478 \$ 504 478 \$ 505 478 \$ 505 478 \$ 505 478 \$ \$	Total Fund Balances			Ц	(4,366,360)	$\ \ $	(81,084)		(41,139)		(88,658)		(4,577,241)
\$ 470.045 \$ 851.478 \$ 805.055 \$	Total Liabilities, Deferred Inflows												
	of Resources, and Fund Balances	50		S	470.045	9	801 428	9	506 665	9	025.051	6	

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	15	158 Corridor TIF	Gre	Green Mount Medical TIF	<u>ి</u>	Central Park TIF	Sco	Rte. 50/ Scott Troy Rd. TIF	ŭ	Central City TIF		Total TIF Fund
raxes: Property Intergovernmental receipts:	9	372,300	€9	137,803	69	607,743	€9	345,171	69	28,908	69	-
Grants		1		28,848		i						28 848
Investment income		282		55		245		139		11		737
Miscellaneous revenues and reimbursements Total Revenues		377 587		31,790		1,000				2,000		34,790
Fyrandiftrac		796776		170,490		608,988		345,310		30,919		1,556,295
Current:												
Highways and streets												
Tax increment financing		304.817		645		203 026		144 694		2 760		
Capital outlay		457,518		1		390,371		200 003		201,0		1046,951
Debt service:								60000		200		1,049,130
Principal		æ				- 1						
Interest and fiscal charges				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		ì		•		Ģ.		•		-		1
Total Other Finners		1		(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)	8	15,591	S	(377)	65	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)	S	(41,139)	S	(88,658)	S	\$ (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 Name: City of OFallon

TIF District: TIF #4 Rte 50/Scott Troy Rd

INTERGOVERNMENTAL AGREEMENTS FY 2019

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)]

Name of Agreement	Description of Agreement	Amount Transferred Out	Amount Received
O'Fallon Community School	Provide for certain surplus declaration	\$ 93,626.00	
District #90 and O'Fallon	annually to be distributed to all taxing		
Township High School	bodies including O'Fallon Community		
District #203	School District #90 and O'Fallon Township		
	High School Discrict #203		
		+	
		+	
		+	
		+	