

STATE OF ILLINOIS  
COMPTROLLER  

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SUSANA A. MENDOZA

Name of Municipality: O'Fallon Reporting Fiscal Year: 2021  
County: St. Clair Fiscal Year End: 4 / 30 /2021  
Unit Code: 088/110/30

**FY 2021 TIF Administrator Contact Information**

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

I attest to the best of my knowledge, that this FY 2021 report of the redevelopment project area(s) in the City/Village of: **O'Fallon** 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.].

Written signature of TIF Administrator

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**

[illegible]

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\*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 2021**

<b>Name of Redevelopment Project Area (below):</b>  <div style="text-align: center; padding: 10px;">TIF #3 Central Park</div>	Retail/other commercial
<b>Primary Use of Redevelopment Project Area*:</b>	
* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
<b>If "Combination/Mixed" List Component Types:</b>	
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b> <div style="display: flex; justify-content: space-between; align-items: center;"> <span>Tax Increment Allocation Redevelopment Act</span> <span><u>X</u></span> </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <span>Industrial Jobs Recovery Law</span> <span>_____</span> </div>	

**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)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
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)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	X	
Were there any reports <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)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>	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)] <b>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).</b>	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)] <b>If attachment I is yes, then Analysis <u>MUST</u> be attached and (labeled Attachment J).</b>	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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		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)] <b>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).</b>		X

<p>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)]</p> <p><b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b></p>		X
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**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 2021**

**TIF #3 Central Park**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (62,840)

<b>SOURCE of Revenue/Cash Receipts:</b>	<b>Revenue/Cash Receipts for Current Reporting Year</b>	<b>Cumulative Totals of Revenue/Cash Receipts for life of TIF</b>	<b>% of Total</b>
Property Tax Increment	\$ 743,437	\$ 3,769,482	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest		\$ 245	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources		\$ 2,000	0%
			0%

All Amount Deposited in Special Tax Allocation Fund \$ 743,437

Cumulative Total Revenues/Cash Receipts \$ 3,771,727 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 479,517

Transfers to Municipal Sources \$ -

Distribution of Surplus \$ 223,016

Total Expenditures/Disbursements \$ 702,533

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 40,904

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ (21,936)

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

**Previous Year Explanation:**

FY 2021

**TIF NAME:**

### TIF #3 Central Park

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND**  
(by category of permissible redevelopment project costs )

**PAGE 1**

[illegible]

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
Per inter-governmental agreement - Central School District	36,372	
		\$ 36,372
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

## 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		\$ 479,517



**FY 2021**

**TIF NAME:**

### TIF #3 Central Park

**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 2021**

**TIF NAME:**

**TIF #3 Central Park**

**FUND BALANCE BY SOURCE**

\$ (21,936)

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

<b>Total Amount Designated for Obligations</b>	\$ -	\$ -
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**2. Description of Project Costs to be Paid**

Menards Redevelopment Agreement		\$ 1,330,361
Parkway Lakeside Apartments Redev Agreement		\$ 16,989
Central Park Retail Center Redev Agreement		\$ 382,679
CREI Redevelopment Agreement		\$ 922,762
Fairfield Inn		\$ 2,440,000
Richland Creek		\$ 5,360,000
Due to General Fund for TIF related expenses		\$ -

<b>Total Amount Designated for Project Costs</b>	\$ 10,452,791
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<b>TOTAL AMOUNT DESIGNATED</b>	\$ 10,452,791
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<b>SURPLUS/(DEFICIT)</b>	\$ (10,474,727)
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**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

**FY 2021**

**TIF NAME:**

**TIF #3 Central Park**

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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (8):	
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 2021**

**TIF Name:**

**TIF #3 Central Park**

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':**

<b>1. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.</b>	
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<b>2. The Municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)</b>	<b>X</b>
<b>2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:</b>	<b>9</b>

LIST <b>ALL</b> projects undertaken by the Municipality Within the Redevelopment Project Area:			
<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ 81,714,461	\$ 5,000,000	\$ 91,554,461
Public Investment Undertaken	\$ 2,383,738	\$ 494,489	\$ 12,836,529
Ratio of Private/Public Investment	34 7/25		7 9/68

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Menards**

Private Investment Undertaken (See Instructions)	\$ 23,700,000	\$ -	\$ 23,700,000
Public Investment Undertaken	\$ 1,939,456	\$ 310,000	\$ 3,269,817
Ratio of Private/Public Investment	12 11/50		7 1/4

**Project 2\*: Parkway Lakeside Apartments**

Private Investment Undertaken (See Instructions)	\$ 44,461	\$ -	\$ 44,461
Public Investment Undertaken	\$ 25,064	\$ 16,989	\$ 42,053
Ratio of Private/Public Investment	1 65/84		1 2/35

**Project 3\*: Central Park Retail Center**

Private Investment Undertaken (See Instructions)	\$ 1,595,000	\$ -	\$ 1,595,000
Public Investment Undertaken	\$ 101,580	\$ 17,500	\$ 484,259
Ratio of Private/Public Investment	15 40/57		3 5/17

**Project 4\*: CREI**

Private Investment Undertaken (See Instructions)	\$ 8,900,000	\$ -	\$ 8,900,000
Public Investment Undertaken	\$ 317,638	\$ 65,000	\$ 1,240,400
Ratio of Private/Public Investment	28 1/52		7 7/40

**Project 5\*: Fairfield Inn**

Private Investment Undertaken (See Instructions)	\$ 8,000,000	\$ -	\$ 8,000,000
Public Investment Undertaken	\$ -	\$ 60,000	\$ 2,440,000
Ratio of Private/Public Investment	0		3 17/61

**Project 6\*: Shops at Richland Creek**

Private Investment Undertaken (See Instructions)	\$ 20,000,000	\$ 5,000,000	\$ 29,840,000
Public Investment Undertaken	\$ -	\$ 25,000	\$ 5,360,000
Ratio of Private/Public Investment	0		5 38/67

**Project 7\*: Drake's restaurant**

Private Investment Undertaken (See Instructions)	\$ 1,300,000	\$ -	\$ 1,300,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 8\*: Serra Honda**

Private Investment Undertaken (See Instructions)	\$ 75,000	\$ -	\$ 75,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 9\*: Keystone Place**

Private Investment Undertaken (See Instructions)	\$ 18,100,000	\$ -	\$ 18,100,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 10\*:**

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

**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

**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

**Project 16\*:**

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

**Project 17\*:**

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

**Project 18\*:**

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

**Project 19\*:**

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

**Project 20\*:**

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

**Project 21\*:**

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

**Project 22\*:**

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

**Project 23\*:**

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

**Project 24\*:**

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

**Project 25\*:**

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 2021

TIF NAME: TIF #3 Central Park

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
5/7/2012	\$ 460,496	\$ 11,203,241

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	\$ 30,308
SWIC District #522	\$ 12,655
Central School District #104	\$ 87,864
O'Fallon High School District #203	\$ 61,059
Library of O'Fallon	\$ 4,639
Caseyville Road	\$ 2,796
Caseyville Township	\$ 2,887
City of O'Fallon	\$ 20,807
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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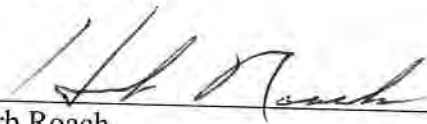
Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	



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, 2020 – April 30, 2021).

10/26/2021  
Date

  
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, 2020- April 30, 2021).

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.

10-26-2021  
Date

Terry L. Bruckert  
Signature

TIF 3 – Central Park  
City of O'Fallon  
St. Clair County, Illinois

STATEMENT OF ACTIVITIES TO FURTHER  
OBJECTIVES OF THE REDEVELOPMENT PLAN

Year Ended April 30, 2021

- The Fairfield Inn opened October 2020.
- Drake's restaurant opened November 2020.
- Construction has continued this year at The Shops at Richland Creek. The first retail shop opened in January 2021; Chicken Salad Chick. Other shops that opened prior to April 30 include Wing Stop, Smoothie King, and Taco Bell. Other retail shops will continue to open next year as construction is completed. This includes Five Guys, European Wax Center, Total Access Urgent Care, Discount Tire, Tidal Wave Carwash, Burger King, Popeyes and No Leash Needed.
- Serra Honda completed construction of a parking lot on property they currently own as parking space storage for the existing dealership.
- Keystone Place at Richland Creek is a senior living facility constructed on a 4.9-acre site that was previously approved for a retail center and restaurant but was never constructed. Keystone Place offers three different unit types including independent living units, assisted living units, and memory care units. The facility opened November 2020. There is no agreement for public funding to be used on this project.

Year Ended April 30, 2020

- Construction is underway for the Fairfield Inn.
- Construction began on Drake's restaurant that features great burgers and sushi. There is no agreement for public funding to be used on this project.
- Commercial Real Estate Investors, LP has new tenants in the building that was vacated by Gander Mountain. Northern Tool is a retailer of tools and equipment for the do-it-yourselfer and professional, and Club Fitness Gym have taken residence in the empty building.
- The city rezoned approximately 13 acres that are currently vacant and used for agricultural purposes for Serra Honda to construct two automotive dealership buildings with display lots and ancillary vehicle service and repair. The site will be developed in two phases. Phase 1 includes a 471-parking space storage lot for the existing dealership and the 2<sup>nd</sup> phase includes the development of the dealerships with 1,068 vehicle display parking spaces. The developer has begun site grading.
- Redevelopment agreement with Central Park Plaza Condominiums has been terminated.
- The City has entered into a TIF redevelopment agreement with O'Fallon Investment Partners, LLC, an Illinois limited liability company to construct a retail center to be known as The Shops at Richland Creek. The improvements include but are not limited to the construction/reconstruction/relocation of utilities, parking lot, curbs, street improvements and landscaping, storm water detention and drainage and other infrastructure improvements. The agreement provides for reimbursing the developer a maximum sum of \$5,360,000. The source of paying such costs will be from 50% of the tax increment generated by the subject property. The remaining tax increment generated will be passed through to the taxing bodies per two intergovernmental agreements: 20% to a local school district and 30% to all affected taxing bodies.

Year Ended April 30, 2019

- The City has entered into a TIF redevelopment agreement with Central Park Lodging, an Illinois limited liability company. The City has contracted with the developer to construct a 50,000 square foot hotel with 108 rooms. The improvements will include support facilities such as utilities, street improvements, a parking lot and other necessary infrastructure. The agreement provides for reimbursing the developer a maximum sum of \$2,440,000. The source of paying such costs will be from 50% of the tax increment generated by the subject property. The remaining tax increment generated will be passed through to the taxing bodies per two intergovernmental agreements: 20% to a local school district and 30% to all affected taxing bodies.

Year Ended April 30, 2018

- The building has been vacant since Gander Mountain closed in September 2017. The developer is looking for a new tenant.
- Based on the results of traffic studies, it has been determined that extension of Ashland Ave will not be pursued.

Year Ended April 30, 2017

- The city has retained a traffic engineering firm and a civil engineering firm to undertake traffic studies and to begin design of improvements to the extension of Ashland Avenue.

Year Ended April 30, 2016

- Construction of the retail center is complete and the tenant, Gander Mountain, opened May 2015.

Year Ended April 30, 2015

- The city entered into a TIF redevelopment agreement with Commercial Real Estate Investors to construct a 61,000 square retail center. Development will include but is not limited to construction/reconstruction/relocation of utilities, parking lot, curbs, street improvements and landscaping, storm water detention and drainage and other infrastructure improvements. The agreement provides for reimbursing the developer a maximum sum of \$1,240,400. The source of paying such costs will be from 50% of the tax increment generated by the subject property. The remaining tax increment generated will be passed through to the taxing bodies per two intergovernmental agreements: 20% to a local school district and 30% to all affected taxing bodies.

Year Ended April 30, 2014

- No additional activities occurred this fiscal year.

Year Ended April 30, 2013

- Construction of Menards is underway and 95% complete.
- Construction of Greenmount Retail Center is complete, and the tenants include a restaurant, fast food chain and optometry facility.

Year Ended April 30, 2012

- The city entered into a TIF redevelopment agreement with Menards, a retail hardware store, to design, engineer, manage, and construct drives, sidewalks, sanitary sewer extensions, and other improvements. The agreement provides for reimbursing the developer a maximum sum of \$4,900,000. The source of paying such costs will be from 70% of the tax increment generated by the subject property. Per the intergovernmental agreement, the remaining tax increment revenue is passed through to the affected taxing bodies.

- The City entered into a TIF redevelopment agreement with Parkway Lakeside Apartment Homes LLC, a Missouri limited liability company, to handle general repairs and maintenance in the floodway area. This includes but is not limited to grass cutting, installation and maintenance of a natural path, tree trimming, and removal of dead animals. The agreement provides for reimbursing the developer a maximum sum of \$230,000 (not to exceed \$10,000 per year). The City agrees to apply enough of the tax increment revenue generated from the entire redevelopment project area to pay reimbursable costs incurred by the developer.
- The city entered into a TIF redevelopment agreement with Greenmount Retail Center LLC to construct a 9,800 square foot retail center to be known as the Central Park Retail Center. The improvements include but are not limited to the construction/reconstruction/relocation of utilities, parking lot, curbs, street improvements and landscaping, storm water detention and drainage and other infrastructure improvements. The agreement provides for reimbursing the developer a maximum sum of \$490,744. The source of paying such costs will be from 50% of the tax increment generated by the subject property. The remaining tax increment generated will be passed through to the taxing bodies per two intergovernmental agreements: 20% to a local school district and 30% to all affected taxing bodies.
- The City entered into a TIF redevelopment agreement with Central Park Plaza Condominiums LLC, a Missouri limited liability company, to handle site preparation, site improvement, mine remediation, construction of public works or improvements and water lines. The agreement provides for reimbursing the developer a maximum sum of \$1,250,000. The source of paying such costs will be from 50% of the tax increment generated by the subject property. The remaining tax increment generated will be passed through to the taxing bodies per two intergovernmental agreements: 20% to a local school district and 30% to all affected taxing bodies.

## CITY OF O'FALLON, ILLINOIS

## COMBINING BALANCE SHEET - TAX INCREMENT FINANCING (TIF) FUNDS

April 30, 2021

	Green Mount Medical TIF	Central Park TIF	Rt. 50/ Scott Troy Rd TIF	Central City TIF	Total
<b>ASSETS</b>					
Cash and cash equivalents	\$ -	\$ 27,216	\$ -	\$ 52,043	\$ 79,259
Receivables, net:					
Taxes	827,988	851,663	368,904	162,836	2,211,391
Other	-	-	-	-	-
<b>Total assets</b>	<u>827,988</u>	<u>878,879</u>	<u>368,904</u>	<u>214,879</u>	<u>2,290,650</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
None	-	-	-	-	-
<b>Total assets and deferred     outflows of resources</b>	<u>827,988</u>	<u>878,879</u>	<u>368,904</u>	<u>214,879</u>	<u>2,290,650</u>
<b>LIABILITIES</b>					
Accounts payable	46	49,152	46	728	49,972
Due to other funds		-	15,793	-	15,793
Advances from other funds	4,750,087	-	-	-	4,750,087
<b>Total liabilities</b>	<u>4,750,133</u>	<u>49,152</u>	<u>15,839</u>	<u>728</u>	<u>4,815,852</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Unavailable resources - property taxes	827,988	851,663	368,904	162,836	2,211,391
<b>Total liabilities and deferred     inflows of resources</b>	<u>5,578,121</u>	<u>900,815</u>	<u>384,743</u>	<u>163,564</u>	<u>7,027,243</u>
<b>FUND BALANCES</b>					
Restricted					
Tax increment financing	-	-	-	51,315	51,315
Unassigned (Deficit)	(4,750,133)	(21,936)	(15,839)	-	(4,787,908)
<b>Total fund balances</b>	<u>(4,750,133)</u>	<u>(21,936)</u>	<u>(15,839)</u>	<u>51,315</u>	<u>(4,736,593)</u>
<b>Total liabilities, deferred inflows     of resources, and fund balances</b>	<u>\$ 827,988</u>	<u>\$ 878,879</u>	<u>\$ 368,904</u>	<u>\$ 214,879</u>	<u>\$ 2,290,650</u>

**CITY OF O'FALLON, ILLINOIS**

**COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES - TIF FUNDS**

For the Year Ended April 30, 2021

	<b>Green Mount Medical TIF</b>	<b>Central Park TIF</b>	<b>Rte 50/ Scott Troy Rd TIF</b>	<b>Central City TIF</b>	<b>Total</b>
<b>REVENUES</b>					
Taxes:					
Property	\$ 484,224	\$ 743,437	\$ 373,610	\$ 136,723	\$ 1,737,994
Total revenues	484,224	743,437	373,610	136,723	1,737,994
<b>EXPENDITURES</b>					
Current:					
Tax increment financing	229	702,533	358,789	84,783	1,146,334
Total expenditures	229	702,533	358,789	84,783	1,146,334
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	483,995	40,904	14,821	51,940	591,660
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers out	(843,338)	-	-	-	(843,338)
Total other financing sources (uses)	(843,338)	-	-	-	(843,338)
<b>NET CHANGE IN FUND BALANCE</b>	(359,343)	40,904	14,821	51,940	(251,678)
<b>FUND BALANCE (DEFICIT), MAY 1</b>	(4,390,790)	(62,840)	(30,660)	(625)	(4,484,915)
<b>FUND BALANCE (DEFICIT), APRIL 30</b>	<u>\$ (4,750,133)</u>	<u>\$ (21,936)</u>	<u>\$ (15,839)</u>	<u>\$ 51,315</u>	<u>\$ (4,736,593)</u>



**CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS**  
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## **INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE**

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

We have examined management's assertion that the City of O'Fallon, Illinois (the City), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2021 for the Green Mount Medical Campus TIF Fund, the Central Park TIF Fund, the Route 50/Scott Troy Road TIF Fund, and the Central City TIF Fund. Management is responsible for the City's assertion. Our responsibility is to express an opinion on management's assertion about the City's compliance with specific requirements based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the City's compliance with the specified requirements.

In our opinion, management's assertion that the City complied with the aforementioned requirements for the year ended April 30, 2021, is fairly stated in all material respects.

This report is intended solely for the information and use of the Mayor, City Council, management of the City, the Illinois State Comptroller's Office and the Joint Review Boards and is not intended to be and should not be used by anyone other than these specified parties.

*Sikich LLP*

Springfield, Illinois  
 October 27, 2021

## INTERGOVERNMENTAL AGREEMENTS

### FY 2021

[illegible]