

STATE OF ILLINOIS  
COMPTROLLER  

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SUSANA A. MENDOZA

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

**FY 2021 TIF Administrator Contact Information**

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

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.].

Sandra M Evans

10/26/2021  
Date

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>  <p style="text-align: center;"><b>TIF #2 Green Mount Medical Campus</b></p>	Central business district
<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><u>          </u></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>	<p>X</p>	
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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 #2 Green Mount Medical Campus**Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (4,390,790)

<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	\$ 484,224	\$ 1,235,829	12%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest		\$ 55	0%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 7,447,416	72%
Transfers from Municipal Sources		\$ 1,682,997	16%
Private Sources			0%
			0%

All Amount Deposited in Special Tax Allocation Fund \$ 484,224Cumulative Total Revenues/Cash Receipts \$ 10,366,297 100%Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 843,568Transfers to Municipal Sources \$ -Distribution of Surplus Total Expenditures/Disbursements \$ 843,568Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (359,343)Previous Year Adjustment (Explain Below) \$ -**FUND BALANCE, END OF REPORTING PERIOD\*** \$ (4,750,133)

\* 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 #2 Green Mount Medical Campus

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

**PAGE 1**

[illegible]



[illegible]

PAGE 2

[illegible]

9. Financing costs.		
Interest on GO bonds - mine remediation	149,685	
Interest on GO bonds - roadwork	75,415	
UMB - debt service fee	318	
Transferred outstanding due to balance from debt service fund	307,921	
		\$ 533,339

[illegible][illegible][illegible]



## 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		\$ 843,568



**FY 2021**

## TIF #2 Green Mount Medical Campus

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 #2 Green Mount Medical Campus**

**FUND BALANCE BY SOURCE**

\$ (4,750,133)

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		
G.O. Bond Series 2015 Roadwork (principal & interest)	\$ 3,185,520	\$ 2,798,180
G.O. Bond Series 2015 Mine Remediation (principal & interest)	\$ 6,844,782	\$ 5,446,580

<b>Total Amount Designated for Obligations</b>	\$ 10,030,302	\$ 8,244,760
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**2. Description of Project Costs to be Paid**

HSHS Redevelopment Agreements		\$ 15,100,000
Due to General Fund for TIF related expenses		\$ 3,890,659
Due to Enterprise Fund for TIF related expenses		\$ 859,428

<b>Total Amount Designated for Project Costs</b>	\$ 19,850,087
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<b>TOTAL AMOUNT DESIGNATED</b>	\$ 28,094,847
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<b>SURPLUS/(DEFICIT)</b>	\$ (32,844,980)
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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 #2 Green Mount Medical Campus**

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 #2 Green Mount Medical Campus**

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>10</b>

LIST <u>ALL</u> 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)	\$ 335,689,725	\$ 1,110,000	\$ 336,799,725
Public Investment Undertaken	\$ 12,783,540	\$ -	\$ 27,858,378
Ratio of Private/Public Investment	26 7/27		12 7/78

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Hospital Sisters Health System**

Private Investment Undertaken (See Instructions)	\$ 300,000,000		\$ 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 (Hampton Inn)**

Private Investment Undertaken (See Instructions)	\$ 7,800,000	\$ -	\$ 7,800,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 6\*: Medical Office Building (Cancer Care Specialists)**

Private Investment Undertaken (See Instructions)	\$ 7,532,000	\$ -	\$ 7,532,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0



**Project 7\*: Dewey's Pizza**

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	0		0

**Project 9\*: Show Me Hospitality (Tim Horton)**

Private Investment Undertaken (See Instructions)	\$ 1,050,000	\$ -	\$ 1,050,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 10\*: Medical Office Building (Dermatologists)**

Private Investment Undertaken (See Instructions)	\$ 2,000,000	\$ 1,110,000	\$ 3,110,000
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 #2 Green Mount Medical Campus

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
11/21/2011	\$ 674,093	\$ 11,118,197

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, 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 Bruckert  
Signature



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, 2021

- Metro East Dermatology broke ground November 2020. This is a one-story medical building approximately 12,500 square feet. There is no agreement for public funding to be used on this project.

Year Ended April 30, 2020

- The Hampton Inn opened March 2020.
- The Cancer Care Specialist medical building opened April 2020.

Year Ended April 30, 2019

- Construction is underway of the Hampton Inn. There is no agreement for public funding to be used on this project.
- Construction is underway of the medical office building proposed for Regency Park Drive. There is no agreement for public funding to be used on this project.
- 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. Tim Horton’s and Reliance Bank vacated the building and in late 2018, Lion’s Choice and Simmons Bank became the new tenants. There is no agreement for public funding to be used on this project.
- 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. There is no agreement for public funding to be used on this project.
- 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. There is no agreement for public funding to be used on this project.

Year Ended April 30, 2018

- Hospital Sisters Health System St Elizabeth’s hospital and medical office building opened November 2017.
- Greenmount Road improvements and landscape development were completed this year.
- The city completed streetlight improvements on Regency Park Drive to support the HSHS medical campus.
- 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. No activity has taken place as of this date.
- Green Mount Investment Enterprises LLC has entered an agreement with the property owner, Shelton Investments, to construct a medical office building on Regency Park Drive. The building proposed will have one floor for a total of 30,882 sq foot.

Year Ended April 30, 2017



- During the fiscal year HSHS has continued work on site construction, drainage work and utility infrastructure.
- Greenmount Road improvements and landscape development continued this fiscal year.

Year Ended April 30, 2016

- During the fiscal year HSHS finished mine mitigation, and started site construction, drainage work and utility infrastructure.
- The City issued General Obligation bonds to fund the mine remediation and Greenmount Road improvements. The city was also awarded a state grant from the Economic Development Program for the road improvements.
- The city retained an architect to begin landscape designs to compliment the road improvements.
- The City also retained land acquisition services for right of way negotiations.
- The city retained an engineering firm to begin design on street lighting improvements to support the HSHS medical campus.
- The Greenmount Development Corp, 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 feet of office and light retail space.

Year Ended April 30, 2015

- HSHS began mine mitigation, site construction, and drainage work.

Year Ended April 30, 2014

- Hospital Sisters Health System (HSHS) previously entered into a redevelopment agreement with the city to build a new hospital and medical office building complex within the redevelopment project area. During the fiscal year, HSHS has initiated exploratory testing of the site.
- The city retained a traffic engineering firm and a civil engineering firm to undertake traffic studies and to begin design of road improvements to Greenmount Road in support of the HSHS medical campus development project.



## 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**  
*Members of American Institute of Certified Public Accountants*

3201 W. White Oaks Dr., Suite 102  
 Springfield, IL 62704  
 217.793.3363

**SIKICH.COM**

## **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