

**FY 2016
ANNUAL TAX INCREMENT FINANCE
REPORT**



**STATE OF ILLINOIS
COMPTROLLER
LESLIE GEISSLER MUNGER**

Name of Municipality: O'Fallon Reporting Fiscal Year: **2016**
County: St Clair Fiscal Year End: **4/30/2016**
Unit Code: 088/110/30

TIF Administrator Contact Information

First Name: Sandra Last Name: Evans
Address: 255 S. Lincoln Title: Director of Finance
Telephone: 618-624-4500 ext 8723 City: O'Fallon Zip: 62269
E-mail: sevens@ofallon.org
Mobile: _____ required _____
Mobile: _____ Best way to ☒ Email _____ Phone _____
Provider: _____ contact ☐ Mobile ☐ Mail _____

I attest to the best of my knowledge, this report of the redevelopment project areas in: City of O'Fallon
is complete and accurate at the end of this reporting Fiscal year under 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.]

Sandra Evans 12-13-16
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

Name of Redevelopment Project Area	Date Designated	Date Terminated
TIF #1 - 158 Corridor (Rasp Farm)	6/19/1995	
TIF #2 - Green Mount Medical Campus Redevelopment Area	11/21/2011	
TIF #3 - Central Park Redevelopment Area	5/7/2012	
TIF #4 - Rte 50/Scott Troy Road	4/20/2015	
TIF #5 - Central City	6/1/2015	

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

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

FY 2016

Name of Redevelopment Project Area:	TIF #1 - 158 Corridor (Rasp Farm)
Primary Use of Redevelopment Project Area*:	Combination/Mixed
If "Combination/Mixed" List Component Types:	Other commercial/Retail
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <u> X </u>	Industrial Jobs Recovery Law <u> </u>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A		X
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes 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)] If yes, please enclose the Joint Review Board Report labeled Attachment H	X	
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits from any source equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only, not actual agreements labeled Attachment M	X	

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

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

Provide an analysis of the special tax allocation fund.

FY 2016

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

Fund Balance at Beginning of Reporting Period

\$ (519,591)

Revenue/Cash Receipts Deposited in Fund During Reporting FY16:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 379,037	\$ 4,617,609	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 158	\$ 17,188	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

*must be completed where current or prior year(s) have reported funds

**Total Amount Deposited in Special Tax Allocation
Fund During Reporting Period**

\$ 379,195

Cumulative Total Revenues/Cash Receipts

\$ 4,634,797 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 1,078

Distribution of Surplus

\$ -

Total Expenditures/Disbursements

\$ 1,078

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS

\$ 378,117

FUND BALANCE, END OF REPORTING PERIOD*

\$ (141,474)

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

SURPLUS*/(DEFICIT)(Carried forward from Section 3.3)

\$ (1,391,474)

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

FY 2016

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

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

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. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Legal fees	135	
Consulting	943	
		\$ 1,078
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly: property acquisition, building demolition, site preparation and environmental site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)		
		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		\$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -

SECTION 3.2 A

PAGE 2

7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)

\$ -

8. Financing costs related to obligations issued by the municipality. Subsection (q) (6) and (o)(8)

\$ -

9. Approved taxing district's capital costs. Subsection (q)(7) and (o)(9)

\$ -

10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY

\$ -

11. Relocation costs. Subsection (q)(8) and (o)(10)

\$ -

12. Payments in lieu of taxes as defined in Subsections 11-74.43(m) and 11-74.6-10(k). Subsection (q)(9) and (o)(11)

\$ -

13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)

\$ -

SECTION 3.2 A		
PAGE 3		
14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 1,078

Section 3.2 B

FY 2016

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

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

 X There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

[illegible]

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

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

FY 2016

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

FUND BALANCE, END OF REPORTING PERIOD

\$ (141,474)

Amount of Original Issuance	Amount Designated
--------------------------------	-------------------

1. Description of Debt Obligations

N/A		

Total Amount Designated for Obligations

\$ - \$ -

2. Description of Project Costs to be Paid

158 Corridor Agreement (Rasp Farm)		\$ 1,250,000

Total Amount Designated for Project Costs

\$ 1,250,000

TOTAL AMOUNT DESIGNATED

\$ 1,250,000

SURPLUS*/(DEFICIT)

\$ (1,391,474)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

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

FY 2016

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

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

 X **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 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

PAGE 1

FY 2016

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

*Page 1 is to be included with TIF Report. Pages 2-3 are to be included **ONLY** if projects are listed.**Box below must be filled in with either a check or number of projects, not both**Check if **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area: _____**ENTER** total number of projects undertaken by the Municipality Within the Redevelopment Project Area _____ 3 _____ and list them in detail below*.

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 10,453,239	\$ 500,000	\$ 13,353,239
Public Investment Undertaken	\$ 4,292,396	\$ 1,250,000	\$ 8,568,607
Ratio of Private/Public Investment	2 37/85		1 43/77

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE

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

Project 2:

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

Project 3:

RASP FARM ADDITION			
Private Investment Undertaken (See Instructions)	\$ 5,100,000	\$ 500,000	\$ 8,000,000
Public Investment Undertaken	\$ 2,673,789	\$ 1,250,000	\$ 6,950,000
Ratio of Private/Public Investment	1 49/54		1 8/53

Project 4:

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

Project 5:

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

Project 6:

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

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

SECTION 6

FY 20156

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

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

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
6/19/1995	\$ 1,023,621	\$ 5,406,428

List all overlapping tax districts in the redevelopment project area.

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

☒ X 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

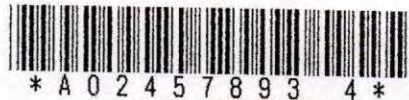
Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

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		

Piling
6/22/15



Attachment A

A02457893
MICHAEL T. COSTELLO
RECORDER OF DEEDS
ST. CLAIR COUNTY
BELLEVILLE, IL
06/19/2015 02:19:54PM
TOTAL FEE: \$34.25
PAGES: 4

CLERK'S CERTIFICATE

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

I, PHILIP A. GOODWIN, City Clerk for said City of O'Fallon, duly elected, qualified, and acting, and keeper of the records and seals thereof, do hereby certify the attached to be a true, complete, and correct copy of Ordinance No. 3866 duly passed by the City Council of the City of O'Fallon at a Regular meeting of said City Council on the 20th day of April 2015, as the said matter appears on file and of record in this office.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said City at my office in the City of O'Fallon, Illinois, this 17 day of JUNE 2015.

(SEAL)



PHILIP A. GOODWIN,
City Clerk
City of O'Fallon
St. Clair County, Illinois

ORDINANCE NO. 3866

**ORDINANCE APPROVING THE 2015
AMENDMENT TO THE CITY OF
O'FALLON TIF REDEVELOPMENT
PROJECT AREA NO. 1**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 5/11-74.4-1 et. seq., hereinafter referred to as the "Act", the City of O'Fallon (the "City") did on June 19, 1995 adopt Ordinances 1765, 1766 and 1767, which approved a Redevelopment Plan and Project (the "Plan"), designated a redevelopment project area and established tax increment financing for a specific area legally described therein and commonly referred to as the TIF No. 1 (the "Project Area"); and

WHEREAS, pursuant to the Act, the City amended the Plan and Project Area boundary by adding certain properties to the Project Area and making other such changes as deemed necessary; and

WHEREAS, it is now desirable and for the best interest of the citizens of the City to amend the Area boundaries by removing certain property and street rights-of-way from the Area in order to establish a new TIF redevelopment project area known as the Route 50/Scott-Troy Road Redevelopment Project Area; and

WHEREAS, subsection 11-74.4-5(c) of the Act provides that a redevelopment plan and redevelopment project area may be amended, provided that changes which do not:

- (1) add additional parcels of property to the proposed redevelopment project area;
- (2) substantially affect the general land uses proposed in the redevelopment plan;
- (3) substantially change the nature of the redevelopment project;
- (4) increase the total estimated redevelopment project costs set out in the re-development plan by more than 5% after adjustment for inflation from the date the plan was adopted;
- (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or,
- (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10,

Attachment A

may be made without further public hearing, and related notices and procedures including the convening of a joint review board as set forth in Section 11-74.4-6 of the Act, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing districts. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes; and

WHEREAS, the change to the Project Area boundary involves the removal of property and, therefore, may be made without further hearing and related notices and procedures:

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

- Section 1.** The area described in the attached Exhibit A is hereby removed from the TIF Area No. 1.
- Section 2.** The City Clerk is hereby directed to notify the County Clerk of this 2015 Amendment.
- Section 3.** The City Clerk is hereby directed, within 10 days from the date of passage and approval, give notice of the passage of this Ordinance by mail to each affected taxing district and registrant on the interested parties registry and publish said notice in the O'Fallon Progress, a newspaper of general circulation within the affecting taxing districts.
- Section 4.** All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
- Section 5.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

Passed by the City Council this 20th day of April 2015.


ATTEST:

(seal)

M.



Approved by the Mayor this 20th day
of April 2015.


Gary L. Graham, Mayor

ROLL CALL:	McCoskey	Meile	True	Albrecht	Mouser	Hagarty	Drolet	SUB TOTALS
Aye		X	X	X		X	X	5
Nay								0
Absent	X				X			2

[illegible]

Exhibit A

Area to be removed from City of O'Fallon TIF Redevelopment Project Area No. 1

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND PART OF THE NORTHEAST QUARTER OF SECTION 33 ALL IN TOWNSHIP 2 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "A" ON PAGE 263 IN THE RECORDER OF DEED'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD ON THE EASTERLY LINE OF "LAKEPOINTE CENTRE PROFESSIONAL PARK" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "95" ON PAGE 18 IN SAID RECORDER OF DEED'S OFFICE, FROM WHICH A CONCRETE R/W MONUMENT MARKING THE SOUTHEAST CORNER OF SAID "LAKEPOINTE CENTRE PROFESSIONAL PARK", BEARS SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST, 107.52 FEET; THENCE, NORTH 00 DEGREES 01 MINUTES 22 SECONDS WEST ON SAID EASTERLY LINE AND ITS EXTENSION, 1449.55 FEET TO A CONCRETE MONUMENT WHICH MARKS THE NORTHEAST CORNER OF "THE VILLAS AT LAKEPOINTE" AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK "97" ON PAGE 9 IN SAID RECORDER OF DEED'S OFFICE, SAID CONCRETE MONUMENT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VICTORY FREE WILL BAPTIST CHURCH BY DOCUMENT NUMBER A02143243 IN SAID RECORDER OF DEED'S OFFICE; THENCE, NORTH 71 DEGREES 49 MINUTES 19 SECONDS EAST ON THE SOUTHEASTERLY LINE OF SAID VICTORY FREE WILL BAPTIST CHURCH TRACT OF LAND, 248.61 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE, CONTINUING NORTH 71 DEGREES 49 MINUTES 19 SECONDS EAST ON SAID SOUTHEASTERLY LINE, 418.69 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WESTMORE DEVELOPMENT IN DEED BOOK 3083 ON PAGE 1042 IN SAID RECORDER OF DEED'S OFFICE; THENCE, NORTH 71 DEGREES 54 MINUTES 27 SECONDS EAST, 441.64 FEET; THENCE, SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, 599.83 FEET TO THE WEST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE, CONTINUING SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, 120.00 FEET TO THE EAST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE, SOUTHERLY FOLLOWING THE EAST R.O.W. LINE OF SCOTT-TROY ROAD UNTIL IT INTERSECTS THE NORTH R.O.W. LINE OF U.S. ROUTE 50; THENCE, SOUTHWESTERLY FOLLOWING THE NORTH R.O.W. LINE OF U.S. ROUTE 50, 157.00 FEET TO THE WEST R.O.W. LINE OF SCOTT-TROY ROAD; THENCE, CONTINUING ALONG SAID NORTH R.O.W. LINE OF U.S. ROUTE 50, SOUTH 56 DEGREES 40 MINUTES 06 SECONDS WEST, 941.00 FEET; THENCE, ALONG SAID NORTH R.O.W. LINE OF U.S. ROUTE 50 ALONG A CURVE HAVING A RADIUS POINT TO THE NORTH, A RADIAL DISTANCE OF 1877.08 FEET, A CHORD BEARING, SOUTH 57 DEGREES 11 MINUTES 53 SECONDS WEST, AND A CHORD DISTANCE OF 34.23 FEET; THENCE, NORTH 32 DEGREES 16 MINUTES 46 SECONDS WEST, 128.00 FEET; THENCE, ALONG A CURVE HAVING A RADIUS POINT TO THE NORTH, A RADIAL DISTANCE OF 1749.08 FEET, A CHORD BEARING, SOUTH 62 DEGREES 05 MINUTES 35 SECONDS WEST, AND A CHORD DISTANCE OF 266.70 FEET; THENCE, SOUTH 12 DEGREES 09 MINUTES 12 SECONDS EAST, 51.90 FEET; THENCE, SOUTH 77 DEGREES 46 MINUTES 09 SECONDS WEST ON THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS IN DEED BOOK 2680 ON PAGE 1156 IN SAID RECORDER OF DEED'S OFFICE, 289.17 FEET; THENCE, NORTH 00 DEGREES 38 MINUTES 08 SECONDS EAST, 666.02 FEET; THENCE, SOUTH 85 DEGREES 33 MINUTES 41 SECONDS EAST, 230.00 FEET; THENCE, NORTH 33 DEGREES 19 MINUTES 27 SECONDS WEST, 425.00 FEET; THENCE, NORTH 00 DEGREES 20 MINUTES 45 SECONDS WEST, 476.32 FEET TO THE POINT OF BEGINNING.

Parcel ID Numbers (PIN)

04-33.0-200-033
04-28.0-400-032
04-28.0-400-028
04-33.0-200-019
04-33.0-200-025
04-33.0-200-026 (partially removed from TIF 1)


Totaling approximately 47 acres, including existing public ROW (44 acres net of ROW).



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, Gary Graham, 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, 2015 – April 30, 2016).

12-13-16
Date


Gary Graham
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, 2015- April 30, 2016).

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.

12-14-16

Date

Terry Bruckert
Signature

City of O'Fallon
St. Clair County, Illinois

STATEMENT OF ACTIVITIES TO FURTHER
OBJECTIVES OF THE REDEVELOPMENT PLAN

Year Ended April 30, 2016

Williamsburg Center

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

Lakepoint Centre

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

Rasp Farm

The Rasp Farm property has been annexed into the City and purchased by a single developer. The developer has entered into a redevelopment agreement with the City to develop a new business park and to alleviate flooding problems. The developer has completed the development of a drainage system to correct the ongoing flooding issues on this and adjoining properties to the north. The developer plans to donate the drainage area and 15 acres of green space back to the City. The developer retained an engineering firm to undertake traffic studies and design the addition of a turn lane and traffic signal.

City of O'Fallon, Illinois
Combining Balance Sheet - TIF Funds
April 30, 2016

	158 Corridor TIF	Green Mount Medical TIF	Central Park TIF	Rte. 50/ Scott Troy Rd. TIF	Central City TIF	Total TIF Fund
Assets						
Cash and cash equivalents	\$ 395,119	\$ 3,440,783	\$ 232,492	\$ 7,229	\$ 69,095	\$ 4,144,718
Receivables, net						
Taxes	967,631	-	-	-	-	967,631
Other	-	11,016	-	-	-	11,016
Total Assets	<u>1,362,750</u>	<u>3,451,799</u>	<u>232,492</u>	<u>7,229</u>	<u>69,095</u>	<u>5,123,365</u>
Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 1,362,750</u>	<u>\$ 3,451,799</u>	<u>\$ 232,492</u>	<u>\$ 7,229</u>	<u>\$ 69,095</u>	<u>\$ 5,123,365</u>
Liabilities						
Accounts payable	\$ 1,013,061	\$ 730,806	\$ -	\$ -	\$ -	\$ 1,743,867
Due to other funds	-	1,416,303	235,799	40,394	90,555	1,783,051
Total Liabilities	<u>1,013,061</u>	<u>2,147,109</u>	<u>235,799</u>	<u>40,394</u>	<u>90,555</u>	<u>3,526,918</u>
Deferred Inflows of Resources						
Unavailable resources - property taxes	967,631	-	-	-	-	967,631
Unavailable resources - income taxes	-	-	-	-	-	-
Total Deferred Inflows of Resources	<u>967,631</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>967,631</u>
Fund Balance						
No spendable:						
Prepaid items	-	-	-	-	-	-
Interfund advances	-	-	-	-	-	-
Restricted:						
Debt service	-	-	-	-	-	-
Special revenue fund	(141,471)	1,004,849	(103,613)	(40,394)	(90,555)	628,816
Unassigned:						
General fund	-	-	-	-	-	-
Total Fund Balances	<u>(141,471)</u>	<u>1,004,849</u>	<u>(103,613)</u>	<u>(40,394)</u>	<u>(90,555)</u>	<u>628,816</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 1,839,221</u>	<u>\$ 3,151,958</u>	<u>\$ 132,186</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,123,365</u>

City of O'Fallon, Illinois
Combining Schedule of Revenue, Expenditures and Changes in Fund Balances - TIF Funds
For the year ended April 30, 2016

	158 Corridor TIF	Green Mount Medical TIF	Central Park TIF	Rte. 50/ Scott Troy Rd. TIF	Central City TIF	Total TIF Fund
Revenues						
Taxes:						
Property	\$ 379,037	\$ 15,326	\$ 394,301	\$ -	\$ -	\$ 788,664
Intergovernmental:						
Grants	-	61,839	-	-	-	61,839
Interest income	162	-	-	-	-	162
Total Revenues	379,199	77,165	394,301	-	-	850,665
Expenditures						
Highways and streets	-	197,581	-	-	-	197,581
Tax increment financing	736	110,224	123,693	(11,150)	15,145	238,648
Capital outlay	343	6,781,364	273,916	29,742	-	7,085,365
Debt service:						
Bond issuance costs	-	142,981	-	-	-	142,981
Total Expenditures	1,079	7,232,150	397,609	18,592	15,145	7,664,575
Excess (Deficiency) of Revenues over Expenditures	378,120	(7,154,985)	(3,308)	(18,592)	(15,145)	(6,813,910)
Other Financing Sources (Uses)						
Capital contributions	-	-	-	-	-	-
Proceeds from sale of capital assets	-	-	-	-	-	-
Proceeds from refunding bonds	-	-	-	-	-	-
Proceeds from refunding bonds - premium	-	-	-	-	-	-
Proceeds from general obligation bonds	-	7,125,000	-	-	-	7,125,000
Proceeds from general obligation bonds - premium	-	322,416	-	-	-	322,416
Debt service - principal	-	-	-	-	-	-
Transfers in from other funds	-	-	-	-	-	-
Transfers out to other funds	-	-	-	-	-	-
Total Other Financing Sources	-	7,447,416	-	-	-	7,447,416
Net Change in Fund Balance	\$ 378,120	\$ 292,431	\$ (3,308)	\$ (18,592)	\$ (15,145)	\$ 633,506
Fund Balance (Deficit), May 1	(519,591)	712,418	(100,305)	(21,802)	(75,410)	(4,690)
Fund Balance (Deficit), April 30	\$ (141,471)	\$ 1,004,849	\$ (103,613)	\$ (40,394)	\$ (90,555)	\$ 628,816



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, 2016, and have issued our report thereon dated December 8, 2016, which was qualified for not determining whether the annual pension costs for the Police Pension and Fire Pension are overstated or understated in accordance with U. S. generally accepted accounting principles, which require an asset or liability to be recorded in the government-wide statement of net position for the governmental activities based on the net pension liability or asset, which would change the expenses in the governmental activities. Also, the City has not determined a cost or liability for other post-employment benefit costs and the omission of the other post-employment benefits disclosures. The financial statements are the responsibility of management for the City of O'Fallon, Illinois. Our responsibility is to express opinions on the financial statements based on our audit.

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

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

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

A handwritten signature in dark ink that reads 'Stopp & VanHoy'.

Creve Coeur, Missouri
December 8, 2016