

Name of Municipality:	<u>O'Fallon</u>	Reporting Fiscal Year:	2017
County:	<u>St. Clair</u>	Fiscal Year End:	4/30/2017
Unit Code:	088/110/30		

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- required	sevans@ofallon.org				

Sandra McEvans

12-21-17

Date _____

[illegible]

*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 2017

Name of Redevelopment Project Area (below):	
TIF #1 - 158 Corridor (Rasp Farm)	
Primary Use of Redevelopment Project Area*:	Combination/Mix
<small>* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.</small>	
If "Combination/Mixed" List Component Types:	Other commercial
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	___X___
Industrial Jobs Recovery Law	_____

	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
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)] 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 the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement labeled Attachment I and Attachment J MUST be Yes	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)] If attachment I is yes, Analysis MUST be attached and labeled Attachment J	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) 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, 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		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	

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 2017****TIF NAME:**

TIF #1 - 158 Corridor (Rasp Farm)

Special Tax Allocation Fund Balance at Beginning of Reporting Period

\$ 872,028

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 349,733	\$ 4,967,342	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 440	\$ 17,628	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%

All Amount Deposited in Special Tax Allocation by source

\$ 350,173

Cumulative Total Revenues/Cash Receipts

\$ 4,984,970 100%

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

\$ 925,082

Distribution of Surplus**Total Expenditures/Disbursements**

\$ 925,082

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ (574,909)

FUND BALANCE, END OF REPORTING PERIOD*

\$ 297,119

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

[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.		
Developer reimbursement interest	31,004	
		\$ 31,004
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 925,082

Section 3.2 B

FY 2017

TIF NAME:

TIF #1 - 158 Corridor (Rasp Farm)

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 2017

TIF NAME:

TIF #1 - 158 Corridor (Rasp Farm)

FUND BALANCE BY SOURCE

\$ 297,119

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		

Total Amount Designated for Obligations	\$ -	\$ -
--	------	------

2. Description of Project Costs to be Paid

158 Corridor Agreement (Rasp Farm)		\$ 350,000

Total Amount Designated for Project Costs	\$ 350,000
--	------------

TOTAL AMOUNT DESIGNATED	\$ 350,000
--------------------------------	------------

SURPLUS/(DEFICIT)	\$ (52,881)
--------------------------	-------------

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

FY 2017

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.

Check here if no property was acquired by the Municipality within the
 X **Redevelopment Project Area.**

Property Acquired by the Municipality Within the Redevelopment Project Area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

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

PAGE 1

FY 2017

TIF Name:

TIF #1 - 158 Corridor (Rasp Farm)

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.Select **ONE** of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	3

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

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	\$ 5,217,478	\$ 350,000	\$ 8,568,907
Ratio of Private/Public Investment	2		1 43/77

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: 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		\$ 771,793
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	\$ 3,598,871	\$ 350,000	\$ 6,950,000
Ratio of Private/Public Investment	1 5/12		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 2017

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	\$ 1,036,363	\$ 5,515,649

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
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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:

--

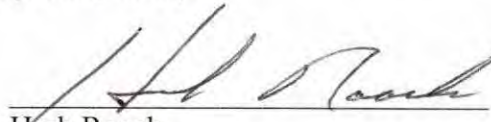
Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	



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, 2016 – April 30, 2017).

12/27/17
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, 2016- April 30, 2017). 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.

12-22-17
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, 2017

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. In preparation of constructing the turn lane, the developer demolished the existing building on the property site.

City of O'Fallon, Illinois
Combining Balance Sheet - TIF Funds
April 30, 2017

	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	\$ 665,238	\$ 2,894,335	\$ 21,164	\$ 197	\$ 2,125	\$ 3,583,059
Receivables, net						
Taxes	378,930	59,624	605,982	1,001	31,852	1,077,389
Other	-	44,415	-	-	-	44,415
Total Assets	1,044,168	2,998,374	627,146	1,198	33,977	4,704,863
Deferred Outflows of Resources	-	-	-	-	-	-
Total Assets and Deferred Outflows of Resources	<u>\$ 1,044,168</u>	<u>\$ 2,998,374</u>	<u>\$ 627,146</u>	<u>\$ 1,198</u>	<u>\$ 33,977</u>	<u>\$ 4,704,863</u>
Liabilities						
Accounts payable	\$ 368,119	\$ 311,930	\$ -	\$ -	\$ -	\$ 680,049
Due to other funds	-	2,587,961	128,497	40,663	123,520	2,880,641
Total Liabilities	368,119	2,899,891	128,497	40,663	123,520	3,560,690
Deferred Inflows of Resources						
Unavailable resources - property taxes	378,930	59,624	605,982	1,001	31,852	1,077,389
Fund Balance						
Nonspendable:						
Prepaid items	-	-	-	-	-	-
Interfund advances	-	-	-	-	-	-
Restricted:						
Debt service	-	-	-	-	-	-
Special revenue fund	297,119	38,859	(107,333)	(40,466)	(121,395)	66,784
Unassigned:						
General fund	-	-	-	-	-	-
Total Fund Balances	<u>297,119</u>	<u>38,859</u>	<u>(107,333)</u>	<u>(40,466)</u>	<u>(121,395)</u>	<u>66,784</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 1,044,168</u>	<u>\$ 2,998,374</u>	<u>\$ 627,146</u>	<u>\$ 1,198</u>	<u>\$ 33,977</u>	<u>\$ 4,704,863</u>

City of O'Fallon, Illinois
Combining Schedule of Revenue, Expenditures, and Changes in Fund Balances - Tax Increment Financing (TIF) Funds
For the year ended April 30, 2017

	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	\$ 349,733	\$ 68,281	\$ 532,647	\$ 132	\$ 7,202	\$ 957,995
Intergovernmental receipts:						
Grants	-	1,471,426	-	-	-	1,471,426
Investment income	440	-	-	-	-	440
Miscellaneous revenues and reimbursements	-	-	-	-	500	500
Total Revenues	<u>350,173</u>	<u>1,539,707</u>	<u>532,647</u>	<u>132</u>	<u>7,702</u>	<u>2,430,361</u>
Expenditures						
Current:						
Highways and streets	-	1,483,814	-	-	20,000	1,503,814
Tax increment financing	660	6,936	182,798	204	16,825	207,423
Capital outlay	924,422	3,165	353,569	-	-	1,281,156
Debt service:						
Principal	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-
Total Expenditures	<u>925,082</u>	<u>1,493,915</u>	<u>536,367</u>	<u>204</u>	<u>36,825</u>	<u>2,992,393</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(574,909)</u>	<u>45,792</u>	<u>(3,720)</u>	<u>(72)</u>	<u>(29,123)</u>	<u>(562,032)</u>
Other Financing Sources (Uses)						
Transfers in from other funds	-	-	-	-	-	-
Transfers out to other funds	-	-	-	-	-	-
Total Other Financing Sources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balance	\$ (574,909)	\$ 45,792	\$ (3,720)	\$ (72)	\$ (29,123)	\$ (562,032)
Fund Balance (Deficit), May 1 (restated)	<u>872,028</u>	<u>(6,933)</u>	<u>(103,613)</u>	<u>(40,394)</u>	<u>(92,272)</u>	<u>628,816</u>
Fund Balance (Deficit), April 30	<u>\$ 297,119</u>	<u>\$ 38,859</u>	<u>\$ (107,333)</u>	<u>\$ (40,466)</u>	<u>\$ (121,395)</u>	<u>\$ 66,784</u>



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, 2017, and have issued our report thereon dated October 3, 2017, which was qualified for not determining whether the annual pension costs for the Police Pension and Fire Pension are overstated or understated in accordance with U. S. generally accepted accounting principles, which require an asset or liability to be recorded in the government-wide statement of net position for the governmental activities based on the net pension liability or asset, which would change the expenses in the governmental activities. Also, the City has not determined a cost or liability for other post-employment benefit costs and the omission of the other post-employment benefits disclosures. The financial statements are the responsibility of management for the City of O'Fallon, Illinois. Our responsibility is to express opinions on the financial statements based on our audit.

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

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

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

Creve Coeur, Missouri
October 3, 2017