FY 2015 ANNUAL TAX INCREMENT FINANCE REPORT



STATE OF ILLINOIS COMPTROLLER LESLIE GEISSLER MUNGER

Name of Municipality:		O'Fallon	Reporting Fi	Reporting Fiscal Year:		
County:		St Clair	Fiscal Year	Fiscal Year End:		4/30/2015
Unit Code:		088/110/30				
		TIF Adı	ministrator Contact Info	ormation		
First Name:	Sandra		Last Name:	Evans		
Address:	255 S. Lin	coln	Title:	Director of Finance		
Telephone:	618-624-4	500 ext 8723	City:	OFallon	Zip:	62269
Mobile			E-mail- required	sevans@ofallon.org		
Mobile			Best way to	X Email	Pł	none
Provider			contact	Mobile	Ma	ail
is complete	and accura	ate at the end of this repo	of the redevelopment pro O'Fallon orting Fiscal year under th Jobs Recovery Law [65	he Tax Increment Alloc	ation Redeve	elopment Act
	0. 966* 2			10-23-15		
Written sign	ature of TII	= 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 DISTICT				
Name of Redevelopment Project Area	Date Designated	Date Terminated		
TIF #1 - 158 Corridor TIF District	6/19/1995			
TIF #2 - Green Mount Medical Campus Redevlopment Area	11/21/2011			
TIF #3 - Central Park Redevelopment Area	5/7/2012			
TIF #4 - Rte 50/Scott Troy Road	4/20/2015			

*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 <u>each</u> redevelopment project area listed in Section 1.] FY 2015

Name of Redevelopment Project Area:	TIF #2 Green Mount	
Primary Use of Redevelopment Project Area*: Central Business District		
If "Combination/Mixed" List Component Types:		
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	Х	
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		Х
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and		
5/11-74.6-22 (d) (4)]		
Please enclose the Legal Counsel Opinion labeled Attachment C		х
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		
n yes, please enclose the Activities of atement labeled Attachment D		х
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	х	
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	х	
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	Х	
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	Х	
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	Х	
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	х	
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	Х	
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	Х	
A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an		
accounting of any money transferred or received by the municipality during that fiscal year pursuant to		
those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]		
If yes, please enclose list only of the intergovernmental agreements labeled Attachment M * Types include: Central Business District, Betail, Other Commercial, Industrial, Besidential, and Combination	Х	

* 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 2015 TIF NAME: TIF #2 Green Mount

Fund Balance at Beginning of Reporting Period

\$ (99,014)

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Repo	orting Year	Cum	nulative*	% of Total
Property Tax Increment	\$	16,173	\$	16,173	100%
State Sales Tax Increment					0%
Local Sales Tax Increment					0%
State Utility Tax Increment					0%
Local Utility Tax Increment					0%
Interest					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%
Total Amount Deposited in Special Tax Allocation		t be comple s) have repo		where current o Funds	or prior
Total Amount Deposited in Special Tax Allocation	ć	16 172	1		
Fund During Reporting Period	\$	16,173	J		
Cumulative Total Revenues/Cash Receipts			\$	16,173	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$	216,523]		
Distribution of Surplus]		
Total Expenditures/Disbursements	\$	216,523]		
NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS	\$	(200,350)]		
FUND BALANCE, END OF REPORTING PERIOD* * if there is a positive fund balance at the end of the reporting period, you must c	\$ complet	(299,364) e Section 3.3			

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

\$ (22,799,205)

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

FY 2015 TIF NAME: TIF #2 Green Mount

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment cost, amounts expended during reporting period)

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
. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Legal fees	2,084	
Engineering fees	133,119	
Economic study	3,000	
Consulting fees	3,578	
Planning fees	22,821	
Transportation study	44,906	
Transportation study	11,000	
		\$ 209,509
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		\$ 209,508
		\$
3. Property assembly: property acquisition, building demolition, site preparation and environmental site improvement easts S_{ij} (a)(2) and (a)(2)		
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)		
Temporary tap	7,014	
		\$ 7,014
6.Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs		,-
Recovery TIFs ONLY		
		\$

SECTION 3.2 A		
PAGE 2		
 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)		Ψ -
		\$-
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)		
	1	
	1	
	+	\$ -
13. Costs of job training, retraining advanced vocational or career education provided by othe	r	φ -
taxing bodies. Subsection (q)(10) and (o)(12)		
	+	
	1	

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	
	\$ -
	Ψ
TOTAL ITEMIZED EXPENDITURES	\$ 216,523

Section 3.2 B

FY 2015 TIF NAME: TIF #2 Green Mount

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

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

Name	Service	Amount
CBB Transportation	Transportation engineering	\$ 44,906.30
Horner & Shifrin	Engineering fees	\$ 49,864.18
SWT Design	Planning consultants	\$ 22,821.16
Thouvenot, Wade & Moerchen	Engineering fees	\$ 83,254.67
mouvenot, wade & moerchen		 03,234.07

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 2015

TIF NAME: TIF #2 Green Mount

FUND BALANCE, END OF REPORTING PERIOD		\$	(299,364)
	Amount of Original Issuance	Amount D	esignated
1. Description of Debt Obligations			
N/A			
Total Amount Designated for Obligations	\$-	\$	
Total Amount Designated for Obligations	Ŷ	Ŷ	
2. Description of Project Costs to be Paid			
Infrastructure improvements, installation of light signal,		\$	22,200,000
construction of turn lane, mine remediation costs			,,
,			
Due to General Fund for TIF related expenses		\$	224,587
Due to Enterprise Fund for TIF related expenses		\$	75,255
Total Amount Designated for Project Costs		\$	22,499,841
TOTAL AMOUNT DESIGNATED		\$	22,499,841
I UTAL AWOUNT DESIGNATED		Ş	22,499,841
SURPLUS*/(DEFICIT)		\$	(22,799,205)
		ب	(22,133,203)

* 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 2015

TIF NAME: TIF #2 Green Mount

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 2015

TIF NAME: TIF #2 Green Mount

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 <u>MUST BE INCLUDED</u> WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED <u>ONLY IF</u> PROJECTS ARE LISTED ON THESE PAGES

ENTER total number of projects undertaken by the Mu	unicipality	Within the Redeve	elopm	ent Project Area		
and list them in detail below*.			•		1_	
			Est	imated Investment		
			for	Subsequent Fiscal	Tot	al Estimated to
TOTAL:	11	1/1/99 to Date		Year	Co	mplete Project
Private Investment Undertaken (See Instructions)	\$	40,000,000	\$	150,000,000	\$	300,000,000
Public Investment Undertaken	\$	315,537	\$	5,000,000	\$	22,500,000
Ratio of Private/Public Investment		126 53/69				13 1/3

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

HOSPITAL SISTERS HEALTH SYSTEM			
Private Investment Undertaken (See Instructions)	\$ 40,000,000	\$ 150,000,000	\$ 300,000,000
Public Investment Undertaken	\$ 315,537	\$ 5,000,000	\$ 22,500,000
Ratio of Private/Public Investment	126 53/69		13 1/3

Project 2:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0

Project 3:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0

Project 4:		
Private Investment Undertaken (See Instructions)		
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

PAGE	2
	-

Project 7:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Project 8:		
Private Investment Undertaken (See Instructions)		
Public Investment Undertaken		
Ratio of Private/Public Investment	0	0
Project 9:		
Private Investment Undertaken (See Instructions)		
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

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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 2015

TIF NAME: TIF #2 Green Mount

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

project area was		Reporting Fiscal Year	
designated	Base EAV	EAV	
11/21/2011	\$ 1,287,149	\$ 1,476,877	

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		

Attachment B



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, 2014 – April 30, 2015).

10-26-15 Date

au Gary Graham

Mayor of the City of O'Fallon

255 South Lincoln O'Fallon, IL 62269 Phone: (618) 624-4500 Fax : (618) 624-4508

Attachment C



"(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, 2014- April 30, 2015).

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.

<u>10-26-15</u> Date

Teeep Bucket

255 South Lincoln O'Fallon, IL 62269 Phone: (618) 624-4500 Fax : (618) 624-4508

Attachment D

City of O'Fallon St. Clair County, Illinois

STATEMENT OF ACTIVITIES TO FURTHER OBJECTIVES OF THE REDEVELOPMENT PLAN

Year Ended April 30, 2015

Hospital Sisters Health System

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 began mine mitigation, site construction and drainage work. Also, the City retained a traffic engineering firm and a civil engineering firm to undertake traffic studies and to begin design of improvements to Green Mount Road in support of the HSHS medical campus development project.