

STATE OF ILLINOIS  
COMPTROLLER  
SUSANA A. MENDOZA

Name of Municipality:	<u>O'Fallon</u>	Reporting Fiscal Year:	<b>2017</b>
County:	<u>St. Clair</u>	Fiscal Year End:	4/30/2017
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- required	sevans@ofallon.org				

I attest to the best of my knowledge, that this FY 2017 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 Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

Sandra McEvans

12-21-17

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]

\*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.]

## FY 2017

## TIF #2 Green Mount

Central Business

**If "Combination/Mixed" List Component Types:**

**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)] <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 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)] <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 and Attachment J MUST be Yes</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, Analysis MUST 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	
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)] <b>If yes, please enclose list only, not actual agreements labeled Attachment M</b>	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 #2 Green Mount

Special Tax Allocation Fund Balance at Beginning of Reporting Period

\$ (6,933)

<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	\$ 68,281	\$ 99,780	1%
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		\$ 7,447,416	82%
Transfers from Municipal Sources	\$ 1,471,426	\$ 1,533,265	17%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

**All Amount Deposited in Special Tax Allocation by source**

\$ 1,539,707

**Cumulative Total Revenues/Cash Receipts**

\$ 9,080,461 100%

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

\$ 1,493,915

**Distribution of Surplus****Total Expenditures/Disbursements**

\$ 1,493,915

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

\$ 45,792

**FUND BALANCE, END OF REPORTING PERIOD\***

\$ 38,859

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

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

FY 2017

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

## ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs )

## PAGE 1

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. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Legal	135	
Consulting	525	
Developer reimbursement engineering	107,500	
		\$ 108,160
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
Developer reimbursement excavating and demolition	592,805	
		\$ 592,805
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of construction.		
Developer reimbursement public work infrastructure	193,113	
		\$ 193,113

[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		\$ 1,493,915

**FY 2017**

## TIF #2 Green Mount

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 #2 Green Mount**

**FUND BALANCE BY SOURCE**

\$ 38,859

	<b>Amount of Original Issuance</b>	<b>Amount Designated</b>
<b>1. Description of Debt Obligations</b>		
G.O. Bond Series 2015 for Roadwork (principle & interest)	\$ 3,185,520	\$ 3,099,840
G.O. Bond Series 2015 for Mine Remediation (principle & int)	\$ 6,844,782	\$ 6,668,020

**Total Amount Designated for Obligations**

\$ 10,030,302	\$ 9,767,860
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**2. Description of Project Costs to be Paid**

HSHS Redevelopment Agreements		\$ 15,200,000
N. Green Mount Road Improvements		\$ 3,000,000
Regency Park Dr. Lighting		\$ 500,000
Due to General Fund for TIF related expenses		\$ 1,919,568
Due to Enterprise Fund for TIF related expenses		\$ 668,393

**Total Amount Designated for Project Costs**

\$ 21,287,961

**TOTAL AMOUNT DESIGNATED**

\$ 31,055,822

**SURPLUS/(DEFICIT)**

\$ (31,016,963)



**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 #2 Green Mount

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  
 \_\_\_\_\_ Redevelopment Project Area.

**Property Acquired by the Municipality Within the Redevelopment Project Area.**

Property (1):	
Street address:	1512 N. Greenmount Rd
Approximate size or description of property:	Lot/sec-1 pt lot 1 as in 3189-2232 ex pt for rd in A01575080
Purchase price:	25,000.00
Seller of property:	Mathis, Marifian & Richter Ltd

Property (2):	
Street address:	1400 N. Greenmount Rd
Approximate size or description of property:	Lot/sec-3 pt lot 3 as in bk 3168-2065 ex 3163-1642 ex pt for rd in A01963
Purchase price:	11,000.00
Seller of property:	O'Fallon Assembly of God

Property (3):	
Street address:	Rte 50
Approximate size or description of property:	398 sq ft
Purchase price:	5,200.00
Seller of property:	Illinois Power

Property (4):	
Street address:	1571 N. Greenmount Rd
Approximate size or description of property:	Financial resource center sub lot 2 and common ground
Purchase price:	85,000.00
Seller of property:	Carrollton Bank

Property (5):	
Street address:	1405 N. Green Mount Rd
Approximate size or description of property:	Shoppes at Green Mount Lot 1, 2, 2A, 3
Purchase price:	110,000.00
Seller of property:	Green Mount Development Group

Property (6):	
Street address:	724 W. 5th St
Approximate size or description of property:	Lot/sec-1 Lt 1 .89ac ex n 82ft
Purchase price:	11,000.00
Seller of property:	Gerald E. Sinskey, Dennis J. Sinskey, & Clayton L. Sinskey

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

PAGE 1

FY 2017

TIF Name:

TIF #2 Green Mount

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. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality <b>DID</b> 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:	4

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)	\$ 215,882,725	\$ -	\$ 315,882,725
Public Investment Undertaken	\$ 8,877,695	\$ 2,850,000	\$ 28,000,000
Ratio of Private/Public Investment	24 20/63		11 9/32

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

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

Private Investment Undertaken (See Instructions)	\$ 200,000,000	\$ -	\$ 300,000,000
Public Investment Undertaken	\$ 7,093,023	\$ 250,000	\$ 22,500,000
Ratio of Private/Public Investment	28 12/61		13 1/3

**Project 2\*: N Green Mount Rd Improvements**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,784,672	\$ 2,500,000	\$ 5,000,000
Ratio of Private/Public Investment	0		0

**Project 3\*: Regency Park Dr Lighting**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ -	\$ 100,000	\$ 500,000
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\*:**

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 #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 designated	Base EAV	Reporting Fiscal Year EAV
11/21/2011	\$ 685,603	\$ 1,394,786

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:

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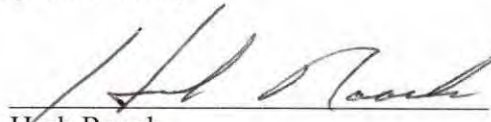
Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	



Certification of the Chief Executive  
Officer of the municipality that the municipality  
had complied with all of the requirements of this Act  
during the preceding fiscal year  
[65 ILCS 5/11-74.1-5 (d) (3) and 5/11-74.6-22 (d) (3)]

I, Herb Roach, the duly elected Mayor of the City of O'Fallon, County of St. Clair, Illinois, State of Illinois, and as such, do hereby certify that the City of O'Fallon has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the fiscal year covered by this report (May 1, 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, 2016

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. Mine mitigation is complete. During the fiscal year HSHS has continued work on site construction, drainage work and utility infrastructure. They opened November 4, 2017.

Green Mount Road Improvements

The City retained a traffic engineering firm, a civil engineering firm and an architect to undertake traffic studies and to begin design of improvements and complimentary landscaping to Green Mount Road in support of the HSHS medical campus development project. The City issued General Obligation bonds to fund this project and was awarded a state grant from the Economic Development Program. The City also retained land acquisition services for right of way negotiations. Road improvements and landscape development continued this fiscal year and should be complete by end of November.

Regency Road Lighting Improvements

The City retained an engineering firm to begin design improvements regarding street lighting to support the HSHS medical campus. To date there has been no activity.

Greenmount Office Building

The Greenmount Development Group, 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 foot of office and light retail space. As of 4/30/16, this project is complete.

**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
<b>Assets</b>						
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
<b>Deferred Outflows of Resources</b>	-	-	-	-	-	-
<b>Total Assets and Deferred Outflows of Resources</b>	<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>
<b>Liabilities</b>						
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
<b>Deferred Inflows of Resources</b>						
Unavailable resources - property taxes	378,930	59,624	605,982	1,001	31,852	1,077,389
<b>Fund Balance</b>						
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>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<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
<b>Revenues</b>						
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>
<b>Expenditures</b>						
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>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<u>(574,909)</u>	<u>45,792</u>	<u>(3,720)</u>	<u>(72)</u>	<u>(29,123)</u>	<u>(562,032)</u>
<b>Other Financing Sources (Uses)</b>						
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>
<b>Net Change in Fund Balance</b>	\$ (574,909)	\$ 45,792	\$ (3,720)	\$ (72)	\$ (29,123)	\$ (562,032)
<b>Fund Balance (Deficit), May 1 (restated)</b>	<u>872,028</u>	<u>(6,933)</u>	<u>(103,613)</u>	<u>(40,394)</u>	<u>(92,272)</u>	<u>628,816</u>
<b>Fund Balance (Deficit), April 30</b>	<u>\$ 297,119</u>	<u>\$ 38,859</u>	<u>\$ (107,333)</u>	<u>\$ (40,466)</u>	<u>\$ (121,395)</u>	<u>\$ 66,784</u>