FY 2017 ANNUAL TAX INCREMENT FINANCE REPORT



STATE OF ILLINOIS COMPTROLLER SUSANA A. MENDOZA

Name of Mu	Iunicipality: O'Fallon Reporting Fiscal Year:		iscal Year:	2017	
County: Unit Code:		St. Clair	Fiscal Year	End:	4/30/201
		088/110/30			
		TIF Ad	ministrator Contact Inf	ormation	
First Name:	Sandra		Last Name:	Evans	
Address:	255 S. Lin	icoln	Title:	Director of Finance	

255 S. Lincoin litle: Director of Finance Telephone: 618-624-4500 ext 8723 City: 62269 O'Fallon Zip:

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:

E-mail-

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.]

Dn

Written signature of TIF Administrator

## 12-21-17 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 (Rasp Farm)	6/19/1995			
TIF #2 - Green Mount Medical Campus Redev Area	11/21/2011	5		
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 <u>each</u> redevelopment project area listed in Section 1.] FY 2017

IF #2 Green Mount         Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed"         Combination/Mixed" List Component Project Area*:       Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed"         "Combination/Mixed" List Component Project Area designated? (check one):       Tax Increment Allocation Redevelopment Act Industrial Jobs Recovery Law      X         Tere there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65       X         S5 /11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)]      X         yes, please enclose the amendment labeled Attachment A entification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the t during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)]         ease enclose the Legal Counsel Opinion labeled Attachment B iplinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A d) B])         yes, please enclose the Activities Statement labeled Attachment D	
imary Use of Redevelopment Project Area*:       Central B         "Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed."         "Combination/Mixed" List Component Types:         inder which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):         Tax Increment Allocation Redevelopment Act Industrial Jobs Recovery Law         Prevent Allocation Redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 S 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)]         yes, please enclose the amendment labeled Attachment A         errification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the t during the preceding fiscal S/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)]         ease enclose the CEO Certification labeled Attachment B         printon 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) (7) (A atterment setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan including any project plemented 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 at B)]         yes, please enclose the Activities Statement labeled Attachment D       Y         ere any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the development 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)]       <	
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"Combination/Mixed" List Component Types:	1311163
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ease enclose the Legal Counsel Opinion labeled Attachment C       Image: Counsel Opinion labeled Attachment C         atament setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan including any project       Image: Counsel Opinion labeled Attachment C         in d B)]       yes, please enclose the Activities Statement labeled Attachment D       Image: Counsel Opinion on the use of all funds received under this Division or redevelopment of any property within the development 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)       X         yes, please enclose the Agreement(s) labeled Attachment E       Image: Counsel Opinion labeled Attachment E       X         yes, please enclose the Additional Information labeled Attachment F       Image: Counsel Opinion labeled Attachment F       X         d the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving ayments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.4-5 (d) (7) (F)       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment H	
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applemented and a description of the redevelopment activities.? [65 ILCS 5/11-74.4-5 (d) (7) (Å and B) and 5/11-74.6-22 (d) (7) (Å         ad B)]       yes, please enclose the Activities Statement labeled Attachment D         ere any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the development 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)       X         yes, please enclose the Agreement(s) labeled Attachment E       x         there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the jectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)]       X         yes, please enclose the Additional Information labeled Attachment F       x       x         id the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving ayments 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) (F)       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       x       x         ere 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)       X         yes, please enclose the Joint Review Board Report labeled Attachment H       x       x         ere any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 11-74.6	
dd B)]       yes, please enclose the Activities Statement labeled Attachment D         ere any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the development 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)       X         yes, please enclose the Agreement(s) labeled Attachment E       X         there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the jectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)]       X         yes, please enclose the Additional Information labeled Attachment F       X         id the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving ayments 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) (F)]       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X         ere 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)]       X         yes, please enclose the Joint Review Board Report labeled Attachment H       X         ere any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and       X         11-74.6-22 (d) (8) (A)]       X	
yes, please enclose the Activities Statement labeled Attachment D         Yere any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the development 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) (D) and 5/11-74.6-22 (d) (7) (D)]       X         yes, please enclose the Agreement(s) labeled Attachment E       X         there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the pjectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)]       X         yes, please enclose the Additional Information labeled Attachment F       X         id the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving ayments 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) (F)]       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X         Yes, please enclose the Joint Review Board Report labeled Attachment H       X         yes, please enclose any Official Statement labeled Attachment I and Attachment J <u>MUST</u> be Yes       X	х
ere any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the       X         development 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)       X         yes, please enclose the Agreement(s) labeled Attachment E       X         there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the pjectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)]       X         yes, please enclose the Additional Information Iabeled Attachment F       X       X         id the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving ayments 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)       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X       X         ere 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) at 5/11-74.6-22 (d) (7) (F)]       X         yes, please enclose the Joint Review Board Report labeled Attachment H       X       X         ere any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and       X       X	~
development 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)       X         yes, please enclose the Agreement(s) labeled Attachment E       X         there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the pjectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)]       X         yes, please enclose the Additional Information labeled Attachment F       X         id the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving ayments 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)       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X         ere 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)]       X         yes, please enclose the Joint Review Board Report labeled Attachment H       X         ere enary obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and       X         11-74.6-22 (d) (8) (A)]       X         yes, please enclose any Official Statement labeled Attachment I and Attachment J MUST be Yes       X	
(C)]       yes, please enclose the Agreement(s) labeled Attachment E         there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the bjectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)]       X         yes, please enclose the Additional Information labeled Attachment F       X         id the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving ayments 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)       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X         yes, please enclose the Joint Review Board Report labeled Attachment H       X         yes, please enclose any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and       X	
) (C)] yes, please enclose the Agreement(s) labeled Attachment E there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the ojectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] yes, please enclose the Additional Information labeled Attachment F id the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving ayments 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) )] yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G 'ere 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) ad 5/11-74.6-22 (d) (7) (F)] yes, please enclose the Joint Review Board Report labeled Attachment H 'ere any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 11-74.6-22 (d) (8) (A)] yes, please enclose any Official Statement labeled Attachment I and Attachment J <u>MUST</u> be Yes	
there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the bjectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)]       X         yes, please enclose the Additional Information labeled Attachment F       X         id the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving ayments 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)       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X         yes, please enclose the Joint Review Board Report labeled Attachment H       X         yes, please enclose any Official Statement labeled Attachment I and Attachment J MUST be Yes       X	
bjectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)]       X         yes, please enclose the Additional Information labeled Attachment F       X         id the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving ayments 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)       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X         yes, please enclose the Joint Review Board Report labeled Attachment H       X         yes, please enclose the Joint Review Board Report labeled Attachment H       X         yes, please enclose any Official Statement labeled Attachment I and Attachment J MUST be Yes       X	
yes, please enclose the Additional Information labeled Attachment F         id the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving         ayments 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)       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X         yes, please enclose the Joint Review Board Report labeled Attachment H       X         yer any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and       X         11-74.6-22 (d) (8) (A)]       X         yes, please enclose any Official Statement labeled Attachment I and Attachment J <u>MUST be Yes</u> X	
id the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving ayments 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) (F) and 5/11-74.6-22 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] (F)	
ayments 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)       X         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       X         vere 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)]       X         yes, please enclose the Joint Review Board Report labeled Attachment H       X         vere any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and       X         11-74.6-22 (d) (8) (A)]       X         yes, please enclose any Official Statement labeled Attachment I and Attachment J <u>MUST</u> be Yes       X	
x       x         yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G       x         yer, please enclose the contract(s) or description of the contract(s) labeled Attachment G       x         yer, please enclose the Joint Review Board Report labeled Attachment H       x         yer any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and       x         11-74.6-22 (d) (8) (A)]       x         yes, please enclose any Official Statement labeled Attachment I and Attachment J <u>MUST</u> be Yes       x	
yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G         lere 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)]         yes, please enclose the Joint Review Board Report labeled Attachment H         lere any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and         11-74.6-22 (d) (8) (A)]         yes, please enclose any Official Statement labeled Attachment I and Attachment J <u>MUST</u> be Yes	
Vere 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)]       X         Vere any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and       X         11-74.6-22 (d) (8) (A)]       X         vere any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and       X	
and 5/11-74.6-22 (d) (7) (F)]       X         yes, please enclose the Joint Review Board Report labeled Attachment H       X         Vere any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and       X         11-74.6-22 (d) (8) (A)]       X         yes, please enclose any Official Statement labeled Attachment I and Attachment J <u>MUST</u> be Yes       X	
yes, please enclose the Joint Review Board Report labeled Attachment H         //ere any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and         11-74.6-22 (d) (8) (A)]         yes, please enclose any Official Statement labeled Attachment I and Attachment J <u>MUST</u> be Yes	
ere any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 11-74.6-22 (d) (8) (A)] yes, please enclose any Official Statement labeled Attachment I and Attachment J <u>MUST</u> be Yes	
11-74.6-22 (d) (8) (A)] X yes, please enclose any Official Statement labeled Attachment I and Attachment J <u>MUST</u> be Yes	
yes, please enclose any Official Statement labeled Attachment I and Attachment J MUST be Yes	
cluding required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)]	
attachment I is yes, Analysis MUST be attached and labeled Attachment J	
as 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	
11-74.6-22 (d) (2)	х
yes, please enclose Audited financial statements of the special tax allocation fund	Χ.
beled Attachment K	
umulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax	
location fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)]	
yes, The audit report shall contain a letter from the independent certified public accountant indicating compliance or X	
oncompliance with the requirements of subsection (q) of Section 11-74.4-3 labeled Attachment L	
list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred	
received by the municipality during that fiscal year pursuant to those intergovernmental agreements [65    CS 5/11-74 4-5 (d)	
yes, please enclose list only, not actual agreements labeled Attachment M	

## 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)	

\$

\$

1,539,707

SOURCE of Revenue/Cash Receipts:	Re	venue/Cash ceipts for Current orting Year	Re	Cumulative Totals of evenue/Cash ceipts for life of TIF	% of Total
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

Cumulative To	otal Revenues/	Cash Receipts
• anna anno 1 a		

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

**Distribution of Surplus** 

**Total Expenditures/Disbursements** 

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

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

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

\$	9,080,461	100%
\$ 1,493,915		
\$ 1,493,915		
\$ 45,792		
\$ 38,859		

#### 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.		
	135	
Legal Consulting	525	
Developer reimbursement engineering	107,500	
		¢ 400.400
2. Annual administrative cost.		\$ 108,160
3. Cost of marketing sites.		\$ -
		\$
4. Property assembly cost and site preparation costs.		
Developer reimbursement excavating and demolition	592,805	
		•
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or		\$ 592,805
private building, leasehold improvements, and fixtures within a redevelopment project area.		
		•
6. Costs of construction.		\$ -
Developer reimbursement public work infrastructure	193,113	
	,	
		\$ 193,113

SECTION 3.2 A	
PAGE 2	 
7. Costs of eliminating or removing contaminants and other impediments.	
	\$-
8. Cost of job training and retraining projects.	
	•
	\$-
9. Financing costs.	
	\$ -
10. Capital costs.	
	¢
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing	\$-
projects.	
	\$-
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.	
	\$-

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.		
1		
1		
		\$ -
17. Cost of day care services.		
		\$-
18. Other.		
		\$-
	1	, *
TOTAL ITEMIZED EXPENDITURES		\$ 1,493,915
	1	1,100,010

## Section 3.2 B

#### FY 2017 TIF NAME:

## TIF #2 Green Mount

# 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.

Name	Service	Amount
Baxmeyer Construction	Engineering services	\$ 625,173.58
Ameren Illinois	Relocate facilities	\$ 111,696.15
Horner & Shifrin	Engineering services	\$ 226,727.87
Mathis, Marifian & Richter	Land purchase & easement	\$ 28,000.00
O'Fallon Development Group	Easement	\$ 21,154.00
SWT Design	Architecture fees	\$ 100,590.76
Volkert Inc	Appraiser fees	\$ 40,400.00
Carrollton Bank	Land purchase & easement	\$ 147,000.00
Green Mount Development Group	Land purchase & easement	\$ 128,000.00
O'Fallon Assembly of God	Land purchase & easement	\$ 23,000.00
Gerald Sinskey	Land purchase & easement	\$ 19,000.00

## 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

	unt of Original Issuance	Amo	ount Designated
1. Description of Debt Obligations			
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

#### 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

Х

4

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.

 The Municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)

**2a.** The number of projects undertaken by the municipality within the Redevelopment Project Area:

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:								
			Estimated Investment					
			for Subsequent Fiscal		Total Estimated to			
TOTAL:		11/1/99 to Date		Year	C	omplete 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:

#### AME: 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		Repo	orting Fiscal Year
	designated	Base EAV		EAV
ſ	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	Number of Jobs	Description and Type (Temporary or	
Retained	Created	Permanent) of Jobs	<b>Total Salaries Paid</b>
			\$ -
			\$-
			\$-
			\$ -
			\$ -
			\$ -
			\$ -

#### **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, 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

Tooch Herb Roach

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, 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

Leegd Bruchet

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, 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.

## Attachment K

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

		Арти	30, 2017								
15		G	Medical	Ce			tt Troy Rd.	Ce	•		Total TIF Fund
¢		¢		¢		¢		¢		¢	
2	665,238	\$	2,894,335	\$	21,164	\$	197	\$	2,125	\$	3,583,059
	278 020		50 (24		(05.092		1 001		21.952		1,077,389
	378,930				605,982		1,001		51,852		44,415
	1,044,168		2,998,374		627,146		1,198		33,977		4,704,863
	-		-		-		-		-		
\$	1,044,168	\$	2,998,374	\$	627,146	\$	1,198	\$	33,977	\$	4,704,863
\$	368,119	\$	311,930	\$	-	\$	-	\$	-	\$	680,04
	-						40,663				2,880,64
	368,119		2,899,891		128,497		40,663		123,520		3,560,690
	378,930		59,624		605,982		1,001		31,852		1,077,38
	-		-		-		-		-		
	-		-		-		-		-		
	-		-		-		-		-		(( 70
	297,119		38,859		(107,333)		(40,466)		(121,395)		66,78
	- 207 110		- 20 050		(107 222)		(40.466)		(121 205)		66,784
	297,119		30,039		(107,333)		(40,400)		(121,393)		00,784
Ŷ	1 044 168	\$	2 998 374	\$	627 146	\$	1 198	\$	33 977	\$	4,704,863
<b>•</b>	1,044,108	ۍ ا	2,990,374	¢	027,140	۰ ا	1,190	\$	55,711	ۍ 	4,704,803
	\$ \$	378,930 	G 158 Corridor TIF \$ 665,238 \$ 378,930 	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	Image: second	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	$\begin{array}{c c c c c c c c c c c c c c c c c c c $

Revenues		158 Corridor TIF		een Mount Medical TIF	Central Park TIF		Rte. 50/ Scott Troy Rd. TIF		С	entral City TIF	Total TIF Fund		
Taxes:	¢	240 722	¢	(0.201	¢	522 (47	¢	132	¢	7 202	¢	057 005	
Property Intergovernmental receipts:	\$	349,733	\$	68,281	\$	532,647	\$	132	\$	7,202	\$	957,995	
Grants		_		1,471,426								1,471,426	
Investment income		440		1,4/1,420				_		_		440	
Miscellaneous revenues and reimbursements				_		_		_		500		500	
Total Revenues		350,173		1,539,707		532,647		132		7,702		2,430,361	
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		925,082		1,493,915		536,367		204		36,825		2,992,393	
Excess (Deficiency) of Revenues over Expenditures		(574,909)		45,792		(3,720)		(72)		(29,123)		(562,032)	
Other Financing Sources (Uses)		(011,000)		,//		(0,720)		(12)		()		(002,002)	
Transfers in from other funds		_		_		_		-		-		_	
Transfers out to other funds		-		-		-		-		-		-	
Total Other Financing Sources		-		-		-		-		-		-	
Net Change in Fund Balance	\$	(574,909)	\$	45,792	\$	(3,720)	\$	(72)	\$	(29,123)	\$	(562,032)	
Fund Balance (Deficit), May 1 (restated)		872,028		(6,933)		(103,613)		(40,394)		(92,272)		628,816	
Fund Balance (Deficit), April 30	\$	297,119	\$	38,859	\$	(107,333)	\$	(40,466)	\$	(121,395)	\$	66,784	

## 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