FY 2013
ANNUAL TAX INCREMENT FINANCE REPORT

STATE OF ILLINOIS
COMPTROLLER
JUDY BAAR TOPINKA

Name of Municipality:	O'Fallon	Reporting Fiscal Year:	**2013**
County:	St. Clair	Fiscal Year End:	4/30/2013
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
Mobile		E-mail	sevans@ofallon.org		
Mobile Provider		Best way to contact	___x___ Email _____Mobile	_____Phone _____Mail	

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of

is complete and accurate at the end of this reporting Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

Sandy Evans — 12-12-13

Written signature of TIF Administator — 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 Redevelopment Area	11/21/2011	
TIF #3 - Central Park Redevelopment Area	5/7/2012	

*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 2013

Name of Redevelopment Project Area:	TIF #3 - Central Park Plaza
Primary Use of Redevelopment Project Area*:	Combination/Mixed
If "Combination/Mixed" List Component Types:	Retail/Other Commercial/Re
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
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] **If yes, please enclose the Activities Statement labeled Attachment D**		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] **If yes, please enclose the Agreement(s) labeled Attachment E**		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] **If yes, please enclose the Additional Information labeled Attachment F**	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] **If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G**	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] **If yes, please enclose the Joint Review Board Report labeled Attachment H**	X	
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] **If yes, please enclose the Official Statement labeled Attachment I**	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] **If yes, please enclose the Analysis labeled Attachment J**	X	
Cumulatively, have deposits equal or greater than $100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) **If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K**	X	
Cumulatively, have deposits of incremental revenue equal to or greater than $100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] **If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L**	X	
A list of all intergovernmental agreements in effect 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**	X	

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

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))
Provide an analysis of the special tax allocation fund.

FY 2013
TIF NAME: TIF #3 - Central Park Plaza

Fund Balance at Beginning of Reporting Period $ (41,432)

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	$ -	$ -	0%
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%

***must be completed where 'Reporting Year' is populated**

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period $ -

Cumulative Total Revenues/Cash Receipts $ - 0%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) $ 14,493

Distribution of Surplus

Total Expenditures/Disbursements $ 14,493

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS $ (14,493)

FUND BALANCE, END OF REPORTING PERIOD* $ (55,925)

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

Total Amount Designated (Carried forward from Section 3.3) $ (6,881,850)

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

FY 2013

TIF NAME: TIF #3 - Central Park Plaza

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

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

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

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Legal fees	14,493	
		$ 14,493
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
		$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		
		$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		$ -

SECTION 3.2 A		
PAGE 2		
7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
		$ -
8. Financing costs. Subsection (q) (6) and (o)(8)		
		$ -
9. Approved capital costs. Subsection (q)(7) and (o)(9)		
		$ -
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		$ -
12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)		
		$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		$ -

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

TOTAL ITEMIZED EXPENDITURES		$ 14,493

Section 3.2 B

FY 2013

TIF NAME: TIF #3 - Central Park Plaza

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

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

Name	Service	Amount

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 2013

TIF NAME: TIF #3 - Central Park Plaza

FUND BALANCE, END OF REPORTING PERIOD	$ (55,925)

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
N/A		
Total Amount Designated for Obligations	$ -	$ -

2. Description of Project Costs to be Paid		
Mendards Redevelopment Agreement		$ 4,800,000
Parkway Lakeside Apartments Redev Agreement		$ 230,000
Central Park Retail Center Redevelopment Agreement		$ 490,000
Central Park Plaza Condominiums Redev Agreement		$ 1,250,000
Due to General Fund for TIF formation expenses		$ 55,925
Total Amount Designated for Project Costs		$ 6,825,925

TOTAL AMOUNT DESIGNATED	$ 6,825,925
SURPLUS*/(DEFICIT)	$ (6,881,850)

* 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 2013

TIF NAME: TIF #3 - Central Park Plaza

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 2013

TIF NAME: TIF #3 - Central Park Plaza

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

Check here if **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area: _____

ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*. ___3___

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	$ 22,000,000	$ 5,000,000	$ 29,700,000
Public Investment Undertaken	$ 41,432	$ 75,000	$ 6,770,000
Ratio of Private/Public Investment	531		4 12/31

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

Private Investment Undertaken (See Instructions)	$ 20,000,000	$ 5,000,000	$ 25,000,000
Public Investment Undertaken	$ 18,921	$ 30,000	$ 4,800,000
Ratio of Private/Public Investment	1057 2/75		5 5/24

Project 2:
PARKWAY LAKESIDE APARTMENTS

Private Investment Undertaken (See Instructions)	$ -		$ 500,000
Public Investment Undertaken	$ 3,590	$ 7,500	$ 230,000
Ratio of Private/Public Investment	0		2 4/23

Project 3:
CENTRAL PARK RETAIL CENTER

Private Investment Undertaken (See Instructions)	$ 2,000,000	$ -	$ 2,000,000
Public Investment Undertaken	$ 18,921	$ 37,500	$ 490,000
Ratio of Private/Public Investment	105 26/37		4 4/49

Project 4:
CENTRAL PARK PLAZA CONDOMINIUMS

Private Investment Undertaken (See Instructions)	$ -	$ -	$ 2,200,000
Public Investment Undertaken	$ -	$ -	$ 1,250,000
Ratio of Private/Public Investment	0		1 19/25

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 2013

TIF NAME: TIF #3 - Central Park Plaza

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
5/7/2012	$ 652,153	$ 652,153

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:

TIF district lies along Central Park Dr with boundaries of Hartman Lane & Frank Scott Parkway

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

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, 2012 – April 30, 2013).

12-12-13
Date

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, 2012- April 30, 2013).

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.

12-12-13
Date

Terry L. Bruckert
Signature

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, 2013

Menards

Menards is a retail hardware store that the City contracted with the developer to design, engineer, manage and finance construction of drives, sidewalks, sanitary sewer extensions, and other improvements. As of 4/30/2013, the project is 95% complete.

Parkway Lakeside Apartments

Parkway Lakeside Apartment Homes LLC is a Missouri limited liability company that the City has contracted with the developer to handle general repairs and maintenance in the floodway area. This includes but is not limited to grass cutting, installation and maintenance of a natural path, tree trimming, and removal of dead animals. As of 4/30/2013, there has been no activity.

Central Park Retail Center

Greenmount Retail Center LLC has contracted with the City to construct a 9,800 square foot retail center to be known as the Central Park Retail Center. The improvements include but are not limited to the construction/reconstruction/relocation of utilities, parking lot, curbs, street improvements and landscaping, storm water detention and drainage and other infrastructure improvements. As of 4/30/2013, this project is complete.

Central Park Plaza Condominiums

Central Park Plaza Condominiums LLC is a Missouri limited liability company that the City has contracted with the developer to handle site preparation, site improvement, mine remediation, construction of public works or improvements and water lines. As of 4/30/2013, there has been no activity.

ATTACHMENT E

City of O'Fallon
St. Clair County, Illinois

DESCRIPTION OF AGREEMENTS REGARDING REDEVELOPMENT
OF PROPERTY WITHIN THE PROJECT AREA

Year Ended April 30, 2013

City of O'Fallon – Menards

Between the *City of O'Fallon and Menard, Inc.*, a Wisconsin corporation (the Developer), dated May 7, 2012 to provide tax increment financing for a portion of the development costs of a Menard's retail hardware store of approximately 162,000 sq ft under roof and approximately 28,000 sq ft of outside garden/shipping area. The project includes construction of certain public infrastructure and mine remediation.

Terms of the agreement provide that the City will reimburse the Developer for TIF eligible project costs incurred, to be paid from 70% of the tax increment revenue generated by the Menard's property, during the term of the TIF District, up to a maximum amount of $4.9 million.

City of O'Fallon – Parkway Lakeside Apartments

Between the *City of O'Fallon and Parkway Lakeside Apartment Homes, LLC* (the Developer), dated May 7, 2012, to provide tax increment financing for improvement and maintenance costs of a floodway located on an outlot of the Parkway Lakeside Apartments, a residential development of approximately 240 units.

Terms of the agreement provide that the City will reimburse the Developer for floodway improvements and maintenance cost incurred, to be paid from tax increment revenue generated in the Central Park Plaza Redevelopment Project Area, during the Term of the TIF district.

City of O'Fallon – Central Park Plaza Condominiums

Between the *City of O'Fallon and Central Park Plaza Condominiums, LLC* (the Developer), dated May 7, 2012, to provide tax increment financing for a portion of the development costs of the Central Park Plaza Condominiums, a retail center of approximately 29,000 square feet. The project includes construction of certain infrastructure and mine remediation.

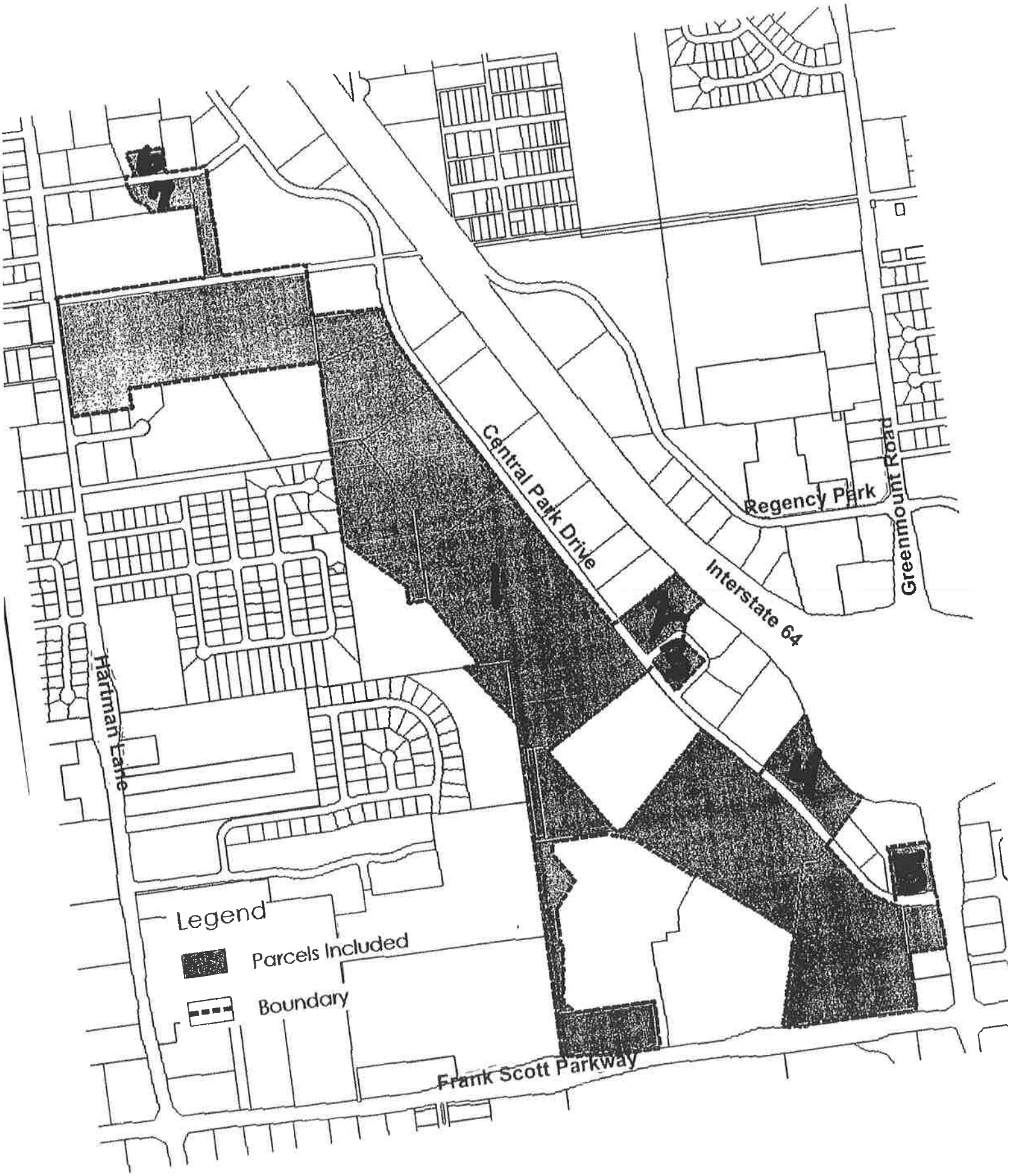
Terms of the agreement provide that the City will reimburse the Developer TIF eligible costs, which are to be paid from tax increment revenue generated within the Central Park Plaza Redevelopment Project Area, during the term of the TIF district, up to a maximum amount of $1.25 million.

City of O'Fallon – Central Park Drive Retail Center

Between the *City of O'Fallon and Greenmount Retail Center, LLC* (the Developer), dated December 17, 2012, to provide tax increment financing for a portion of the development costs of a new retail center on Central Park Drive, a retail

center of approximately 9,800 square feet. The project includes construction of certain infrastructure and mine remediation.

Terms of the agreement provide that the City will reimburse the developer for TIF eligible project costs, which are to be paid from 50% of the tax increment revenue generated by the retail center property, during the term of the TIF district, up to a maximum amount of $490,744.


Central Park Drive
Interstate 64
Regency Park
Greenmount Road
Hartman Lane
Frank Scott Parkway
Legend
Parcels Included
Boundary