

STATE OF ILLINOIS  
COMPTROLLER  
SUSANA A. MENDOZA

Name of Municipality:	O'Fallon	Reporting Fiscal Year:	2018
County:	St Clair	Fiscal Year End:	4/30/2018
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
E-mail- required	sevens@ofallon.org	Zip:	62269

I attest to the best of my knowledge, that this FY 2018 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 or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].	

Sandra Evans

10-25-18

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.]

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**

**FY 2018**

**Name of Redevelopment Project Area (below):**

**TIF #3 Central Park Plaza**

**Primary Use of Redevelopment Project Area\*: Combination/Mixed**

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

**If "Combination/Mixed" List Component Types: Retail/Other commercial**

**Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):**

**Tax Increment Allocation Redevelopment Act**

**X**

**Industrial Jobs Recovery Law**

**Please utilize the information below to properly label the Attachments.**

	<b>No</b>	<b>Yes</b>
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). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).</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, then 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 the 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 2018****TIF NAME:****TIF #3 Central Park Plaza**

Special Tax Allocation Fund Balance at Beginning of Reporting Period

\$ (107,333)

<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	\$ 605,982	\$ 1,802,938	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%

**All Amount Deposited in Special Tax Allocation Fund**

\$ 605,982

**Cumulative Total Revenues/Cash Receipts**

\$ 1,802,938 100%

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

\$ 413,531

**Transfers to Municipal Sources****Distribution of Surplus**

\$ 181,793

**Total Expenditures/Disbursements**

\$ 595,324

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

\$ 10,658

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

\$ (96,675)

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

FY 2018

**TIF NAME:**

### TIF #3 Central Park Plaza

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND**  
(by category of permissible redevelopment project costs )

**PAGE 1**

[illegible]

[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		\$ 413,531

**FY 2018**

**TIF NAME:**

### TIF #3 Central Park Plaza

**Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.**

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

[illegible]

**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)**

**Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source**

**FY 2018**

**TIF NAME:**

**TIF #3 Central Park Plaza**

**FUND BALANCE BY SOURCE**

\$ (96,675)

Amount of Original Issuance	Amount Designated
--------------------------------	-------------------

**1. Description of Debt Obligations**


**Total Amount Designated for Obligations**

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

**2. Description of Project Costs to be Paid**

Menards Redevelopment Agreement		\$	2,245,926
Parkway Lakeside Apartments Redev Agreement		\$	210,000
Central Park Retail Center Redev Agreement		\$	432,596
Gander Mountain Redevelopment Agreement		\$	1,126,151
Central Park Plaza Condominiums Redev Agreement		\$	1,250,000
Intersection Improvements		\$	250,000
Due to General Fund for TIF related expenses		\$	110,454

**Total Amount Designated for Project Costs**

\$ 5,625,127

**TOTAL AMOUNT DESIGNATED**

\$ 5,625,127

**SURPLUS/(DEFICIT)**

\$ (5,721,802)



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

**FY 2018**

**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**

**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:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

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

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

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

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

PAGE 1

FY 2018

TIF Name:

TIF #3 Central Park Plaza

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:	7

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)	\$ 34,237,240	\$ 10,000	\$ 36,625,000
Public Investment Undertaken	\$ 1,635,252	\$ 646,500	\$ 7,153,476
Ratio of Private/Public Investment	20 15/16		5 3/25

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Menards**

Private Investment Undertaken (See Instructions)	\$ 23,700,000		\$ 23,700,000
Public Investment Undertaken	\$ 1,023,891	\$ 300,000	\$ 3,269,817
Ratio of Private/Public Investment	23 5/34		7 1/4

**Project 2\*: Parkway Lakeside Apartments**

Private Investment Undertaken (See Instructions)	\$ 42,240	\$ 10,000	\$ 230,000
Public Investment Undertaken	\$ 17,180	\$ 10,000	\$ 230,000
Ratio of Private/Public Investment	2 11/24		1

**Project 3\*: Central Park Retail Center**

Private Investment Undertaken (See Instructions)	\$ 1,595,000		\$ 1,595,000
Public Investment Undertaken	\$ 51,662	\$ 16,500	\$ 484,259
Ratio of Private/Public Investment	30 83/95		3 5/17

**Project 4\*: Central Park Plaza Retail Center**

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\*: CREI**

Private Investment Undertaken (See Instructions)	\$ 8,900,000		\$ 8,900,000
Public Investment Undertaken	\$ 114,249	\$ 70,000	\$ 1,240,400
Ratio of Private/Public Investment	77 9/10		7 7/40

**Project 6\*: Intersection Improvements**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 249,270	\$ 250,000	\$ 500,000
Ratio of Private/Public Investment	0		0

**Project 7\*: Road Extension**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 179,000	\$ -	\$ 179,000
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

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 the complete TIF report**

**SECTION 6**  
**FY 2018**

**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	\$ 479,116	\$ 7,786,348

List all overlapping tax districts in the redevelopment project area.  
If overlapping taxing district received a surplus, list the surplus.

\_\_\_\_\_ Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
St Clair County	\$ 23,493
SWIC District #522	\$ 10,269
Central District #104	\$ 70,275
OFallon HS District #203	\$ 49,966
OFallon Library	\$ 3,920
Caseyville Rd	\$ 2,454
Caseyville Township	\$ 2,571
City of OFallon	\$ 18,845
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

**SECTION 7**

Provide information about job creation and retention:

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

**SECTION 8**

Provide a general description of the redevelopment project area using only major boundaries:

--

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



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

I, Herb Roach, the duly elected Mayor of the City of O'Fallon, County of St. Clair, Illinois, State of Illinois, and as such, do hereby certify that the City of O'Fallon has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the fiscal year covered by this report (May 1, 2017 – April 30, 2018).

10/26/18  
Date

Herb Roach  
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, 2017- April 30, 2018).

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.

October 26, 2018  
Date

  
Signature

City of O'Fallon  
St. Clair County, Illinois

STATEMENT OF ACTIVITIES TO FURTHER  
OBJECTIVES OF THE REDEVELOPMENT PLAN

Year Ended April 30, 2018

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. The project is complete as of 4/30/2014.

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. Activity has taken place as dictated by the weather.

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. The project is complete as of 4/30/2014.

Central Park Plaza Retail Center

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. To date there has been no activity.

Commercial Real Estate Investors

Commercial Real Estate Investors, LP is an Illinois limited partnership that the City has contracted with to construct Gander Mountain; a retail center focused on hunting, fishing, camping and other outdoor gear. 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. The project is complete as of 4/30/2016. The building has been vacant since Gander Mountain closed in September 2017. The developer is looking for a new tenant.

#### Intersection Improvements for Greenmount/Central Park Plaza

The City has retained a traffic engineering firm and a civil engineering firm to undertake traffic studies and to begin design of improvements to the intersection at Green Mount Road and Central Park Drive. Construction of roadway improvements began this fiscal year.

#### Road Extension

The City has retained a traffic engineering firm and a civil engineering firm to undertake traffic studies and to begin design of improvements to the extension of Ashland Avenue. It has been determined that this project will not be pursued.



**Joint Review Board Meeting  
Tax Increment Financing  
Redevelopment Project Area  
City of O'Fallon, Illinois**

**April 26, 2018  
Meeting Minutes  
TIF #3 Central Park**

Draft minutes of the annual meeting of the Joint Review Board held at City Hall, 255 S. Lincoln Ave, O'Fallon, Illinois on April 26, 2018.

Call to order occurred at 4:00 pm

It was confirmed that City Administrator, Walter Denton, would serve as the City Representative.

**ROLL CALL:**

Taxing District Representatives: A Hoerner (SWIC), D Elser (District #104), D Benway (District #203)

City Representatives: W Denton

Others: T Bruckert, T Shekell, S Evans, H Roach, D Arell-Martinez

The Board voted and approved Debbie Arell-Martinez to serve as the Public Member of the Joint Review Board.

The Board appointed Sandy Evans to take minutes of the meeting.

**OTHER BUSINESS:**

The annual TIF reports for fiscal years 2016 and 2017 were presented. The members asked for an update on the project. Through social media, it was discovered that Camping World has plans to build their own facility instead of occupying the vacant Gander Mountain building, but the City has no official plans yet. The owner doesn't anticipate the building being empty for long but it is difficult to find large retail centers that can occupy that size of building. The owner hopes to avoid splitting the building. The City has received a grant to improve the intersection at Greenmount and Central Park Drive. The City is applying for a grant to mitigate congestion at the intersection of Central Park Drive and Hartman Lane. There were no other questions or discussion.

Motion to adjourn by D Benway and 2<sup>nd</sup> by A Hoerner at 4:12 pm.

Next Meeting: TBD

City of O'Fallon, Illinois  
Combining Balance Sheet - Tax Increment Financing (TIF) Funds  
April 30, 2018

	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	\$ 675,351	\$ 780,203	\$ 13,849	\$ -	\$ 10,379	\$ 1,479,782
Receivables, net						
Taxes	372,388	137,803	607,743	157,029	43,119	1,318,082
Other	-	72,635	-	-	-	72,635
Total Assets	1,047,739	990,641	621,592	157,029	53,498	2,870,499
<b>Deferred Outflows of Resources</b>	-	-	-	-	-	-
<b>Total Assets and Deferred Outflows of Resources</b>	<u>\$ 1,047,739</u>	<u>\$ 990,641</u>	<u>\$ 621,592</u>	<u>\$ 157,029</u>	<u>\$ 53,498</u>	<u>\$ 2,870,499</u>
<b>Liabilities</b>						
Accounts payable	285,598	480,275	70	70	399	766,412
Due to other funds	-	4,152,318	110,454	40,692	123,520	4,426,984
Total Liabilities	285,598	4,632,593	110,524	40,762	123,919	5,193,396
<b>Deferred Inflows of Resources</b>						
Unavailable resources - property taxes	372,388	137,803	607,743	157,029	43,119	1,318,082
<b>Fund Balance</b>						
Nonspendable:						
Prepaid items	-	-	-	-	-	-
Interfund advances	-	-	-	-	-	-
Restricted:						
Debt service	-	-	-	-	-	-
Special revenue fund	389,753	-	-	-	-	389,753
Unassigned:						
General fund	-	(3,779,755)	(96,675)	(40,762)	(113,540)	(4,030,732)
Total Fund Balances	<u>389,753</u>	<u>(3,779,755)</u>	<u>(96,675)</u>	<u>(40,762)</u>	<u>(113,540)</u>	<u>(3,640,979)</u>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<u>\$ 1,047,739</u>	<u>\$ 990,641</u>	<u>\$ 621,592</u>	<u>\$ 157,029</u>	<u>\$ 53,498</u>	<u>\$ 2,870,499</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, 2018**

	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	\$ 378,503	\$ 11,617	\$ 605,982	\$ 1,001	\$ 18,789	\$ 1,015,892
Intergovernmental receipts:						
Grants	-	120,885	-	-	-	120,885
Investment income	1,316	-	-	-	-	1,316
Miscellaneous revenues and reimbursements	-	-	-	-	500	500
Total Revenues	379,819	132,502	605,982	1,001	19,289	1,138,593
<b>Expenditures</b>						
Current:						
Highways and streets	-	-	-	-	-	-
Tax increment financing	2,245	118	208,441	460	11,420	222,684
Capital outlay	284,940	3,764,841	386,883	837	14	4,437,515
Debt service:						
Principal	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-
Total Expenditures	287,185	3,764,959	595,324	1,297	11,434	4,660,199
<b>Excess (Deficiency) of Revenues over Expenditures</b>	92,634	(3,632,457)	10,658	(296)	7,855	(3,521,606)
<b>Other Financing Sources (Uses)</b>						
Transfers in from other funds	-	-	-	-	-	-
Transfers out to other funds	-	(186,157)	-	-	-	(186,157)
Total Other Financing Sources	-	(186,157)	-	-	-	(186,157)
<b>Net Change in Fund Balance</b>	\$ 92,634	\$ (3,818,614)	\$ 10,658	\$ (296)	\$ 7,855	\$ (3,707,763)
<b>Fund Balance (Deficit), May 1</b>	297,119	38,859	(107,333)	(40,466)	(121,395)	66,784
<b>Fund Balance (Deficit), April 30</b>	<u>\$ 389,753</u>	<u>\$ (3,779,755)</u>	<u>\$ (96,675)</u>	<u>\$ (40,762)</u>	<u>\$ (113,540)</u>	<u>\$ (3,640,979)</u>





10425 Old Olive Street Road, Suite 101  
Creve Coeur, MO 63141

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH  
TAX INCREMENT FINANCING ACT

To the Honorable Mayor and City Council  
City of O'Fallon, Illinois

We have audited the basic financial statements of the City of O'Fallon, Illinois, for the year ended April 30, 2018, and have issued our report thereon dated October 5, 2018, which was qualified for not determining whether the annual pension costs for the Police Pension and Fire Pension are overstated or understated in accordance with U. S. generally accepted accounting principles, which require an asset or liability to be recorded in the government-wide statement of net position for the governmental activities based on the net pension liability or asset, which would change the expenses in the governmental activities. Also, the City has not determined a cost or liability for other post-employment benefit costs and the omission of the other post-employment benefits disclosures. The financial statements are the responsibility of management for the City of O'Fallon, Illinois. Our responsibility is to express opinions on the financial statements based on our audit.

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

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

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

A handwritten signature in cursive script that reads "Stopp &amp; Van Hoy".

Creve Coeur, Missouri  
October 5, 2018

## INTERGOVERNMENTAL AGREEMENTS FY 2018

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