

STATE OF ILLINOIS  
COMPTROLLER  

---

SUSANA A. MENDOZA

|                       |                 |                        |             |
|-----------------------|-----------------|------------------------|-------------|
| Name of Municipality: | <u>O'Fallon</u> | Reporting Fiscal Year: | <b>2018</b> |
| County:               | <u>St Clair</u> | 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-<br>required | sevans@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

Written signature of TIF Administrator

10-25-18

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 #4 Rte 50/Scott Troy Rd**

**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.**

|   | 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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><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)<br><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)]<br><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)]<br><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 #4 Rte 50/Scott Troy Rd**

Special Tax Allocation Fund Balance at Beginning of Reporting Period

\$ (40,466)

| <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  | \$ 1,001  | \$ 1,133  | 2%                |
| 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   | \$ -  | \$ 56,690   | 98%               |
| Other (identify source _____; if multiple other sources, attach schedule) |   |   | 0%                |

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

\$ 1,001

**Cumulative Total Revenues/Cash Receipts**

\$ 57,823 100%

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

\$ 1,002

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

\$ 295

**Total Expenditures/Disbursements**

\$ 1,297

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

\$ (296)

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

\$ (40,762)

\* 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 #4 Rte 50/Scott Troy Rd

**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  |  | \$ 1,002 |

**FY 2018**

**TIF NAME:**

**TIF #4 Rte 50/Scott Troy Rd**

**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 #4 Rte 50/Scott Troy Rd

FUND BALANCE BY SOURCE

\$ (40,762)

| Amount of Original<br>Issuance | Amount Designated |
|--------------------------------|-------------------|
|--------------------------------|-------------------|

## 1. Description of Debt Obligations

|  |  |  |
|--|--|--|
|  |  |  |
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|  |  |  |
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Total Amount Designated for Obligations

|    |   |    |   |
|----|---|----|---|
| \$ | - | \$ | - |
|----|---|----|---|

## 2. Description of Project Costs to be Paid

|  |  |               |
|--|--|---------------|
|  |  |               |
| SI Strategy (Ice Hockey Complex) Redev Agreement |  | \$ 12,195,000 |
|  |  |               |
| Due to General Fund for TIF eligible costs       |  | \$ 40,692     |
|  |  |               |
|  |  |               |
|  |  |               |
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|  |  |               |
|  |  |               |

Total Amount Designated for Project Costs

\$ 12,235,692

TOTAL AMOUNT DESIGNATED

\$ 12,235,692

SURPLUS/(DEFICIT)

\$ (12,276,454)



**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 #4 Rte 50/Scott Troy Rd**

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 #4 Rte 50/Scott Troy Rd

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:                                  | 2 |

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

| TOTAL:   | 11/1/99 to Date | Estimated Investment<br>for Subsequent Fiscal<br>Year | Total Estimated to<br>Complete Project |
|--|-----------------|---|--|
| Private Investment Undertaken (See Instructions) | \$ 34,000,000   | \$ 5,500,000  | \$ 41,492,000                          |
| Public Investment Undertaken                     | \$ 838          | \$ 100,000  | \$ 12,195,000                          |
| Ratio of Private/Public Investment               | 40572 42/53     |   | 3 33/82                                |

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: SI Strategy (Ice Hockey Complex)**

|  |               |              |               |
|--|---------------|--------------|---------------|
| Private Investment Undertaken (See Instructions) | \$ 34,000,000 | \$ 5,000,000 | \$ 40,000,000 |
| Public Investment Undertaken                     | \$ 838        | \$ 100,000   | \$ 12,195,000 |
| Ratio of Private/Public Investment               | 40572 42/53   |              | 3 7/25        |

**Project 2\*: HSHS Physical Therapy Complex**

|  |      |            |              |
|--|------|------------|--------------|
| Private Investment Undertaken (See Instructions) | \$ - | \$ 500,000 | \$ 1,492,000 |
| Public Investment Undertaken                     | \$ - | \$ -       | \$ -         |
| Ratio of Private/Public Investment               | 0    |            | 0            |

**Project 3\*:**

|  |   |  |   |
|--|---|--|---|
| Private Investment Undertaken (See Instructions) |   |  |   |
| Public Investment Undertaken                     |   |  |   |
| Ratio of Private/Public Investment               | 0 |  | 0 |

**Project 4\*:**

|  |   |  |   |
|--|---|--|---|
| Private Investment Undertaken (See Instructions) |   |  |   |
| Public Investment Undertaken                     |   |  |   |
| Ratio of Private/Public Investment               | 0 |  | 0 |

**Project 5\*:**

|  |   |  |   |
|--|---|--|---|
| Private Investment Undertaken (See Instructions) |   |  |   |
| Public Investment Undertaken                     |   |  |   |
| Ratio of Private/Public Investment               | 0 |  | 0 |

**Project 6\*:**

|  |   |  |   |
|--|---|--|---|
| Private Investment Undertaken (See Instructions) |   |  |   |
| Public Investment Undertaken                     |   |  |   |
| Ratio of Private/Public Investment               | 0 |  | 0 |

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 #4 Rte 50/Scott Troy Rd

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 |
|--|-----------|---------------------------|
| 4/20/2015                                      | \$ 45,537 | \$ 1,922,914              |

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             | \$ 37  |
| SWIC District #522          | \$ 17  |
| OFallon District #90        | \$ 111   |
| OFallon HS District #203    | \$ 81  |
| OFallon Library             | \$ 6   |
| OFallon Road                | \$ 10  |
| OFallon Township            | \$ 3   |
| City of OFallon             | \$ 31  |
|                             | \$ -   |
|                             | \$ -   |
|                             | \$ -   |
|                             | \$ -   |
|                             | \$ -   |

**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

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, 2018

SI Strategy (Ice Hockey Complex)

SI Strategy, LLC is an Illinois limited liability company that the City has contracted with the developer to construct a planned commercial center, known as Four Points Center, to be anchored by a large privately-owned multifunction rec-plex facility. The proposed uses include, but are not limited to; 130,000+ square foot indoor rec-plex containing two sheets of NHL regulation ice & spectator seating, Olympic size swimming pool and diving boards/platform, half basketball court and locker rooms, retail space, restaurants, hotels, and office space. Construction for the Rec-Plex was complete as of 03/31/2017. Construction of off-site roads and other infrastructure are on-going.

HSHS Physical Therapy Complex

Hospital Sisters Health System (HSHS) proposes to construct a physical therapy complex next to the Metro Rec Plex. The building will be comprised of a 1<sup>st</sup> floor and mezzanine for a total of 12,760 sq foot. Building plans include space set aside upstairs for mix use (fitness, swimming staging, etc...). To date there has been no activity.

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

**April 26, 2018  
Meeting Minutes  
TIF #4 Rte 50/Scotty Troy Rd**

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 3:15 pm

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

**ROLL CALL:**

Taxing District Representatives: A Hoerner (SWIC), P Cavins (District #90), D Benway (District #203)

City Representatives: W Denton

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

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 question was asked what further plans are in place for this TIF area. The City explained that public safety improvements and roads and traffic signals need to be in place before more construction starts. The developer has plans to construct a gas station, convenience store and bank. Something on the east side of the property should begin in the Fall. No further incentives have been put in place. There were no other questions or discussion.

Motion to adjourn by D Benway and 2<sup>nd</sup> by A Hoerner at 3:26 pm.

Next Meeting: TBD

## INTERGOVERNMENTAL AGREEMENTS FY 2018

[illegible]