

FY 2022
ANNUAL TAX INCREMENT FINANCE
REPORT



STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

Name of Municipality: O'Fallon Reporting Fiscal Year: 2022
County: St. Clair Fiscal Year End: 4/30/2022
Unit Code: 088/110/30

FY 2022 TIF Administrator Contact Information-Required

First Name: Sandra Last Name: Evans
Address: 255 S. Lincoln Title: Finance Director
Telephone: 618-624-4500 ext 8723 City: O'Fallon Zip: 62269
E-mail: sevens@ofallon.org

I attest to the best of my knowledge, that this FY 2022 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 M Evans
Written signature of TIF Administrator

10-24-2022
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

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
TIF #1 - 158 Corridor (Rasp Farm)	6/19/1995	6/19/2018
TIF #2 - Green Mount Medical Campus	11/21/2011	
TIF #3 - Central Park	5/7/2012	
TIF #4 - Rte 50 / Scott Troy Rd	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 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area: TIF #5 Central City

Input name here (name of redevelopment project area will auto-populate on each page)

Primary Use of Redevelopment Project Area*: District	
<small>*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.</small>	
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	<input checked="" type="checkbox"/>
Industrial Jobs Recovery Law	<input type="checkbox"/>

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, 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). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (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
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)] 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 <u>submitted to</u> the municipality <u>by</u> 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 the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, <u>chosen by the municipality</u> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; <u>and actual debt service</u> . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (labeled Attachment J).	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) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).		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)] 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).		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)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	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)]**FY 2022****Name of Redevelopment Project Area: TIF #5 Central City****Input name here (name of redevelopment project area will auto-populate on each page)****Provide an analysis of the special tax allocation fund.**Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 51,315

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 160,946	\$ 468,139	96%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest		\$ 12	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources	\$ 1,000	\$ 4,000	1%
Other (identify source _Insurance Claim___; if multiple other sources, attach schedule)	\$ 17,016	\$ 17,016	3%

All Amount Deposited in Special Tax Allocation Fund \$ 178,962**Cumulative Total Revenues/Cash Receipts** \$ 489,167 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$ 96,385
Transfers to Municipal Sources	\$ -
Distribution of Surplus	\$ 16,094

Total Expenditures/Disbursements \$ 112,479**Net/Income/Cash Receipts Over/(Under) Cash Disbursements** \$ 66,483**Previous Year Adjustment (Explain Below)** \$ -**FUND BALANCE, END OF REPORTING PERIOD*** \$ 117,798

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

Previous Year Explanation:

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 2022

Name of Redevelopment Project Area: TIF #5 Central City

Input name here (name of redevelopment project area will auto-populate on each page)

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Legal - Bruckert, Behme & Long	4,982	
105 E 1st Street - development reimbursement engineering fees	1,657	
Brad McMillin 1st Street - development reimbursement engineering fees	3,000	
Brad McMillin Old City Hall - development reimbursement engineering fees	4,221	
		\$ 13,860
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
Bike Surgeon - development reimbursement building purchase	1,795	
Dover Frontier - development reimbursement demolition	5,000	
		\$ 6,795
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
Demond Signs - decorative downtown lights	24,910	
Mac Electric - decorative downtown lights	19,966	
Cynthia Hawkins - façade improvement program grant for building remodel	7,500	
Kent and Cynthia Carson - façade improvement program grant for building remodel	14,999	
Don and Diane Kruep - façade improvement program grant for building remodel	7,500	
Richard Huskey 227 West First Street - development reimbursement	839	
Metro Inflatables - Fezziwig development reimbursement building renovation	16	
		\$ 75,730
6. Costs of the construction of public works or improvements.		
		\$ -

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.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 96,385

Section 3.2 B [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

FY 2022

Name of Redevelopment Project Area: TIF #5 Central City

Input name here (name of redevelopment project area will auto-populate on each page)

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)]

FY 2022

Name of Redevelopment Project Area: TIF #5 Central City

Input name here (name of redevelopment project area will auto-populate on each page)

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

FUND BALANCE BY SOURCE

\$ 117,798

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Fezziwig Redevelopment Agreement		\$ 49,723
Old City Hall Redevelopment Agreement		\$ 282,630
Bike Surgeon Redevelopment Agreement		\$ 279,698
Dover Frontier Redevelopment Agreement		\$ 45,000
105 East 1st Street Redevelopment Agreement		\$ 961,451
B McMillin Realty Redevelopment Agreement		\$ 87,063
111 W State St Redevelopment Agreement		\$ 453,500
227 West 1st Street Redevelopment Agreement		\$ 420,064
Façade program 101 S Cherry St.		\$ 14,999
Façade program 129 E State St.		\$ 14,999
Total Amount Designated for Project Costs		\$ 2,609,127

TOTAL AMOUNT DESIGNATED

\$ 2,609,127

SURPLUS/(DEFICIT)

\$ (2,491,329)

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

FY 2022

Name of Redevelopment Project Area: TIF #5 Central City

Input name here (name of redevelopment project area will auto-populate on each page)

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X

Indicate an 'X' if no property was 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:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2022

Name of Redevelopment Project Area: TIF #5 Central City

Input name here (name of redevelopment project area will auto-populate on each page)

PAGE 1

Page 1 MUST 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. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	21

LIST ALL 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)	\$ 6,792,426	\$ 938,000	\$ 8,270,426
Public Investment Undertaken	\$ 1,191,979	\$ 42,415	\$ 5,638,986
Ratio of Private/Public Investment	5 44/63		1 7/15

Project 1*: Metro Inflatable (Fezziwig)

Private Investment Undertaken (See Instructions)	\$ 113,170		\$ 113,170
Public Investment Undertaken	\$ 52	\$ 15	\$ 49,776
Ratio of Private/Public Investment	2176 9/26		2 26/95

Project 2*: Old City Hall

Private Investment Undertaken (See Instructions)	\$ 800,000		\$ 800,000
Public Investment Undertaken	\$ 12,375	\$ 4,300	\$ 295,005
Ratio of Private/Public Investment	64 64/99		2 42/59

Project 3*: Bike Surgeon

Private Investment Undertaken (See Instructions)	\$ 556,550	\$ -	\$ 556,550
Public Investment Undertaken	\$ 5,302	\$ 1,800	\$ 285,000
Ratio of Private/Public Investment	104 32/33		1 20/21

Project 4*: 2nd Street Improvements

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 1,023,046	\$ -	\$ 1,023,046
Ratio of Private/Public Investment	0		0

Project 5*: Dover Frontier (demolition)

Private Investment Undertaken (See Instructions)	\$ 1,800,000	\$ -	\$ 1,800,000
Public Investment Undertaken	\$ 5,000	\$ 5,000	\$ 1,800,000
Ratio of Private/Public Investment	360		1

Project 6*: 105-109 E 1st Street (Furchild & Timmerman Concrete)

Private Investment Undertaken (See Instructions)	\$ 1,017,180	\$ -	\$ 1,017,180
Public Investment Undertaken	\$ 4,615	\$ 1,600	\$ 966,066
Ratio of Private/Public Investment	220 11/27		1 1/19

PAGE 2 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 7*: 131 E 1st Street (BM Realty)

Private Investment Undertaken (See Instructions)	\$	280,000	\$	-	\$	280,000
Public Investment Undertaken	\$	5,936	\$	3,000	\$	93,000
Ratio of Private/Public Investment		47 9/53				3 1/93

Project 8*: 227 W 1st Street

Private Investment Undertaken (See Instructions)	\$	786,000	\$	-	\$	786,000
Public Investment Undertaken	\$	1,567	\$	1,700	\$	421,600
Ratio of Private/Public Investment		501 25/42				1 51/59

Project 9*: 119 West 1st St façade improvements

Private Investment Undertaken (See Instructions)	\$	23,000	\$	-	\$	23,000
Public Investment Undertaken	\$	4,999	\$	-	\$	4,999
Ratio of Private/Public Investment		4 3/5				4 3/5

Project 10 Name: BP gas station improvements

Private Investment Undertaken (See Instructions)	\$	600,000	\$	-	\$	600,000
Public Investment Undertaken	\$	-	\$	-	\$	-
Ratio of Private/Public Investment		0				0

Project 11 Name: 123 and 125 East State St façade improvements

Private Investment Undertaken (See Instructions)	\$	82,779	\$	-	\$	82,779
Public Investment Undertaken	\$	14,999	\$	-	\$	14,999
Ratio of Private/Public Investment		5 41/79				5 41/79

Project 12 Name: 127 East 1st Street façade improvements

Private Investment Undertaken (See Instructions)	\$	80,000	\$	-	\$	80,000
Public Investment Undertaken	\$	14,999	\$	-	\$	14,999
Ratio of Private/Public Investment		5 1/3				5 1/3

Project 13 Name: A and N James 111-115 State St

Private Investment Undertaken (See Instructions)	\$	453,000	\$	-	\$	453,000
Public Investment Undertaken	\$	-	\$	-	\$	453,000
Ratio of Private/Public Investment		0				1

Project 14 Name: 227 West 1st St façade improvements

Private Investment Undertaken (See Instructions)	\$	123,747	\$	-	\$	123,747
Public Investment Undertaken	\$	14,999	\$	-	\$	14,999
Ratio of Private/Public Investment		8 1/4				8 1/4

Project 15 Name: 300 W State St façade improvements

Private Investment Undertaken (See Instructions)	\$	27,000	\$	-	\$	27,000
Public Investment Undertaken	\$	7,500	\$	-	\$	7,500
Ratio of Private/Public Investment		3 3/5				3 3/5

PAGE 3 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 16 Name: 306 S Lincoln façade improvements

Private Investment Undertaken (See Instructions)	\$ 50,000	\$ -	\$ 50,000
Public Investment Undertaken	\$ 14,999	\$ -	\$ 14,999
Ratio of Private/Public Investment	3 1/3		3 1/3

Project 17 Name: 1st Street improvements

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 61,591	\$ 25,000	\$ 150,000
Ratio of Private/Public Investment	0		0

Project 18 Name: 101 S Cherry St façade improvements

Private Investment Undertaken (See Instructions)	\$ -	\$ 50,000	\$ 50,000
Public Investment Undertaken	\$ -	\$ -	\$ 14,999
Ratio of Private/Public Investment	0		3 1/3

Project 19 Name: 129 E State St façade improvements

Private Investment Undertaken (See Instructions)	\$ -	\$ 34,000	\$ 34,000
Public Investment Undertaken	\$ -	\$ -	\$ 14,999
Ratio of Private/Public Investment	0		2 4/15

Project 20 Name: 218 E State expansion

Private Investment Undertaken (See Instructions)	\$ -	\$ 54,000	\$ 54,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 21 Name: State Street Townhomes

Private Investment Undertaken (See Instructions)	\$ -	\$ 800,000	\$ 1,340,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 22 Name:

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

Project 23 Name:

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

Project 24 Name:

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

Project 25 Name:

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

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2022

Name of Redevelopment Project Area: TIF #5 Central City

Input name here (name of redevelopment project area will auto-populate on each page)

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

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

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement	The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

The amount of increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, if any:

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area: TIF #5 Central City

Input name here (name of redevelopment project area will auto-populate on each page)

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	

SECTION 8 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area: TIF #5 Central City

Input name here (name of redevelopment project area will auto-populate on each page)

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area.

Year of Designation	Base EAV	Reporting Fiscal Year EAV
6/1/2015	\$ 6,772,960	\$ 9,039,782

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

☐ Indicate an 'X' if the overlapping taxing districts did not receive a surplus.

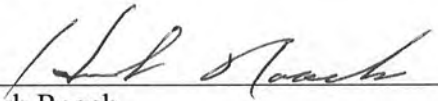
Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
St. Clair County	\$ 2,197
SWIC District #522	\$ 900
O'Fallon District #90	\$ 6,100
O'Fallon High School District #203	\$ 4,389
O'Fallon Library	\$ 328
O'Fallon Township	\$ 142
O'Fallon Township Road	\$ 564
City of O'Fallon	\$ 1,474
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -



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, 2021 – April 30, 2022).

10/24/2022
Date


Herb Roach
Mayor of the City of O'Fallon



“(C) An opinion of legal counsel that the municipality is in compliance with this Act.”
[65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]

I, Terry Bruckert, am the Tax Increment Financing Attorney for the City of O’Fallon, Illinois and have been such throughout the fiscal year covered by this report (May 1, 2021- April 30, 2022).

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 25, 2022
Date

Terry Bruckert
Signature

TIF 5 – Central City
City of O’Fallon
St. Clair County, Illinois

STATEMENT OF ACTIVITIES TO FURTHER
OBJECTIVES OF THE REDEVELOPMENT PLAN

Year Ended April 30,2022

- The city has approved a Façade Improvement grant to Bike Surgeon for façade improvements at 101 S Cherry Street. The grant provides for reimbursement up to 50% of eligible project costs up to a maximum of \$14,999 from TIF funds if available.
- The city has approved a Façade Improvement grant to April Barnes for façade improvements at 129 E State Street. The grant provides for reimbursement up to 50% of eligible project costs up to a maximum of \$7,500 from TIF funds if available. Construction pertains
- Boarding House Bistro is a retail shop that specializes in charcuterie boards. They opened in January 2021. They are planning a remodel expansion into the empty space adjoining their current location. There is no agreement for public funding to be used on this project.
- The city added a string of decorative overhead lights to the west side of First Street.
- First Street Lounge completed a small expansion for an office and entertainment.
- Construction was completed on Birch Market, an establishment that offers prepared meals to go, sandwich and bakery counter, and a selection of dried goods which opened September 2021.
- Sal Cincotta has begun construction on State Street Townhomes. Development includes seven townhomes that are two stories, 1,653 square foot each, with a two-car detached garage. There is no agreement for public funding to be used on this project.

Year Ended April 30,2021

- The city has approved a Façade Improvement grant to Cindy Hawkins for façade improvements at 300 West State Street. The grant provides for reimbursement up to 50% of eligible project costs up to a maximum of \$7,500 from TIF funds if available.
- The city has approved a Façade Improvement grant to Kent and Cynthia Carson for façade improvements at 306 South Lincoln. The grant provides for reimbursement up to 50% of eligible project costs up to a maximum of \$14,999 from TIF funds if available.
- Boarding House Bistro is a retail shop that specializes in charcuterie boards. They opened in January 2021. They filled a vacancy left from the prior tenant that relocated to a new building within the Centra City TIF. There is no agreement for public funding to be used on this project.
- The city added a string of decorative overhead lights to the east side of First Street.
- The city approved an expansion of First Street Lounge. There is no agreement for public funding to be used on this project.
- The city approved Birch Market, which included a 4,730 square foot expansion to the recently complete redevelopment of 227 W 1st Street. The market will offer prepared meals to go, sandwich and bakery counter, and a selection of dried goods.

Year Ended April 30, 2020

- Dover Frontier demolition is complete. Waiting for EPA results.

- BP gas station completed renovations which included more gas pumps and a larger building supplying various retail products. There is no agreement for public funding to be used on this project.
- Do Well Real Estate completed the building demolition of 2 S. Lincoln which was a requirement of the agreement.
- The city has entered into a TIF redevelopment agreement with 227 West First LLC, with the intention to renovate the interior and exterior of the building so that it could be leased to qualified tenants. This was a full rehab where all environmental, structural, and mechanical issues were remediated or made to like new conditions. The agreement provides for reimbursing the developer a maximum sum of \$320,000. The source of paying such costs will be from 75% of the tax increment generated by the subject property. 10% of the remaining tax increment generated will be passed to all affected taxing bodies.
- The City has entered into a TIF redevelopment agreement with Alexander and Natalie James with the intention to renovate the interior and exterior of the property at 111-115 State St so that it could be leased to multiple qualified tenants. This was a full rehab where all environmental, structural, and mechanical issues were remediated or made to like new conditions. The agreement provides for reimbursing the developer a maximum sum of \$453,500. The source of paying such costs will be from 75% of the tax increment generated by the subject property. 10% of the remaining tax increment generated will be passed to all affected taxing bodies.
- The city has approved a Façade Improvement grant to Tracy and Thomas Moreland for façade improvements at 119 West 1st Street. The grant provides for reimbursement up to 50% of eligible project costs up to a maximum of \$4,999 from TIF funds if available. The front wall of the building was opened to accommodate an overhead garage door. Construction was finished this fiscal year.
- The city has approved a Façade Improvement grant to Timothy and Monica Vecera for façade improvements at 123 - 125 East State Street. The grant provides for reimbursement up to 50% of eligible project costs up to a maximum of \$14,999 from TIF funds if available. Improvements to the brick façade, awning, windows, and lighting were started this fiscal year.
- The city has approved a Façade Improvement grant to Gary Ahle for façade improvements at 127 East 1st Street. The grant provides for reimbursement up to 50% of eligible project costs up to a maximum of \$14,999 from TIF funds if available. New front exterior wall, windows, awning, and lighting were started this fiscal year.
- The city has approved a Façade Improvement grant to 227 West 1st Street for façade improvements at said location. The grant provides for reimbursement up to 50% of eligible project costs up to a maximum of \$14,999 from TIF funds if available. Aluminum storefront system and new canopy installation were started this fiscal year.

Year Ended April 30, 2019

- Dover Frontier has demolished most of the property at Southview Gardens. The last building will be razed when the current tenant relocates.
- The city has entered into a TIF redevelopment agreement with 105 East First LLC, with the intention to renovate the interior and exterior of the building so that it could be leased to qualified tenants. This was a full rehab where all environmental, structural, and mechanical issues were remediated or made to like new conditions. The agreement provides for reimbursing the developer a maximum sum of \$1,017,180. The source of paying such costs will be from 75% of the tax increment generated by the subject property. 10% of the remaining tax increment generated will be passed to all affected taxing bodies. The renovations are complete, and the building was occupied in October 2018. The first tenant is a shop for pet supplies/services.

- The city has entered into a TIF redevelopment agreement with Brad McMillin Realty. The property at 131 East First Street was acquired with the intention to construct a building that blends with downtown architecture and will solidify and strengthen sustainable growth in the downtown area. The proposed structure will be a 3,300 square foot single level structure. The agreement provides for reimbursing the developer a maximum sum of \$93,000. The source of paying such costs will be from 75% of the tax increment generated by the subject property. 10% of the remaining tax increment generated will be passed to all affected taxing bodies. Construction was still on-going as of 4/30/19. The space is split in half and has been pre-leased to a popular local coffee and cupcake bar and an established financial advisor company.

Year Ended April 30, 2018

- 2nd Street improvements for drainage and storm water are complete.
- The City has entered into a TIF redevelopment agreement with Do Well Real Estate to bring the property at 2 S. Lincoln back to productive use by providing commercial space in the City of O'Fallon. The improvements include but are not limited to land acquisition, building renovation, demolition, and site improvements. The agreement provides for reimbursing the developer a maximum sum of \$427,750. The source of paying such costs will be from 75% of the tax increment generated by the subject property. 10% of the remaining tax increment generated will be passed to all affected taxing bodies.
- The city has entered into a TIF redevelopment agreement with Dover Frontier. The project consists of a demolition of existing improvements, environmental remediation compliance, site grading, excavation and other site preparation, installation, extension and/or relocation of utilities, and related public improvements. The agreement provides for reimbursing the developer a maximum sum of \$1,800,000. The source of paying such costs will be from 75% of the tax increment generated by the subject property up to \$3.1 million of the EAV and the property and 50% of the tax increment generated by the subject property in excess of \$3.1 million EAV. 10% of the remaining tax increment generated will be passed to all affected taxing bodies.

Year Ended April 30, 2017

- The city installed a pedestrian rapid flash beacon at the cross walk of 1st Street and Lincoln Avenue. The city began improvements on the west side of 2nd Street for drainage and storm water.
- The city has entered into a TIF redevelopment agreement with Metro Inflatables to renovate the existing building for a small marketplace retail business, Fezziwig's. The improvements include but are not limited to land acquisition, building renovation and site improvements. The agreement provides for reimbursing the developer a maximum sum of \$113,170. The source of paying such costs will be from 75% of the tax increment generated by the subject property. 10% of the remaining tax increment generated will be passed to all affected taxing bodies. Renovations were complete within the fiscal year.
- The City has entered into a TIF redevelopment agreement with Brad McMillin to purchase the real estate property located at 200 North Lincoln (Old City Hall and the adjoining vacant land) to renovate the building in such a way as to preserve the City's historical landmark. The improvements include but are not limited to land acquisition, building renovation and site improvements. The agreement provides for reimbursing the developer a maximum sum of \$760,900. The source of paying such costs will be from 75% of the tax increment generated by the subject property. 10% of the remaining tax increment generated will be passed to all affected taxing bodies. Renovations had begun within the fiscal year.

- The city has entered into a TIF redevelopment agreement with Bike Surgeon to purchase and renovate an existing building into a bike shop. The improvements include but are not limited to land acquisition, building renovation and site improvements. The agreement provides for reimbursing the developer a maximum sum of \$556,550. The source of paying such costs will be from 75% of the tax increment generated by the subject property. 10% of the remaining tax increment generated will be passed to all affected taxing bodies. Renovations had begun within the fiscal year.

Year Ended April 30, 2016

- The city has retained a traffic engineering firm to undertake traffic surveys, prepare designs and complete staking construction for 2nd Street road improvements.

COMBINING BALANCE SHEET - TAX INCREMENT FINANCING (TIF) FUNDS

April 30, 2022

	Green Mount Medical TIF	Central Park TIF	Rt. 50/ Scott Troy Rd TIF	Central City TIF	Total
ASSETS					
Cash and cash equivalents	\$ 28,576	\$ 65,315	\$ 1,895	\$ 118,832	\$ 214,618
Receivables, net:					
Taxes	899,855	1,440,987	391,083	179,966	2,911,891
Total assets	<u>928,431</u>	<u>1,506,302</u>	<u>392,978</u>	<u>298,798</u>	<u>3,126,509</u>
DEFERRED OUTFLOWS OF RESOURCES					
None	-	-	-	-	-
Total assets and deferred outflows of resources	<u>928,431</u>	<u>1,506,302</u>	<u>392,978</u>	<u>298,798</u>	<u>3,126,509</u>
LIABILITIES					
Accounts payable	46	46	46	1,034	1,172
Due to other funds	-	-	5,000	-	5,000
Advances from other funds	4,500,087	-	-	-	4,500,087
Total liabilities	<u>4,500,133</u>	<u>46</u>	<u>5,046</u>	<u>1,034</u>	<u>4,506,259</u>
DEFERRED INFLOWS OF RESOURCES					
Unavailable resources - property taxes	899,855	1,440,987	391,083	179,966	2,911,891
Total liabilities and deferred inflows of resources	<u>5,399,988</u>	<u>1,441,033</u>	<u>396,129</u>	<u>181,000</u>	<u>7,418,150</u>
FUND BALANCES					
Restricted					
Tax increment financing	-	65,269	-	117,798	183,067
Unassigned (Deficit)	(4,471,557)	-	(3,151)	-	(4,474,708)
Total fund balances	<u>(4,471,557)</u>	<u>65,269</u>	<u>(3,151)</u>	<u>117,798</u>	<u>(4,291,641)</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 928,431</u>	<u>\$ 1,506,302</u>	<u>\$ 392,978</u>	<u>\$ 298,798</u>	<u>\$ 3,126,509</u>

CITY OF O'FALLON, ILLINOIS

Attachment K

Page 2

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - TIF FUNDS

For the Year Ended April 30, 2022

	Green Mount Medical TIF	Central Park TIF	Rte 50/ Scott Troy Rd TIF	Central City TIF	Total
REVENUES					
Taxes:					
Property	\$ 828,029	\$ 851,706	\$ 365,940	\$ 160,946	\$ 2,206,621
Miscellaneous revenues and reimbursements	-	-	-	1,000	1,000
Total revenues	828,029	851,706	365,940	161,946	2,207,621
EXPENDITURES					
Current:					
Tax increment financing	235	764,501	353,252	95,463	1,213,451
Total expenditures	235	764,501	353,252	95,463	1,213,451
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	827,794	87,205	12,688	66,483	994,170
OTHER FINANCING SOURCES (USES)					
Transfers out	(549,218)	-	-	-	(549,218)
Total other financing sources (uses)	(549,218)	-	-	-	(549,218)
NET CHANGE IN FUND BALANCE	278,576	87,205	12,688	66,483	444,952
FUND BALANCE (DEFICIT), MAY 1	(4,750,133)	(21,936)	(15,839)	51,315	(4,736,593)
FUND BALANCE (DEFICIT), APRIL 30	\$ (4,471,557)	\$ 65,269	\$ (3,151)	\$ 117,798	\$ (4,291,641)



3051 Hollis Dr., 3rd Floor
Springfield, IL 62704
217.793.3363

SIKICH.COM

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INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE

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

We have examined management's assertion that the City of O'Fallon, Illinois (the City), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2022 for the Green Mount Medical Campus TIF Fund, the Central Park TIF Fund, the Route 50/Scott Troy Road TIF Fund, and the Central City TIF Fund. Management is responsible for the City's assertion. Our responsibility is to express an opinion on management's assertion about the City's compliance with specific requirements based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the City's compliance with the specified requirements.

In our opinion, management's assertion that the City complied with the aforementioned requirements for the year ended April 30, 2022, is fairly stated in all material respects.

This report is intended solely for the information and use of the Mayor, City Council, management of the City, the Illinois State Comptroller's Office and the Joint Review Boards and is not intended to be and should not be used by anyone other than these specified parties.

Sikich LLP

Springfield, Illinois
October 7, 2022