

**FY 2022  
ANNUAL TAX INCREMENT FINANCE  
REPORT**




**STATE OF ILLINOIS  
COMPTROLLER  
SUSANA A. MENDOZA**

Name of Municipality: City of Springfield Reporting Fiscal Year: 2022  
 County: Sangamon Fiscal Year End: 2/28/2022  
 Unit Code: 083/120/30

**FY 2022 TIF Administrator Contact Information-Required**

First Name: Ravi Last Name: Doshi  
 Address: 800 East Monroe, Room 107 Title: TIF Administrator  
 Telephone: (217) 789-2377 City: Springfield Zip: 62701  
 E-mail: ravi.doshi@springfield.il.us

I attest to the best of my knowledge, that this FY 2022 report of the redevelopment project area(s)  
 in the City/Village of: Springfield  
 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.].  
  
 Written signature of TIF Administrator \_\_\_\_\_ Date 11.1.22

**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
Central Area (Downtown)	11/29/1981	12/27/2028
Far East Side	2/23/1995	2/22/2030
Enos Park Neighborhood	12/16/1997	12/15/2020
SHA (Madison Park Place)	12/16/1999	12/15/2022
Northeast	12/2/2003	12/1/2026
Jefferson Crossing	9/7/2007	3/2/2021
MacArthur Boulevard Corridor	2/21/2012	2/21/2035
Dirksen Parkway Commercial	12/18/2012	12/18/2035
Peoria Road	11/7/2017	11/7/2039
Lumber Lane	10/30/2018	10/30/2041

\*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:

Jefferson Crossing

<b>Primary Use of Redevelopment Project Area*: Retail</b>	
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
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	

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 submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).		X
Were any obligations issued by 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, chosen by the municipality, setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [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 MUST 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:

Jefferson Crossing

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 28,104

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	\$ -	\$ 27,656	10%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 6	\$ 454	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 246,958	90%
Private Sources			0%
Other ()			0%

All Amount Deposited in Special Tax Allocation Fund \$ 6

Cumulative Total Revenues/Cash Receipts \$ 275,068 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 28,110

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 28,110

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (28,104)

Previous Year Adjustment (Explain Below) \$ -

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

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

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:

Jefferson Crossing

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.		
2. Annual administrative cost.		\$ -
3. Cost of marketing sites.		\$ -
4. Property assembly cost and site preparation costs.		\$ -
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.		\$ -
6. Costs of the construction of public works or improvements.		\$ -
		\$ -



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.		
Property Tax Increment Refund due to closure	28,110	
		\$ 28,110
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 28,110</b>



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:

Jefferson Crossing

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

FUND BALANCE BY SOURCE \$ -

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
<b>Total Amount Designated for Obligations</b>	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
<b>Total Amount Designated for Project Costs</b>		\$ -

**TOTAL AMOUNT DESIGNATED** \$ -

**SURPLUS/(DEFICIT)** \$ -



**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:**

**Jefferson Crossing**

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

X
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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:

**Jefferson Crossing**

**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':**

<b>1. NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	<b>X</b>
--------------------------------------------------------------------------------------------------	----------

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

2a. The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	
----------------------------------------------------------------------------------------------------------------------	--

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

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
<b>TOTAL:</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 1\*:**

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

**Project 2\*:**

Private Investment Undertaken (See Instructions)			
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

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:

Jefferson Crossing

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
N/A	N/A	N/A	\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

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
N/A	N/A

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
N/A	N/A

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:

N/A
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**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:**

**Jefferson Crossing**

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

See attached legal description and map.

<b>Optional Documents</b>	<b>Enclosed</b>
Legal description of redevelopment project area	Yes
Map of District	Yes



LEGAL DESCRIPTION  
FOR  
OIK N EZ PROPERTIES, LLC (TIF BOUNDARY)

PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER ALL BEING IN SECTION 19. ALSO PART OF THE NORTHEAST QUARTER OF SECTION 30 ALL IN TOWNSHIP 16 NORTH, RANGE 5 WEST, SANGAMON COUNTY, ILLINOIS. SAID PARTS BEING FURTHER DESCRIBED AS FOLLOWS:

**JEFFERSON MALL PROPERTY:**

COMMENCING AT A STONE AT THE CENTER OF SAID SECTION 19; THENCE SOUTH ALONG THE QUARTER SECTION LINE, SAID COURSE HAVING A BEARING OF SOUTH 00 DEGREES 22 MINUTES EAST 1743.9 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 22 MINUTES EAST 634.09 FEET; THENCE NORTH 70 DEGREES 00 MINUTES WEST 194.91 FEET; THENCE NORTH 33 DEGREES 55 MINUTES WEST 86.6 FEET; THENCE NORTH 20 DEGREES 00 MINUTES EAST 543.09 FEET; THENCE SOUTH 70 DEGREES 00 MINUTES EAST 45.44 FEET TO THE POINT OF BEGINNING.

**ALSO:**

ALL OF THE WEST HALF SOUTHEAST QUARTER OF SAID SECTION 19 LYING WEST OF THE WEST RIGHT OF WAY LINE OF VETERANS PARKWAY (ILLINOIS ROUTE 4) AND LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE ABANDONED BALTIMORE, OHIO AND SOUTHERN RAILROAD AND LYING EAST OF THE EAST RIGHT OF WAY LINE OF WINCH ROAD AND LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF JEFFERSON STREET (ILLINOIS ROUTE 97).

**ALSO:**

**WINCH ROAD:**

ALL OF THE WINCH ROAD RIGHT OF WAY LYING BETWEEN THE SOUTH RIGHT OF WAY LINE OF THE ABANDONED BALTIMORE, OHIO AND SOUTHERN RAILROAD AND THE NORTH RIGHT OF WAY LINE OF JEFFERSON STREET (ILLINOIS ROUTE 97).

**ALSO:**

**VETERANS PARKWAY (ILLINOIS ROUTE 4)**

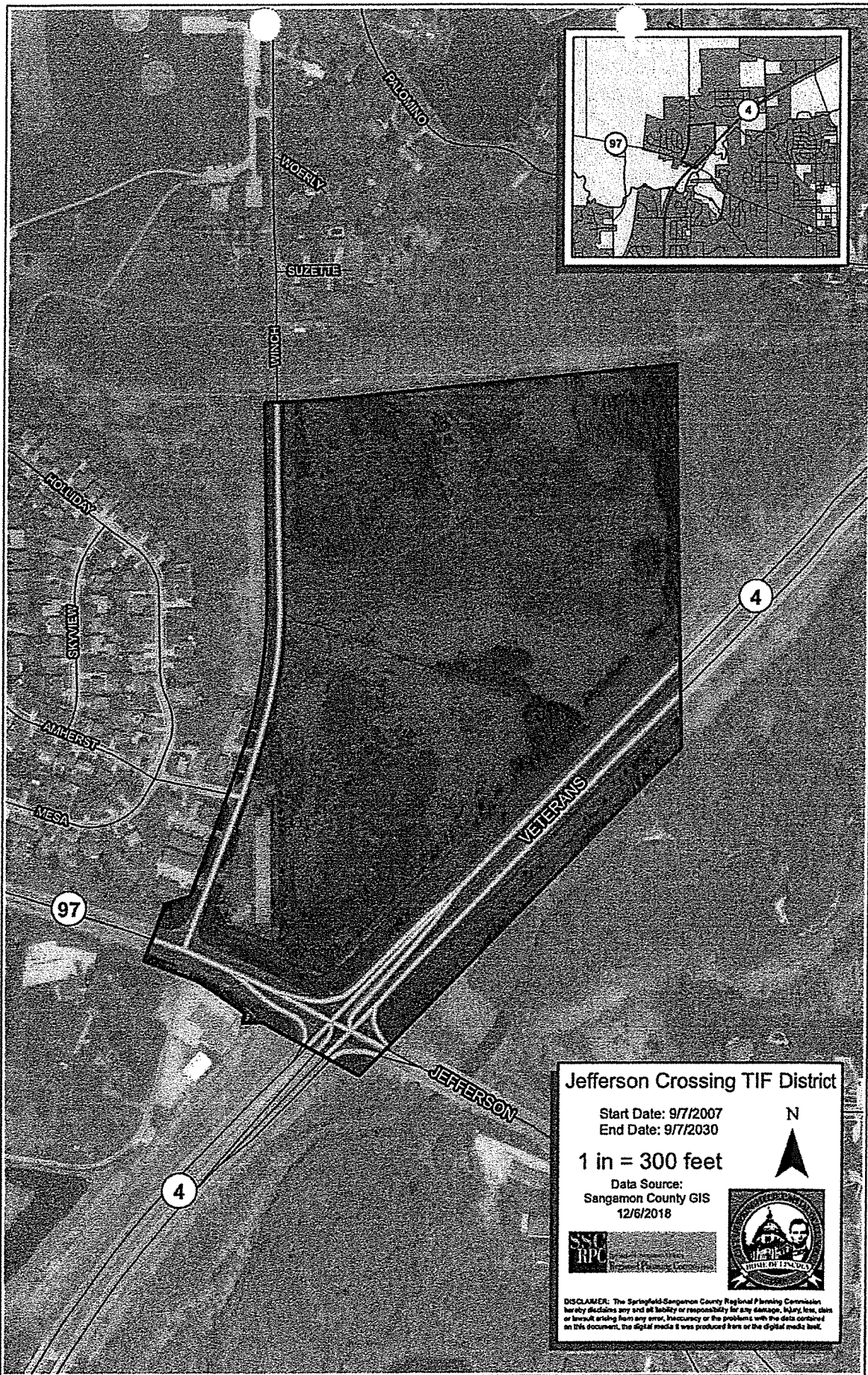
ALL OF THE VETERANS PARKWAY (ILLINOIS ROUTE 4) RIGHT OF WAY IN THE WEST HALF SOUTHEAST QUARTER OF SAID SECTION 19 LYING NORTH OF THE SOUTH RIGHT OF WAY LINE OF JEFFERSON STREET (ILLINOIS ROUTE 97).

**ALSO:**

**JEFFERSON STREET (ILLINOIS ROUTE 97)**

ALL OF THE JEFFERSON STREET (ILLINOIS ROUTE 97) RIGHT OF WAY LYING BETWEEN WEST RIGHT OF WAY LINE OF WINCH ROAD AND THE EAST RIGHT OF WAY LINE OF VETERANS PARKWAY (ILLINOIS ROUTE 4).

616 09 07



**Jefferson Crossing TIF District**

Start Date: 9/7/2007  
 End Date: 9/7/2030

1 in = 300 feet

Data Source:  
 Sangamon County GIS  
 12/6/2018



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Attachment A

2021 035

**AN ORDINANCE AUTHORIZING THE CLOSE OUT OF THE JEFFERSON CROSSING TIF DISTRICT AND TRANSFER OF SURPLUS TIF INCREMENT TO SANGAMON COUNTY TREASURER FOR DISTRIBUTION TO THE OTHER TAXING BODIES, OR THE OFFICE OF PLANNING A ECONOMIC DEVELOPMENT**

WHEREAS, the City of Springfield is a home rule unit as defined in Article VII, Section 6(a) of the 1970 Illinois Constitution and has jurisdiction over matters pertaining to its government and affairs; and

WHEREAS, pursuant to provisions of 65 ILCS 5/11-74.4-1, et seq. (the Act), the City passed ordinances 614-09-07, 615-09-07, and 616-09-07 adopting a program for the Redevelopment Project Area known as the Jefferson Crossing Tax Increment Redevelopment Plan and Project; and

WHEREAS, the Office of Planning and Economic Development requests authorization to close out the Jefferson Crossing TIF and transfer the surplus TIF increment to the Sangamon County Treasurer for distribution to the other taxing bodies.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, ILLINOIS:

**Section 1:** That the City Council hereby authorizes the repeal and close out of the Jefferson Crossing TIF pursuant 65 ILCS 5 Sec 11-74.4-4 (c) and transfer of the surplus TIF increment from expenditure line 020-111-DEVL-DEVL-2110 in the amount of \$29,000.00 to the Sangamon County Treasurer (OSAN 6702) for distribution to the taxing bodies.

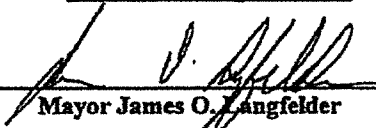
**Section 2:** That the City Clerk is hereby directed to publish this ordinance in pamphlet form.

**Section 3:** This ordinance shall become effective immediately after its passage and publication in pamphlet form.

PASSED: March 2, 2021

SIGNED: March 3, 2021

RECORDED: March 4, 2021

  
\_\_\_\_\_  
Mayor James O. Langfelder

ATTEST:   
\_\_\_\_\_  
City Clerk Frank Lesko

Approved as to legal sufficiency:

Requested by: Mayor James O. Langfelder

  
\_\_\_\_\_  
Office of Corporation Counsel / Date

075-03-21





Attachment B

Office of Planning & Economic Development  
City of Springfield, Illinois

James O. Langfelder  
Mayor

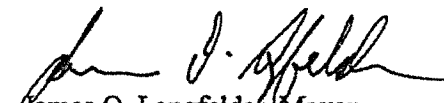
November 1, 2022

Ms. Susana A. Mendoza  
Comptroller, State of Illinois  
Office of the Comptroller  
100 W. Randolph, Suite 15-500  
Chicago, IL 60601

Dear Ms. Mendoza,

In my capacity as Mayor of the City of Springfield, a Illinois municipal corporation, I, James O. Langfelder certify that in the preceding fiscal year the City of Springfield, Illinois has complied with all requirements of the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.1 *et seq.*, as amended), as it applies to the following Tax Increment Financing Districts of Springfield, Illinois: Central Area (Downtown), Far East, Enos Park, SHA (Madison Park Place), Northeast, Jefferson Crossing, MacArthur Boulevard Corridor, Dirksen Parkway Commercial, Peoria Road, and Lumber Lane in the preceding fiscal year.

Sincerely,

  
James O. Langfelder, Mayor  
City of Springfield

Attachment C

Sr. Assistant Corporation Counsel  
Linda A. O'Brien  
Steven C. Rahn  
Kateah McMasters



Rm. 313 Municipal Center East  
800 East Monroe Street  
Springfield, IL 62701-1689

Assistant Corporation Counsel  
Brandon Woudenberg  
Nicholas Correll

**OFFICE OF CORPORATION COUNSEL  
CITY OF SPRINGFIELD, ILLINOIS**

Phone: (217) 789-2393  
Fax: (217) 789-2397

**JAMES K. ZERKLE**  
Corporation Counsel

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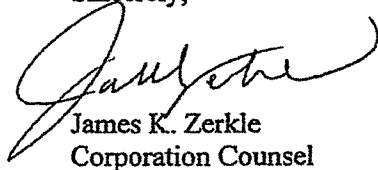
November 1, 2022

Ms. Susana A. Mendoza  
Comptroller, State of Illinois  
Office of the Comptroller  
100 W. Randolph, Suite 15-500  
Chicago, IL 60601

Dear Ms. Mendoza,

In my capacity as legal counsel for the City of Springfield, I have reviewed the procedures of the City in relation to the requirements of the Public Act [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]. In my opinion, the City of Springfield is in compliance with the Tax Increment Allocation Redevelopment act, 65 ILCS 5/11-74.4-1 *et seq.*, and the Industrials Job Recovery Law, 65 ILCS 5/11-74.6-1 *et seq.*, for each redevelopment project area in the City, namely, the Central Area (Downtown), Far East, Enos Park, SHA (Madison Park Place), Northeast, Jefferson Crossing, MacArthur Boulevard Corridor, Dirksen Parkway Commercial, Peoria Road, and Lumber Lane Tax Increment Finance Districts.

Sincerely,

  
James K. Zerkle  
Corporation Counsel

## ATTACHMENT D

### CENTRAL AREA (DOWNTOWN)

Statement setting forth activities: The City of Springfield provided \$2,525.00 to the Illinois Tax Increment Association for membership fees and registration. The city provided \$1,400,000.00 to the Sangamon County Treasurer in property tax rebate. The city provided \$500,000.00 to the Young Men's Christian Association of Springfield for a project. The city provided \$25,000.00 to Innovate Springfield Inc for business training services.

### FAR EAST

Statement setting forth activities: The City of Springfield provided \$4,360.50 to City Water, Light & Power for postage. The city provided \$90.00 to the Sangamon County Recorder for recording fees. The city provided \$10,830.00 to homeowners for rehabilitation. The city provided \$82,915.00 to Sangamon County as Trustee for purchase of surplus properties by ordinance.

### ENOS PARK

Statement setting forth activities: The City of Springfield provided \$25,859.48 to the Department of Public Works for demolition of unsafe and dangerous vacant structures. The City provided \$500,000.00 to the Young Men's Christian Association for eligible project expenses. The City returned \$14,250.00 to Cynthia Mehl for a homeowner exterior rehabilitation project that did not take place.

### SHA (MADISON PARK PLACE)

Statement setting forth activities: The City of Springfield provided \$165.12 to the Frye-Williamson Press for envelopes. The City provided \$697.88 to the State Journal-Register for advertising. The City provided \$56,927.65 to the PGAV Planners for consulting, studies, and redevelopment plans.

### NORTHEAST

Statement setting forth activities: The City of Springfield provided \$257,950.42 to Sangamon County for TIF surplus payment.

### JEFFERSON CROSSING

Statement setting forth activities: The City of Springfield provided \$28,109.91 to the Sangamon County Treasurer as a property tax increment refund for closure of the TIF.

**MACARTHUR BOULEVARD CORRIDOR**

Statement setting forth activities: There was no activity in this tax increment district.

**DIRKSEN PARKWAY COMMERCIAL**

Statement setting forth activities: There was no activity in this tax increment district.

**PEORIA ROAD**

Statement setting forth activities: There was no activity in this tax increment district.

**LUMBER LANE**

Statement setting forth activities: There was no activity in this tax increment district.

Attachment #



Office of Planning & Economic Development  
City of Springfield, Illinois

James O. Langfelder  
Mayor

Annual Joint Review Board Meeting  
November 22, 2021  
3:00 p.m.

This year, the Annual Joint Review Board Meeting will be held in-person, in the Council Chambers located on the 3<sup>rd</sup> Floor of the Municipal Center West Building.

Email Ravi D. Doshi at [ravi.doshi@springfield.il.us](mailto:ravi.doshi@springfield.il.us) with questions or call 217.789.2377 ext. 5477.

**Agenda**

- I. Introductions
- II. Explanation of JRB
- III. Review of Springfield's TIF Districts:
  - a. Central Area
  - b. Far East Side
  - c. Enos Park Neighborhood
  - d. S.H.A. (Madison Park Place)
  - e. Northeast
  - f. Jefferson Crossing
  - g. MacArthur Boulevard
  - h. Dirksen Parkway Commercial
  - i. Peoria Road
  - j. Lumber Lane
- IV. Public Comments
- V. Adjourn

CITY OF SPRINGFIELD, ILLINOIS

Jefferson Crossing TIF Project - Special Revenue Fund  
 Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
 For the Fiscal Year Ended February 28, 2022

	Original Budget	Final Budget	Actual	Variance with Final Budget
<b>Revenues</b>				
<b>Taxes</b>				
Property Taxes	\$ 6,000	6,000	—	(6,000)
Investment Income	60	60	6	(54)
<b>Total Revenues</b>	<b>6,060</b>	<b>6,060</b>	<b>6</b>	<b>(6,054)</b>
<b>Expenditures</b>				
<b>Economic Development</b>				
Awards and Grants	32,000	32,000	28,110	3,890
<b>Net Change in Fund Balance</b>	<b>(25,940)</b>	<b>(25,940)</b>	<b>(28,104)</b>	<b>(2,164)</b>
Fund Balance - Beginning			28,104	
Fund Balance - Ending			—	