

**FY 2023
ANNUAL TAX INCREMENT FINANCE
REPORT**



SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality: City of Springfield Reporting Fiscal Year: 2023
 County: Sangamon Fiscal Year End: 2/28/2023
 Unit Code: 083/120/30

FY 2023 TIF Administrator Contact Information-Required

First Name: Valera Last Name: Yazell
 Address: 800 E. Monroe Title: Director-Office of Planning & Economic Devel
 Telephone: (217)789-2377 City: Springfield Zip: 62701
 E-mail: Valera.Yazell@springfield.il.us

I attest to the best of my knowledge, that this FY 2023 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.].

Valera Yazell
 Written signature of TIF Administrator

12/8/2023
 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
Central Area (Downtown)	11/29/1981	
Far East Side	2/23/1995	
Enos Park	12/16/1997	
SHA (Madison Park)	12/16/1999	
MacArthur	2/21/2012	
Dirksen Commercial	12/18/2012	
Northeast	12/2/2003	
Peoria Road	11/7/2017	
Lumber Lane	10/30/2018	

*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 2023

Name of Redevelopment Project Area:

SHA Madison Park

Primary Use of Redevelopment Project Area*:	
*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 the 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).	<input type="checkbox"/>	<input type="checkbox"/>
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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 <u>MUST</u> be attached (labeled Attachment J).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 2023

Name of Redevelopment Project Area:

SHA Madison Park

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 2,635,650

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	\$ 227,307	\$ 4,646,137	98%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 20,687	\$ 93,082	2%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ 247,994

Cumulative Total Revenues/Cash Receipts \$ 4,739,219 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 121,447

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 121,447

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 126,548

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 2,762,198

* 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
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		\$ 121,447

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

FY 2023

Name of Redevelopment Project Area:

SHA Madison Park

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

FUND BALANCE BY SOURCE	<table border="1"> <tr> <td>\$</td> <td align="right">2,762,198</td> </tr> </table>	\$	2,762,198
\$	2,762,198		

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

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Former Pillsbury Plant Site Clean-up		\$ 500,000
Springfield Park District - Park Improvements		\$ 251,026
Residential Exterior Re-hab		\$ 1,500,000
Infrature Improvements		\$ 500,000
Total Amount Designated for Project Costs		\$ 2,751,026

TOTAL AMOUNT DESIGNATED	<table border="1"> <tr> <td>\$</td> <td align="right">2,751,026</td> </tr> </table>	\$	2,751,026
\$	2,751,026		

SURPLUS/(DEFICIT)	<table border="1"> <tr> <td>\$</td> <td align="right">11,172</td> </tr> </table>	\$	11,172
\$	11,172		

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

FY 2023

Name of Redevelopment Project Area:

SHA Madison Park

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.
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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 2023

Name of Redevelopment Project Area:

SHA Madison Park

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 and 2b.)	X
2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	2
2b. Did the municipality undertake any <u>NEW</u> projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?	1

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
TOTAL:			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 1,560,000	\$ 251,026	\$ 1,811,026
Ratio of Private/Public Investment	0		0

Project 1 Name: Projects closed out in previous years

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,560,000		\$ 1,560,000
Ratio of Private/Public Investment	0		0

Project 2 Name: Springfield Park District-park improvements FY23

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken		\$ 251,026	\$ 251,026
Ratio of Private/Public Investment	0		0

Project 3 Name:

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

Project 4 Name:

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

Project 5 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 2023

Name of Redevelopment Project Area:

SHA Madison Park

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			
			\$ -

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

Project Name	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.	
	Temporary	Permanent	Temporary	Permanent

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.

Project Name	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:

Project Name	Stated Rate of Return

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 2023

Name of Redevelopment Project Area:

SHA Madison Park

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

See attached Legal Description and Map

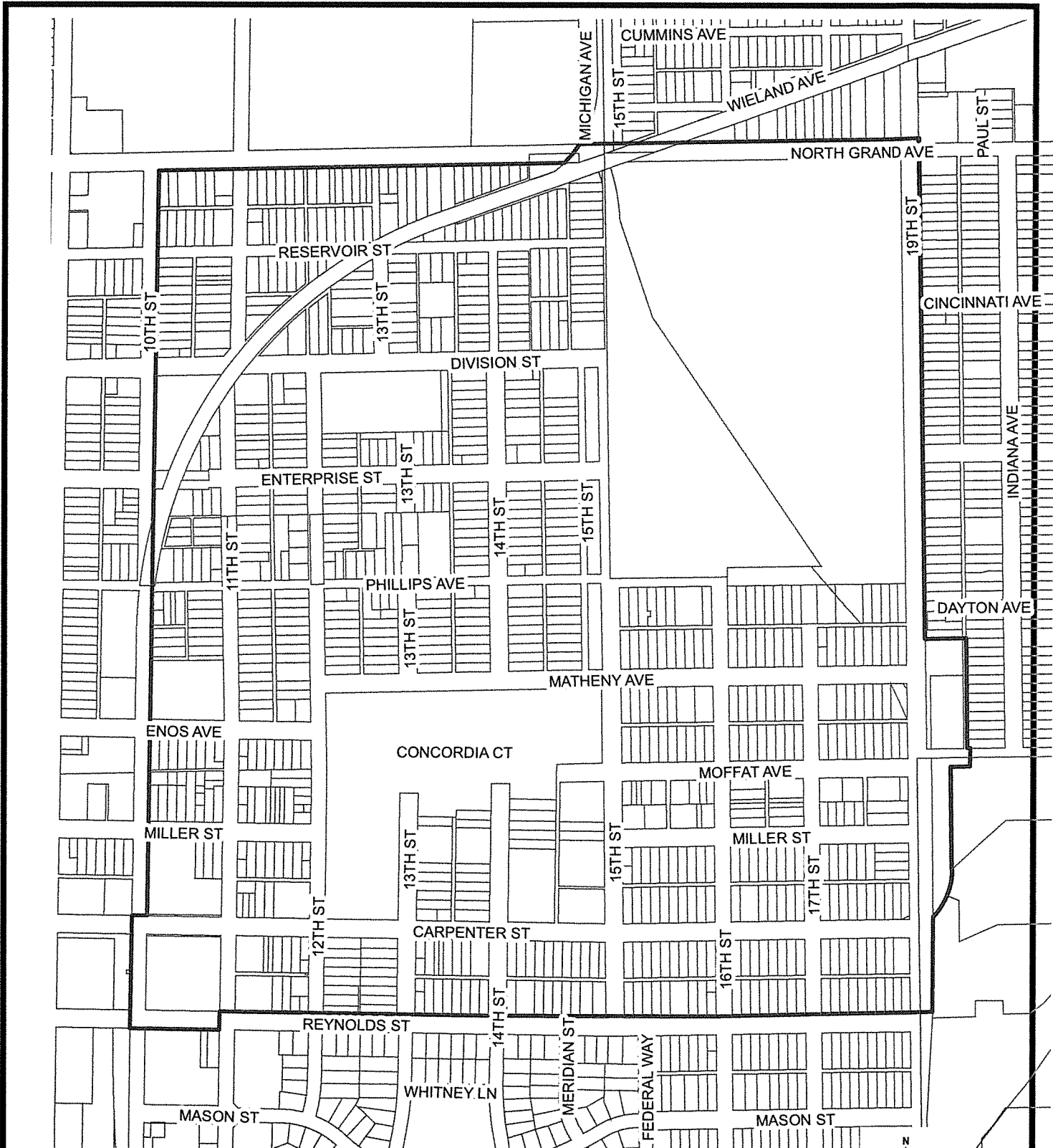
Optional Documents	Enclosed
Legal description of redevelopment project area	Yes
Map of District	Yes

Exhibit APROPOSED EXPANSION TO SHA (Madison Park Place) TIF DISTRICT
LEGAL DESCRIPTION

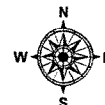
Part of the West Half of Section 26 and the East Half of Section 27 in Township 16 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows:

Beginning at the intersection of the North line of Reynolds Street and the West line of 11th Street, also being the Northwest corner of the existing SHA TIF District; thence South to the intersection of the South line of Reynolds Street and the West line of 11th Street; thence West along said South line of Reynolds Street to the West line of 10th Street; thence North along said West line of 10th Street to the North line of Carpenter Street; thence East along said North line of Carpenter Street to the East line of 10th Street; thence North along said East line of 10th Street to the South line of North Grand Avenue; thence East along said South line of North Grand Avenue to the West line of the Illinois & Midland Railroad; thence northerly along said West line of the Illinois & Midland Railroad to the North line of North Grand Avenue; thence East along said North Grand Avenue to the East line of 19th Street; thence South along said East line of 19th Street to the South line of Lot 313 in Hay and Tracy's Melrose Subdivision; thence along said South line of Lot 313, a distance of 180.25 feet, more or less to the East line of an alley as shown on the plat of said Hay and Tracy's Melrose Subdivision; thence South along said East line of the alley to the North line of Moffat Avenue; thence East along said North line of Moffat Avenue to an extension of the East line of 19th Street; thence South along said extension of the East line of 19th Street to the South line of Moffat Avenue; thence West along said South line of Moffat Avenue to the East line of 19th Street; thence southerly along said East line of 19th Street to the East line of the Illinois & Midland Railroad; thence along said East line of the Illinois & Midland Railroad to the North line of Reynolds Street; thence West along said North line of Reynolds Street to the point of beginning, containing 294.574 acres, more or less.

510-12-21



PROPOSED SHA TIF DISTRICT EXPANSION



Scale: 1" = 150'

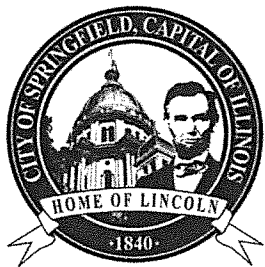
Legend

 SHA TIF Expansion

FOR REFERENCE PURPOSES ONLY
THE FINAL JUDGMENT OF SUITABILITY
FOR ANY SPECIFIC APPLICATION IS THE
SOLE RESPONSIBILITY OF THE END USER

PORTIONS OF THIS DATA MAY HAVE BEEN
PROVIDED BY SANGAMON COUNTY

Prepared: June, 2018



AN ORDINANCE EXTENDING THE TERM OF THE SHA (MADISON PARK PLACE) TAX INCREMENT REDEVELOPMENT PROJECT AREA AND REDEVELOPMENT PLAN AND PROJECT TO DECEMBER 15, 2034

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, the City in 1999 pursuant to its Home Rule powers and the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the "Act") previously adopted the SHA (MADISON PARK PLACE) Tax Increment Redevelopment Plan and Projects (the "Plan") and established Tax Increment Financing for the Area pursuant to Ordinances 88-2-99, 87-2-99 and 88-2-99; and

WHEREAS, the estimated life as originally established for the Area and Plan would have expired in 2022; and

WHEREAS, pursuant to Public Act 102-0818 (SB 0658), 65ILCS 5/11-74.4-3.5 (c) The estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (including refunding bonds under Section 11-74.4-7) may not be later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of this Act is to be made with respect to ad valorem taxes levied in the 35th calendar year after the year in which the ordinance approving the redevelopment project area was adopted: (235) If the ordinance was adopted December 16, 1999 by the City of Springfield; and

WHEREAS, the City Council of the City wishes to extend the term of the redevelopment project area until December 15, 2034; and

WHEREAS, the City contacted the officials from all of the taxing bodies that overlap the SHA (MADISON PARK) Tax Increment Project Area to inform them of the City's intention to extend the life of the TIF. After deliberation, all of the taxing bodies wrote letters supporting the City's TIF extension of time until and including December 15, 2034.

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

Section 1: The term of the SHA (MADISON PARK) Tax Increment Financing Area is extended until December 15, 2034, pursuant to Public Act 102-0818 (SB 0658), 65ILCS 5/11-74.4-3.5 (c) The estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (including refunding bonds under Section 11-74.4-7) may not be later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of this Act is to be made with respect to ad valorem taxes levied in the 35th calendar year after the year in which the ordinance approving the redevelopment project area was adopted: (235) If the ordinance was adopted December 16, 1999 by the City of Springfield.

Section 2: Extension of Time. The estimated time for completion of the SHA (MADISON PARK) Redevelopment Plan and Projects and the retirement of obligations issued to finance SHA (MADISON PARK) Redevelopment Projects Costs is hereby extended until and including the tax year 2034. Completion of projects shall include projects that are under contract on or before December 15, 2034, even if work is to be performed after that date.

Section 3: Calculation of Tax Increment Financing accrual and disbursement. Taxes are accrued the year previous and collected and disbursed the following year. The last Tax Increment Financing Taxes for the SHA (MADISON PARK) TIF will accrue through December 25, 2034, be due and collected in 2035 and paid to the SHA (MADISON PARK) TIF in 2035.

Section 4: From and after the effective date of this Ordinance, the proper officers, agents and employees of the City are hereby authorized, empowered and directed to do all such acts and to execute all such documents as may be necessary to carry out the intent and accomplish the purposes of this Ordinance.

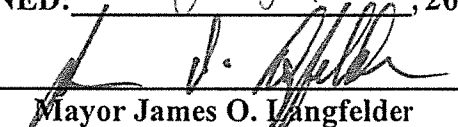
Section 5: This ordinance shall be in full force and effect immediately upon its passage.

PASSED: July 5, 2022

RECORDED: July 7, 2022

ATTEST: 
City Clerk Frank J. Lesko

SIGNED: July 7, 2022


Mayor James O. Langfelder

Approved as to legal sufficiency:

1
Office of Corporation Counsel / Date

Requested by: Mayor James O. Langfelder
Alderman Shawn Gregory
Alderman Roy Williams

Attachment A
boundary

Ord 3
2021-509

AN ORDINANCE ADOPTING TAX INCREMENT FINANCING IN RESPECT TO THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT AMENDING THE SHA (MADISON PARK PLACE) TIF REDEVELOPMENT PROJECT AREA BY ADDING ADDITIONAL PROPERTIES

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, the City of Springfield, Illinois desires to adopt an amended tax increment financing project area pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the "Act".

WHEREAS, the City of Springfield has adopted a Tax Increment Redevelopment Plan and Project, designated the SHA (Madison Park Place) TIF Redevelopment Project Area pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act for amending the project area.

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

Section 1. That tax increment financing is hereby adopted in respect to the Amended Tax Increment Redevelopment Plan and Project for the SHA (Madison Park Place) TIF Redevelopment Project Area (Area) which was amended by adding additional properties approved and adopted pursuant to Ordinance No. _____ of the City of Springfield, which Area as amended was designated pursuant to Ordinance No. _____ and is described in Exhibit A, attached hereto and made part of this Ordinance.

Section 2. After the total equalized assessed valuation of taxable real property in the SHA (Madison Park Place) TIF Redevelopment Project Area as amended exceeds the total initial equalized assessed value of all taxable real property in the SHA (Madison Park Place) TIF Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon real property in the SHA (Madison Park Place) TIF Redevelopment Project Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9(b) of the Act each year after the effective date of this Ordinance until the SHA (Madison Park Place) TIF Redevelopment Project Area as amended costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the SHA (Madison Park Place) TIF Redevelopment Project Area as amended shall be allocated to and when collected shall be paid by the County Collector to the

respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the redevelopment project area over and above the initial equalized assessed value of each property in the SHA (Madison Park Place) TIF Redevelopment Project Area as amended shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund called "the Special Tax Allocation Fund for the SHA (Madison Park Place) TIF Redevelopment Project Area" of the municipality for the purpose of paying the SHA (Madison Park Place) TIF Redevelopment Project Area as amended costs and obligations incurred in the payment thereof.

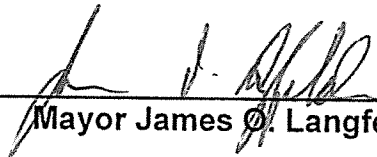
Section 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 4. This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

PASSED: December 21, 2021

SIGNED: December 22, 2021

RECORDED: December 22, 2021



Mayor James O. Langfelder

ATTEST: 

City Clerk Frank J. Lesko

Approved as to legal sufficiency:

Requested by:
Mayor James O. Langfelder
Alderman Shawn Gregory
Alderman Roy Williams



Office of Corporation Counsel / Date

512 - 12 - 21

Exhibit A - Amended Redevelopment Project Area

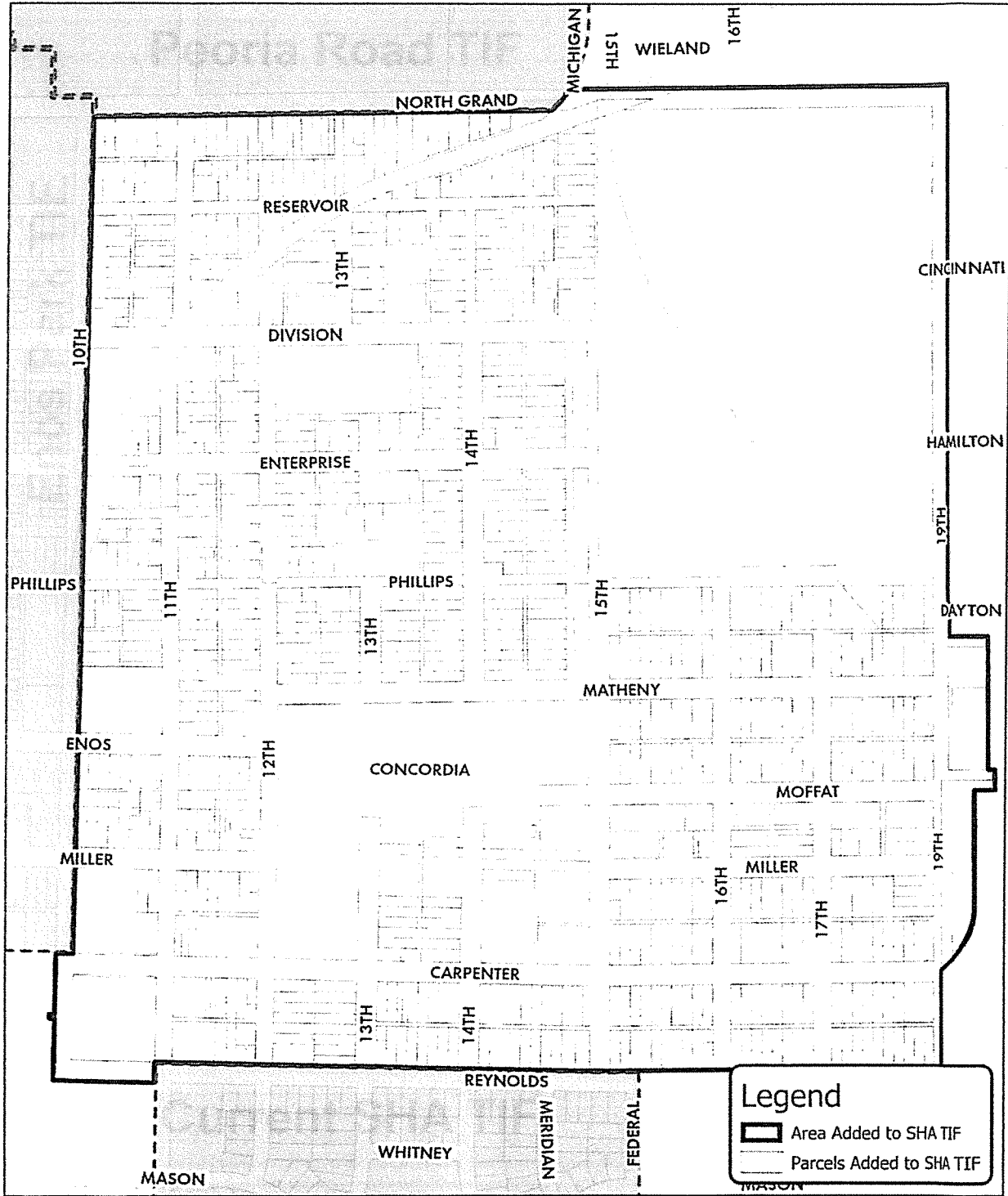


Exhibit A - Amended Redevelopment Project Area
Springfield, IL

Exhibit B - Current Land Use

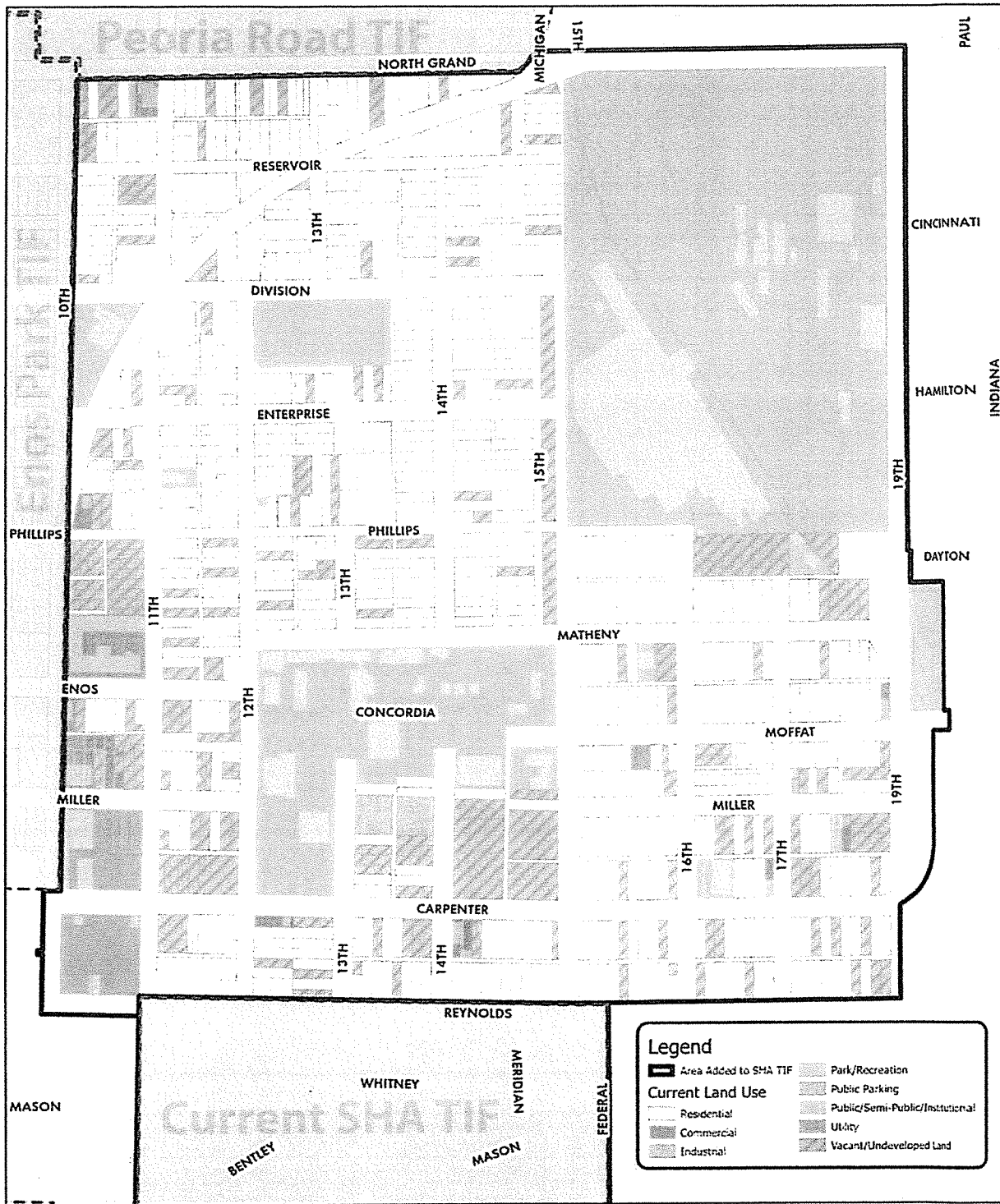


Exhibit B - Current Land Use
Springfield, IL



Office of the Mayor
City of Springfield, Illinois
Misty Buscher
Mayor

October 16, 2023

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

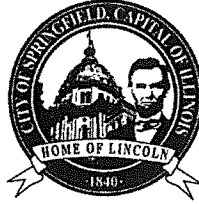
Dear Ms. Mendoza,

In my capacity as Mayor of the City of Springfield, an Illinois Municipal Corporation, I, Misty Buscher 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 applied 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Misty Buscher", with a long horizontal line extending to the right.

Misty Buscher
Mayor



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

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

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

Phone: (217) 789-2393
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Assistant Corporation Counsel
Nicholas Correll – Police Advisor
Charles Munson

**GREGORY E. MOREDOCK
Corporation Counsel**

Email
gregory.moredock@springfield.il.us

October 16, 2023

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

Re: City of Springfield TIF Certification

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 requirement 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 5/11-74.1 *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.

Yours truly,

Gregory E. Moredock
Corporation Counsel

ATTACHMENT D

CENTRAL AREA (DOWNTOWN)

Statement setting forth activities: The city provided **\$1,400,000.00** to the Sangamon County Treasurer in property tax rebate, **\$450,000.00** to the YMCA for final payment of eligible project costs, **\$99,900.00** to King Rentals for modernization of 2 elevators, **\$187,380.00** to Acree Company LLC for renovation to create 9 residential units above a commercial storefront, **\$87,531.38** the City, Water, Light & Power, the utility owned by the City of Springfield, for water infrastructure upgrade to support fire suppression, **\$29,666.66** for rooftop repairs & kitchen expansion for a downtown business, **\$161,836.45** for staff salary & fringes, **\$29,433** for shared services expenses and **\$5,761.64** in miscellaneous costs.

FAR EAST

Statement setting forth activities: The City of Springfield provided **\$72,573.33** for emergency repairs to the Springfield Project center, a training center for low to middle income residents, **\$2,375.97** for a refund of match escrow and **\$75,148.71** for various rehabilitation grants.

ENOS PARK

Statement setting forth activities: The City of Springfield provided **\$25,837.50** in refunds of match escrow dollars, **\$450,000.00** for final payment to the YMCA of eligible project costs, **\$18,400.00** for Veteran's down payment assistance, **\$62,078.00** in various homeowner exterior rehab and **\$12,376.03** in staff salary & fringes.

SHA (MADISON PARK PLACE)

Statement setting forth activities: The City of Springfield provided **\$2,351.64** to TIF consultant for work related to boundary change, **\$100,000.00** to Springfield Sangamon Growth Alliance for share of environmental study of the former Pillsbury site and **\$12,376.03** in staff salary & fringes.

NORTHEAST

Statement setting forth activities: The City of Springfield provided **\$218,039.72** to Sangamon County for TIF surplus payment.

MACARTHUR BOULEVARD CORRIDOR

Statement setting forth activities: The City of Springfield provided **\$228,353.28** to Hy-Vee, Inc. for redevelopment.

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.

AN ORDINANCE AUTHORIZING AN AGREEMENT WITH SPRINGFIELD SANGAMON COUNTY GROWTH ALLIANCE (SSGA) TO SHARE THE COST OF AN ENVIRONMENTAL PHASE TWO STUDY FOR THE PROPERTY LOCATED AT 1525 EAST PHILLIPS AVENUE UTILIZING SHA TAX INCREMENT FINANCE FUNDS IN AN AMOUNT NOT TO EXCEED \$100,000.00 FOR THE OFFICE OF PLANNING AND 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, the City has adopted a program for the Redevelopment Project Area (as hereinafter defined) known as the SHA Tax Increment Redevelopment Plan in the City of Springfield pursuant to "The Tax Increment Allocation Redevelopment Act, as amended," 65 ILCS 5/11-74.4-1, et seq. (hereinafter referred to as the "Act,"); and

WHEREAS, pursuant to the provisions of the Act, the City has adopted a Tax Increment Redevelopment Plan and Project (hereinafter referred to as the "Plan") pertaining to the redevelopment of the SHA area, a copy of which Plan is on file with the City Clerk of the City of Springfield; and

WHEREAS, the Springfield Sangamon Growth Alliance (SSGA) is requesting SHA Tax Increment Redevelopment Finance Funds to conduct an Environmental Phase Two Study for the property located on 1525 E. Phillips Avenue, Springfield, Illinois; and

WHEREAS, said property lies within the SHA Park tax increment financing district; and

WHEREAS, the City proposes to provide financial assistance in the total amount not to exceed \$100,000.00 to the SSGA for an Environmental Phase Two Study utilizing tax increment financing funds; and

WHEREAS, a copy of the Agreement will be located in the Office of the City Clerk.

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

Section 1: That the City Council hereby approves and authorizes the execution of an Agreement with SSGA for an Environmental Phase Two Study for the property located on 1525 E. Phillips Avenue utilizing SHA TIF Funds in a total amount not to exceed \$100,000.00.

Section 2: That the Office of Budget and Management is authorized to make payment in an amount not to exceed \$100,000.00 to Springfield Sangamon Growth Alliance (SSGA from account number 0807-111-DEVL-MADI-2110.

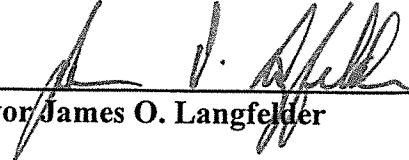
Section 3: That this ordinance shall become effective immediately upon its passage and recording by the City Clerk.

PASSED: May 3, 2022

SIGNED: May 5, 2022

RECORDED: May 5, 2022

ATTEST: 
City Clerk Frank Lesko


Mayor James O. Langfelder

Approved as to legal sufficiency:

Requested by: Mayor James O. Langfelder
Alderman Roy Williams
Alderman Shawn Gregory


Office of Corporation Counsel / Date

Attachment H

**Joint Review Board
Redevelopment Plan and Project for the proposed Adirondack TIF
Redevelopment Project Area
Meeting Minutes**

February 2, 2023

Lincoln Library

12:00 p.m.

Members Present:

Tom Osborne, Springfield District 186
Bryan Gleckler, Lincoln Land Community College
Mark Mason, Public Member

City Staff:

Jim Langfelder, City of Springfield
Jim Zerkle, City of Springfield
Doug Antonacci, City of Springfield
Lynne Wooden, City of Springfield

Guests:

John Brancaglione, PGAV Planners, LLC
Victor Salerno, Adirondack Community Development LLC
Enzo Mileto, Mayfair Management Group

I. Call to Order

Mayor Langfelder called the meeting to order at 12:20 p.m.

II. Roll call of taxing district representative

Tom Osborne, Springfield District 186
Brian Gleckler, Lincoln Land Community College
Mark Mason, Public Member
Jim Langfelder, City of Springfield

III. Board appoints person to take minutes of meeting

Bryan Gleckler moved, Tom Osborne seconded, and unanimous approval of Lynne Wooden to take minutes of the meeting.

IV. Board selects Public Member to serve on Joint Review Board

Mayor Langfelder moved, Tom Osborne seconded, and unanimous approval of Mark Mason to serve as the public member.

V. Board selects Chairperson for Joint Review Board

Tom Osborne moved, Mayor Langfelder seconded, and unanimous approval of Brian Gleckler to act as Chairperson.

VI. Review Responsibilities of Joint Review Board

John Brancaglione reviewed the JRB responsibilities. Board members are appointed based on the districts that actually have representation within any given area. The first meeting has to be held within the time window that is specified in the statute. We've met the timing required by establishing this date. The Board has the ability to call additional meetings. However, they have a limited amount of time in which they can render their opinion which is the 30 day window from today. The project area that has 75 or more inhabited residential units or that would result of the displacement of 10 or more, requires the establishment of a public member, and would

otherwise require a housing impact study. The housing impact study is not required in this instance. The board's role is to determine if the project area meets the requirements of the statute for purposes of designation. There is the 30 day window in which the board can vote and it can be today. The board's role is to base their recommendation to approve or disapprove. The Board action is by virtue of the members present, there is not a quorum requirement. So in essence, approval or disapproval, unless the members elect to have a subsequent meeting is up to the parties present today.

VII. Presentation regarding proposed Redevelopment Plan and Project for the Adirondack TIF Redevelopment Project Area and the proposed ordinances.

John Brancaglione presented the TIF Plan.

VIII. Discussion and recommendation of the Joint Review Board to the City Council

Brian Gleckler asked about the timeline for the development. John Brancaglione replied that the Public Hearing is scheduled for March 6th, and the statute has timing requirements stating that the City Council cannot introduce an ordinance sooner than 14 days. Victor Salerno is allowing for 3 months to close on the project with an estimated project completion of 16 months.

Mayor Langfelder presented to the members the documentation for the Recommendation of the Joint Review Board Regarding the TIF Redevelopment Plan and Project for Adirondack TIF Redevelopment Project Area.

Based on the voting members present, the motion carried to present the recommendation of the Joint Review Board regarding the Adirondack TIF Redevelopment Project.

IX. Public Comment

None

X. The Joint Review Board Meeting was adjourned at 1:08 p.m.

CITY OF SPRINGFIELD, ILLINOIS

Madison Park Place TIF Project - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended February 28, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenues				
Taxes				
Property Taxes	\$ 300,000	300,000	227,307	(72,693)
Investment Income	6,300	6,300	20,688	14,388
Total Revenues	<u>306,300</u>	<u>306,300</u>	<u>247,995</u>	<u>(58,305)</u>
Expenditures				
Economic Development				
Personal Services	148,607	148,607	21,447	127,160
Contractual Services	2,783,000	2,783,000	100,000	2,683,000
Total Expenditures	<u>2,931,607</u>	<u>2,931,607</u>	<u>121,447</u>	<u>2,810,160</u>
Net Change in Fund Balance	<u>(2,625,307)</u>	<u>(2,625,307)</u>	126,548	<u>2,751,855</u>
Fund Balance - Beginning			<u>2,635,650</u>	
Fund Balance - Ending			<u>2,762,198</u>	

**INDEPENDENT AUDITORS' REPORT
ON COMPLIANCE**

October 26, 2023

The Honorable City Mayor
Members of the City Council
City of Springfield, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Springfield, Illinois, as of and for the year ended February 28, 2023, and have issued our report thereon dated October 26, 2023. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance with laws, regulations, contracts, and grants applicable to tax increment financing districts is the responsibility of the City of Springfield, Illinois' management. In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing," insofar as it relates to accounting matters for the Central Area (Downtown) Tax Increment Financing District, the Dirksen Parkway Commercial Tax Increment Financing District, the ENOS Park Neighborhood Tax Increment Financing District, the Far East Side Tax Increment Financing District, the MacArthur Boulevard Corridor Tax Increment Financing District, the Northeast Tax Increment Financing District, the SHA (Madison Park Place) Tax Increment Financing District, the Lumber Lane Tax Increment Financing District, and the Peoria Road Redevelopment Area Tax Increment Financing District, however, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

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

Cordially,

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

ATTACHMENT M

- Springfield Park District: park improvements to Robin Roberts stadium.