



**SECTION 2** [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2024

**Name of Redevelopment Project Area:**

**Dirksen Commercial**

<b>Primary Use of Redevelopment Project Area*:</b> Commercial	
<small>*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.</small>	
<b>If "Combination/Mixed" List Component Types:</b>	
<b>Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):</b>	
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)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	X	
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)] <b>If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	X	
Were there any reports <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)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).</b>	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)] <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).</b>	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).</b>		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>	X	
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. <b>If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).</b>	X	

**SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]**

FY 2024

**Name of Redevelopment Project Area:**

**Dirksen Commercial**

**Provide an analysis of the special tax allocation fund.**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 666,697

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	\$ 91,920	\$ 781,990	96%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 14,432	\$ 30,523	4%
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** \$ 106,352

**Cumulative Total Revenues/Cash Receipts** \$ 812,513 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ 130

**Transfers to Municipal Sources**

**Distribution of Surplus**

**Total Expenditures/Disbursements** \$ 130

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements** \$ 106,222

**Previous Year Adjustment (Explain Below)**

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 772,919

\* 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 2024

Name of Redevelopment Project Area:

**Dirksen Commercial**

**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.		
Postage	130	
		\$ 130
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.		



		\$ -
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.		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 130</b>



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

FY 2024

Name of Redevelopment Project Area:

Dirksen Commercial

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

FUND BALANCE BY SOURCE	\$ 772,919
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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
Multi-Use Trail		\$ 700,000
<b>Total Amount Designated for Project Costs</b>		\$ 700,000

TOTAL AMOUNT DESIGNATED	\$ 700,000
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SURPLUS/(DEFICIT)	\$ 72,919
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**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

FY 2024

**Name of Redevelopment Project Area:**

**Dirksen Commercial**

**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 2024

**Name of Redevelopment Project Area:**

**Dirksen Commercial**

**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.	X
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<b>2.</b> The municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	
<b>2a.</b> The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	
<b>2b.</b> Did the municipality undertake any <b>NEW</b> projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?	

<b>LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:</b>			
<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 1 Name:**

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

**Project 2 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
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

**Project 6 Name:**

Private Investment Undertaken (See Instructions)			
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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 2024

**Name of Redevelopment Project Area:**

**Dirksen Commercial**

**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

Dirksen Parkway Commercial  
TIF District  
Legal Description

Part of the Southeast Quarter of Section 35 and Section 36, Township 16 North, Range 5 West of the Third Principal Meridian and the North Half of Section 2 and the North Half of the Northwest Quarter of Section 1, Township 15 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Beginning at a point on the northerly Right-of-Way line of the former Baltimore and Ohio Railroad at the Southeast corner of Lot 6 of Charles S. Wanless' Interstate Commercial Park in said Northwest Quarter of Section 1; thence northwesterly along said Railroad Right-of-Way line 1,182.00 feet to the eastern most line of Lot 93 of Wanless Place Third Plat in said Northwest Quarter of Section 1; thence South 75.34 feet along the eastern most line of said Lot 93 to the Southeast corner of said Lot 93 also on the southerly Right-of-Way line of the former Baltimore and Ohio Railroad; thence northwesterly along said Railroad Right-of-Way line 677.86 feet to the Northeast corner of Lot 18 of Wanless Place in said Northwest Quarter of Section 1; thence South along the easterly line of said Lot 18 to the southerly Right-of-Way line of Old Rochester Road; thence northwesterly along the southerly Right-of-Way line of Old Rochester Road to the Northeast corner of Lot 2 of Dirksen Business Park Subdivision in said Northwest Quarter of Section 1; thence southwesterly 220.00 feet along the easterly line of Lot 2 of said Dirksen Business Park Subdivision to the Southeast corner of said Lot 2; thence northwesterly along the Southerly line of Lots 1 and 2 in said Dirksen Business Park Subdivision to the East line of said Section 2; thence south along the East line of said Section 2, also being the East Line of Lot 2 of the Subdivision of the Northeast Quarter and Part of the East Half of the Northwest Quarter of Section 2, Township 15 North, Range 5 West of the Third Principal Meridian to the Southeast corner of said Lot 2; thence West along the South line of Lots 2, 3 and 4 of said Subdivision to the West Right-of-Way Line of Groth Street; thence North along the West Right-of-Way Line of Groth Street 689.20 feet to point 42.00 feet North of the North line of Lot 6 in said Subdivision; thence Westerly 579.78 feet along a line 42.00 feet North of the North line of said Lot 6; thence South 160.23 feet to a point on a line 118.00 feet South of the North line of said Lot 6; thence West 154.97 feet along a line 118.00 feet South of the North line of said Lot 6 to the easterly Right-of-Way line of the former Illinois Terminal Railroad; thence southerly along said easterly Right-of-Way line to a point 216.59 feet South of the North line of Lot 7 in said Subdivision; thence West along a line 216.59 feet South of the North line of Lot 7 to the West Right-of-Way line of Taylor Avenue; thence North along the West Right-of-Way line of Taylor Avenue to the North line of Lincoln-Shire Subdivision; thence East 20.00 feet along the West Right-of-Way line of Taylor Avenue; thence North along the West Right-of-Way line of Taylor Avenue 130.00 feet; thence West 284.07 feet to the West line of the East Half of Lot 10 of the Subdivision of the Northeast Quarter and Part of the East Half of the Northwest Quarter of said Section 2; thence North along the West line of the East Half of said Lot 10 to a point 210.02 feet North of the North line of said Lincoln-Shire Subdivision; thence West along a line 210.02 feet North of the North line of said Lincoln-Shire Subdivision to the West Right-of-Way line of Pope Avenue; thence North along the West Right-of-Way line of Pope Avenue to the North line of South Grand Avenue; thence East along the North line of South Grand Avenue to the intersection of the North line of South Grand Avenue and the extension of the a line 279.92 feet East of the West line of

Lot 9 of the Subdivision of the Northeast Quarter and Part of the East Half of the Northwest Quarter of said Section 2; South along a line 279.92 feet East of the West line of said Lot 9 to the South Line of said Lot 9; thence East along the South line of said Lot 9 to the westerly Right-of-Way line of the former Illinois Terminal Railroad; thence southerly to the intersection of the easterly Right-of-Way line of the former Illinois Terminal Railroad and a line 217.61 feet North of the North line of Lot 6 of the Subdivision of the Northeast Quarter and Part of the East Half of the Northwest Quarter of said Section 2; thence East 572.04 feet along a line 217.61 feet North of the North line of said Lot 6 to the West Right-of-Way line of Groth Street; thence North along the West Right-of-Way line of Groth Street to the North Right-of-Way line of South Grand Avenue; thence East along the North Right-of-Way line of South Grand Avenue to the northeasterly Right-of-Way line of the former Springfield and Rochester Road; thence southeasterly along the northeasterly Right-of-Way line of the former Springfield and Rochester Road to the Northwest Corner of Parcel 675X173 recorded as Document Number 1995R25153 in the Sangamon County Recorder's Office; thence South 87.64 feet along the West line of said Parcel 675X173 to the Northwest Corner of the property described in the deed recorded in Book 701 on Page 928; thence South 424.58 feet along West line of said property to the Southwest corner of said property; thence East 334.62 feet along the South line of said property to the Southeast corner of said property; thence North 220.00 feet along the East line of said property to the Southeast corner of said Parcel 675X173; thence northeasterly at right angle to the centerline of Old Rochester Road 40.19 feet to the centerline of Old Rochester Road; thence northwesterly along the centerline of Old Rochester Road to the intersection with an extension of the East property line of described in the deed recorded in Book 701 on Page 928; thence North along said extension of the East property line to the northeasterly Right-of-Way line of Old Rochester Road; thence southeasterly along the northeasterly Right-of-Way line of Old Rochester Road to a point 80.85 feet northwesterly of the Southeast corner of Lot 22 of Wanless Place in said Northwest Quarter of Section 1; thence northerly to a point in the North line of said Lot 22 being 52.55 feet southeasterly of the Northwest corner of said Lot 22; thence southeasterly along the North line of Lots 22 and 21 in said Wanless Place to the Southwest corner of Lot 88 of South Grand Pointe First Addition in said Northwest Quarter of Section 1; thence North 157.43 feet along the West line of said Lot 88 to the Northwest corner of said Lot 88; thence easterly along the North line of said South Grand Pointe First Addition to the intersection with an extension of the West Right-of-Way Line of Shackleford Drive; North along West Right-of-Way Line of Shackleford Drive to the South Right-of-Way line of Singer Avenue; thence northerly to the intersection of the North Right-of-Way line of Singer Avenue and the westerly Right-of-Way line of Commercial Avenue; thence northeasterly along the westerly Right-of-Way line of Commercial Avenue to the southeasterly corner of Lot 3 of Gateway Commercial Park in the Southwest Quarter of said Section 36; thence northwesterly 220.00 feet along the southerly line of said Lot 3 to the Southwest corner of said Lot 3; thence northeasterly 255.20 feet along the westerly line of said Lot 3 to the Northwest corner of said Lot 3; thence East 415.62 feet along the South line of Lots 11, 12, 13, 14 and 15 of said Gateway Commercial Park; thence Northwesterly 172.10 feet along the southwesterly line of Lots 10 and 11 of said Gateway Commercial Park to the Southwest corner of said Lot 10; thence West 12.97 feet to a point on a line which is 10.00 feet northwesterly of and parallel to the southeasterly line of Lot 8 of said Gateway Commercial Park; thence southwesterly 106.74 feet along said parallel line; thence 90 degrees to the right 105.00 feet to the westerly line of said Lot 8; thence southwesterly 135.00 feet along the westerly line of said Lot 8 to the Southwest corner of said Lot 8; thence

Northwesterly 266.44 feet along the southwesterly line of Lot 9 of said Gateway Commercial Park to the East Right-of-Way line of Eastdale Avenue; thence North along the East Right-of-Way line of Eastdale Avenue to the North Right-of-Way line of Cook Street; thence along the meandering of the North Right-of-Way line of Cook Street to the East line of Lot 20 of Harry T. Allen's Subdivision in said Section 36; thence North along the East line of said Lot 20 to the Northeast corner of said Lot 20; thence easterly along the North line of the property shown on the Plat of Survey recorded as Document Number 2008R42852, in the Sangamon County Recorder's Office, to the East Right-of-Way line of Dirksen Parkway; thence South along the East Right-of-Way line of Dirksen Parkway to the North line of the South 253.00 feet of the West 502.03 feet of the Northeast Quarter of said Section 36; thence East along said North line to the East line of the South 253.00 feet of the West 502.03 feet of the Northeast Quarter of said Section 36; thence South along said East line to the North Right-of-Way line of Cook Street; thence East along the North Right-of-Way line of Cook Street to the West line of the East 617.80 feet of Lot 1 of Wanless Place Second Plat in the Southeast Quarter of said Section 36; thence South along said West Line to the southwesterly Right-of-Way line of the former Baltimore and Ohio Railroad; thence northwesterly along the southwesterly Right-of-Way line of the former Baltimore and Ohio Railroad to the Northeast corner of the property described in the deed recorded as Document Number 1997R17734 in the Sangamon County Recorder's Office; thence South 259.94 feet along the East line of said property to the Southeast corner of said property; thence westerly 383.54 feet along the southerly line of said property to the East Right-of-Way of Dirksen Parkway; thence South 38.35 feet along the East Right-of-Way of Dirksen Parkway to the Northwest corner of the property described in the deed recorded as Document Number 1994R10582 in the Sangamon County Recorder's Office; thence easterly 293.43 feet along the northerly line of said property to the Northeast corner of said property; thence South 136.89 feet along the East line of said property to the Southeast corner of said property; thence West 250.00 feet along the South line of said property to the East Right-of-Way of Dirksen Parkway; thence South 100.00 feet along the East Right-of-Way of Dirksen Parkway to the Northwest corner of the property described in the deed recorded as Document Number 1999R46254; thence East along the North line of said property to the Northeast corner of said property; thence southeasterly along the easterly line of said property to the northern most corner of the property described in the deed recorded as Document Number 1993R48526; thence southeasterly 656.20 feet along the northeasterly line of said property; thence southeasterly 101.20 feet along the northeasterly line of said property; thence southerly 625.67 feet along the easterly line of said property; thence southwesterly 78.75 feet along the southeasterly line of said property; thence westerly 72.06 feet along the southerly line of said property; thence southwesterly 85.85 feet along the southerly line of said property; thence westerly 142.23 feet along the southerly line of said property; thence southwesterly 259.22 feet along the southerly line of said property to the southwesterly Right-of-Way line of Singer Avenue; thence northwesterly along the southwesterly Right-of-Way line of Singer Avenue to the Northeast corner of the property described in the deed recorded as Document Number 1989R06960; thence West 233.00 feet along the North line of said property to the Northeast corner of the property described in the deed recorded 2001R65302; thence following the meandering of the East line of said property to the North Right-of-Way line of South Grand Avenue; thence easterly along the North Right-of-Way line of South Grand Avenue to the intersection with an extension of the East line of Lot 1 of Charles S. Wanless' Interstate Commercial Park in said Northwest Quarter of Section 1; thence southerly along the extension of the East line of said Lot 1 to the Southeast corner of said Lot 1;

thence southeasterly along the northerly Right-of-Way line of Wide Track Drive to extension of the East line of Lot 6 of said Charles S. Wanless' Interstate Commercial Park; thence southwesterly along the extension of the East line of said Lot 6 to the point of beginning, containing 215.010 acres, more or less.







## **Attachment B**



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

October 30, 2024

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

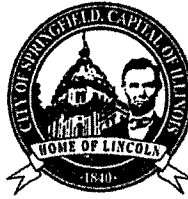
Dear Ms. Mendoza,

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, Lumber Lane and Adirondack.

Sincerely,

Misty Buscher  
Mayor

## **Attachment C**



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

**Sr. Assistant Corporation Counsel**

Steven C. Rahn  
Kateah McMasters  
Charles Munson  
Michael Hampleman

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

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**GREGORY E. MOREDOCK  
Corporation Counsel**

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**Assistant Corporation Counsel**

Emily Rosenberger

October 30, 2024

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, Lumber Lane and Adirondack Tax Increment Finance Districts.

Yours truly,

Gregory E. Moredock  
Corporation Counsel

## **Attachment D**

## **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, **\$187,380.00** to Acree Company LLC for renovation to create 9 residential units above a commercial storefront, **\$100,000.00** to Vegas Line Properties LLC for façade rehabilitation and easement, **\$100,000.00** to Dog Eared LLC for façade rehabilitation, **\$194,162.18** for staff salary & fringes, **\$26,746.00** to Bloom Springfield LLC for a fire sprinkler system and plumbing work for building code compliance and **\$5,255.92** in miscellaneous costs.

### **FAR EAST**

Statement setting forth activities: The City of Springfield provided **\$171,769.14** for various business rehabilitation and operation grants, **\$90,560.97** for home owner rehabilitation grants, **\$1,000,000.00** for demolition related to the large scale low income Poplar Place redevelopment project, **\$7,212.16** for staff salary and fringes and **\$180.00** for recording fees.

### **ENOS PARK**

Statement setting forth activities: The City of Springfield provided, **\$28,387.50** in various homeowner exterior rehab projects, **\$27,750** in land purchases, **\$404,014.00** to the Springfield Park District and lighting and landscape improvements, **\$200,000.00** to WRS Legacy LLC for redevelopment and **\$6,594.73** in staff salary & fringes.

### **SHA (MADISON PARK PLACE)**

Statement setting forth activities: The City of Springfield provided **\$337.50** to TIF consultant for work related to project planning, **\$251,026.00** to the Springfield Park District for lighting improvements, **\$244.10** for a legal notice and **\$7,622.73** in staff salary & fringes.

### **MACARTHUR BOULEVARD CORRIDOR**

Statement setting forth activities: The City of Springfield provided **\$123,277.02** to Hy-Vee, Inc. for redevelopment.

### **DIRKSEN PARKWAY COMMERCIAL**

Statement setting forth activities: There was **\$130.12** in postage charges for this tax increment district.

### **NORTHEAST**

Statement setting forth activities: The City of Springfield provided **\$236,050.46** to Sangamon County for TIF surplus payment.

### **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.

### **ADIRONDACK**

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



## **Attachment K**

**CITY OF SPRINGFIELD, ILLINOIS**

**Dirksen Parkway Commercial Redevelopment - Special Revenue Fund  
 Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
 For the Fiscal Year Ended February 29, 2024**

	Original Budget	Final Budget	Actual	Variance with Final Budget
<b>Revenues</b>				
<b>Taxes</b>				
Property Taxes	\$ 102,000	102,000	91,920	(10,080)
Miscellaneous	2,000	2,000	14,432	12,432
<b>Total Revenues</b>	<b>104,000</b>	<b>104,000</b>	<b>106,352</b>	<b>2,352</b>
<b>Expenditures</b>				
<b>Economic Development</b>				
Contractual Services	—	—	130	(130)
Awards and Grants	700,000	700,000	—	700,000
<b>Total Expenditures</b>	<b>700,000</b>	<b>700,000</b>	<b>130</b>	<b>699,870</b>
<b>Net Change in Fund Balance</b>	<b>(596,000)</b>	<b>(596,000)</b>	<b>106,222</b>	<b>702,222</b>
<b>Fund Balance - Beginning</b>			<b>666,697</b>	
<b>Fund Balance - Ending</b>			<b>772,919</b>	

## **Attachment L**



**INDEPENDENT AUDITORS' REPORT  
ON COMPLIANCE**

October 25, 2024

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 29, 2024, and have issued our report thereon dated October 25, 2024. 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