

FY 2024  
ANNUAL TAX INCREMENT FINANCE  
REPORT



**SUSANA A. MENDOZA**  
ILLINOIS STATE COMPTROLLER

Name of Municipality: Springfield Reporting Fiscal Year: 2024  
 County: Sangamon Fiscal Year End: 2/28/2024  
 Unit Code: 083/120/30

**FY 2024 TIF Administrator Contact Information-Required**

First Name: Valera Last Name: Yazell  
 Address: 800 E. Monroe Suite 107 Title: Director-Planning & Economic Development  
 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 2024 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 11/4/24  
 Written signature of TIF Administrator 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
3-Enos Park	12/16/1997	

\*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 2024

Name of Redevelopment Project Area:

Enos Park

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

**Enos Park**

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

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (278,191)

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	\$ 528,369	\$ 9,549,157	91%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 2,934	\$ 278,120	3%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources	\$ (3,787)	\$ 643,728	6%
Other (identify source _____; if multiple other sources, attach schedule)			0%

**All Amount Deposited in Special Tax Allocation Fund** \$ 527,516

**Cumulative Total Revenues/Cash Receipts** \$ 10,471,005 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ 666,837

**Transfers to Municipal Sources**  

**Distribution of Surplus**  

**Total Expenditures/Disbursements** \$ 666,837

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements** \$ (139,321)

**Previous Year Adjustment (Explain Below)**  

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ (417,512)

\* 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:**

**Enos Park**

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
PAGE 1**

<b>Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]</b>	<b>Amounts</b>	<b>Reporting Fiscal Year</b>
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.		
Personal Services	6,595	
Contractual	90	
		\$ 6,685
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.		
Projects	632,402	
		\$ 632,402
6. Costs of the construction of public works or improvements.		
		\$ -

**SECTION 3.2 A  
PAGE 2**

7. Costs of eliminating or removing contaminants and other impediments.		

		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
		\$ -

**SECTION 3.2 A**  
**PAGE 3**

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -

16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
Permament improvements- property acquisition	27,750	
		\$ 27,750
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 666,837</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:

Enos Park

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

FUND BALANCE BY SOURCE \$ (417,512)

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
WRS Legacy LLC		\$ 1,100,000
<b>Total Amount Designated for Project Costs</b>		\$ 1,100,000

**TOTAL AMOUNT DESIGNATED** \$ 1,100,000

**SURPLUS/(DEFICIT)** \$ (1,517,512)



**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:**

**Enos Park**

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

	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
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<b>Property (1):</b>	
Street address:	1111 N 4th St
Approximate size or description of property:	14-27.0-103-041
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (2):</b>	
Street address:	417 Rafter St
Approximate size or description of property:	14-27.0-104-023
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (3):</b>	
Street address:	519 Bergen St
Approximate size or description of property:	14-27.0-127-010
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (4):</b>	
Street address:	521 Bergen St
Approximate size or description of property:	14-27.0-127-011
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (5):</b>	
Street address:	523 Bergen St
Approximate size or description of property:	14-27.0-127-012
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (6):</b>	
Street address:	1113 N 8th St
Approximate size or description of property:	14-27.0-129-034
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (7):</b>	
Street address:	1064 N 5th St
Approximate size or description of property:	14-27.0-130-001
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (8):</b>	
Street address:	1025 N 6th St
Approximate size or description of property:	14-27.0-130-027
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (9):</b>	
Street address:	1003 N 6th St
Approximate size or description of property:	14-27.0-130-032
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee

**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:**

**Enos Park**

<b>Property (10):</b>	
Street address:	1038 N 3rd St
Approximate size or description of property:	14-27.0-153-002
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (11):</b>	
Street address:	1025 N 4th St
Approximate size or description of property:	14-27.0-153-025
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (12):</b>	
Street address:	1017 N 4th St
Approximate size or description of property:	14-27.0-153-029
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (13):</b>	
Street address:	826 N 4th St
Approximate size or description of property:	14-27.0-160-033
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (14):</b>	
Street address:	913 N 6th St
Approximate size or description of property:	14-27.0-176-051
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (15):</b>	
Street address:	852 N 6th St
Approximate size or description of property:	14-27.0-177-009
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (16):</b>	
Street address:	848 N 6th St
Approximate size or description of property:	14-27.0-177-010
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (17):</b>	
Street address:	847 N 7th St
Approximate size or description of property:	14-27.0-177-030
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (18):</b>	
Street address:	827 N 7th St
Approximate size or description of property:	14-27.0-177-036
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (19):</b>	
Street address:	856 N 7th St
Approximate size or description of property:	14-27.0-178-007
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (20):</b>	
Street address:	846 N 7th St

**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:**

**Enos Park**

Approximate size or description of property:	14-27.0-178-012
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (21):</b>	
Street address:	808 N 7th St
Approximate size or description of property:	14-27.0-178-020
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (22):</b>	
Street address:	821 N 8th St
Approximate size or description of property:	14-27.0-178-041
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (23):</b>	
Street address:	801 N 8th St
Approximate size or description of property:	14-27.0-178-050
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (24):</b>	
Street address:	1122 N 9th St
Approximate size or description of property:	14-27.0-205-010
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (25):</b>	
Street address:	1114 N 9th St
Approximate size or description of property:	14-27.0-205-013
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (26):</b>	
Street address:	1004 N 8th St
Approximate size or description of property:	14-27.0-209-009
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (27):</b>	
Street address:	1002 N 8th St
Approximate size or description of property:	14-27.0-209-010
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (28):</b>	
Street address:	933 N 9th St
Approximate size or description of property:	14-27.0-251-015
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (29):</b>	
Street address:	815 Phillips St
Approximate size or description of property:	14-27.0-251-029
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (30):</b>	
Street address:	926 N 9th St
Approximate size or description of property:	14-27.0-252-004
Purchase price:	750.00

**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:**

**Enos Park**

Seller of property:	Sangamon County as Trustee
<b>Property (31):</b>	
Street address:	924 N 9th St
Approximate size or description of property:	14-27.0-252-005
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (32):</b>	
Street address:	900 N 9th St
Approximate size or description of property:	14-27.0-252-011
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (33):</b>	
Street address:	817 N 9th St
Approximate size or description of property:	14-27.0-255-024
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (34):</b>	
Street address:	813 N 9th St
Approximate size or description of property:	14-27.0-255-025
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (35):</b>	
Street address:	818 N 9th St
Approximate size or description of property:	14-27.0-256-008
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (36):</b>	
Street address:	816 N 9th St
Approximate size or description of property:	14-27.0-256-009
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee
<b>Property (37):</b>	
Street address:	814 N 9th St
Approximate size or description of property:	14-27.0-256-010
Purchase price:	750.00
Seller of property:	Sangamon County as Trustee

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

**FY 2024**

**Name of Redevelopment Project Area:**

**Enos 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':**

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

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

<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)	\$ 40,165,490	\$ -	\$ -
Public Investment Undertaken	\$ 10,809,904	\$ 200,000	\$ 1,500,000
Ratio of Private/Public Investment	3 5/7		0

**Project 1 Name:**

Private Investment Undertaken (See Instructions)	\$ 40,165,490		
Public Investment Undertaken	\$ 9,309,904		
Ratio of Private/Public Investment	4 11/35		0

**Project 2 Name: WRS Legacy LLC FY22**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 1,500,000	\$ 200,000	\$ 1,500,000
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)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

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

**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 2024

**Name of Redevelopment Project Area:**

**Enos 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
			\$ -

**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 2024**

**Name of Redevelopment Project Area:**

**Enos Park**

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

See attached Legal Description and Map

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

**EXHIBIT A**

The Redevelopment Project Area consists of the territory legally described as follows:

Commencing at a point being the NW Corner of Section 27, T16N, R5W, 3rd P.M., thence East along the North line of the aforesaid Section 27 a distance of 212.00 feet; thence 90° North a distance of 40 feet to the SE corner of Lot 1, Block 2, Waddell's Addition, said point being the point of beginning.

Beginning at the SE Cor. of Lot 1 in the aforesaid Block and subdivision, thence North along the East edge of Lot 1, said East edge of Lot 1 also being the West ROW line of Second Street, a distance of 174 feet to the SE Cor. of Lot 4, Block 2, Waddell's Addition, thence Easterly across 2nd Street, a distance of 60 feet to the SW Cor. of Lot 9, Block 1, Waddell's Addition; thence Easterly along the South line of aforesaid Lot 9 a distance of 158.19 feet to the SE Cor. of aforesaid Lot 9 and continuing Easterly along an extension of said South line of Lot 9 across a public alley running along the East side of aforesaid Lot 9, a distance of 16.6 feet, to a point on the West side of Lot 2, Block 1, Waddell's Addition; thence Southerly along the West line of the aforesaid Lot 2 a distance of 21.3 feet to the SW Cor. of Lot 2; thence Easterly along the South line of aforesaid Lot 2 a distance of 173 feet to the SE Cor. of the aforesaid Lot 2. Thence, continuing Easterly along an extension of this line across 3rd Street a distance of 60 feet to the SW Cor. of the south 20 feet of Lot 7, Bradish's Subdivision. Thence, continuing Easterly along the South line of the aforesaid Lot 7 a distance of 135 feet to the SE Cor. of Lot 7, thence Northerly along the East line of the aforesaid Lot 7 a distance of 16 feet; thence Easterly across a public alley a distance of 13 feet to the SW Cor. of Lot 12 Bradish's Subdivision. Thence, Easterly along the South line of aforesaid Lot 12 a distance of 125 feet to the SE Cor. of Lot 12; thence continuing Easterly along an extension of the South line of the aforesaid Lot 12 across 4th Street, a distance of 60 feet to NW Cor. of Tract 15, Lot 1 of the subdivision of W $\frac{1}{2}$ , SW $\frac{1}{4}$ ; thence continuing Easterly along North line of aforesaid Tract 15 a distance of 79.6 feet, thence Northerly 8.3 feet; thence Easterly to the NE Cor. of the aforesaid Tract 15; and continuing Easterly across Tract 9, a total distance of 93.7 feet; thence Southerly 7.0 feet to the SE Cor. of Tract 9, Lot 1 of the subdivision of N $\frac{1}{2}$ , SW $\frac{1}{4}$ ; thence Easterly along the North line of the N. 40 ft. of the W. 41.66 feet of Tract 2 of Lot 1 of the subdivision of W $\frac{1}{2}$ , SW $\frac{1}{4}$  a distance of 149.4 feet, to a point on the West ROW line of 5th Street and continuing along an extension of the aforesaid North line across 5th Street, a distance of 58 feet to the SW Cor. of W. 150 ft., N. 40 ft., Lot 4, Block 3, Robert Allen's Subdivision, thence Easterly along South line of aforesaid lot to its SE Cor. and continuing Easterly along the South line of the N. 76 ft., E. 154 ft. Lot 1, Block 3, Robert Allen's Subdivision a total distance of 411.5 feet to a point on the West ROW of 6th Street. Continuing Easterly along an extension of the said South line of the aforesaid portion of Lot 1 across 6th Street, a distance of 60 feet to a point on the West line of N. 50 ft., Lot 3, Block 4, Robert Allen's Subdivision of E $\frac{1}{2}$ , SW $\frac{1}{4}$ . Thence Southerly along the West line of the aforesaid lot a distance of 23.5 feet to the SW Cor. of Lot 3; thence Easterly along the South line of said Lot a distance of 120.4 feet to a point on the West ROW line of the SPCSL RR. Thence Northeasterly along the aforesaid ROW line a distance of 1,029.8 feet to a point on the North ROW line of Eastman Avenue; thence Easterly along said North ROW line a distance of 537.9 feet to a point on the East ROW line of Ninth Street, said point also being on the North ROW line of Converse Street. Thence Southerly along the East ROW line of 9th Street a distance of 636.8 ft. to the NW Cor. of Part of SW Cor. Lot 20, Part NE  $\frac{1}{4}$  and SE  $\frac{1}{4}$  of  $\S$ . 22, and Part NW  $\frac{1}{4}$ ,  $\S$ . 23, T16N, R5W; thence Easterly a distance of 68.7 feet, thence Southerly a distance of 59.2 feet; thence Easterly 149.19 feet, thence Southerly 189.0 feet to a point on the North ROW line of North Grand Avenue; thence Easterly along said ROW line a distance of 169.7 feet to a point, said point being the intersection of the East ROW line of 10th Street and the North

ROW line of North Grand Avenue; thence Southerly along the East ROW line of 10th Street to a



point, said point being the intersection of the East ROW line of 10th Street and the North ROW of Carpenter Street, a distance of 3,290.8 ft. Thence Westerly along the said North ROW of Carpenter Street to a point, said point being the intersection of the West ROW line of 2nd Street and the North ROW line of Carpenter Street, a distance of 3,183.1 feet. Said point on the West ROW line of 2nd Street may be further referenced as being the SE Cor. Lot 16, Darling and Taylor's Subdivision. Thence Northerly along the West ROW of 2nd Street a distance of 3,156.4 feet to SE Cor. of Lot 1, in Block 2 of Waddell's Addition, the point of beginning, containing 267.008 acres, more or less, excepting, the existing Tax Increment Financing Redevelopment Area commonly known as Near North Crossings located between 5th Street and the West ROW line of the SPCSL RR immediately south of North Grand Avenue and legally described as:

Beginning at the Northwest Cor. of Lot 3, Block 3, of Robert Allen's Addition, thence Easterly along the North side of the aforesaid lot a distance of 407.96 feet; thence deflecting right  $92^{\circ}-00'-18''$  a distance of 45.75 feet to a point on the West ROW of the SPCSL RR; thence deflecting right  $33^{\circ}-56'-30''$  on said ROW line 499.69 feet to a point on a curved ROW line, thence continuing Southerly on said curved ROW line for a chord distance of 97.00 feet, said chord deflecting left  $1^{\circ}-17'-48''$  from the aforesaid course; thence deflecting to the right from aforesaid chord  $55^{\circ}-26'-53''$ , 69.94 feet to a point on the West line of Lot 7, Block 3 of aforesaid Robert Allen's Addition; thence deflecting to the right  $90^{\circ}-07'-31''$ , a distance of 529.95 feet to the point of beginning, containing 3.008 acres, more or less.

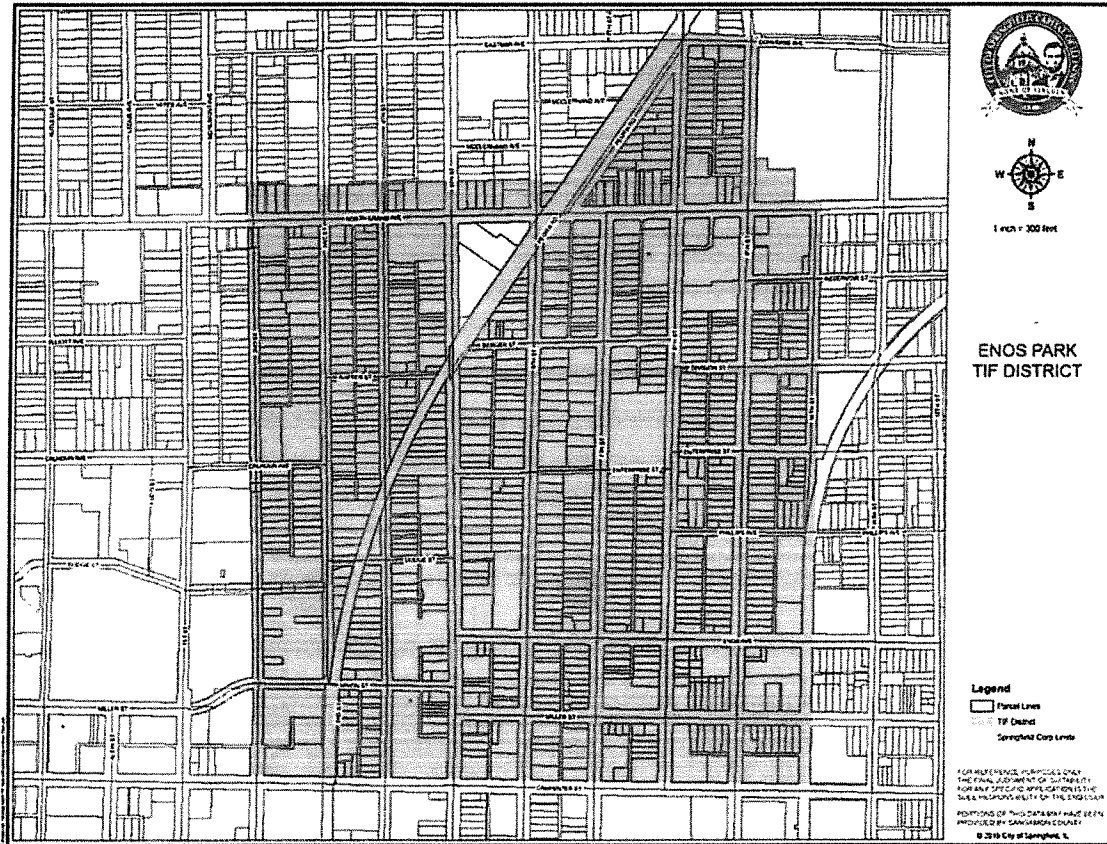
The approximate street location of the Redevelopment Project Area is as follows:

**The area generally bounded on the west by 2nd Street, on the north by North Grand Avenue, on the east by 10th Street, and on the south by Carpenter Street.**

The Enos Park Redevelopment Project Area contains a net total of 264.00 acres, more or less after subtracting the previously designated Near North Crossings Tax Increment Redevelopment Area lying within the boundaries of the Enos Park Redevelopment Area.

Economic and Community Development Commission

City of Springfield, IL





## **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

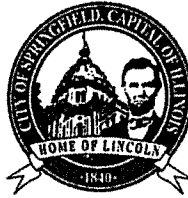
Dear Ms. Mendoza,

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**

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

**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**

**ENOS Park TIF Project - 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>				
Taxes				
Property Taxes	\$ 520,000	520,000	528,369	8,369
Investment Income	1,100	1,100	2,934	1,834
Miscellaneous	—	—	(3,787)	(3,787)
<b>Total Revenues</b>	<b>521,100</b>	<b>521,100</b>	<b>527,516</b>	<b>6,416</b>
<b>Expenditures</b>				
Economic Development				
Personal Services	7,646	7,646	6,595	1,051
Contractual Services	1,000	1,000	90	910
Awards and Grants	635,000	635,388	632,402	2,986
Refunds	87,500	87,500	—	87,500
Capital Outlay	—	28,000	27,750	250
<b>Total Expenditures</b>	<b>731,146</b>	<b>759,534</b>	<b>666,837</b>	<b>92,697</b>
<b>Net Change in Fund Balance</b>	<b>(210,046)</b>	<b>(238,434)</b>	<b>(139,321)</b>	<b>99,113</b>
Fund Balance - Beginning			(278,191)	
Fund Balance - Ending			(417,512)	

## **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