

FY 2025

ANNUAL TAX INCREMENT FINANCE REPORT



SUSANA A. MENDOZA ILLINOIS STATE COMPTROLLER

Name of Municipality: Springfield Reporting Fiscal Year: 2025
County: Sangamon Fiscal Year End: 2/28/2025
Unit Code: 083/120/30

FY 2025 TIF Administrator Contact Information-Required

First Name: Julia Last Name: Griffin
Address: 800 E. Monroe Suite 107 Title: Director-Planning & Economic Development
Telephone: (217)789-2377 City: Springfield Zip: 62701
E-mail julia.griffin@springfield.il.us

I attest to the best of my knowledge, that this FY 2025 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.].
Julia Griffin
10/22/2025
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

Table with 3 columns: Legal Name of Redevelopment Project Area, Date Designated MM/DD/YYYY, Date Terminated MM/DD/YYYY. Row 1: Dirksen Commercial Parkway, 12/18/2012.

*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 2025

Name of Redevelopment Project Area:

Dirksen Commercial Parkway

Primary Use of Redevelopment Project Area*: Commercial	
*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). 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 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 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 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 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 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"/>	
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"/>	
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 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"/>	
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"/>	
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 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 checked="" type="checkbox"/>
A <u>list</u> 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 <u>list only</u>, not actual agreements (labeled Attachment M).	<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"/>	

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 2025

Name of Redevelopment Project Area:

Dirksen Commercial Parkway

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 772,918

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	\$ 155,973	\$ 937,963	95%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 17,360	\$ 47,883	5%
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 \$ 173,333

Cumulative Total Revenues/Cash Receipts \$ 985,846 100%

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

Transfers to Municipal Sources \$ -

Total Expenditures/Disbursements \$ -

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 173,333

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 946,251

* 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 2025

Name of Redevelopment Project Area:

Dirksen Commercial Parkway

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
		\$ -
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		
		\$ -

SECTION 3.2 A
PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ -

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

FY 2025

Name of Redevelopment Project Area:

Dirksen Commercial Parkway

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

FUND BALANCE BY SOURCE	\$ 946,251
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Multi Use Trail & Gateway to City		\$ 925,000
Total Amount Designated for Project Costs		\$ 925,000

TOTAL AMOUNT DESIGNATED	\$ 925,000
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SURPLUS/(DEFICIT)	\$ 21,251
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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 2025

Name of Redevelopment Project Area:

Dirksen Commercial Parkway

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 2025

Name of Redevelopment Project Area:

Dirksen Commercial Parkway

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

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	\$ -	\$ -	\$ -
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 2025

Name of Redevelopment Project Area:

Dirksen Commercial Parkway

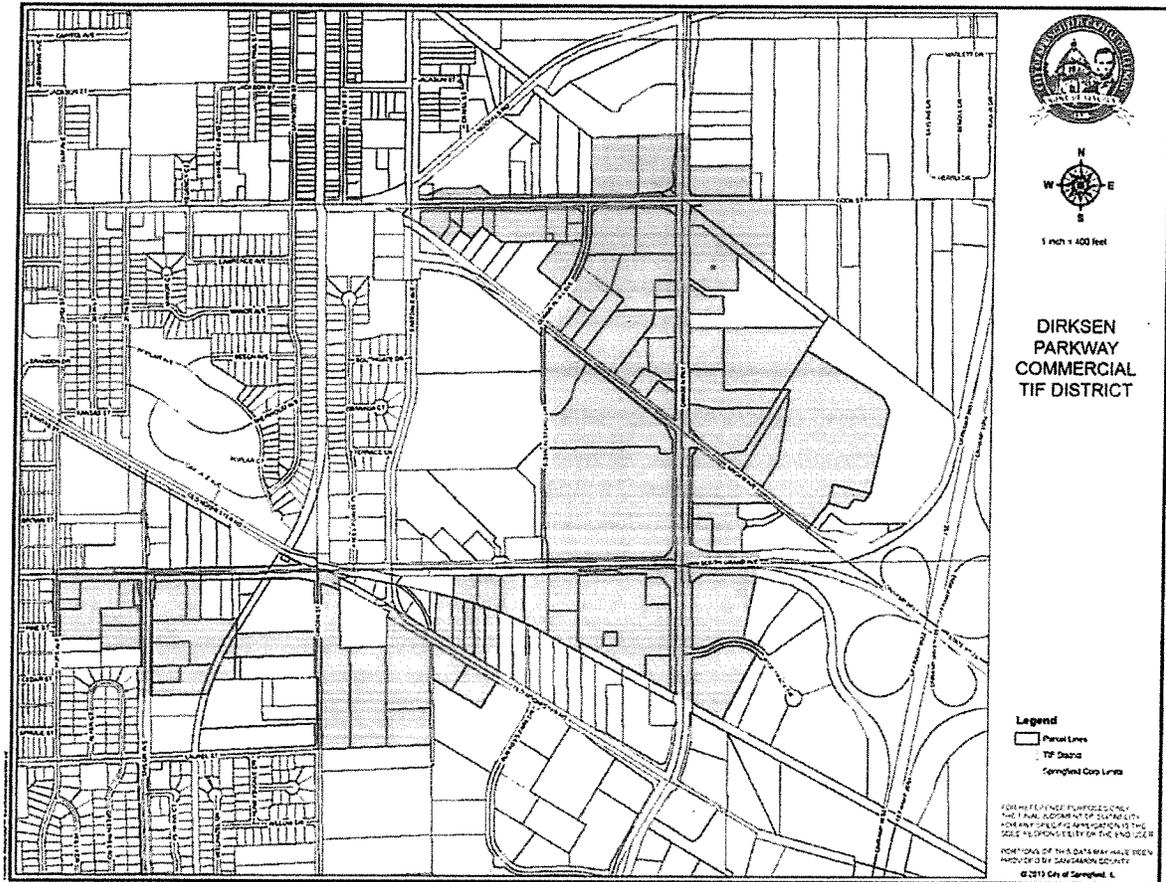
Provide a general description of the redevelopment project area using only major boundaries.

See attached map and legal description

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

Economic and Community Development Commission

City of Springfield, IL



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 southwestly 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 266.44feet 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.



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

October 21, 2025

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

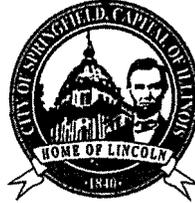
Dear Ms. Mendoza,

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 5/11-74.1et 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, MacArthur Boulevard Corridor, Dirksen Parkway Commercial, Peoria Road, Lumber Lane, and Adirondack.

Sincerely,

A handwritten signature in black ink, appearing to be "Misty Buscher", followed by 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
Kateah McMasters
Charles Munson
Michael Hampleman
Robert Hogue

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

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

Assistant Corporation Counsel
Emily Rosenberger
Charles Kenney

GREGORY E. MOREDOCK
Corporation Counsel

Email
gregory.moredock@springfield.il.us

October 21, 2025

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

Re: Comments at the January 21, 2025, Springfield City Council Meeting

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, MacArthur Boulevard Corridor, Dirksen Parkway Commercial, Peoria Road, and Lumber Lane Tax Increment Finance Districts.

Yours truly,

Gregory E. Moredock
Corporation Counsel

ATTACHMENT D- Statement Setting Forth Activities:

1-ADIRONDACK- There was no activity in this tax increment district.

2-CENTRAL AREA (DOWNTOWN)- The City provided \$1,400,000 to the Sangamon County Treasurer for property tax rebates to taxing district, \$34,515.83 was paid to the City's Water Department for installation of water lines for fire prevention purposes, \$200,000 to HMN Properties LLC for reimbursement of redevelopment costs, \$5,000 to the Springfield Art Association for a water line replacement, \$187,300 to Acree Company LLC for a housing development project reimbursement, \$578,933.05 to ESP II LLC for reimbursement of an acquisition and redevelopment project, \$64,725.85 was expended for administrative costs including payroll.

3-DIRKSEN PARKWAY COMMERCIAL- There was no activity in this tax increment district.

4-ENOS PARK NEIGHBORHOOD- \$200,000 was paid to WRS Legacy LLC for redevelopment project reimbursement, \$5,847.50 was paid for a residential rehab project, \$10,000 was paid to Sangamon Donuts LLC for a rehab project and \$58,757.50 was expended for administrative costs including payroll.

5-FAR EAST SIDE- \$86,705.75 was paid for seven residential rehab projects, \$1,197,478.36 was paid to Sangamon Construction for work on a low-income housing project, \$392,657.50 was paid to Prairie Land Title Inc for acquisition of a Community Development Center and \$58,934.83 was expended for administrative costs including payroll.

6-LUMBER LANE- \$39,835.06 was paid to Lumberyard Suppliers Inc for partial project reimbursement.

7-MACARTHUR BOULEVARD CORRIDOR- The City of Springfield provided \$131,813.92 to Hy-Vee, Inc. for partial redevelopment reimbursement.

8-NORTHEAST- The City of Springfield provided \$245,511 to Sangamon County for TIF surplus payment.

9-PEORIA ROAD- There was no activity in this tax increment district.

10-SHA (MADISON PARK PLACE)- \$47,240 was paid to Moving Pillsbury Forward for demolition reimbursement and \$58,709.52 was expended for administrative costs including payroll.

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 28, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenues				
Taxes				
Property Taxes	\$ 93,000	93,000	155,973	62,973
Miscellaneous	7,000	7,000	17,359	10,359
Total Revenues	100,000	100,000	173,332	73,332
Expenditures				
Economic Development				
Contractual Services	200	200	—	200
Capital Outlay	800,000	800,000	—	800,000
Total Expenditures	800,200	800,200	—	800,200
Net Change in Fund Balance	(700,200)	(700,200)	173,332	873,532
Fund Balance - Beginning			772,919	
Fund Balance - Ending			946,251	



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INDEPENDENT AUDITOR'S REPORT
ON COMPLIANCE

October 29, 2025

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, 2025, and have issued our report thereon dated October 29, 2025. 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 Adirondack Tax Increment Financing District, the Special Allocation Project Account (Downtown Tax Increment Financing District), the Dirksen Parkway Commercial Redevelopment Area Tax Increment Financing District, the ENOS Park TIF Project Tax Increment Financing District, the South Grand Point TIF Project Tax Increment Financing District, the Lumber Lane Tax Increment Financing Redevelopment Project Area, the MacArthur Tax Increment Financing District, the Northeast Tax Increment Financing Project, the Peoria Road Tax Increment Financing Project Redevelopment Project Area, and the Madison Park Place Tax Increment Financing Project, 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.

Lauterbach & Amen, LLP
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