

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.].
Written signature of TIF Administrator: [Signature] Date: 10/22/2025

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: MacArthur Blvd Corridor, 2/21/2012.

*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:

MacArthur Blvd Corridor

Primary Use of Redevelopment Project Area*: RETAIL

*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
Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (labeled Attachment A). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	X	
Were there any reports <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).	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality, setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K).		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		X
A <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).	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	X	

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

FY 2025

Name of Redevelopment Project Area:

MacArthur Blvd Corridor

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 332,315

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	\$ 222,870	\$ 1,491,918	99%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 8,280	\$ 21,521	1%
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 \$ 231,150

Cumulative Total Revenues/Cash Receipts \$ 1,513,439 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 131,814

Transfers to Municipal Sources \$ -

Total Expenditures/Disbursements \$ 131,814

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 99,336

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 431,652

* 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:

MacArthur Blvd Corridor

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.		
Redevelopment Project	131,814	
		\$ 131,814
6. Costs of the construction of public works or improvements.		
		\$ -

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:

MacArthur Blvd Corridor

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

FUND BALANCE BY SOURCE	\$ 431,652
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
n/a		
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Hy-Vee, Inc. Project		\$ 2,514,577
Total Amount Designated for Project Costs		\$ 2,514,577

TOTAL AMOUNT DESIGNATED	\$ 2,514,577
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SURPLUS/(DEFICIT)	\$ (2,082,925)
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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:

MacArthur Blvd Corridor

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.

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:

MacArthur Blvd Corridor

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. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
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2. The municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
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2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	1
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2b. How many projects did the municipality undertake if any NEW projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?	0
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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)	\$ 6,083,703	\$ -	\$ 6,083,703
Public Investment Undertaken	\$ 3,564,271	\$ 130,000	\$ 3,564,271
Ratio of Private/Public Investment	1 41/58		1 41/58

Project 1 Name: Hy-Vee redevelopment

Private Investment Undertaken (See Instructions)	\$ 6,083,703		\$ 6,083,703
Public Investment Undertaken	\$ 3,564,271	\$ 130,000	\$ 3,564,271
Ratio of Private/Public Investment	1 41/58		1 41/58

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

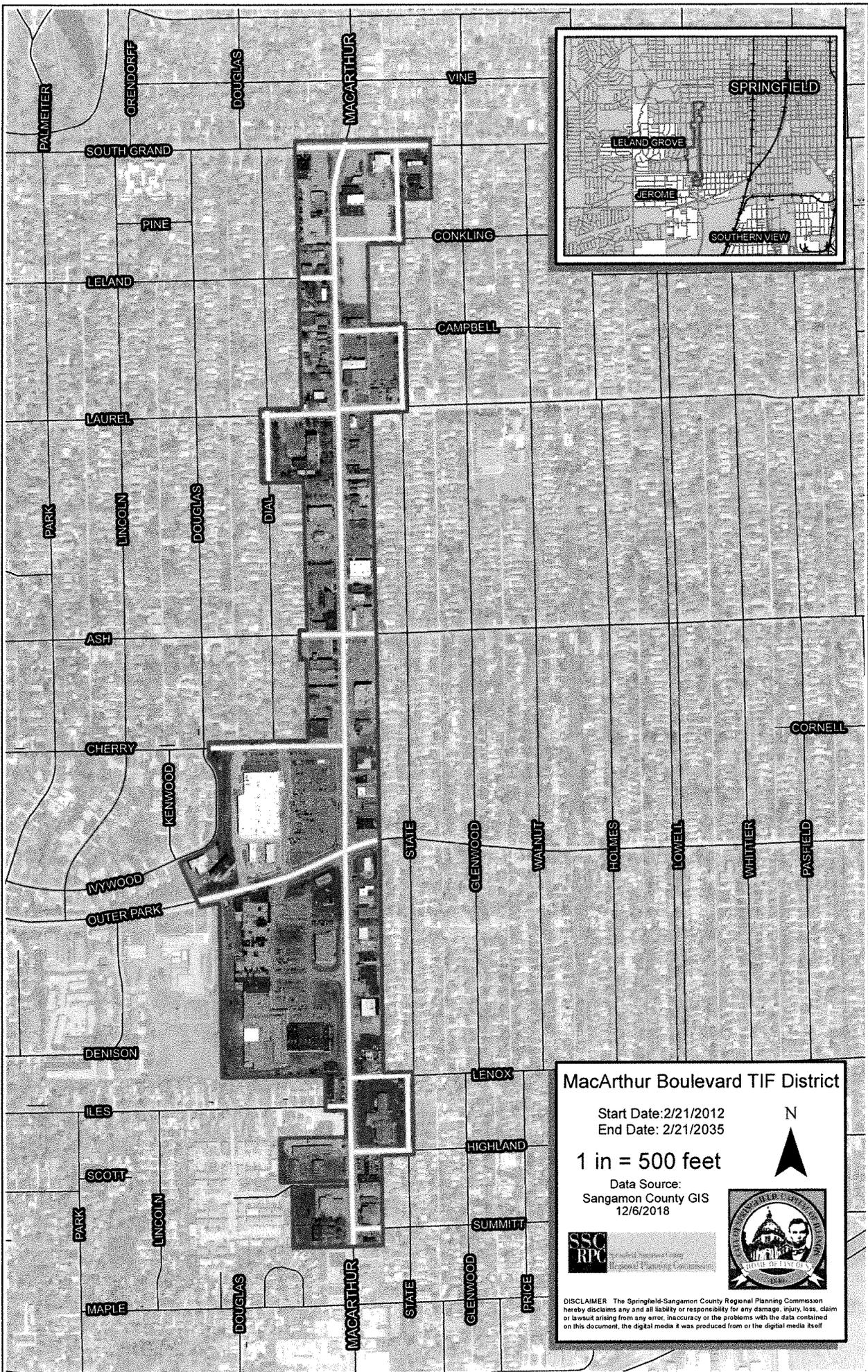
Name of Redevelopment Project Area:

MacArthur Blvd Corridor

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

See map and legal description attached

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



MacArthur Boulevard TIF District

Start Date: 2/21/2012
End Date: 2/21/2035

1 in = 500 feet

Data Source:
Sangamon County GIS
12/6/2018

N



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EXHIBIT "A"

Legal Description
MacArthur Boulevard Corridor
TIF District

Part of the East Half of Section 5, the West Half of Section 4, the Northeast Quarter of Section 8, the Northwest Quarter of Section 9 in Township 15 North, Range 5 West of the Third Principal Meridian and part of the Southwest Quarter of Section 33, Township 16 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, being more particularly described as follows:

Beginning at a point in the North line of South Grand Avenue being the Southwest corner of Lot 118 of Orendorff Place in the Southwest Quarter of said Section 33; thence East along the North line of South Grand Avenue to the intersection with an extension of the East line of the North-South Alley in Block 3 of Gehlman and Turner's Subdivision in the West Half of said Section 4; thence South, 360.00 feet along said East line of the Alley to the Southeast corner of Lot 18 of said Block 3 of said Gehlman and Turner's Subdivision; thence West, 170.00 feet along the South line of Lot 7 of said Block 3 of said Gehlman and Turner's Subdivision to the Southwest corner of said Lot 7; thence South, 266.00 feet along the East line of State Street to the Northwest corner of Block 6 of said Gehlman and Turner's Subdivision; thence West, 220.00 feet along the South line of Conkling Avenue to the Northwest corner of Lot 24 in Block 5 of said Gehlman and Turner's Subdivision; thence South, 480.00 feet along the East line of the North-South Alley in said Block 5 of said Gehlman and Turner's Subdivision to the Southwest corner of Lot 13 in said Block 5; thence East, 220.00 feet along the South line of said Lot 13 to the East line of State Street; thence South, 526.00 feet to the South line of Laurel Street; thence West, 220.00 feet along the South line of Laurel Street to the Northwest corner of Lot 64 in Wanless' West Grand Avenue Addition in the Northwest Quarter of said Section 4; thence South, 1,357.31 feet along the East line of the North-South Alley in said Wanless' West Grand Avenue Addition to the Northwest corner of Lot 59 of Wanless' Park Drive Addition in the Southwest Quarter of said Section 4; thence South, 1,167.16 feet to the Southwest corner of Lot 31 of said Wanless' Park Drive Addition; thence South along an extension of Said Alley to the Northwest corner of Lot 36 of Charles S. Wanless' South State Street Addition in the Southwest Quarter of said Section 4; thence South, 739.80 feet along the East line of the North-South Alley in said Charles S. Wanless' South State Street Addition to the Northwest corner of Lot 30 of Charles S. Wanless' South State Street Addition, Second Plat in the Southwest Quarter of said Section 4; thence South, 732.75 feet along the East line of the North-South Alley in said Charles S. Wanless' South State Street Addition, Second Plat to the North line of Lenox Avenue; thence East along the North line of Lenox Avenue to the intersection with the East line of State Street in Belmont Subdivision in the Northwest Quarter of said Section 9; thence South, 500.00 feet along the East line of said State Street to

the South line of Highland Avenue; thence West, 197.50 feet along the South line of Highland Avenue to the Northwest corner of Lot 181 in said Belmont Subdivision; thence South, 540.00 feet along the East line of the North-South Alley in said Belmont Subdivision to the Southwest Corner of Lot 192 in said Belmont Subdivision; thence West, 152.50 feet along the South line of Lot 206 in said Belmont Subdivision to the Southwest corner of Said Lot 206; thence West, 60.00 feet to the Southeast corner of Lot 16 of West Grand Place in the Northeast Quarter of said Section 8; thence West, 330.00 feet along the South line of said Lot 16 to the Southwest corner of said Lot 16; thence North, 363.00 feet along the West line of lots 13 and 16 in said West Grand Place to the South line of Maple Court; thence East, 327.00 feet along the South line of said Maple Court to the West line of MacArthur Boulevard; thence North, 30.00 feet along the West line of MacArthur Boulevard to the Southeast corner of Lot 1 of the Resubdivision of Lots 13 and 14 of West Grand Place in the Northeast Quarter of said Section 8; thence West, 396.42 feet along the South line of said Lot 1 to the Southwest corner of said Lot 1; thence North, 267.00 feet along the West line of Lots 1 and 2 of the Resubdivision of Lots 13 and 14 of West Grand Place to the Northwest corner of said Lot 2; thence East, 396.11 feet along the North line of said Lot 2 to the West line of MacArthur Boulevard; thence northerly along the West line of MacArthur Boulevard to the South line of Iles Avenue; thence West along the South line of Iles Avenue the intersection with an extension of the West line of Lot 2 of Scaife's Subdivision in North East Quarter of said Section 8; thence North, 210.00 feet along said extension of the West line of Lot 2 to North line of said Scaife's Subdivision; thence West, 598.00 feet along the North line of said Scaife's Subdivision and said West Grand Place to the Southwest corner of the Town and Country Shopping Center property; thence North, 1,055.60 feet along the West line of the Town and Country Shopping Center property to the South line of Outer Park Drive in Wanless' Cherry Hills Fourth Addition in the Southeast Quarter of said Section 5; thence westerly along said South line of Outer Park Drive to an intersection with an extension of the easterly line of Lot 84 of said Wanless' Cherry Hills Fourth Addition; thence northerly along said extension of the easterly line of Lot 84 to the Northeast corner of said Lot 84, also being the Northwest corner of Lot 7 of Jolen's Cherry Hills Addition in the Southeast Quarter of said Section 5; thence northeasterly, 141.30 feet along the North line of said Lot 7 to a point on the Easterly line of Douglas Avenue; thence northerly along the Easterly line of Douglas Avenue to the Southwest corner of Lot 44 of Spaulding's Parkholme Addition in the Southeast Quarter of said Section 5; thence East, 599.50 feet along the North line of Cherry Road to the Southeast corner of Lot 22 of said Spaulding's Parkholme Addition; thence North, 484.53 feet along the West line of the North-South Alley to the Southeast corner of Lot 13 of said Spaulding's Parkholme Addition; thence West, 40.00 feet along the South line of Said Lot 13; thence North, 120.53 feet to a point on the North line of Lot 12 of said Spaulding's Parkholme Addition, said point being 40.00 feet West of the Northeast corner of said lot 12; thence continuing North, 60.00 feet to a point on the South line of Lot 32. of Wanless' Dial Court Addition in the Northeast Quarter of said

Section 5; thence East along the South line of said lot 32 to the Southeast corner of said Lot 32; thence North, 890.77 feet along the West line of the North-South Alley to the Northeast corner of Lot 53 of said Wanless' Dial Court Addition; thence West, 253.50 feet along the North Line of said Lot 53 to the West line of Dial Court; thence North, 446.00 feet along the West line of Dial Court to the Southeast corner of Lot 18 in Block 3 of Dial Court in the Northeast Quarter of said Section 5; thence East, 251.01 feet along the North Line of Laurel Street to the Southeast corner of Lot 18 in Block 2 of said Dial Court; thence North, 1,342.61 feet along the West line of the North-South Alley in Blocks 1 and 2 of said Dial Court to the Northeast corner of Lot 10 in said Block 1; thence northerly to the Southwest corner of Lot 5 in said Block 1; thence North, 160.00 feet along the West line of said Lot 5 to the Northwest corner of said Lot 5; thence northerly across South Grand Avenue to the point of beginning, containing 104.678 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

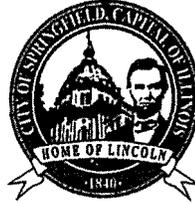
Dear Ms. Mendoza,

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 read "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

MacArthur TIF - 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	\$ 202,000	202,000	222,870	20,870
Investment Income	2,500	2,500	8,281	5,781
Total Revenues	204,500	204,500	231,151	26,651
Expenditures				
Economic Development				
Contractual Services	375,000	375,000	131,814	243,186
Net Change in Fund Balance	<u>(170,500)</u>	<u>(170,500)</u>	99,337	<u>269,837</u>
Fund Balance - Beginning			<u>332,315</u>	
Fund Balance - Ending			<u>431,652</u>	



Lauterbach & Amen

668 N. River Road
Naperville, IL 60563
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lauterbachamen.com

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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