

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]

FY 2015

Name of Redevelopment Project Area:	Tax Increment Financing District #3
Primary Use of Redevelopment Project Area*:	Combination/Mixed
If "Combination/Mixed" List Component Types:	Industrial; Other Commercial
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <u> x </u>	Industrial Jobs Recovery Law <u> </u>

	No	Yes
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	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
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [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 or meeting minutes submitted to the municipality by 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 municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits from any source equal or greater than \$100,000 been made 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, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L		X
A list of all intergovernmental agreements in effect in FY 2010, 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 list only of the intergovernmental agreements labeled Attachment M		X

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

Provide an analysis of the special tax allocation fund.

FY 2015

TIF NAME: Tax Increment Financing District #3

Fund Balance at Beginning of Reporting Period \$ 4,592,859

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 10,658,717	\$ 159,951,867	82%
State Sales Tax Increment		\$ 3,501,444	2%
Local Sales Tax Increment		\$ 1,513,695	1%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 12,030	\$ 3,080,369	2%
Land/Building Sale Proceeds	\$ 22,718	\$ 336,148	0%
Bond Proceeds		\$ 5,399,925	3%
Transfers from Municipal Sources		\$ 8,256,560	4%
Private Sources		\$ 1,024,596	1%
Other (Reimbursements \$63,435 - Grants \$130,703)	\$ 194,138	\$ 11,047,111	6%

*must be completed where current or prior year(s) have reported funds

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period \$ 10,887,603

Cumulative Total Revenues/Cash Receipts \$ 194,111,715 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 11,317,409

Distribution of Surplus

Total Expenditures/Disbursements \$ 11,317,409

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ (429,806)

FUND BALANCE, END OF REPORTING PERIOD* \$ 4,163,053

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SURPLUS*/(DEFICIT)(Carried forward from Section 3.3) \$ (3,100,976)

SECTION 3.2 A

PAGE 2

7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
		\$ -
8. Financing costs related to obligations issued by the municipality. Subsection (q) (6) and (o)(8)		
Interest and Fiscal Agent Fees	244,603	
		\$ 244,603
9. Approved taxing district's capital costs. Subsection (q)(7) and (o)(9)		
Capital Costs	5,422,554	
		\$ 5,422,554
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		\$ -
12. Payments in lieu of taxes as defined in Subsections 11-74.43(m) and 11-74.6-10(k). Subsection (q)(9) and (o)(11)		
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		\$ -

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))
 Continuation of Item #5 from Page 1

FY 2015
 TIF NAME: TIF #3

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
 (by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

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
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5) - continued		
Infrastructure Improvements	200,697	
Ditch Program	59,250	
Asphalt Patch	99,975	
Concrete Patch	69,659	
Sidewalk Projects	163,844	
Pavement Markings	21,517	
Entrance Park Retaining Wall	14,065	
Hough Park Improvements	183,372	
Transfer to Sewer Construction Fund	500,000	
Total Carried Forward to Section 3.2A, Page 1, Item #5		\$ 1,312,379

Section 3.2 B

FY 2015

TIF NAME: Tax Increment Financing District #3

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

_____ There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

Name	Service	Amount
Ameren Illinois	Const. of Public Works & Improve.	\$ 24,104.00
Art on the Square	Marketing	\$ 24,000.00
Auffenberg Ford Lincoln Mercury	Rehabilitation & Remodeling	\$ 11,766.00
Belle Valley District 119	Capital Costs	\$ 457,591.00
Belleville Americorps	Professional Services	\$ 15,000.00
Belleville HS District 201	Capital Costs	\$ 1,527,084.00
Belleville Main Street, Inc.	Marketing	\$ 10,000.00
Belleville News Democrat	Marketing	\$ 21,125.00
Belleville School District 118	Capital Costs	\$ 1,889,122.00
Benoist Brothers Supply	Property Assembly	\$ 21,791.00
Bernardin, Lochmueller & Assoc., Inc.	Const. of Public Works & Improve.	\$ 32,937.00
Brown, Leonila M.	Const. of Public Works & Improve.	\$ 20,000.00
Buttig, David R and Kathleen J	Const. of Public Works & Improve.	\$ 19,959.00
CDS Office Technologies	Capital Costs	\$ 14,023.00
CJ Schlosser & Co LLC	Professional Services	\$ 10,300.00
Commerce Bank	Remodeling & Capital Costs	\$ 200,330.00
Community Associates Two, LLC	Const. of Public Works & Improve.	\$ 27,624.00
DMS Contracting Inc.	Const. of Public Works & Improve.	\$ 61,957.00
Economic Development Resources	Professional Services	\$ 22,630.00
EFK Moen LLC	Professional Services	\$ 19,327.00
Ehret Plumbing & Heating, Inc.	Const. of Public Works & Improve.	\$ 26,771.00
Electrico, Inc.	Professional Services	\$ 21,610.00
Fournie Contracting Company, Inc.	Const. of Public Works & Improve.	\$ 106,116.00
Gametime	Const. of Public Works & Improve.	\$ 118,592.00
Glaenzer Electric	Const. of Public Works & Improve.	\$ 130,207.00
Hank's Excavating & Landscaping, Inc.	Demolitions & Const. Public Works	\$ 582,930.00
Harmony School District 175	Capital Costs	\$ 296,945.00
High Mount District 116	Capital Costs	\$ 13,280.00
Jack Schmitt Ford, Inc.	Capital Costs	\$ 87,840.00
Joseph, Steve	Const. of Public Works & Improve.	\$ 19,613.00
Kaskaskia Engineering Group LLC	Prof. Svcs & Const. of Public Works	\$ 207,566.00
Knipp Roofing & Siding, Inc.	Repairs	\$ 11,950.00
Lawrence Group	Professional Services	\$ 191,010.00
Lindenwood University	Rehabilitation & Remodeling	\$ 150,000.00
Lochmueller Group	Const. of Public Works & Improve.	\$ 38,362.00
MAC Medical Inc.	Rehabilitation & Remodeling	\$ 15,000.00
Mettler Development	Const. of Public Works & Improve.	\$ 182,802.00
See Attached Schedule for Additional Vendors		

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

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

FY 2015

TIF NAME: Tax Increment Financing District #3

FUND BALANCE, END OF REPORTING PERIOD \$ 4,163,053

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
General Obligation Series 2011 Bonds	\$ 4,819,925	\$ 4,819,925
Lease Obligations	\$ 1,786,940	\$ 789,139

Total Amount Designated for Obligations \$ 6,606,865 \$ 5,609,064

2. Description of Project Costs to be Paid

Property Assembly		\$ 58,955
Remodeling		\$ 1,120,735
Demolition		\$ 475,275

Total Amount Designated for Project Costs \$ 1,654,965

TOTAL AMOUNT DESIGNATED \$ 7,264,029

SURPLUS*/(DEFICIT) \$ (3,100,976)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

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

FY 2015

TIF NAME: Tax Increment Financing District #3

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

 No property was acquired by the Municipality Within the Redevelopment Project Area

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	417 North Illinois Street
Approximate size or description of property:	0.0011 Acres Trustee's Deed
Purchase price:	600.00
Seller of property:	1st Alliance Real Estate, Inc.

Property (2):	
Street address:	25 Lebanon Avenue
Approximate size or description of property:	0.0149 Acres Temporary Construction Easement & Warranty Deed
Purchase price:	20,000.00
Seller of property:	Leonila Brown

Property (3):	
Street address:	524 North Illinois Street
Approximate size or description of property:	0.0037 Acres Warranty Deed
Purchase price:	19,959.00
Seller of property:	David & Kathleen Buttig

Property (4):	
Street address:	422 North Illinois Street
Approximate size or description of property:	0.1127 Acres Temporary Construction Easement & Warranty Deed
Purchase price:	27,624.00
Seller of property:	Community Associates Two, LLC

Property (5):	
Street address:	120 North Illinois Street
Approximate size or description of property:	0.0507 Acres Temporary Construction Easement
Purchase price:	3,600.00
Seller of property:	George Renner & Sons Funeral Home, Inc.

Property (6):	
Street address:	24 Lebanon Avenue
Approximate size or description of property:	0.0128 Acres Temporary Construction Easement
Purchase price:	1,500.00
Seller of property:	Great Falls Land Trust

Property (7):	
Street address:	302 North Illinois Street
Approximate size or description of property:	0.0093 Acres Temporary Construction Easement
Purchase price:	700.00
Seller of property:	International Molders & Allied Workers Union Local 182

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

FY 2015

TIF NAME: Tax Increment Financing District #3

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

 No property was acquired by the Municipality Within the Redevelopment Project Area**Property Acquired by the Municipality Within the Redevelopment Project Area**

Property (8):	
Street address:	12 West F Street
Approximate size or description of property:	598 Sq. Ft. Temporary Construction Easement
Purchase price:	1,500.00
Seller of property:	Roger & Laura Kaemmerer

Property (9):	
Street address:	16 West F Street
Approximate size or description of property:	0.0192 Acres Temporary Construction Easement
Purchase price:	1,000.00
Seller of property:	Keaton Investments, LLC

Property (10):	
Street address:	302 Kretschmer Avenue
Approximate size or description of property:	0.0058 Acres Temporary Construction Easement
Purchase price:	1,000.00
Seller of property:	Carol Krausz

Property (11):	
Street address:	329 North Illinois Street
Approximate size or description of property:	0.0016 Acres Warranty Deed
Purchase price:	1,400.00
Seller of property:	LA Capital Partners, LLC

Property (12):	
Street address:	329 North Illinois Street
Approximate size or description of property:	0.0057 Acres Temporary Construction Easement
Purchase price:	600.00
Seller of property:	LA Capital Partners, LLC

Property (13):	
Street address:	612 North Illinois Street
Approximate size or description of property:	Temporary Construction Easement
Purchase price:	1,606.50
Seller of property:	Old Title & Escrow - Steven Kiefer

Property (14):	
Street address:	606 North Illinois Street
Approximate size or description of property:	606 North Illinois Street
Purchase price:	10,585.00
Seller of property:	Old Title & Escrow - Steven Kiefer

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

FY 2015

TIF NAME: Tax Increment Financing District #3

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

 No property was acquired by the Municipality Within the Redevelopment Project Area

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (15):	
Street address:	105 South 44th Street
Approximate size or description of property:	105 South 44th Street
Purchase price:	40,704.92
Seller of property:	Old Title & Escrow - Peter Bily

Property (16):	
Street address:	600 North Illinois Street
Approximate size or description of property:	600 North Illinois Street
Purchase price:	127,871.12
Seller of property:	Old Title & Escrow - Steven Kiefer

Property (17):	
Street address:	329 North Illinois Street
Approximate size or description of property:	0.0115 Acres Temporary Construction Easement
Purchase price:	1,000.00
Seller of property:	James & Jane Pauley

Property (18):	
Street address:	309 North Illinois Street
Approximate size or description of property:	0.00001 Acres Temporary Construction Easement
Purchase price:	300.00
Seller of property:	Thomas Pavlak

Property (19):	
Street address:	17 West F Street
Approximate size or description of property:	0.0336 Acres Temporary Construction Easement & Warranty Deed
Purchase price:	2,500.00
Seller of property:	Gerald & Sharon Priester

Property (20):	
Street address:	617 North Illinois Street
Approximate size or description of property:	0.0126 Acres Temporary Construction Easement
Purchase price:	1,500.00
Seller of property:	Jack Rogers

Property (21):	
Street address:	500 North Illinois Street
Approximate size or description of property:	0.0722 Acres Temporary Construction Easement
Purchase price:	18,000.00
Seller of property:	Danny Schwendeman

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

FY 2015

TIF NAME: Tax Increment Financing District #3

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

_____ **No property was acquired by the Municipality Within the Redevelopment Project Area**

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (22):	
Street address:	208 & 210 North Illinois Street
Approximate size or description of property:	0.0066 Acres Temporary Construction Easement & Warranty Deed
Purchase price:	800.00
Seller of property:	Patricia Tate

Property (23):	
Street address:	228 North Illinois Street
Approximate size or description of property:	0.0140 Acres Temporary Construction Easement
Purchase price:	2,500.00
Seller of property:	The Salvation Army

Property (24):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (25):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (26):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (27):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (28):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

FY 2015

TIF NAME: Tax Increment Financing District #3

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Check here if NO projects were undertaken by the Municipality Within the Redevelopment Project Area: _____			
ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below". _____ <u>115</u>			
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 83,603,347	\$ -	\$ -
Public Investment Undertaken	\$ 35,277,866	\$ 1,654,965	\$ -
Ratio of Private/Public Investment	2.27/73		0

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE

Cleveland Ave Bridge Reconstruction			
Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken	\$ 765,708		
Ratio of Private/Public Investment	0		0

Project 2:

Peterson Pond Dam			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 30,286		
Ratio of Private/Public Investment	0		0

Project 3:

20th Street Overlay			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 7,278		
Ratio of Private/Public Investment	0		0

Project 4:

Traffic Signal Update			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 67,433		
Ratio of Private/Public Investment	0		0

Project 5:

Bikeways			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 494,667		
Ratio of Private/Public Investment	0		0

Project 6:

Bellevue Park			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 316,137		
Ratio of Private/Public Investment	0		0

Project 7:			
Laderman Park			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	80,840	
Ratio of Private/Public Investment		0	0

Project 8:			
Metrolink			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	200,000	
Ratio of Private/Public Investment		0	0

Project 9:			
Belle Valley Detention Basin			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	15,063	
Ratio of Private/Public Investment		0	0

Project 10:			
Streetscape Lighting			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	34,961	
Ratio of Private/Public Investment		0	0

Project 11:			
Forest Gate			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	65,600	
Ratio of Private/Public Investment		0	0

Project 12:			
Belle Valley Industrial			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	12,232	
Ratio of Private/Public Investment		0	0

Project 13:			
43rd Street Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	121,487	
Ratio of Private/Public Investment		0	0

Project 14:			
Bellevue Park Restroom			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	21,550	
Ratio of Private/Public Investment		0	0

Project 15:			
Pleasant Hill Restroom			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	118,966	
Ratio of Private/Public Investment		0	0

Project 16:			
Mascootah/Garfield Parking Area			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	55,112	
Ratio of Private/Public Investment		0	0

Project 17:			
Monroe Avenue RR Crossing			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	34,971	
Ratio of Private/Public Investment		0	0

Project 18:			
47th, 51st, 53rd St. Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	27,667	
Ratio of Private/Public Investment		0	0

Project 19:			
Pleasant Hill Park Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	92,205	
Ratio of Private/Public Investment		0	0

Project 20:			
Cambridge Park Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	54,813	
Ratio of Private/Public Investment		0	0

Project 21:			
Hwy 15 & 17th St Intersection			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	105,055	
Ratio of Private/Public Investment		0	0

Project 22:			
Storm Sewers & Drainage Basin			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	398,490	
Ratio of Private/Public Investment		0	0

Project 23:			
Concrete & Sidewalk Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	2,057,939	
Ratio of Private/Public Investment		0	0

Project 24:			
Main Street Streetscape			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	121,907	
Ratio of Private/Public Investment		0	0

Project 25:			
Garnette Street Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	35,058	
Ratio of Private/Public Investment		0	0

Project 26:			
West Main Parking Lot			
Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken	\$ 17,750		
Ratio of Private/Public Investment	0		0

Project 27:			
City Hall Windows			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 37,610		
Ratio of Private/Public Investment	0		0

Project 28:			
Douglas & E Main; 6th & W Main Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 33,579		
Ratio of Private/Public Investment	0		0

Project 29:			
North Charles Streetscape			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 86,293		
Ratio of Private/Public Investment	0		0

Project 30:			
West Main Welcome Sign			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 75,190		
Ratio of Private/Public Investment	0		0

Project 31:			
Walnut Hill Cemetery Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 70,504		
Ratio of Private/Public Investment	0		0

Project 32:			
Parking Lots			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 195,372		
Ratio of Private/Public Investment	0		0

Project 33:			
Citizen Park Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 133,868		
Ratio of Private/Public Investment	0		0

Project 34:			
Pool Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 33,223		
Ratio of Private/Public Investment	0		0

Project 35:			
Scheel Street Station			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	51,255	
Ratio of Private/Public Investment		0	0

Project 36:			
South Jackson Street Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	134,355	
Ratio of Private/Public Investment		0	0

Project 37:			
11th Street Construction			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	508,047	
Ratio of Private/Public Investment		0	0

Project 38:			
Belleville Streetscape			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	855,260	
Ratio of Private/Public Investment		0	0

Project 39:			
North 15th Street & Donna Drive			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	322,725	
Ratio of Private/Public Investment		0	0

Project 40:			
Public Works Office			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	69,156	
Ratio of Private/Public Investment		0	0

Project 41:			
South Belt West Sewer Separation			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	2,870,268	
Ratio of Private/Public Investment		0	0

Project 42:			
South Fire Station			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	3,196,225	
Ratio of Private/Public Investment		0	0

Project 43:			
17th Street Extension and Widening			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	4,859,589	
Ratio of Private/Public Investment		0	0

Project 44:			
Old Caseyville/15th Street Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	111,419	
Ratio of Private/Public Investment		0	0

Project 45:			
Sandwedge @ 159 Project			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	291,179	
Ratio of Private/Public Investment		0	0

Project 46:			
512 West Main - Parks & Recreation Bldg			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,809,720	
Ratio of Private/Public Investment		0	0

Project 47:			
Maintenance Campus/Salt Storage Bldg			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	606,967	
Ratio of Private/Public Investment		0	0

Project 48:			
Frank Scott Parkway Widening			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	745,067	
Ratio of Private/Public Investment		0	0

Project 49:			
Tower Plaza Road Extension			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	119,166	
Ratio of Private/Public Investment		0	0

Project 50:			
95th & IL 157			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	278,090	
Ratio of Private/Public Investment		0	0

Project 51:			
U-Mark Inc.			
Private Investment Undertaken (See Instructions)	\$	70,000	
Public Investment Undertaken	\$	11,000	
Ratio of Private/Public Investment		6 4/11	0

Project 52:			
White Cottage			
Private Investment Undertaken (See Instructions)	\$	55,000	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 53:			
Watt's Copy Systems			
Private Investment Undertaken (See Instructions)	\$	290,800	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 54:			
Yaekel & Associates			
Private Investment Undertaken (See Instructions)	\$	145,000	
Public Investment Undertaken	\$	36,800	
Ratio of Private/Public Investment		3 63/67	0

Project 55:			
Shaw Management Corp			
Private Investment Undertaken (See Instructions)	\$	100,700	
Public Investment Undertaken	\$	20,000	
Ratio of Private/Public Investment		5 2/57	0

Project 56:			
Southwest Illinois Health Ventures			
Private Investment Undertaken (See Instructions)	\$	2,000,000	
Public Investment Undertaken	\$	150,000	
Ratio of Private/Public Investment		13 1/3	0

Project 57:			
Super Center of Belleville			
Private Investment Undertaken (See Instructions)	\$	180,000	
Public Investment Undertaken	\$	1,240	
Ratio of Private/Public Investment		145 5/31	0

Project 58:			
PTL Manufacturing			
Private Investment Undertaken (See Instructions)	\$	1,850,000	
Public Investment Undertaken	\$	169,071	
Ratio of Private/Public Investment		10 65/69	0

Project 59:			
RST LLC			
Private Investment Undertaken (See Instructions)	\$	844,000	
Public Investment Undertaken	\$	28,860	\$ 8,000
Ratio of Private/Public Investment		29 23/94	0

Project 60:			
Plumbers & Pipefitters Local 101			
Private Investment Undertaken (See Instructions)	\$	3,371,000	
Public Investment Undertaken	\$	52,139	
Ratio of Private/Public Investment		64 17/26	0

Project 61:			
Manprit Hospitality			
Private Investment Undertaken (See Instructions)	\$	1,450,000	
Public Investment Undertaken	\$	60,000	
Ratio of Private/Public Investment		24 1/6	0

Project 62:			
McCullough's Flooring			
Private Investment Undertaken (See Instructions)	\$	850,000	
Public Investment Undertaken	\$	105,000	
Ratio of Private/Public Investment		8 2/21	0

Project 63:			
Meyer on Main			
Private Investment Undertaken (See Instructions)	\$	250,000	
Public Investment Undertaken	\$	100,000	
Ratio of Private/Public Investment		2 1/2	0

Project 64:			
Market Fresh Pizza			
Private Investment Undertaken (See Instructions)	\$	151,100	
Public Investment Undertaken	\$	6,600	
Ratio of Private/Public Investment		22 59/66	0

Project 65:			
Oliver C. Joseph			
Private Investment Undertaken (See Instructions)	\$	4,279,000	
Public Investment Undertaken	\$	141,667	
Ratio of Private/Public Investment		30 9/44	0

Project 66:			
Kelly's Limousine			
Private Investment Undertaken (See Instructions)	\$	2,300,000	
Public Investment Undertaken	\$	120,000	
Ratio of Private/Public Investment		19 1/6	0

Project 67:			
Lindenwood University			
Private Investment Undertaken (See Instructions)	\$	12,000,000	
Public Investment Undertaken	\$	2,365,580	\$ 1,050,000
Ratio of Private/Public Investment		5 4/55	0

Project 68:			
Lindenwood University			
Private Investment Undertaken (See Instructions)	\$	150,000	
Public Investment Undertaken	\$	75,000	
Ratio of Private/Public Investment		2	0

Project 69:			
Jimmy John's Gourmet Sandwiches			
Private Investment Undertaken (See Instructions)	\$	640,000	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 70:			
BWE & TME, Inc			
Private Investment Undertaken (See Instructions)	\$	378,615	
Public Investment Undertaken	\$	8,000	
Ratio of Private/Public Investment		47 17/52	0

Project 71:			
Golden Years Adult Support Center			
Private Investment Undertaken (See Instructions)	\$	338,000	
Public Investment Undertaken	\$	13,508	
Ratio of Private/Public Investment		25 1/45	0

Project 72:			
Glazner Electric			
Private Investment Undertaken (See Instructions)	\$	350,000	
Public Investment Undertaken	\$	38,980	
Ratio of Private/Public Investment		8 93/95	0

Project 73:			
Fletcher's Kitchen & Tap			
Private Investment Undertaken (See Instructions)	\$	300,000	
Public Investment Undertaken	\$	24,000	
Ratio of Private/Public Investment		12 1/2	0

Project 74:			
Ehret Plumbing & Heating			
Private Investment Undertaken (See Instructions)	\$	1,000,000	
Public Investment Undertaken	\$	170,665	
Ratio of Private/Public Investment		5 55/64	0

Project 75: Benoist Brothers Supply Co			
Private Investment Undertaken (See Instructions)	\$	1,300,000	
Public Investment Undertaken	\$	126,415	
Ratio of Private/Public Investment		10 19/67	0

Project 76: Bank of Belleville			
Private Investment Undertaken (See Instructions)	\$	520,000	
Public Investment Undertaken	\$	50,000	
Ratio of Private/Public Investment		10 2/5	0

Project 77: B & D Industrial Properties			
Private Investment Undertaken (See Instructions)	\$	600,000	
Public Investment Undertaken	\$	47,295	
Ratio of Private/Public Investment		12 35/51	0

Project 78: Bully's Smokehouse			
Private Investment Undertaken (See Instructions)	\$	700,000	
Public Investment Undertaken	\$	6,000	
Ratio of Private/Public Investment		116 2/3	0

Project 79: Auffenberg Ford			
Private Investment Undertaken (See Instructions)	\$	1,000,000	
Public Investment Undertaken	\$	2,367,867	
Ratio of Private/Public Investment		19/45	0

Project 80: Stargazers Entertainment			
Private Investment Undertaken (See Instructions)	\$	750,000	
Public Investment Undertaken	\$	108,050	
Ratio of Private/Public Investment		6 16/17	0

Project 81: George Renner & Sons Funeral Home			
Private Investment Undertaken (See Instructions)	\$	308,000	
Public Investment Undertaken	\$	75,000	
Ratio of Private/Public Investment		4 8/75	0

Project 82: Dr. Cynthia Littlefield DMD			
Private Investment Undertaken (See Instructions)	\$	230,000	
Public Investment Undertaken	\$	8,300	
Ratio of Private/Public Investment		27 59/83	0

Project 83: Howard Concrete Pumping			
Private Investment Undertaken (See Instructions)	\$	1,100,000	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 84: DaVita Dialysis			
Private Investment Undertaken (See Instructions)	\$	2,100,000	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 85: Legend Holdings			
Private Investment Undertaken (See Instructions)	\$	870,000	
Public Investment Undertaken	\$	17,500	
Ratio of Private/Public Investment		49 5/7	0

Project 86: Contractors Roofing & Supply			
Private Investment Undertaken (See Instructions)	\$	590,000	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 87: North Illinois Streetscape			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,412,004	
Ratio of Private/Public Investment		0	0

Project 88: Dapron Drive			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,060,712	
Ratio of Private/Public Investment		0	0

Project 89: BiCentennial Park			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,178,624	
Ratio of Private/Public Investment		0	0

Project 90: North 37th Street Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	46,059	
Ratio of Private/Public Investment		0	0

Project 91: The EDGE			
Private Investment Undertaken (See Instructions)	\$	1,680,000	
Public Investment Undertaken	\$	-	\$ 27,820
Ratio of Private/Public Investment		0	0

Project 92: IL 15 Interchange @ 158			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	32,732	
Ratio of Private/Public Investment		0	0

Project 93: East Washington Coupler			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	112,000	
Ratio of Private/Public Investment		0	0

Project 94: Fletcher's Kitchen & Tap			
Private Investment Undertaken (See Instructions)	\$	45,000	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 95:			
The Abbey			
Private Investment Undertaken (See Instructions)	\$	945,000	
Public Investment Undertaken			\$ 23,135
Ratio of Private/Public Investment		0	0

Project 96:			
The Atrium of Belleville			
Private Investment Undertaken (See Instructions)	\$	1,500,000	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 97:			
Kroger Limited Partnership			
Private Investment Undertaken (See Instructions)	\$	2,900,000	
Public Investment Undertaken			\$ 200,000
Ratio of Private/Public Investment		0	0

Project 98:			
Midwest Plumbing			
Private Investment Undertaken (See Instructions)	\$	6,000	
Public Investment Undertaken	\$	15,000	
Ratio of Private/Public Investment		2/5	0

Project 99:			
M. Hubbard Construction			
Private Investment Undertaken (See Instructions)	\$	350,000	
Public Investment Undertaken			\$ 5,000
Ratio of Private/Public Investment		0	0

Project 100:			
TJBC, Inc.			
Private Investment Undertaken (See Instructions)	\$	1,643,000	
Public Investment Undertaken	\$	10,000	\$ 44,780
Ratio of Private/Public Investment		164 3/10	0

Project 101:			
Juanita Place			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	493,154	
Ratio of Private/Public Investment		0	0

Project 102:			
Lincoln Avenue			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	346,425	
Ratio of Private/Public Investment		0	0

Project 103:			
Glenview Resurfacing			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	73,939	
Ratio of Private/Public Investment		0	0

Project 104:			
Parking Lot Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	173,019	
Ratio of Private/Public Investment		0	0

Project 105:			
South First Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	63,643	
Ratio of Private/Public Investment		0	0

Project 106:			
IL 13/Freeburg Avenue Roundabout			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	38,337	
Ratio of Private/Public Investment		0	0

Project 107:			
West Belleville Bike Trail			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	266,909	
Ratio of Private/Public Investment		0	0

Project 108:			
South 8th Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	171,832	
Ratio of Private/Public Investment		0	0

Project 109:			
West Main Streetscape from 6th to 17th Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	102,420	
Ratio of Private/Public Investment		0	0

Project 110:			
Southside Park Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	145,846	
Ratio of Private/Public Investment		0	0

Project 111:			
Hough Park Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	183,372	
Ratio of Private/Public Investment		0	0

Project 112:			
MAC Medical, Inc.			
Private Investment Undertaken (See Instructions)	\$	930,000	
Public Investment Undertaken			\$ 15,000
Ratio of Private/Public Investment		0	0

Project 113:			
Pro-Pack Testing Laboratory, Inc.			
Private Investment Undertaken (See Instructions)	\$	365,532	
Public Investment Undertaken			\$ 5,955
Ratio of Private/Public Investment		0	0

Project 114:			
St. Paul's Home			
Private Investment Undertaken (See Instructions)	\$	29,500,000	
Public Investment Undertaken			\$ 250,000
Ratio of Private/Public Investment		0	0

Project 115:			
Empire Comfort Systems, Inc.			
Private Investment Undertaken (See Instructions)	\$	327,600	
Public Investment Undertaken		\$	25,275
Ratio of Private/Public Investment		0	0

CITY OF BELLEVILLE, ILLINOIS

MARK W. ECKERT, MAYOR

101 SOUTH ILLINOIS ST.
BELLEVILLE, ILLINOIS 62220-2199
(618) 233-6810



CITY FLAG
DESIGNED BY
FREDRICK L. LANGE
JULY 6th 1964



September 1, 2015

C.J. Schlosser & Company, L.L.C.
233 East Center Drive
P.O. Box 416
Alton, IL 62002

RE: Tax Increment Financing District #1, Tax Increment Financing District #2, Tax Increment Financing District #3, Tax Increment Financing District #4, Tax Increment Financing District # 8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14 Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 West, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Rt.15/South Greenmount, and Tax Increment Financing District #21 Belle Valley Phase III.

Dear Gentlemen / Ladies:

I, Mark W. Eckert, the duly elected Mayor of the City of Belleville, Illinois, County of St. Clair, and as such, do hereby certify that the City of Belleville has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the municipal fiscal year ending May 1, 2014- April 30, 2015 to the best of my knowledge and belief.

Sincerely,

City of Belleville

A handwritten signature in black ink that reads "Mark W. Eckert". The signature is written in a cursive style and is positioned above the printed name.

Mark W. Eckert
Mayor

CITY OF BELLEVILLE, ILLINOIS



CITY FLAG
DESIGNED BY
FREDRICK L. LANGE
JULY 6th 1964



GARRETT P. HOERNER, CITY ATTORNEY

5111 West Main Street
BELLEVILLE, ILLINOIS 62226-4728
Phone: (618) 235-0020
Fax: (618) 235-8558
E-Mail: gphoerner@belleville.net

September 1, 2015

C.J. Schlosser
233 East Center Drive
P.O. Box 416
Alton, Illinois 62002

**Re: Illinois Tax Increment Redevelopment Act:
Fiscal Year 2015 (May 1, 2014 through April 30, 2015)**

Tax Increment Financing District #1, Tax Increment Financing District #2, Tax Increment Financing District #3, Tax Increment Financing District #4, Tax Increment Financing District #8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14 Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 West, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Rt.15/South Greenmount, Tax Increment Financing District #21 Belle Valley Phase III.

Mr. Schlosser:

As City Attorney for the City of Belleville, Illinois (City), I have reviewed all information provided to me by the Mayor and his staff for the period May 1, 2014 through April 30, 2015 (FY2015). I find that the City has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder, to the best of my knowledge and belief.

This opinion relates only to the time period set forth and is based upon information available to me.

By:

A handwritten signature in black ink, appearing to read "Garrett P. Hoerner".

Garrett P. Hoerner

ATTACHMENT D

PART II - ACTIVITIES

During its Fiscal Year ending April 30, 2015, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #1 This District incurred expense of \$45,000 to Colee, LLC for reimbursement of improvements.
- TIF #2 This District incurred expense of \$25,000 for a downtown light project.
- TIF #3 \$4,819,427 of tax incentive rebates were issued to school districts and \$47,497 of tax incentive rebates were issued to businesses. This District also completed several public works improvements as well as performed needed demolition activity.
- TIF #4 No Material Activity.
- TIF #8 This District incurred expense of \$247,430 for incentives and new sidewalks.
- TIF #9 No Material Activity.
- TIF #10 \$748,905 was paid a developer to reimburse for costs incurred for improvements that are part of a developer agreement. This District also paid \$93,300 for sidewalk and street light improvements.
- TIF #11 No Material Activity.
- TIF #12 This District incurred expense of \$159,581 for street and ditch improvements.
- TIF #13 No Material Activity.
- TIF #14 No Material Activity.
- TIF #15 This District paid out tax incentive rebates of \$643,028 for costs incurred for improvements that are part of a developer agreement related to a retail complex located near Greenmount Road. This District also retired bond debt related to the retail complex.
- TIF #16 This District paid out tax incentive rebates of \$52,289 to a business. This District also incurred expense to make improvements at the park.
- TIF #17 This District paid \$99,950 for the final payment for 18 S High Street purchase. The District also paid for a new parking lot.
- TIF #18 No Material Activity.
- TIF #19 This District paid out tax incentive rebates of \$472,421 to a business as part of a developer agreement and retired bond debt related to that agreement.
- TIF #20 This District paid out tax incentive rebates of \$54,673 to a business.
- TIF #21 This District paid \$26,900 for engineering related to the Belle Valley III project.

ATTACHMENT E

DEVELOPMENT AGREEMENT

This agreement made this 18th day of August, 2014 by and between the City of Belleville, Illinois (the "City") and M.A.C. Medical, Inc. ("M.A.C. Medical, Inc.");

WITNESSETH:

WHEREAS, M.A.C. Medical, Inc. intends on investing a minimum of \$930,000.00 to complete remodeling and façade improvements at the existing facility located at 325 West Main Street in Belleville (the "Project"); and

WHEREAS, the parties have reached an agreement in order to set forth the terms upon which the City would provide certain economic incentives for the Project and the terms upon which M.A.C. Medical, Inc. would provide jobs at said location.

Responsibilities of the City of Belleville

1. Certification of project's location in Belleville Enterprise Zone for the Abatement of Sales Tax on Building Materials used exclusively for the remodeling (Savings estimated at \$26,366.00-Total/\$5,696.00 City portion, if all materials are purchased in Belleville) of the existing facility located at 325 W. Main St. to accommodate M.A.C. Medical, Inc.
2. Façade improvement reimbursement of 20% per facade (Reimbursement not to exceed \$15,000.00) of cost of façade improvements for three (3) facades at 325 West Main Street, after documentation of costs incurred has been received and approved by the City of Belleville.
3. Lease 15 parking stalls to M.A.C. Medical, Inc. in the parking lot located at the northwest corner of W. Main St. and N. 3rd St. at a rate of \$12.00 per stall per month.

Responsibilities of M.A.C. Medical, Inc.

- A. Invest no less than \$930,000.00 at 325 W. Main St. for the remodeling of and facade improvement to the existing facility no later than March 31, 2015, and;
- B. Create fifteen (15) Full Time Equivalent (FTE) within the first year of operation, and;
- C. Create two (2) additional FTE jobs within the second year of operation, and;
- D. M.A.C. Medical, Inc. and/or successors shall commit to remain and operate at the site for no less than five (5) years; and
- E. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that M.A.C. Medical, Inc. fails to meet its obligations under Sections (A), (B), (C), (D), or (E) of the section entitled "Responsibilities of M.A.C. Medical, Inc." of the Development Agreement, all public funds provided under (2) of the section entitled "Responsibilities of the City of Belleville" received to date as per the Development Agreement from the City of Belleville shall be repaid to the City of Belleville and all remaining amounts to be provided if any, shall be terminated.

Miscellaneous

1. Entire Agreement. This Agreement and any written amendments hereto shall constitute the entire agreement between the parties. Neither party shall be bound by any terms, conditions, statements or representatives, not herein contained. Each

party hereby acknowledges that in executing this Agreement it has not been induced, persuaded or motivated by any promise or representation made by the other party, unless expressly set forth herein. All previous negotiations, statements and preliminary agreements by the parties or their representatives are merged in this Agreement.

2. Validity. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held by a court of law to be illegal or in conflict with any law of the State of Illinois, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid.
3. Notices. Notices, or other communications required or which may be given under this Agreement shall be in writing, and delivered either personally, or by certified or registered mail, to the addresses indicated for each party below after their respective signatures, or to such other address as designated by a party similar notice to the other party. Date of notice shall be the date of delivery in the case of delivered notice or the date of posting in the mail in the case of mail notice.
4. Signage. Agree to allow City to place on the premises a sign indicating financial assistance has been provided by the City of Belleville for a minimum of fifteen (15) days each before and after opening of the facility.
5. Current with Payments. Agree to pay in full the City of Belleville on any outstanding invoices containing the name or names of the individual, company and/or corporation receiving the said inducements.
6. Execution of Agreement. If this agreement is not fully executed within sixty (60) days of City Council approval, it shall be considered null and void.
7. Prevailing Wage. Projects receiving incentives/inducements from the City of Belleville will be required to comply with the President's executive order no. 11246, as amended (prevailing wage).
8. Request of Payment. The party receiving inducements must officially request payment from the City. This must be done via letter to include documentation of private investment, jobs created, etc. as outlined in the section titled "Responsibilities of M.A.C. Medical, Inc.".

CITY OF BELLEVILLE, ILLINOIS
City Hall
101 South Illinois Street
Belleville, Illinois 62220

By: Mark W. Eckert
MAYOR

ATTEST: Dolly B. Cook
CITY CLERK

M.A.C. Medical, Inc.
820 S. Mulberry St.
Millstadt, IL 62260

By: Stacey Cooper
Stacey Cooper, Vice President

DEVELOPMENT AGREEMENT

This agreement made this 18th day of August, 2014 by and between the City of Belleville, Illinois (the "City") and Pro-Pack Testing Laboratory, Inc. ("Pro-Pack"):

WITNESSETH:

WHEREAS, Pro-Pack intends on investing a minimum of \$365,532.00 to complete remodeling of the existing facility located at 2385 Amann Drive in Belleville (the "Project"); and

WHEREAS, the parties have reached an agreement in order to set forth the terms upon which the City would provide certain economic incentives for the Project and the terms upon which Pro-Pack would provide jobs at said location,

Responsibilities of the City of Belleville

1. Certification of project's location in Belleville Enterprise Zone for the Abatement of Sales Tax on Building Materials used exclusively for the expansion (Savings estimated at \$17,036.00-Total/\$3,681.00 City portion, if all materials are purchased in Belleville) of the existing facility located at 2385 Amann Dr. to accommodate Pro-Pack Testing Laboratory, Inc.
2. Rebate 10% of incremental property taxes related to improvements (estimated at \$1,191.00 annually) for five (5) years.

Responsibilities of Pro-Pack Testing Laboratory, Inc.

- A. Invest no less than \$365,532.00 at 2385 Amann Dr. for the expansion of the existing facility no later than March 31, 2015, and;
- B. Retain six (6) Full Time Equivalent (FTE), and;
- C. Create one (1) additional FTE jobs within the second year of operation, and;
- D. Pro-Pack Testing Laboratory, Inc. and/or successors shall commit to remain and operate at the site for no less than ten (10) years; and
- E. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that Pro-Pack fails to meet its obligations under Sections (A), (B), (C), (D), or (E) of the section entitled "Responsibilities of Pro-Pack Testing Laboratory, Inc." of the Development Agreement, all public funds provided under (2) of the section entitled "Responsibilities of the City of Belleville" received to date as per the Development Agreement from the City of Belleville shall be repaid to the City of Belleville and all remaining amounts to be provided if any, shall be terminated.

Miscellaneous

1. Entire Agreement. This Agreement and any written amendments hereto shall constitute the entire agreement between the parties. Neither party shall be bound by any terms, conditions, statements or representatives, not herein contained. Each party hereby acknowledges that in executing this Agreement it has not been induced, persuaded or motivated by any promise or representation made by the

other party, unless expressly set forth herein. All previous negotiations, statements and preliminary agreements by the parties or their representatives are merged in this Agreement.

2. Validity. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held by a court of law to be illegal or in conflict with any law of the State of Illinois, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid.
3. Notices. Notices, or other communications required or which may be given under this Agreement shall be in writing, and delivered either personally, or by certified or registered mail, to the addresses indicated for each party below after their respective signatures, or to such other address as designated by a party similar notice to the other party. Date of notice shall be the date of delivery in the case of delivered notice or the date of posting in the mail in the case of mail notice.
4. Signage. Agree to allow City to place on the premises a sign indicating financial assistance has been provided by the City of Belleville for a minimum of fifteen (15) days each before and after opening of the facility.
5. Current with Payments. Agree to pay in full the City of Belleville on any outstanding invoices containing the name or names of the individual, company and/or corporation receiving the said inducements.
6. Execution of Agreement. If this agreement is not fully executed within sixty (60) days of City Council approval, it shall be considered null and void.
7. Prevailing Wage. Projects receiving incentives/inducements from the City of Belleville will be required to comply with the President's executive order no. 11246, as amended (prevailing wage).
8. Request of Payment. The party receiving inducements must officially request payment from the City. This must be done via letter to include documentation of private investment, jobs created, etc. as outlined in the section titled "Responsibilities of TJBC, Inc.".

CITY OF BELLEVILLE, ILLINOIS
City Hall
101 South Illinois Street
Belleville, Illinois 62220

By: Mark W. Eckert
MAYOR

ATTEST: Dallas B. Cook
CITY CLERK

Pro-Pack Testing Laboratory, Inc.
2385 Amann Drive
Belleville, IL 62220

By: Manuel Rosa
Manuel Rosa, President/CEO

DEVELOPMENT AGREEMENT

This agreement made this 6th day of October, 2014 by and between the City of Belleville, Illinois (the "City") and Empire Comfort Systems, Inc. ("Empire"):

WITNESSETH:

WHEREAS, Empire intends on investing a minimum of \$327,600.00 to complete the expansion at the existing facility located at 925 & 939 Freeburg Ave. in Belleville (the "Project"); and

WHEREAS, the parties have reached an agreement in order to set forth the terms upon which the City would provide certain economic incentives for the Project and the terms upon which Empire would provide jobs at said location.

Responsibilities of the City of Belleville

1. Certification of project's location in Belleville Enterprise Zone for the Abatement of Sales Tax on Building Materials used exclusively for the expansion (Savings estimated at \$11,134.00-Total/\$2,405.00 City portion, if all materials are purchased in Belleville) of the existing facility located at 925 & 939 Freeburg Ave. to accommodate Empire Comfort Systems, Inc.
2. Provide up to \$25,275.00 (75% of demolition costs) in TIF funds after completion of demolition and documentation of costs incurred has been received and approved by the City of Belleville.

Responsibilities of Empire Comfort Systems, Inc.

- A. Invest no less than \$327,600.00 at 925 & 939 Freeburg Ave. for the expansion of the existing facility no later than March 31, 2015, and;
- B. Empire Comfort Systems, Inc. and/or successors shall commit to remain and operate at the site for no less than five (5) years, and;
- C. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that Empire fails to meet its obligations under Sections (A), (B), or (C) of the section entitled "Responsibilities of Empire Comfort Systems, Inc." of the Development Agreement, all public funds provided under (2) of the section entitled "Responsibilities of the City of Belleville" received to date as per the Development Agreement from the City of Belleville shall be repaid to the City of Belleville and all remaining amounts to be provided if any, shall be terminated.

Miscellaneous

1. Entire Agreement. This Agreement and any written amendments hereto shall constitute the entire agreement between the parties. Neither party shall be bound by any terms, conditions, statements or representatives, not herein contained. Each party hereby acknowledges that in executing this Agreement it has not been induced, persuaded or motivated by any promise or representation made by the other party, unless expressly set forth herein. All previous negotiations, statements

and preliminary agreements by the parties or their representatives are merged in this Agreement.

2. Validity. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held by a court of law to be illegal or in conflict with any law of the State of Illinois, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid.
3. Notices. Notices, or other communications required or which may be given under this Agreement shall be in writing, and delivered either personally, or by certified or registered mail, to the addresses indicated for each party below after their respective signatures, or to such other address as designated by a party similar notice to the other party. Date of notice shall be the date of delivery in the case of delivered notice or the date of posting in the mail in the case of mail notice.
4. Signage. Agree to allow City to place on the premises a sign indicating financial assistance has been provided by the City of Belleville for a minimum of fifteen (15) days each before and after opening of the facility.
5. Current with Payments. Agree to pay in full the City of Belleville on any outstanding invoices containing the name or names of the individual, company and/or corporation receiving the said inducements.
6. Execution of Agreement. If this agreement is not fully executed within sixty (60) days of City Council approval, it shall be considered null and void.
7. Prevailing Wage. Projects receiving incentives/inducements from the City of Belleville will be required to comply with the President's executive order no. 11246, as amended (prevailing wage).
8. Request of Payment. The party receiving inducements must officially request payment from the City. This must be done via letter to include documentation of private investment, jobs created, etc. as outlined in the section titled "Responsibilities of Empire Comfort Systems, Inc.".

CITY OF BELLEVILLE, ILLINOIS
City Hall
101 South Illinois Street
Belleville, Illinois 62220

By: Mark W. Eckert
MAYOR

ATTEST: Dallas B. Cook
CITY CLERK

Empire Comfort Systems, Inc.
918 Freeburg Ave.
Belleville, IL 62222

By: Don Rigney
Don Rigney, Exec. VP/CFO

**DEVELOPMENT AGREEMENT
(SECOND AMENDMENT)**

This agreement made this 17th day of February, 2015 by and between the City of Belleville, Illinois (the "City") and TJBC, Inc. ("TJBC, Inc."):

WITNESSETH:

WHEREAS, TJBC, Inc. has invested a minimum of \$490,000.00 to complete Phase I ("Phase I") of the remodeling and façade improvements at the existing primary facility located at 4204 West Main Street in Belleville (the "Project"); and

WHEREAS, TJBC, Inc. intends to invest a minimum of \$1,153,000.00 to complete Phase II ("Phase II") of the remodeling and expansion of the existing secondary facility located at 4204 West Main Street in Belleville (the "Project"); and

WHEREAS, the parties have reached an agreement in order to set forth the terms upon which the City would provide certain economic incentives for the Project and the terms upon which TJBC, Inc. would provide jobs at said location.

Responsibilities of the City of Belleville

1. Certification of project's location in Belleville Enterprise Zone for the Abatement of Sales Tax on Building Materials used exclusively for the remodeling (Savings estimated at \$22,275.00 for Phase I and \$66,177.00 for Phase II) of the existing facility located at 4204 West Main Street to accommodate Main Street Brewing Co. 4204 and;
2. Rebate 50% of incremental property taxes directly related to improvements (Estimated at \$8,956.00 annually) for five (5) years and;
3. Façade improvement reimbursement of 20% per facade (Reimbursement not to exceed \$10,000.00) of cost of façade improvements for two (2) facades in Phase I at 4204 West Main Street, after documentation of costs incurred has been received and approved by the City of Belleville.

Responsibilities of TJBC, Inc.

- A. Invest no less than \$490,000.00 in Phase I at 4204 West Main Street limited to the remodeling of the existing primary facility no later than September 1, 2014, and;
- B. Invest no less than \$1,153,000.00 in Phase II at 4204 West Main Street limited to the remodeling and expansion of the existing secondary facility no later than July 31, 2015, and;
- C. Retain 38 Full Time Equivalent (FTE) jobs, and;
- D. Create eight (8) additional FTE jobs within the first year of operation, and;
- E. Create eight (8) additional FTE jobs within the second year of operation, and;
- F. Commit to annual sales subject to sales tax of no less than \$2,200,000.00, and;
- G. TJBC, Inc. and any heirs and/or successors shall remain and operate at the site for no less than ten (10) years, and;
- H. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that **TJBC, Inc.** fails to meet its obligations under Sections (A), (B), (C), (D), (E), (F), (G) or (H) of the section entitled "Responsibilities of **TJBC, Inc.**" of the Development Agreement, all public funds provided under (2) and (3) of the section entitled "Responsibilities of the City of Belleville" received to date as per the Development Agreement from the City of Belleville shall be repaid to the City of Belleville and all remaining amounts to be provided if any, shall be terminated.

Miscellaneous

1. Entire Agreement. This Agreement and any written amendments hereto shall constitute the entire agreement between the parties. Neither party shall be bound by any terms, conditions, statements or representatives, not herein contained. Each party hereby acknowledges that in executing this Agreement it has not been induced, persuaded or motivated by any promise or representation made by the other party, unless expressly set forth herein. All previous negotiations, statements and preliminary agreements by the parties or their representatives are merged in this Agreement.
2. Validity. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held by a court of law to be illegal or in conflict with any law of the State of Illinois, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid.
3. Notices. Notices, or other communications required or which may be given under this Agreement shall be in writing, and delivered either personally, or by certified or registered mail, to the addresses indicated for each party below after their respective signatures, or to such other address as designated by a party similar notice to the other party. Date of notice shall be the date of delivery in the case of delivered notice or the date of posting in the mail in the case of mail notice.
4. Signage. Agree to allow City to place on the premises a sign indicating financial assistance has been provided by the City of Belleville for a minimum of fifteen (15) days each before and after opening of the facility.
5. Current with Payments. Agree to pay in full the City of Belleville on any outstanding invoices containing the name or names of the individual, company and/or corporation receiving the said inducements.
6. Execution of Agreement. If this agreement is not fully executed within sixty (60) days of City Council approval, it shall be considered null and void.
7. Prevailing Wage. Projects receiving incentives/inducements from the City of Belleville will be required to comply with the President's executive order no. 11246, as amended (prevailing wage).
8. Request of Payment. The party receiving inducements must officially request payment from the City. This must be done via letter to include documentation of private investment, jobs created, etc. as outlined in the section titled "Responsibilities of **TJBC, Inc.**".

CITY OF BELLEVILLE, ILLINOIS
City Hall
101 South Illinois Street
Belleville, Illinois 62220

By: Mark W. Eckert
MAYOR

ATTEST: Dallas B. Cook
CITY CLERK

TJBC, Inc.
101 Eastgate Plaza
East Alton, IL 62024

By: Todd Kennedy
Todd Kennedy, President/CEO

ATTACHMENT H

TIF 3 Joint Review Board Minutes
12/18/14 11:00 a.m.-11:03a.m.

MEMBERS/TAXING BODIES:

Ryan Boike, School District 118
Brian Mentzer, School District 201'
Suzette Lambert, Signal Hill School District
Katherine Porter, SWIC
Dennis Korte, Belleville Township
Ken Kinsella, Public Member

STAFF:

Eric Schauster, Economic Development & Grants Coordinator
Jamie Maitret, Finance Director

GUESTS:

Gene Norber

The TIF Joint Review Board was held at 11:00 a.m. on the first floor, Council Chambers, City Hall.

The annual TIF Joint Review Board meetings are to review the effectiveness and status of each TIF. The TIF Joint Review Board members introduced themselves and what organizations they represented.

TIF 3

Eric Schauster asked the Board to elect a member from the public. Ryan Boike made a motion to elect Ken Kinsella, seconded by Katherine Porter, with all present members voting aye. Motion carried.

Eric Schauster asked the Board to elect a Chairperson. Ryan Boike made a motion to elect Ken Kinsella and seconded by Katherine Porter with all present members voting aye. Motion carried.

Chairman Kinsella explained the adoption of rules for public participation (2-3 minutes per person) and asked for a motion to adopt the rules. Dennis Korte made a motion to adopt the rules of public participation and seconded by Jamie Maitret with all present members voting aye. Chairman Kinsella opened public participation. With no public present, Chairman Kinsella closed public participation.

Eric Schauster gave a description of the TIF 3 status. With a beginning value of \$99,438,147.00 and a current value of \$249,967,303.00. Property values increased 151%. With no comments or questions from the Board, Chairman Kinsella asked for a motion to adjourn. A motion was made by Ryan Boike to adjourn and seconded by Brian Mentzer. Motion carried.

Respectfully Submitted,
Kari L. Tutza
Transcribing Secretary

ATTACHMENT K



C. J. SCHLOSSER
& COMPANY, L.L.C.
CERTIFIED PUBLIC ACCOUNTANTS

CITY OF BELLEVILLE, ILLINOIS

TAX INCREMENT FINANCING DISTRICTS
ANNUAL REPORT

FINANCIAL STATEMENTS
APRIL 30, 2015

233 East Center Drive
P.O. Box 416
Alton, Illinois 62002
(618) 465-7717 St. Louis (314) 355-2586
Fax (618) 465-7710



PCPS
THE AICPA ALLIANCE FOR CPA FIRMS

One Westbury Drive
Suite 420
St. Charles, Missouri 63301-2567
(636) 723-7611 St. Louis (636) 947-1008
Fax (636) 947-4558

CITY OF BELLEVILLE, ILLINOIS

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PART I – FINANCIAL INFORMATION



C. J. SCHLOSSER
& COMPANY, L.L.C.
CERTIFIED PUBLIC ACCOUNTANTS

J. Terry Dooling
David M. Bartosiak
Cindy A. Tefteller
Kevin J. Tepen

INDEPENDENT AUDITOR'S REPORT ON
COMPLIANCE WITH TAX INCREMENT FINANCING ACT

To the Honorable Mayor and
City Council of
City of Belleville, Illinois

We have audited the financial statements of the City of Belleville, Illinois' Tax Increment Financing District #1, Tax Increment Financing District #2, Tax Increment Financing District #3, Tax Increment Financing District #4, Tax Increment Financing District #8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14 Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 Corridor, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Route 15/South Green Mount Road, and Tax Increment Financing District #21 Belle Valley III as of and for the year ended April 30, 2015, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the modified cash basis of accounting described in Note 1; this includes determining that the modified cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to error or fraud.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

233 East Center Drive, P.O. Box 416
Alton, Illinois 62002
(618) 465-7717 Fax (618) 465-7710

80 Edwardsville Professional Park
Edwardsville, Illinois 62025
(618) 656-2146 Fax (618) 656-2147

One Westbury Drive, Suite 420
St. Charles, Missouri 63301
(636) 723-7611 Fax (636) 947-4558



www.cjsco.com

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant estimates made by management, as well as evaluating the overall financial statement presentation.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the cash balances of the City of Belleville, Illinois' Tax Increment Financing Districts, as referred to in the first paragraph, as of April 30, 2015 and the revenues it received and expenditures it paid for the year then ended on the basis of accounting described in Note 1.

Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to that matter.

Other Matters

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements of the City of Belleville, Illinois' Tax Increment Financing Districts taken as a whole. The other supplementary data on pages 14 and 15 is presented for the purpose of additional analysis and is not a required part of the basic financial statements. This other supplementary information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole. This other supplementary information was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the

financial statements themselves, and other procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements taken as a whole.

The supplementary information on Pages 16 through 25 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the financial statements and accordingly, we express no opinion on it.

Compliance with Laws and Regulations

The management of the City of Belleville, Illinois is responsible for the government's compliance with laws and regulations. In connection with our audit, referred to above, we selected and tested transactions and records to determine the government's compliance with 65 ILCS 5/11-74.1-3, "Tax Increment Allocation Redevelopment Act".

The results of our tests indicate that for the items tested, the City of Belleville, Illinois, complied with Subsection (q) of 65 ILCS 5/11-74.4-3, "Tax Increment Allocation Redevelopment Act". Nothing came to our attention that caused us to believe that, for the items not tested, the City of Belleville, Illinois was not in compliance with Subsection (q) of 65 ILCS 5/11-74.4-3, "Tax Increment Allocation Redevelopment Act".

C. J. Schlemmer & Co. LLC

Certified Public Accountants
Alton, Illinois

September 30, 2015

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF ASSETS, LIABILITIES
AND FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2015

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #8	District #9	District #10			
<u>Assets</u>										
Cash	\$ 6,383	\$ 49,743	\$ 3,191,893	\$ 31,616	\$ 55,489	\$ 96,618	\$ 740,812			
Due Between TIF Funds	(175,000)	-	652,000	-	-	-	-			
Notes Receivable	-	-	63,332	-	-	-	-			
Total Assets	<u>\$ (168,617)</u>	<u>\$ 49,743</u>	<u>\$ 3,907,225</u>	<u>\$ 31,616</u>	<u>\$ 55,489</u>	<u>\$ 96,618</u>	<u>\$ 740,812</u>			
<u>Liabilities and Fund Balance</u>										
Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Fund Balance:										
Nonspendable	-	-	63,332	-	-	-	-			
Restricted for Debt Service	-	-	-	-	-	-	-			
Restricted	(168,617)	49,743	3,843,893	31,616	55,489	96,618	740,812			
Total Fund Balance	<u>(168,617)</u>	<u>49,743</u>	<u>3,907,225</u>	<u>31,616</u>	<u>55,489</u>	<u>96,618</u>	<u>740,812</u>			
Total Liabilities and Fund Balance	<u>\$ (168,617)</u>	<u>\$ 49,743</u>	<u>\$ 3,907,225</u>	<u>\$ 31,616</u>	<u>\$ 55,489</u>	<u>\$ 96,618</u>	<u>\$ 740,812</u>			

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF ASSETS, LIABILITIES
AND FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2015

	Tax Increment Financing						
	District #11	District #12	District #13	District #14	Carlyle/ Greenmount	District #16	District #17
<u>Assets</u>							
Cash	\$ 62,567	\$ 215,916	\$ 171,603	\$ 118,310	\$ 2,840,824	\$ 56,257	\$ 1,171
Due Between TIF Funds	-	-	-	-	-	(96,000)	(281,000)
Notes Receivable	-	-	-	-	-	-	-
Total Assets	<u>\$ 62,567</u>	<u>\$ 215,916</u>	<u>\$ 171,603</u>	<u>\$ 118,310</u>	<u>\$ 2,840,824</u>	<u>\$ (39,743)</u>	<u>\$ (279,829)</u>
<u>Liabilities and Fund Balance</u>							
Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance:							
Nonspendable	-	-	-	-	2,840,824	-	-
Restricted for Debt Service	62,567	215,916	171,603	118,310	-	(39,743)	(279,829)
Restricted	<u>62,567</u>	<u>215,916</u>	<u>171,603</u>	<u>118,310</u>	<u>2,840,824</u>	<u>(39,743)</u>	<u>(279,829)</u>
Total Fund Balance	<u>\$ 62,567</u>	<u>\$ 215,916</u>	<u>\$ 171,603</u>	<u>\$ 118,310</u>	<u>\$ 2,840,824</u>	<u>\$ (39,743)</u>	<u>\$ (279,829)</u>
Total Liabilities and Fund Balance	<u>\$ 62,567</u>	<u>\$ 215,916</u>	<u>\$ 171,603</u>	<u>\$ 118,310</u>	<u>\$ 2,840,824</u>	<u>\$ (39,743)</u>	<u>\$ (279,829)</u>

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF ASSETS, LIABILITIES
AND FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2015

	Tax Increment Financing				Debt Service Fund	Total
	District #18	Frank Scott Parkway	District #20	District #21		
<u>Assets</u>						
Cash	\$ 117,293	\$ 2,233,711	\$ 27,803	\$ 58,302	\$ 255,828	\$ 10,332,139
Due Between TIF Funds	-	(4,000)	-	(96,000)	-	-
Notes Receivable	-	-	-	-	-	63,332
Total Assets	<u>\$ 117,293</u>	<u>\$ 2,229,711</u>	<u>\$ 27,803</u>	<u>\$ (37,698)</u>	<u>\$ 255,828</u>	<u>\$ 10,395,471</u>
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Liabilities and Fund Balance</u>						
Liabilities						
Fund Balance:						
Nonspendable	-	-	-	-	-	63,332
Restricted for Debt Service	-	2,229,711	-	-	255,828	5,326,363
Restricted	117,293	-	27,803	(37,698)	-	5,005,776
Total Fund Balance	<u>117,293</u>	<u>2,229,711</u>	<u>27,803</u>	<u>(37,698)</u>	<u>255,828</u>	<u>10,395,471</u>
Total Liabilities and Fund Balance	<u>\$ 117,293</u>	<u>\$ 2,229,711</u>	<u>\$ 27,803</u>	<u>\$ (37,698)</u>	<u>\$ 255,828</u>	<u>\$ 10,395,471</u>

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF RECEIPTS, DISBURSEMENTS
AND CHANGES IN FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
FOR THE YEAR ENDED APRIL 30, 2015

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #8	District #9	District #10			
Receipts:										
Property Taxes	\$ 38,974	\$ 58,825	\$ 10,658,717	\$ 5,679	\$ 125,629	\$ 84,009	\$ 1,069,865			
Intergovernmental	-	-	130,703	-	-	-	-			
Interest	9	146	11,840	56	148	411	2,042			
Reimbursements/Other	-	-	63,435	-	-	-	-			
Total Receipts	<u>38,983</u>	<u>58,971</u>	<u>10,864,695</u>	<u>5,735</u>	<u>125,777</u>	<u>84,420</u>	<u>1,071,907</u>			
Disbursements:										
Contractual Services	58,080	11,492	561,105	-	5,000	5,000	102,420			
Capital Outlay	-	30,225	2,928,058	-	247,430	-	93,300			
Tax Rebates	-	-	4,866,924	-	-	-	-			
Principal	-	-	174,494	-	-	-	-			
Interest and Fiscal Charges	-	-	25,835	-	-	-	653,360			
Total Disbursements	<u>58,080</u>	<u>41,717</u>	<u>8,556,416</u>	<u>-</u>	<u>252,430</u>	<u>5,000</u>	<u>849,080</u>			
Excess of Receipts Over (Under) Disbursements	<u>(19,097)</u>	<u>17,254</u>	<u>2,308,279</u>	<u>5,735</u>	<u>(126,653)</u>	<u>79,420</u>	<u>222,827</u>			
Other Financing Sources (Uses)										
Proceeds of Fixed Asset Sales	-	-	22,718	-	-	-	-			
Operating Transfers In	-	-	-	-	-	-	-			
Operating Transfers Out	-	(75,000)	(2,761,281)	-	(100,000)	(150,000)	(200,000)			
Total Other Financing Sources (Uses)	<u>-</u>	<u>(75,000)</u>	<u>(2,738,563)</u>	<u>-</u>	<u>(100,000)</u>	<u>(150,000)</u>	<u>(200,000)</u>			
Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses	<u>(19,097)</u>	<u>(57,746)</u>	<u>(430,284)</u>	<u>5,735</u>	<u>(226,653)</u>	<u>(70,580)</u>	<u>22,827</u>			
Fund Balance, Beginning of Year	<u>(149,520)</u>	<u>107,489</u>	<u>4,337,509</u>	<u>25,881</u>	<u>282,142</u>	<u>167,198</u>	<u>717,985</u>			
Fund Balance, End of Year	<u>\$ (168,617)</u>	<u>\$ 49,743</u>	<u>\$ 3,907,225</u>	<u>\$ 31,616</u>	<u>\$ 55,489</u>	<u>\$ 96,618</u>	<u>\$ 740,812</u>			

See the accompanying independent auditor's report and notes to combining financial statements

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF RECEIPTS, DISBURSEMENTS
AND CHANGES IN FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
FOR THE YEAR ENDED APRIL 30, 2015

	Tax Increment Financing						
	District #11	District #12	District #13	District #14	Carlyle/ Greenmount	District #16	District #17
Receipts:							
Property Taxes	\$ 20,548	\$ 149,747	\$ 55,512	\$ 95,301	\$ 1,286,056	\$ 242,679	\$ 41,388
Intergovernmental	-	-	-	-	1,438,642	-	-
Interest	165	311	286	352	748	55	46
Reimbursements/Other	-	-	-	-	-	-	-
Total Receipts	20,713	150,058	55,798	95,653	2,725,446	242,734	41,434
Disbursements:							
Contractual Services	5,000	-	5,000	5,000	18,406	8,209	184
Capital Outlay	-	159,581	-	-	-	27,034	182,861
Tax Rebates	-	-	-	-	643,028	52,289	30,050
Principal	-	-	-	-	995,000	-	99,950
Interest and Fiscal Charges	-	-	-	-	1,555,551	-	-
Total Disbursements	5,000	159,581	5,000	5,000	3,211,985	87,532	313,045
Excess of Receipts Over (Under) Disbursements	15,713	(9,523)	50,798	90,653	(486,539)	155,202	(271,611)
Other Financing Sources (Uses)							
Proceeds of Fixed Asset Sales	-	-	-	-	-	-	-
Operating Transfers In	-	-	-	-	-	-	-
Operating Transfers Out	(50,000)	-	-	(109,409)	-	-	-
Total Other Financing Sources (Uses)	(50,000)	-	-	(109,409)	-	-	-
Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses	(34,287)	(9,523)	50,798	(18,756)	(486,539)	155,202	(271,611)
Fund Balance, Beginning of Year	96,854	225,439	120,805	137,066	3,327,563	(194,945)	(8,218)
Fund Balance, End of Year	\$ 62,567	\$ 215,916	\$ 171,603	\$ 118,310	\$ 2,840,824	\$ (39,743)	\$ (279,829)

See the accompanying independent auditor's report and notes to combining financial statements

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF RECEIPTS, DISBURSEMENTS
AND CHANGES IN FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
FOR THE YEAR ENDED APRIL 30, 2015

	Tax Increment Financing				Debt Service Fund	Total
	District #18	Frank Scott Parkway	District #20	District #21		
Receipts:						
Property Taxes	\$ 35,117	\$ 944,842	\$ 40,581	\$ 4,577	\$ -	\$ 14,958,046
Intergovernmental	-	1,200,833	34,382	-	-	2,804,560
Interest	132	518	40	72	190	17,567
Reimbursements/Other	-	-	-	-	-	63,435
Total Receipts	35,249	2,146,193	75,003	4,649	190	17,843,608
Disbursements:						
Contractual Services	-	15,445	5,000	-	-	805,341
Capital Outlay	790	-	-	26,900	-	3,696,179
Tax Rebates	-	472,421	54,673	-	-	6,119,385
Principal	-	260,000	-	-	-	1,529,444
Interest and Fiscal Charges	-	1,355,175	-	-	254,012	3,843,933
Total Disbursements	790	2,103,041	59,673	26,900	254,012	15,994,282
Excess of Receipts Over (Under) Disbursements	34,459	43,152	15,330	(22,251)	(253,822)	1,849,326
Other Financing Sources (Uses)						
Proceeds of Fixed Asset Sales	-	-	-	-	-	22,718
Operating Transfers In	-	-	-	-	254,300	254,300
Operating Transfers Out	-	-	-	-	-	(3,445,690)
Total Other Financing Sources (Uses)	-	-	-	-	254,300	(3,168,672)
Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses	34,459	43,152	15,330	(22,251)	478	(1,319,346)
Fund Balance, Beginning of Year	82,834	2,186,559	12,473	(15,447)	255,350	11,714,817
Fund Balance, End of Year	\$ 117,293	\$ 2,229,711	\$ 27,803	\$ (37,698)	\$ 255,828	\$ 10,395,471

See the accompanying independent auditor's report and notes to combining financial statements

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

NOTES TO FINANCIAL STATEMENTS
APRIL 30, 2015

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues, and expenditures or expenses as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled. Special Revenue Funds are used to account for the financing of public improvements or services deemed to benefit properties within a specific area. The City established the Tax Increment Financing Districts in the fiscal years ended April 30 as follows:

Districts #1 and #2	1984
Districts #3 and #4	1986
Districts #8, #9, #10 and #11	2000
District #12	2003
District #13	2004
District #14	2006
Districts #15, #16, #17, #18 and #19	2008
District #20	2009
District #21	2010

The statements reflect the modified cash basis of accounting. Accordingly, revenue is recognized when cash is received and expenditures are recognized when paid.

The accompanying financial statements were prepared for the Tax Increment Financing Districts only, to reflect their cash balances as of April 30, 2015 and revenues received and expenditures paid for the year then ended. These statements are not intended to present the financial position and results of operations of the entire City of Belleville, Illinois as of April 30, 2015.

NOTE 2: CASH

The City is authorized by state statute to invest in: obligations of the United States of America; interest bearing accounts of banks; savings and loan associations or credit unions which are insured by the Federal Deposit Insurance Corporation, the Savings Association Insurance Fund or other applicable law, respectively; certain short-term obligations of corporations organized in the United States; money market mutual funds; and in a fund managed, operated and administered by a bank.

CITY OF BELLEVILLE, ILLINOIS TAX INCREMENT FINANCING DISTRICTS
NOTES TO FINANCIAL STATEMENTS (CONTINUED)

The carrying amounts and the bank balances of the Tax Increment Financing Districts' deposits were \$10,332,139, and are entirely insured or collateralized by securities held by the City's agent in the City's name.

NOTE 3: LONG-TERM DEBT

Outstanding bonds payable and notes payable for the Tax Increment Financing Districts are presented in the City's combined financial statements.

The following is a summary of Tax Increment Financing bonds outstanding for the year ended April 30, 2015:

Tax Increment Refunding Revenue Bonds, Series 2007A Bonds, dated September 28, 2007, interest ranging from 5.00% to 5.70% payable May 1 and November 1, with principal payments of \$80,000 through \$1,955,000 due on May 1 and November 1 through 2024. The balance due on these bonds as of April 30, 2015 is \$15,005,000.

Taxable Business District Revenue Bonds, Series 2007B Bonds, dated September 28, 2007, interest at 7.875% payable May 1 and November 1, with principal payments of \$230,000 to \$790,000 due on May 1 and November 1 through 2021. The balance due on these bonds as of April 30, 2015 is \$6,555,000.

General Obligation Bonds, Series 2011, dated February 17, 2011, interest ranging from 5.00% to 5.25% payable January 1 and July 1, with principal payments of \$905,000 to \$1,100,000 beginning in January 2027 through 2031. The balance due on these bonds as of April 30, 2015 is \$5,000,000.

Local Government Program Revenue Bonds, Series 2011A, dated October 27, 2011, interest ranging from 6.00% to 7.00% payable January 1 and July 1, with principal payments of \$635,000 to \$2,025,000 due on January 1 and July 1 through 2027. The balance due on these bonds as of April 30, 2015 is \$15,175,000.

Local Government Program Revenue Bonds, Series 2011B, dated October 27, 2011, interest at 8.75% payable January 1 and July 1, with principal payments of \$49,929 to \$266,277 due on January 1 beginning in 2019 through 2026. The balance due on these bonds as of April 30, 2015 is \$1,560,000.

CITY OF BELLEVILLE, ILLINOIS TAX INCREMENT FINANCING DISTRICTS
NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 3: LONG-TERM DEBT (Continued)

Local Government Program Revenue Bonds, Series 2011C, dated October 27, 2011, interest ranging from 7.125% to 9.25% payable January 1 and July 1, with principal payments of \$185,000 to \$845,000 due on January 1 and July 1 through 2022. The balance due on these bonds as of April 30, 2015 is \$4,875,000.

The following is a summary of Tax Increment Financing notes and capital leases outstanding for the year ended April 30, 2015:

Capital Lease, dated July 19, 2012, interest rate of 2.55 percent payable in ten annual installments of \$56,061 through July 20, 2022. The balance due on this lease as of April 30, 2015 is \$400,601.

Capital Lease, dated February 11, 2013, interest rate of 1.97 percent payable in six semiannual installments of \$52,224 through August 11, 2015. The balance due on this lease as of April 30, 2015 is \$51,712.

Capital Lease, dated February 11, 2013, interest rate of 3.278 percent payable in twenty-four semiannual installments of \$19,910 through January 11, 2025. The balance due on this lease as of April 30, 2015 is \$336,826.

The annual requirements to amortize Tax Increment Financing related debt as of April 30, 2015 are as follows:

<u>April 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2016	\$ 4,376,380	\$ 2,914,806	\$ 7,291,186
2017	2,646,810	2,845,502	5,492,312
2018	2,929,015	2,678,453	5,607,468
2019	3,271,214	2,435,396	5,706,610
2020	3,710,785	2,107,308	5,818,093
2021-2025	21,591,039	6,464,666	28,055,705
2026-2030	9,333,896	1,515,853	10,849,749
2031	1,100,000	57,750	1,157,750
	<u>\$ 48,959,139</u>	<u>\$ 21,019,734</u>	<u>\$ 69,978,873</u>

NOTE 4: REDEVELOPMENT AGREEMENT

The City entered into a redevelopment agreement to develop an area within a tax increment financing boundary by which the developer would incur reimbursable costs which would be submitted for payment through Tax Increment Finance Notes. The debt would then be retired with tax revenues

CITY OF BELLEVILLE, ILLINOIS TAX INCREMENT FINANCING DISTRICTS
NOTES TO FINANCIAL STATEMENTS (CONTINUED)

generated from the increase in values of the developed properties. The notes are payable solely from the new revenues and do not constitute a debt of the City.

The City made payments to reduce the principal amount of the Tax Increment Financing notes for the Reunion Development Project agreement by \$95,545 during the year ended April 30, 2015. These payments are being reported as development expense in the financial statements. The note balances related to this project in the total amount of \$19,207,627 are still outstanding and not reflected in the debt of the City as of April 30, 2015.

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
FOR THE YEAR ENDED APRIL 30, 2015

	Tax Increment Financing												
	District #1	District #2	District #3	District #4	District #8	District #9	District #10	District #11	District #12	District #13			
Beginning Balance - Adjusted	\$ (149,520)	\$ 107,489	\$ 4,592,859	\$ 25,881	\$ 282,142	\$ 167,198	\$ 717,985	\$ 96,854	\$ 225,439	\$ 120,805			
Receipts:													
Property Taxes	38,974	58,825	10,658,717	5,679	125,629	84,009	1,069,865	20,548	149,747	55,512			
Local Sales Tax	-	-	-	-	-	-	-	-	-	-			
Interest	9	146	12,030	56	148	411	2,042	165	311	286			
Reimbursements/Other	-	-	194,138	-	-	-	-	-	-	-			
Total Receipts	38,983	58,971	10,864,885	5,735	125,777	84,420	1,071,907	20,713	150,058	55,798			
Disbursements:													
Professional Fees/Plan													
Administration/Development	58,080	11,492	561,105	-	5,000	5,000	102,420	5,000	-	5,000			5,000
Financing Costs	-	-	454,341	-	-	-	653,360	-	-	-			-
Capital Costs	-	30,225	2,928,058	-	247,430	-	93,300	-	159,581	-			-
Tax Rebates	-	-	4,866,924	-	-	-	-	-	-	-			-
Total Disbursements	58,080	41,717	8,810,428	-	252,430	5,000	849,080	5,000	159,581	5,000			5,000
Other Financing Sources (Uses)													
Proceeds of Fixed Asset Sales	-	-	22,718	-	-	-	-	-	-	-			-
Operating Transfer In	-	-	-	-	-	-	-	-	-	-			-
Operating Transfer Out	-	(75,000)	(2,506,981)	-	(100,000)	(150,000)	(200,000)	(50,000)	-	-			-
Total Other Financing Sources (Uses)	-	(75,000)	(2,484,263)	-	(100,000)	(150,000)	(200,000)	(50,000)	-	-			-
Excess of Receipts Over (Under) Disbursements	(19,097)	(57,746)	(429,806)	5,735	(226,653)	(70,580)	22,827	(34,287)	(9,523)	50,798			
Ending Fund Balance (Deficit) - Unadjusted	(168,617)	49,743	4,163,053	31,616	55,489	96,618	740,812	62,567	215,916	171,603			
Less: Appropriated for Debt Service	-	-	(9,174,131)	-	-	-	(19,207,627)	-	-	-			
Ending Fund Balance (Deficit) - Adjusted	\$ (168,617)	\$ 49,743	\$ (5,011,078)	\$ 31,616	\$ 55,489	\$ 96,618	\$ (18,466,815)	\$ 62,567	\$ 215,916	\$ 171,603			
Property Tax	\$ -	\$ 49,743	\$ -	\$ 31,616	\$ 55,489	\$ 96,618	\$ -	\$ 62,567	\$ 215,916	\$ 171,603			
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
 FOR THE YEAR ENDED APRIL 30, 2015

	Tax Increment Financing							Total	
	District #14	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20		District #21
Beginning Balance - Adjusted	\$ 137,066	\$ 3,327,363	\$ (194,945)	\$ (8,218)	\$ 82,834	\$ 2,186,559	\$ 12,473	\$ (15,447)	\$ 11,714,817
Receipts:									
Property Taxes	95,301	1,286,056	242,679	41,388	35,117	944,842	40,581	4,577	14,958,046
Local Sales Tax	-	1,438,642	-	-	-	1,200,833	34,382	-	2,673,857
Interest	352	748	55	46	132	518	40	72	17,567
Reimbursements/Other	-	-	-	-	-	-	-	-	194,138
Total Receipts	95,653	2,725,446	242,734	41,434	35,249	2,146,193	75,003	4,649	17,843,608
Disbursements:									
Professional Fees/Plan									
Administration/Development	5,000	18,406	8,209	184	-	15,445	5,000	-	805,341
Financing Costs	-	2,550,551	-	99,950	-	1,615,175	-	-	5,373,377
Capital Costs	-	-	27,034	182,861	790	-	-	26,900	3,696,179
Tax Rebates	-	643,028	52,289	30,050	-	472,421	54,673	-	6,119,385
Total Disbursements	5,000	3,211,985	87,532	313,045	790	2,103,041	59,673	26,900	15,994,282
Other Financing Sources (Uses)									
Proceeds of Fixed Asset Sales	-	-	-	-	-	-	-	-	22,718
Operating Transfer In	-	-	-	-	-	-	-	-	-
Operating Transfer Out	(109,409)	-	-	-	-	-	-	-	(3,191,390)
Total Other Financing Sources (Uses)	(109,409)	-	-	-	-	-	-	-	(3,168,672)
Excess of Receipts Over (Under) Disbursements	(18,756)	(486,539)	155,202	(271,611)	34,459	43,152	15,330	(22,251)	(1,319,346)
Ending Fund Balance (Deficit) - Unadjusted	118,310	2,840,824	(39,743)	(279,829)	117,293	2,229,711	27,803	(37,698)	10,395,471
Less: Appropriated for Debt Service	(309,033)	(32,905,475)	-	-	-	(27,590,234)	-	-	(89,186,500)
Ending Fund Balance (Deficit) - Adjusted	\$ (190,723)	\$ (30,064,651)	\$ (39,743)	\$ (279,829)	\$ 117,293	\$ (25,360,523)	\$ 27,803	\$ (37,698)	(78,791,029)
Property Tax	\$ -	\$ -	\$ -	\$ -	\$ 117,293	\$ -	\$ 27,803	\$ -	\$ 828,648
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2010

		Tax Increment Financing										
		District #1	District #2	District #3	District #4	District #5	District #6	District #7	District #8	District #9	District #10	District #11
Ending Fund Balance (Deficit) -												
Unadjusted		\$ 64,815	\$ 58,121	\$ 3,057,581	\$ 15,619	\$ 420,254	\$ 165,585	\$ 5,999	\$ 329,818	\$ 295,133	\$ 664,002	\$ 133,671
Less: Appropriated for Debt Service		-	-	(3,788,765)	-	-	-	-	-	-	(17,630,369)	-
Ending Fund Balance (Deficit) -												
Adjusted		\$ 64,815	\$ 58,121	\$ (731,184)	\$ 15,619	\$ 420,254	\$ 165,585	\$ 5,999	\$ 329,818	\$ 295,133	\$ (16,966,367)	\$ 133,671
Property Tax		\$ 63,143	\$ 58,121	\$ -	\$ 15,619	\$ 420,254	\$ 165,585	\$ 5,999	\$ 329,818	\$ 295,133	\$ -	\$ 133,671
Local Sales Tax		302	-	-	-	-	-	-	-	-	-	-
State Sales Tax		1,370	-	-	-	-	-	-	-	-	-	-
		\$ 64,815	\$ 58,121	\$ -	\$ 15,619	\$ 420,254	\$ 165,585	\$ 5,999	\$ 329,818	\$ 295,133	\$ -	\$ 133,671
Ending Fund Balance (Deficit) -												
Unadjusted		\$ 221,604	\$ 86,681	\$ 51,228	\$ 854	\$ 126,508	\$ 179,622	\$ 11,956	\$ 2,716,872	\$ (9,117)	\$ 100	\$ 3,069,629
Less: Appropriated for Debt Service		-	-	-	(20,702,878)	(800,000)	-	-	(34,989,009)	-	-	(981,293)
Ending Fund Balance (Deficit) -												
Adjusted		\$ 221,604	\$ 86,681	\$ 51,228	\$ (20,702,024)	\$ (673,492)	\$ 179,622	\$ 11,956	\$ (32,272,137)	\$ (9,117)	\$ 100	\$ 2,088,336
Property Tax		\$ 221,604	\$ 86,681	\$ 51,228	\$ -	\$ -	\$ 179,622	\$ 11,956	\$ -	\$ -	\$ 100	\$ 2,748,994
Local Sales Tax		-	-	-	-	-	-	-	-	-	-	50,174
State Sales Tax		-	-	-	-	-	-	-	-	-	-	15,316
		\$ 221,604	\$ 86,681	\$ 51,228	\$ -	\$ -	\$ 179,622	\$ 11,956	\$ -	\$ -	\$ 100	\$ 2,814,484

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
 (UNAUDITED)
 APRIL 30, 2008

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #5	District #6	District #7	District #8	District #9	District #10
Ending Fund Balance (Deficit) - Unadjusted	\$ 99,818	\$ 101,072	\$ 5,962,415	\$ 25,162	\$ 395,993	\$ 240,108	\$ 6,170	\$ 277,323	\$ 160,141	\$ 254,333
Less: Appropriated for Debt Service	-	-	(1,097,700)	-	-	-	-	-	-	-
Ending Fund Balance (Deficit) - Adjusted	\$ 99,818	\$ 101,072	\$ 4,864,715	\$ 25,162	\$ 395,993	\$ 240,108	\$ 6,170	\$ 277,323	\$ 160,141	\$ 254,333
Property Tax	\$ 95,563	\$ 101,072	\$ 4,864,715	\$ 25,162	\$ 395,993	\$ 240,108	\$ 6,170	\$ 277,323	\$ 160,141	\$ 254,333
Local Sales Tax	768	-	-	-	-	-	-	-	-	-
State Sales Tax	3,487	-	-	-	-	-	-	-	-	-
	\$ 99,818	\$ 101,072	\$ 4,864,715	\$ 25,162	\$ 395,993	\$ 240,108	\$ 6,170	\$ 277,323	\$ 160,141	\$ 254,333
Ending Fund Balance (Deficit) - Unadjusted	\$ 81,626	\$ 225,775	\$ 5,784	\$ 25,134	\$ 75,785	\$ 71,683	\$ 21,945	\$ 4,297,598	\$ 3,314,626	
Less: Appropriated for Debt Service	-	-	-	-	-	-	-	(38,160,191)	(1,480,573)	
Ending Fund Balance (Deficit) - Adjusted	\$ 81,626	\$ 225,775	\$ 5,784	\$ 25,134	\$ 75,785	\$ 71,683	\$ 21,945	\$ (33,862,593)	\$ 1,834,053	
Property Tax	\$ 81,626	\$ 225,775	\$ 5,784	\$ 25,134	\$ -	\$ 71,683	\$ 21,945	\$ -	\$ 1,677,904	
Local Sales Tax	-	-	-	-	-	-	-	-	101,925	
State Sales Tax	-	-	-	-	75,785	-	-	-	54,224	
	\$ 81,626	\$ 225,775	\$ 5,784	\$ 25,134	\$ 75,785	\$ 71,683	\$ 21,945	\$ -	\$ 1,834,053	

Carlyle/
Greenmount

Frank Scott
Parkway

Sales Tax
District

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
 (UNAUDITED)
 APRIL 30, 2006

	Tax Increment Financing							
	District #1	District #2	District #3	District #4	District #5	District #6	District #7	District #8
Ending Fund Balance (Deficit) - Unadjusted	\$ 224,884	\$ (1,106,435)	\$ 333,637	\$ (114,031)	\$ 184,699	\$ 167,557	\$ 5,599	\$ 61,646
Less: Appropriated for Debt Service	-	(216,360)	(2,188,095)	-	-	-	-	-
Ending Fund Balance (Deficit) - Adjusted	\$ 224,884	\$ (1,322,795)	\$ (1,854,458)	\$ (114,031)	\$ 184,699	\$ 167,557	\$ 5,599	\$ 61,646
Property Tax	\$ 216,533	\$ -	\$ -	\$ -	\$ 184,699	\$ 167,557	\$ 5,599	\$ 61,646
Local Sales Tax	1,507	-	-	-	-	-	-	-
State Sales Tax	6,844	-	-	-	-	-	-	-
\$ 224,884	\$ -	\$ -	\$ -	\$ -	\$ 184,699	\$ 167,557	\$ 5,599	\$ 61,646
							Sales Tax	
							District	
Ending Fund Balance (Deficit) - Unadjusted	\$ 61,736	\$ 24,035	\$ 46,315	\$ 86,824	\$ 16,694	\$ 2,450	\$ (1,234,806)	
Less: Appropriated for Debt Service	-	-	-	-	-	-	(1,973,258)	
Ending Fund Balance (Deficit) - Adjusted	\$ 61,736	\$ 24,035	\$ 46,315	\$ 86,824	\$ 16,694	\$ 2,450	\$ (3,208,064)	
Property Tax	\$ 61,736	\$ 24,035	\$ 46,315	\$ 86,824	\$ 16,694	\$ 2,540	\$ -	
Local Sales Tax	-	-	-	-	-	-	-	
State Sales Tax	-	-	-	-	-	-	-	
\$ 61,736	\$ 24,035	\$ 46,315	\$ 86,824	\$ 16,694	\$ 2,540	\$ 2,540	\$ -	

PART II - ACTIVITIES

During its Fiscal Year ending April 30, 2015, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- | | |
|---------|--|
| TIF #1 | This District incurred expense of \$45,000 to Colee, LLC for reimbursement of improvements. |
| TIF #2 | This District incurred expense of \$25,000 for a downtown light project. |
| TIF #3 | \$4,819,427 of tax incentive rebates were issued to school districts and \$47,497 of tax incentive rebates were issued to businesses. This District also completed several public works improvements as well as performed needed demolition activity. |
| TIF #4 | No Material Activity. |
| TIF #8 | This District incurred expense of \$247,430 for incentives and new sidewalks. |
| TIF #9 | No Material Activity. |
| TIF #10 | \$748,905 was paid a developer to reimburse for costs incurred for improvements that are part of a developer agreement. This District also paid \$93,300 for sidewalk and street light improvements. |
| TIF #11 | No Material Activity. |
| TIF #12 | This District incurred expense of \$159,581 for street and ditch improvements. |
| TIF #13 | No Material Activity. |
| TIF #14 | No Material Activity. |
| TIF #15 | This District paid out tax incentive rebates of \$643,028 for costs incurred for improvements that are part of a developer agreement related to a retail complex located near Greenmount Road. This District also retired bond debt related to the retail complex. |
| TIF #16 | This District paid out tax incentive rebates of \$52,289 to a business. This District also incurred expense to make improvements at the park. |
| TIF #17 | This District paid \$99,950 for the final payment for 18 S High Street purchase. The District also paid for a new parking lot. |
| TIF #18 | No Material Activity. |
| TIF #19 | This District paid out tax incentive rebates of \$472,421 to a business as part of a developer agreement and retired bond debt related to that agreement. |
| TIF #20 | This District paid out tax incentive rebates of \$54,673 to a business. |
| TIF #21 | This District paid \$26,900 for engineering related to the Belle Valley III project. |

PART III - OBLIGATIONS

During the fiscal year ending April 30, 2015, the City of Belleville did not issue any additional Bonds. Further descriptions of outstanding debt and future debt service requirements are detailed in the Notes to Financial Statements.



J. Terry Dooling
David M. Bartosiak
Cindy A. Tefeller
Kevin J. Tepen

**INDEPENDENT AUDITOR'S REPORT ON
COMPLIANCE WITH TAX INCREMENT FINANCING ACT**

To the Honorable Mayor and
City Council of
City of Belleville, Illinois

We have audited the financial statements of the City of Belleville, Illinois' Tax Increment Financing District #1, Tax Increment Financing District #2, Tax Increment Financing District #3, Tax Increment Financing District #4, Tax Increment Financing District #8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14 Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 Corridor, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Route 15/South Green Mount Road, and Tax Increment Financing District #21 Belle Valley III as of and for the year ended April 30, 2015, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the modified cash basis of accounting described in Note 1; this includes determining that the modified cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to error or fraud.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

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An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant estimates made by management, as well as evaluating the overall financial statement presentation.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the cash balances of the City of Belleville, Illinois' Tax Increment Financing Districts, as referred to in the first paragraph, as of April 30, 2015 and the revenues it received and expenditures it paid for the year then ended on the basis of accounting described in Note 1.

Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to that matter.

Other Matters

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements of the City of Belleville, Illinois' Tax Increment Financing Districts taken as a whole. The other supplementary data on pages 14 and 15 is presented for the purpose of additional analysis and is not a required part of the basic financial statements. This other supplementary information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole. This other supplementary information was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the

financial statements themselves, and other procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements taken as a whole.

The supplementary information on Pages 16 through 25 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the financial statements and accordingly, we express no opinion on it.

Compliance with Laws and Regulations

The management of the City of Belleville, Illinois is responsible for the government's compliance with laws and regulations. In connection with our audit, referred to above, we selected and tested transactions and records to determine the government's compliance with 65 ILCS 5/11-74.1-3, "Tax Increment Allocation Redevelopment Act".

The results of our tests indicate that for the items tested, the City of Belleville, Illinois, complied with Subsection (q) of 65 ILCS 5/11-74.4-3, "Tax Increment Allocation Redevelopment Act". Nothing came to our attention that caused us to believe that, for the items not tested, the City of Belleville, Illinois was not in compliance with Subsection (q) of 65 ILCS 5/11-74.4-3, "Tax Increment Allocation Redevelopment Act".

C. J. Schlom & Co. LLC

Certified Public Accountants
Alton, Illinois

September 30, 2015

ATTACHMENT M

- 1.) Intergovernmental agreement between the City of Belleville and Wolf Branch School District 113. Real estate taxes received in the amount of \$5,008.00 were transferred out to District 113.
- 2.) Intergovernmental agreement between the City of Belleville and Whiteside School District 115. Real estate taxes received in the amount of \$1,588.00 transferred out to District 115.
- 3.) Intergovernmental agreement between the City of Belleville and High Mount School District 116. Real estate taxes received in the amount of \$13,280.00 were transferred out to District 116.
- 4.) Intergovernmental agreement between the City of Belleville and Belleville School District 118. Real estate taxes received in the amount of \$1,889,122.00 were transferred out to District 118.
- 5.) Intergovernmental agreement between the City of Belleville and Belle Valley School District 119. Real estate taxes received in the amount of \$457,591.00 were transferred out to District 119.
- 6.) Intergovernmental agreement between the City of Belleville and Harmony-Emge School District 175. Real estate taxes received in the amount of \$296,945.00 were transferred to District 175.
- 7.) Intergovernmental agreement between the City of Belleville and Signal Hill School District 181. Real estate taxes received in the amount of \$133,604.00 were transferred out to District 181.
- 8.) Intergovernmental agreement between the City of Belleville and Belleville High School District 201. Real estate taxes received in the amount of \$1,527,084.00 were transferred out to District 201.
- 9.) Intergovernmental agreement between the City of Belleville and Southwestern Illinois College District 522. Real estate taxes received in the amount of \$316,733.00 were transferred out to District 522.