



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

**FY 2015**

<b>Name of Redevelopment Project Area:</b>	Tax Increment Financing District #18
<b>Primary Use of Redevelopment Project Area*:</b>	Combination/Mixed
<b>If "Combination/Mixed" List Component Types:</b>	Retail; Res; Other Comm
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b>	
<b>Tax Increment Allocation Redevelopment Act</b> <input checked="" type="checkbox"/>	<b>Industrial Jobs Recovery Law</b> <input type="checkbox"/>

	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)] <b>If yes, please enclose the amendment labeled Attachment A</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification labeled Attachment B</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		X
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)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	X	
Were there any reports 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)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>		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)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	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)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>		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)] <b>If yes, please enclose list only of the intergovernmental agreements labeled Attachment M</b>	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 #18**

Fund Balance at Beginning of Reporting Period \$ 82,834

<b>Revenue/Cash Receipts Deposited in Fund During Reporting FY:</b>	<b>Reporting Year</b>	<b>Cumulative*</b>	<b>% of Total</b>
Property Tax Increment	\$ 35,117	\$ 182,208	32%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 132	\$ 386	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 395,752	68%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

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

**Total Amount Deposited in Special Tax Allocation Fund During Reporting Period** \$ 35,249

**Cumulative Total Revenues/Cash Receipts** \$ 578,346 100%

**Total Expenditures/Cash Disbursements** (Carried forward from Section 3.2) \$ 790

**Distribution of Surplus**

**Total Expenditures/Disbursements** \$ 790

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS** \$ 34,459

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 117,293

\* 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) \$ (26,171,654)

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

FY 2015

TIF NAME: Tax Increment Financing District #18

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
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
		\$ -
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly: property acquisition, building demolition, site preparation and environmental site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)		
Property Acquisition	790	
		\$ 790
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		\$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -

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)		
		\$ -
9. Approved taxing district's capital costs. Subsection (q)(7) and (o)(9)		
		\$ -
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

PAGE 3

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 790</b>



**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 #18

FUND BALANCE, END OF REPORTING PERIOD \$ 117,293

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		

**Total Amount Designated for Obligations** \$ - \$ -

**2. Description of Project Costs to be Paid**

Professional Services & Administration		\$ 473,525
Property Assembly Costs		\$ 7,082,658
Marketing		\$ 500,000
Construction of Public Works & Improvements		\$ 15,483,102
Rehabilitation, Reconstruction, Repair, Remodeling, etc.		\$ 2,500,000
Implementation & Administration of Plan		\$ 249,662

**Total Amount Designated for Project Costs** \$ 26,288,947

**TOTAL AMOUNT DESIGNATED** \$ 26,288,947

**SURPLUS\*/(DEFICIT)** \$ (26,171,654)

\* 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 #18

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:	1 Orbon Place
Approximate size or description of property:	1 Orbon Place
Purchase price:	790.00
Seller of property:	St. Clair County Trustee

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

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

PAGE 1

FY 2015

TIF NAME: Tax Increment Financing District #18

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 <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area: _____			
<b>ENTER</b> total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*.			
_____ <u>4</u> _____			
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 2,292,000	\$ -	\$ -
Public Investment Undertaken	\$ 459,378	\$ 67,545	\$ -
Ratio of Private/Public Investment	4 93/94		0

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

Demolition of 505 Hecker St			
Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken	\$ 406,686		
Ratio of Private/Public Investment	0		0

**Project 2:**

Demolition of 1 Orbon Lane			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 35,794		
Ratio of Private/Public Investment	0		0

**Project 3:**

Asphalt Patch			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 16,898		
Ratio of Private/Public Investment	0		0

**Project 4:**

Chelar Tool & Die			
Private Investment Undertaken (See Instructions)	\$ 2,292,000		
Public Investment Undertaken		\$ 67,545	
Ratio of Private/Public Investment	0		0

**Project 5:**

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

**Project 6:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
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

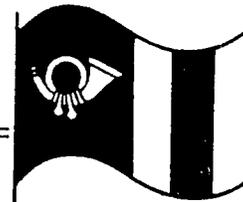
A handwritten signature in black ink that reads "Mark W. Eckert".

Mark W. Eckert  
Mayor

# CITY OF BELLEVILLE, ILLINOIS

**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



CITY FLAG  
DESIGNED BY  
FREDRICK L. LANGE  
JULY 6<sup>th</sup> 1964



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". The signature is fluid and cursive.

Garrett P. Hoerner

ATTACHMENT E  
DEVELOPMENT AGREEMENT

This agreement made this 16th day of June, 2014 by and between the City of Belleville, Illinois (the "City") and Chelar Tool & Die ("Chelar Tool & Die"):

WITNESSETH:

WHEREAS, Chelar Tool & Die intends on investing a minimum of \$2,292,000.00 to complete an expansion of the existing facility located at 17 North Florida Avenue 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 Chelar Tool & Die 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 \$25,677.00-Total/\$5,547.50 City portion, if all materials are purchased in Belleville) of the existing facility located at 17 North Florida Ave. to accommodate Chelar Tool & Die.
2. Rebate 50% of incremental property taxes related to improvements (estimated at \$13,509 annually) for five (5) years.

**Responsibilities of Chelar Tool & Die**

- A. Invest no less than \$2,292,000.00 at 17 North Florida Ave. for the expansion of the existing facility no later than March 31, 2015, and;
- B. Create two (2) Full Time Equivalent (FTE) within the first year of operation, and;
- C. Create three (3) additional FTE jobs within the second year of operation, and;
- D. Annual sales subject to sales tax of no less than \$15,000,000.00, and;
- E. Chelar Tool & Die and/or successors shall commit to remain and operate at the site for no less than ten (10) years, and;
- F. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

**Penalties**

In the event that Chelar Tool & Die fails to meet its obligations under Sections (A), (B), (C), (D), (E) or (F) of the section entitled "Responsibilities of Chelar Tool & Die" 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 representations, 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 Chelar Tool & Die".

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

By: Mark W. E. Kent  
MAYOR

ATTEST: Dallas B. Cook  
CITY CLERK

Chelar Tool & Die  
11 North Florida Ave.  
Belleville, IL 62221

By: Jared Katt  
Jared Katt, President

ATTACHMENT H

**TIF 18 Joint Review Board Minutes**  
**December 18, 2014 10:30a.m.-10:32a.m.**

**MEMBERS/TAXING BODIES:**

Ryan Boike, School District 118  
Brian Mentzer, School District 201  
Tery Beach, St. Clair County  
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 10:30 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 18**

Eric Schauster asked the Board to elect a member from the public. Jamie Maitret 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. Jamie Maitret 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. Tery Beach made a motion to adopt the rules of public participation and seconded by Brian Mentzer 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 18 status. With a beginning value of \$2,540,531.00 and a current value of \$3,049,120.00. Property values increased 20%. With no comments or questions from the Board, Chairman Kinsella asked for a motion to adjourn. A motion was made by Katherine Porter to adjourn and seconded by Dennis Korte. 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



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. Schlem & 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	-	-	-	-	-	-	-
Restricted for Debt Service	-	-	-	-	2,840,824	-	-
Restricted	62,567	215,916	171,603	118,310	-	(39,743)	(279,829)
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		
<u>Assets</u>					
Cash	\$ 117,293	\$ 2,233,711	\$ 27,803	\$ 255,828	\$ 10,332,139
Due Between TIF Funds	-	(4,000)	-	-	-
Notes Receivable	-	-	-	-	63,332
Total Assets	<u>\$ 117,293</u>	<u>\$ 2,229,711</u>	<u>\$ 27,803</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	-	5,005,776
Total Fund Balance	<u>117,293</u>	<u>2,229,711</u>	<u>27,803</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>\$ 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
<b>Receipts:</b>							
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	-	-	-	-	-	-	-
<b>Total Receipts</b>	<b>20,713</b>	<b>150,058</b>	<b>55,798</b>	<b>95,653</b>	<b>2,725,446</b>	<b>242,734</b>	<b>41,434</b>
<b>Disbursements:</b>							
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	-	-
<b>Total Disbursements</b>	<b>5,000</b>	<b>159,581</b>	<b>5,000</b>	<b>5,000</b>	<b>3,211,985</b>	<b>87,532</b>	<b>313,045</b>
<b>Excess of Receipts Over (Under) Disbursements</b>	<b>15,713</b>	<b>(9,523)</b>	<b>50,798</b>	<b>90,653</b>	<b>(486,539)</b>	<b>155,202</b>	<b>(271,611)</b>
<b>Other Financing Sources (Uses):</b>							
Proceeds of Fixed Asset Sales	-	-	-	-	-	-	-
Operating Transfers In	-	-	-	-	-	-	-
Operating Transfers Out	(50,000)	-	-	(109,409)	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>(50,000)</b>	<b>-</b>	<b>-</b>	<b>(109,409)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses</b>	<b>(34,287)</b>	<b>(9,523)</b>	<b>50,798</b>	<b>(18,756)</b>	<b>(486,539)</b>	<b>155,202</b>	<b>(271,611)</b>
<b>Fund Balance, Beginning of Year</b>	<b>96,854</b>	<b>225,439</b>	<b>120,805</b>	<b>137,066</b>	<b>3,327,363</b>	<b>(194,945)</b>	<b>(8,218)</b>
<b>Fund Balance, End of Year</b>	<b>\$ 62,567</b>	<b>\$ 215,916</b>	<b>\$ 171,603</b>	<b>\$ 118,310</b>	<b>\$ 2,840,824</b>	<b>\$ (39,743)</b>	<b>\$ (279,829)</b>

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		
<b>Receipts:</b>						
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
<b>Total Receipts</b>	<b>35,249</b>	<b>2,146,193</b>	<b>75,003</b>	<b>4,649</b>	<b>190</b>	<b>17,843,608</b>
<b>Disbursements:</b>						
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
<b>Total Disbursements</b>	<b>790</b>	<b>2,103,041</b>	<b>59,673</b>	<b>26,900</b>	<b>254,012</b>	<b>15,994,282</b>
<b>Excess of Receipts Over (Under) Disbursements</b>	<b>34,459</b>	<b>43,152</b>	<b>15,330</b>	<b>(22,251)</b>	<b>(253,822)</b>	<b>1,849,326</b>
<b>Other Financing Sources (Uses)</b>						
Proceeds of Fixed Asset Sales	-	-	-	-	-	22,718
Operating Transfers In	-	-	-	-	254,300	254,300
Operating Transfers Out	-	-	-	-	-	(3,445,690)
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>254,300</b>	<b>(3,168,672)</b>
<b>Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses</b>	<b>34,459</b>	<b>43,152</b>	<b>15,330</b>	<b>(22,251)</b>	<b>478</b>	<b>(1,319,346)</b>
<b>Fund Balance, Beginning of Year</b>	<b>82,834</b>	<b>2,186,559</b>	<b>12,473</b>	<b>(15,447)</b>	<b>255,350</b>	<b>11,714,817</b>
<b>Fund Balance, End of Year</b>	<b>\$ 117,293</b>	<b>\$ 2,229,711</b>	<b>\$ 27,803</b>	<b>\$ (37,698)</b>	<b>\$ 255,828</b>	<b>\$ 10,395,471</b>

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	
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	
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
<b>Receipts:</b>											
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	-	-	-	1,200,853	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
<b>Disbursements:</b>											
Professional Fees/Plan	5,000	18,406	8,209	184	-	15,445	5,000	-			805,341
Administration/Development	-	2,550,551	-	99,950	-	1,615,175	-	-			5,373,377
Financing Costs	-	-	27,034	182,861	790	-	-	26,900			3,696,179
Capital Costs	-	643,028	52,289	30,050	-	472,421	54,673	-			6,119,385
Tax Rebates	-	-	87,532	313,045	790	2,103,041	59,673	26,900			15,994,282
Total Disbursements	5,000	3,211,985	87,532	313,045	790	2,103,041	59,673	26,900			15,994,282
<b>Other Financing Sources (Uses)</b>											
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	15,350	(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, 2014

	Tax Increment Financing																
	District #1	District #2	District #3	District #4	District #8	District #9	District #10	District #11	District #12	District #13	District #14	District #16	District #17	District #18	District #20	District #21	District #22
Ending Fund Balance (Deficit) - Unadjusted	\$ (149,520)	\$ 107,489	\$ 4,337,509	\$ 25,881	\$ 282,142	\$ 167,198	\$ 717,985	\$ 96,854	\$ 255,439	\$ 120,805							
Less: Appropriated for Debt Service	-	-	(9,619,124)	-	-	-	(18,999,531)	-	-	-							
Ending Fund Balance (Deficit) - Adjusted	\$ (149,520)	\$ 107,489	\$ (5,281,615)	\$ 25,881	\$ 282,142	\$ 167,198	\$ (18,281,546)	\$ 96,854	\$ 255,439	\$ 120,805							
Property Tax	\$ -	\$ 107,489	\$ -	\$ 25,881	\$ 282,142	\$ 167,198	\$ -	\$ 96,854	\$ 255,439	\$ 120,805							
Local Sales Tax	-	-	-	-	-	-	-	-	-	-							
State Sales Tax	\$ -	\$ 107,489	\$ -	\$ 25,881	\$ 282,142	\$ 167,198	\$ -	\$ 96,854	\$ 255,439	\$ 120,805							
		Carlyle/ Greenmount				Frank Scott Parkway											Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	\$ 137,066	\$ 3,327,363	\$ (194,945)	\$ (8,218)	\$ 82,834	\$ 2,186,559	\$ 12,473	\$ (15,447)	\$ 255,350								
Less: Appropriated for Debt Service	(318,170)	(35,451,999)	-	(99,950)	-	(28,985,331)	-	-	-								
Ending Fund Balance (Deficit) - Adjusted	\$ (181,104)	\$ (32,124,636)	\$ (194,945)	\$ (108,168)	\$ 82,834	\$ (26,798,772)	\$ 12,473	\$ (15,447)	\$ 255,350								
Property Tax	\$ -	\$ -	\$ -	\$ -	\$ 82,834	\$ -	\$ 12,473	\$ -	\$ 253,135								
Local Sales Tax	-	-	-	-	-	-	-	-	1,697								
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ 82,834	\$ -	\$ 12,473	\$ -	\$ 255,350								

NOTE: Schedules for the ten years ended April 30, 2005 through 2014 are being included to report which surplus funds had been generated prior to April 30, 2015.









**CITY OF BELLEVILLE, ILLINOIS**  
**TAX INCREMENT FINANCING DISTRICTS**

ANALYSIS OF FUND BALANCES BY SOURCE  
 (UNAUDITED)  
 APRIL 30, 2009

	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	\$ 120,057	\$ 121,696	\$ 3,465,575	\$ 10,378	\$ 331,260	\$ 152,539	\$ 6,239	\$ 300,915	\$ 226,784	\$ 584,211
Less: Appropriated for Debt Service	-	-	(5,435,000)	-	-	-	-	-	-	-
Ending Fund Balance (Deficit) - Adjusted	\$ 120,057	\$ 121,696	\$ (1,969,425)	\$ 10,378	\$ 331,260	\$ 152,539	\$ 6,239	\$ 300,915	\$ 226,784	\$ 584,211
Property Tax	\$ 115,827	\$ 121,696	\$ -	\$ 10,378	\$ 331,260	\$ 152,539	\$ 6,239	\$ 300,915	\$ 226,784	\$ 584,211
Local Sales Tax	763	-	-	-	-	-	-	-	-	-
State Sales Tax	3,467	-	-	-	-	-	-	-	-	-
	\$ 120,057	\$ 121,696	\$ -	\$ 10,378	\$ 331,260	\$ 152,539	\$ 6,239	\$ 300,915	\$ 226,784	\$ 584,211
Ending Fund Balance (Deficit) - Unadjusted	\$ 107,141	\$ 352,630	\$ 41,870	\$ 40,435	\$ 396	\$ 174,088	\$ 90,240	\$ 3,702,661	\$ 4,052,965	
Less: Appropriated for Debt Service	-	-	-	-	-	-	-	(36,624,781)	(1,230,665)	
Ending Fund Balance (Deficit) - Adjusted	\$ 107,141	\$ 352,630	\$ 41,870	\$ 40,435	\$ 396	\$ 174,088	\$ 90,240	\$ (32,922,120)	\$ 2,822,300	
Property Tax	\$ 107,141	\$ 352,630	\$ 41,870	\$ 40,435	\$ 54	\$ 174,088	\$ 90,240	\$ -	\$ 2,687,431	
Local Sales Tax	-	-	-	-	-	-	-	-	103,327	
State Sales Tax	-	-	-	-	342	-	-	-	31,542	
	\$ 107,141	\$ 352,630	\$ 41,870	\$ 40,435	\$ 396	\$ 174,088	\$ 90,240	\$ -	\$ 2,822,300	
								Frank Scott Parkway	Sales Tax District	









## 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