

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

FY 2016

Name of Redevelopment Project Area:	Tax Increment Financing District #8
Primary Use of Redevelopment Project Area*:	Combination/Mixed
If "Combination/Mixed" List Component Types:	Retail; Other Comm
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/>	Industrial Jobs Recovery Law _____

	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 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, not actual 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 2016

TIF NAME: Tax Increment Financing District #8

Fund Balance at Beginning of Reporting Period \$ 55,489

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 118,097	\$ 1,524,884	59%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 22	\$ 33,460	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 1,000,000	39%
Private Sources			0%
Other (Sidewalk Improvement Reimbursement)	\$ 25,903	\$ 25,903	1%

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

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period \$ 144,022

Cumulative Total Revenues/Cash Receipts \$ 2,584,247 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 286,310

Distribution of Surplus

Total Expenditures/Disbursements \$ 286,310

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ (142,288)

FUND BALANCE, END OF REPORTING PERIOD* \$ (86,799)

* 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) \$ (6,515,752)

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 3.3 - (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 2016

TIF NAME: Tax Increment Financing District #8

FUND BALANCE, END OF REPORTING PERIOD \$ (86,799)

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		

Total Amount Designated for Obligations \$ - \$ -

2. Description of Project Costs to be Paid

Construction of Public Works & Improvements		\$ 4,547,337
Rehabilitation, Reconstruction, Repair & Remodeling		\$ 792,219
Professional Services & Administration		\$ 382,797
Financing Costs		\$ 500,000
Relocation Costs		\$ 206,600

Total Amount Designated for Project Costs \$ 6,428,953

TOTAL AMOUNT DESIGNATED \$ 6,428,953

SURPLUS*/(DEFICIT) \$ (6,515,752)

* 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 2016

TIF NAME: Tax Increment Financing District #8

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:	504 South 1st Street
Approximate size or description of property:	504 South 1st Street
Purchase price:	779.25
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 2016

TIF NAME: Tax Increment Financing District #8

*Page 1 is to be included with TIF Report. Pages 2-3 are to be included ONLY if projects are listed.

Box below must be filled in with either a check or number of projects, not both

Check 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*.

__11__

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 17,150,200	\$ -	\$ -
Public Investment Undertaken	\$ 1,788,947	\$ 271,600	\$ -
Ratio of Private/Public Investment	9 44/75		0

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

YMCA Project

Private Investment Undertaken (See Instructions)	\$ 3,850,000		\$ -
Public Investment Undertaken	\$ 1,000,000		
Ratio of Private/Public Investment	3 17/20		0

Project 2:

Duffy's Automotive

Private Investment Undertaken (See Instructions)	\$ 110,000		
Public Investment Undertaken	\$ 55,000		
Ratio of Private/Public Investment	2		0

Project 3:

Illinois St. Land Trust

Private Investment Undertaken (See Instructions)	\$ 229,000		
Public Investment Undertaken	\$ 126,628		
Ratio of Private/Public Investment	1 38/47		0

Project 4:

K&D Realty/Tribout Distributors

Private Investment Undertaken (See Instructions)	\$ 656,000		
Public Investment Undertaken	\$ 12,000		
Ratio of Private/Public Investment	54 2/3		0

Project 5:

Hick's BBQ

Private Investment Undertaken (See Instructions)	\$ 15,900		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6:

Sidwalk Repairs

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 307,041		
Ratio of Private/Public Investment	0		0

Project 7:			
Froesel Tire d/b/a Centreads			
Private Investment Undertaken (See Instructions)	\$	325,000	
Public Investment Undertaken	\$	11,153	
Ratio of Private/Public Investment		29 7/50	0

Project 8:			
FCB Bank			
Private Investment Undertaken (See Instructions)	\$	750,000	
Public Investment Undertaken	\$	15,000	
Ratio of Private/Public Investment		50	0

Project 9:			
Cottages Limited Partnership			
Private Investment Undertaken (See Instructions)	\$	8,214,300	
Public Investment Undertaken	\$	175,000	
Ratio of Private/Public Investment		46 46/49	0

Project 10:			
Bank of Belleville			
Private Investment Undertaken (See Instructions)	\$	3,000,000	
Public Investment Undertaken	\$	62,388	\$ 271,600
Ratio of Private/Public Investment		48 5/58	0

Project 11:			
Asphalt Patch			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	24,737	
Ratio of Private/Public Investment		0	0

Project 12:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 13:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 14:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 15:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

CITY OF BELLEVILLE, ILLINOIS



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



MARK W. ECKERT, MAYOR
101 SOUTH ILLINOIS STREET
BELLEVILLE, ILLINOIS 62220-2105
(618) 233-6810

September 16, 2016

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, Tax Increment Financing District #21 Belle Valley Phase III, and Tax Increment Financing District #22 Route 15 North.

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, 2015- April 30, 2016 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 16, 2016

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

**Re: Illinois Tax Increment Redevelopment Act:
Fiscal Year 2016 (May 1, 2015 through April 30, 2016)**

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, Tax Increment Financing District #22 Route 15 North.

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, 2015 through April 30, 2016 (FY2016). 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

PART II - ACTIVITIES

During its Fiscal Year ending April 30, 2016, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #1 This District incurred expense of \$15,526 to Hank's Excavating & Landscaping for sidewalk improvements.
- TIF #2 This District incurred expense of \$24,000 for Art on the Square sponsorship fee.
- TIF #3 \$4,458,490 of tax incentive rebates were issued to school districts and \$9,105 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 \$278,137 for demolition and new sidewalks.
- TIF #9 This District incurred expense of \$16,756 for pump station repairs.
- TIF #10 \$762,984 was paid a developer to reimburse for costs incurred for improvements that are part of a developer agreement.
- TIF #11 No Material Activity.
- TIF #12 This District incurred expense of \$384,884 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 \$737,472 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 \$53,193 to a business. This District also incurred expense related to the ditch program.
- TIF #17 This District incurred expense of \$13,500 related to Bellecourt Banquet Center improvements.
- TIF #18 No Material Activity.
- TIF #19 This District paid out tax incentive rebates of \$480,601 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 \$61,534 to a business.
- TIF #21 No Material Activity.

ATTACHMENT E

DEVELOPMENT AGREEMENT
(AS AMENDED)

This amended agreement made this 15th day of June, 2015 by and between the City of Belleville, Illinois (the "City") and Cottages Limited Partnership ("Cottages Limited Partnership"):

WITNESSETH:

WHEREAS, Cottages Limited Partnership intends on investing a minimum of \$8,214,300.00 to complete the construction of a new senior living community, known as "The Cottages at Cathedral Square", located at 100 West Harrison 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 Cottages Limited Partnership 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 development of a senior living community (Savings estimated at \$81,000.00) located at 100 West Harrison Street.
2. Provide up to \$175,000.00 in TIF funds after completion of demolition and documentation of costs incurred has been received and approved by the City of Belleville.

Responsibilities of Cottages Limited Partnership

- A. Invest no less than \$8,214,300.00 at 100 West Harrison Street limited to the construction of a senior living campus no later than September 30, 2015, and;
- B. The Cottages at Cathedral Square and any heirs and/or successors shall 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 Cottages Limited Partnership fails to meet its obligations under Sections (A), (B) or (C) of the section entitled "Responsibilities of Cottages Limited Partnership" 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

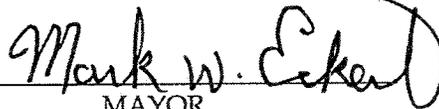
1. Entire Agreement. This Agreement and any written amendments hereto shall constitute the entire agreement between the parties. Neither party shall be bound by any terms, conditions, statements or representations, not herein contained. Each party hereby acknowledges that in executing this Agreement 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.

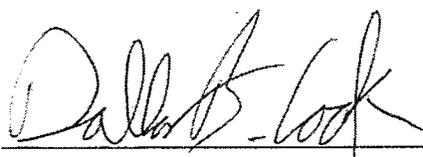
2. Validity. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held by a court of law to be illegal or in conflict with any law of the State of Illinois, the validity of the remaining portions or provisions shall not be affected, and the rights 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 Cottages Limited Partnership".

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

By: _____

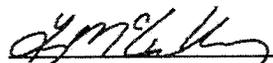

MAYOR

ATTEST: _____


CITY CLERK

Cottages Limited Partnership
c/o S. Illinois Healthcare Foundation
2041 Goose Lake Road
Sauget, IL 62206

By: _____


Larry McCulley, President & CEO

ATTACHMENT H

TIF 8 Joint Review Board Minutes
12/11/15 9:10 a.m.-9:15 a.m.

MEMBERS/TAXING BODIES:

Ryan Boike, School District 118
Brian Mentzer, School District 201
Terry Beach, St. Clair County
Jim Gehrs, SWIC
Dennis Korte, Belleville Township
Leander Spearman, Belleville Public Library
Ken Kinsella, Public Member

STAFF:

Eric Schauster, Economic Development & Grants Coordinator
Kari Tutza, Economic Development, Planning & Zoning Dept.
Jamie Maitret, Finance Director
Mayor Mark Eckert

GUESTS:

Michael Hagberg
Debra Perez

The TIF Joint Review Board was held at 9:10 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.

TIF 8

Terry Beach made a motion to elect Ken Kinsella as the public member, seconded by Brian Mentzer, with all present members voting aye. Motion carried.

Mayor Eckert made a motion to elect Ken Kinsella as Chairman and seconded by Leandar Spearman with all present members voting aye. Motion carried.

Ken Kinsella explained the adoption of rules for public participation (2-3 minutes per person) and asked for a motion to adopt the rules. Jim Gehrs made a motion to adopt the rules of public participation and seconded by Mayor Eckert with all present members voting aye. Ken Kinsella opened public participation. With no public comments, Ken Kinsella closed public participation.

Eric Schauster gave a description of the TIF 8 status. With a beginning value of \$2,246,801.00 and a current value of \$3,529,270.00. Property values increased 57%. Ken Kinsella closed the discussion.

Respectfully Submitted,
Kari L. Tutza
Transcribing Secretary

Audio: 15:50-17:40

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, 2016

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

TABLE OF CONTENTS APRIL 30, 2016

	<u>Page</u>
Part I – Financial Information	
Independent Auditor’s Report	1 - 3
Combining Statement of Assets, Liabilities and Fund Balance Arising from Cash Transactions – All Tax Increment Financing Districts	4 - 6
Combining Statement of Receipts, Disbursements and Changes In Fund Balance Arising from Cash Transactions - All Tax Increment Financing Districts	7 - 9
Notes to Financial Statements	10 - 13
Supplementary Information:	
Analysis of Special Allocation Funds	14 - 15
Analysis of Fund Balances By Source	16 - 25
Part II – Activities	26
Part III – Obligations	27

PART I – FINANCIAL INFORMATION

**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/Greemount, 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, 2016, 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.

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, 2016 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. Schmitt & Co. LLC
Certified Public Accountants
Alton, Illinois

September 16, 2016

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, 2016

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #8	District #9	District #10			
<i>Assets</i>										
Cash	\$ 5,571	\$ 84,442	\$ 1,642,286	\$ 34,491	\$ 3,201	\$ 89,444	\$ 867,288			
Due Between TIF Funds	(135,000)	-	627,000	-	(90,000)	-	-			
Notes Receivable	-	-	55,415	-	-	-	-			
Total Assets	<u>\$ (129,429)</u>	<u>\$ 84,442</u>	<u>\$ 2,324,701</u>	<u>\$ 34,491</u>	<u>\$ (86,799)</u>	<u>\$ 89,444</u>	<u>\$ 867,288</u>			
<i>Liabilities and Fund Balance</i>										
Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Fund Balance:										
Nonspendable	-	-	55,415	-	-	-	-			
Restricted for Debt Service	-	-	-	-	-	-	-			
Restricted	(129,429)	84,442	2,269,286	34,491	(86,799)	89,444	867,288			
Total Fund Balance	<u>(129,429)</u>	<u>84,442</u>	<u>2,324,701</u>	<u>34,491</u>	<u>(86,799)</u>	<u>89,444</u>	<u>867,288</u>			
Total Liabilities and Fund Balance	<u>\$ (129,429)</u>	<u>\$ 84,442</u>	<u>\$ 2,324,701</u>	<u>\$ 34,491</u>	<u>\$ (86,799)</u>	<u>\$ 89,444</u>	<u>\$ 867,288</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 ASSETS, LIABILITIES
AND FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2016

	Tax Increment Financing						
	District #11	District #12	District #13	District #14	Carlyle/ Greenmont	District #16	District #17
<u>Assets</u>							
Cash	\$ 63,664	\$ 17,412	\$ 213,958	\$ 206,644	\$ 3,170,189	\$ 114,322	\$ 8,345
Due Between TIF Funds	-	(40,000)	-	-	-	3,500	(271,000)
Notes Receivable	-	-	-	-	-	-	-
Total Assets	<u>\$ 63,664</u>	<u>\$ (22,588)</u>	<u>\$ 213,958</u>	<u>\$ 206,644</u>	<u>\$ 3,170,189</u>	<u>\$ 117,822</u>	<u>\$ (262,655)</u>
<u>Liabilities and Fund Balance</u>							
Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance:							
Nonspendable	-	-	-	-	-	-	-
Restricted for Debt Service	-	-	-	-	3,170,189	-	-
Restricted	63,664	(22,588)	213,958	206,644	-	117,822	(262,655)
Total Fund Balance	<u>63,664</u>	<u>(22,588)</u>	<u>213,958</u>	<u>206,644</u>	<u>3,170,189</u>	<u>117,822</u>	<u>(262,655)</u>
Total Liabilities and Fund Balance	<u>\$ 63,664</u>	<u>\$ (22,588)</u>	<u>\$ 213,958</u>	<u>\$ 206,644</u>	<u>\$ 3,170,189</u>	<u>\$ 117,822</u>	<u>\$ (262,655)</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 ASSETS, LIABILITIES
 AND FUND BALANCE ARISING FROM CASH TRANSACTIONS -
 ALL TAX INCREMENT FINANCING DISTRICTS
 APRIL 30, 2016

	Tax Increment Financing				Debt Service Fund	Total
	District #18	Frank Scott Parkway	District #20	District #21		
<u>Assets</u>						
Cash	\$ 144,350	\$ 2,177,796	\$ 49,093	\$ 58,334	\$ 256,443	\$ 9,207,273
Due Between TIF Funds	-	(3,500)	-	(91,000)	-	-
Notes Receivable	-	-	-	-	-	55,415
Total Assets	<u>\$ 144,350</u>	<u>\$ 2,174,296</u>	<u>\$ 49,093</u>	<u>\$ (32,666)</u>	<u>\$ 256,443</u>	<u>\$ 9,262,688</u>
<u>Liabilities and Fund Balance</u>						
Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance:						
Nonspendable	-	-	-	-	-	55,415
Restricted for Debt Service	-	2,174,296	-	-	256,443	5,600,928
Restricted	144,350	-	49,093	(32,666)	-	3,606,345
Total Fund Balance	<u>144,350</u>	<u>2,174,296</u>	<u>49,093</u>	<u>(32,666)</u>	<u>256,443</u>	<u>9,262,688</u>
Total Liabilities and Fund Balance	<u>\$ 144,350</u>	<u>\$ 2,174,296</u>	<u>\$ 49,093</u>	<u>\$ (32,666)</u>	<u>\$ 256,443</u>	<u>\$ 9,262,688</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, 2016

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #8	District #9	District #10			
Receipts:										
Property Taxes	\$ 49,350	\$ 59,346	\$ 10,826,328	\$ 3,997	\$ 118,097	\$ 84,503	\$ 1,089,976			
Intergovernmental	-	-	245,080	-	-	-	-			
Interest	18	109	10,124	48	22	194	2,172			
Reimbursements/Other	13,000	-	65,144	-	25,903	-	-			
Total Receipts	<u>62,368</u>	<u>59,455</u>	<u>11,146,676</u>	<u>4,045</u>	<u>144,022</u>	<u>84,697</u>	<u>1,092,148</u>			
Disbursements:										
Contractual Services	1,236	24,756	668,309	1,170	8,173	-	124,946			
Capital Outlay	21,944	-	3,078,667	-	278,137	16,871	1,394			
Tax Rebates	-	-	4,467,595	-	-	-	-			
Principal	-	-	126,379	-	-	-	-			
Interest and Fiscal Charges	-	-	21,725	-	-	-	639,332			
Total Disbursements	<u>23,180</u>	<u>24,756</u>	<u>8,362,675</u>	<u>1,170</u>	<u>286,310</u>	<u>16,871</u>	<u>765,672</u>			
Excess of Receipts Over (Under) Disbursements	<u>39,188</u>	<u>34,699</u>	<u>2,784,001</u>	<u>2,875</u>	<u>(142,288)</u>	<u>67,826</u>	<u>326,476</u>			
Other Financing Sources (Uses)										
Proceeds of Debt	-	-	138,156	-	-	-	-			
Operating Transfers In	-	-	-	-	-	-	-			
Operating Transfers Out	-	-	(4,504,681)	-	-	(75,000)	(200,000)			
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>(4,366,525)</u>	<u>-</u>	<u>-</u>	<u>(75,000)</u>	<u>(200,000)</u>			
Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses	<u>39,188</u>	<u>34,699</u>	<u>(1,582,524)</u>	<u>2,875</u>	<u>(142,288)</u>	<u>(7,174)</u>	<u>126,476</u>			
Fund Balance, Beginning 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>			
Fund Balance, End of Year	<u>\$ (129,429)</u>	<u>\$ 84,442</u>	<u>\$ 2,324,701</u>	<u>\$ 34,491</u>	<u>\$ (86,799)</u>	<u>\$ 89,444</u>	<u>\$ 867,288</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, 2016

	Tax Increment Financing						
	District #11	District #12	District #13	District #14	Carlyle/ Greenmont	District #16	District #17
Receipts:							
Property Taxes	\$ 25,984	\$ 147,276	\$ 44,227	\$ 97,464	\$ 1,474,944	\$ 229,111	\$ 46,622
Intergovernmental	-	-	-	-	1,506,611	-	-
Interest	113	104	295	279	1,056	212	28
Reimbursements/Other	-	-	-	-	-	-	-
Total Receipts	26,097	147,380	44,522	97,743	2,982,611	229,323	46,650
Disbursements:							
Contractual Services	-	1,000	-	-	18,406	2,240	13,289
Capital Outlay	-	384,884	2,167	-	-	16,325	13,500
Tax Rebates	-	-	-	-	737,472	53,193	2,687
Principal	-	-	-	-	365,000	-	-
Interest and Fiscal Charges	-	-	-	-	1,532,368	-	-
Total Disbursements	-	385,884	2,167	-	2,653,246	71,758	29,476
Excess of Receipts Over (Under) Disbursements	26,097	(238,504)	42,355	97,743	329,365	157,565	17,174
Other Financing Sources (Uses)							
Proceeds of Debt	-	-	-	-	-	-	-
Operating Transfers In	-	-	-	-	-	-	-
Operating Transfers Out	(25,000)	-	-	(9,409)	-	-	-
Total Other Financing Sources (Uses)	(25,000)	-	-	(9,409)	-	-	-
Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses	1,097	(238,504)	42,355	88,334	329,365	157,565	17,174
Fund Balance, Beginning of Year	62,567	215,916	171,603	118,310	2,840,824	(39,743)	(279,829)
Fund Balance, End of Year	\$ 63,664	\$ (22,588)	\$ 213,958	\$ 206,644	\$ 3,170,189	\$ 117,822	\$ (262,655)

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, 2016

	Tax Increment Financing				Debt Service Fund	Total
	District #18	Frank Scott Parkway	District #20	District #21		
Receipts:						
Property Taxes	\$ 34,273	\$ 961,203	\$ 42,449	\$ 4,945	\$ -	\$ 15,340,095
Intergovernmental	-	1,270,636	40,329	-	-	3,062,656
Interest	200	716	66	87	327	16,170
Reimbursements/Other	-	-	-	-	-	104,047
Total Receipts	<u>34,473</u>	<u>2,232,555</u>	<u>82,844</u>	<u>5,032</u>	<u>327</u>	<u>18,522,968</u>
Disbursements:						
Contractual Services	-	11,572	-	-	-	875,097
Capital Outlay	7,416	-	-	-	-	3,821,305
Tax Rebates	-	480,601	61,554	-	-	5,803,102
Principal	-	455,000	-	-	-	946,379
Interest and Fiscal Charges	-	1,340,797	-	-	254,012	3,788,234
Total Disbursements	<u>7,416</u>	<u>2,287,970</u>	<u>61,554</u>	<u>-</u>	<u>254,012</u>	<u>15,234,117</u>
Excess of Receipts Over (Under) Disbursements	<u>27,057</u>	<u>(55,415)</u>	<u>21,290</u>	<u>5,032</u>	<u>(253,685)</u>	<u>3,288,851</u>
Other Financing Sources (Uses)						
Proceeds of Debt	-	-	-	-	-	138,156
Operating Transfers In	-	-	-	-	254,300	254,300
Operating Transfers Out	-	-	-	-	-	(4,814,090)
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>254,300</u>	<u>(4,421,634)</u>
Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses	<u>27,057</u>	<u>(55,415)</u>	<u>21,290</u>	<u>5,032</u>	<u>615</u>	<u>(1,132,783)</u>
Fund Balance, Beginning of Year	<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>
Fund Balance, End of Year	<u>\$ 144,350</u>	<u>\$ 2,174,296</u>	<u>\$ 49,093</u>	<u>\$ (32,666)</u>	<u>\$ 256,443</u>	<u>\$ 9,262,688</u>

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, 2016

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, 2016 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, 2016.

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 \$9,207,273, 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, 2016:

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 \$105,000 through \$1,955,000 due on May 1 and November 1 through 2024. The balance due on these bonds as of April 30, 2016 is \$14,600,000.

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 \$255,000 to \$790,000 due on May 1 and November 1 through 2021. The balance due on these bonds as of April 30, 2016 is \$6,505,000.

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, 2016 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 \$700,000 to \$2,025,000 due on January 1 and July 1 through 2027. The balance due on these bonds as of April 30, 2016 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, 2016 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 \$205,000 to \$845,000 due on January 1 and July 1 through 2022. The balance due on these bonds as of April 30, 2016 is \$4,510,000.

The following is a summary of Tax Increment Financing notes and capital leases outstanding for the year ended April 30, 2016:

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, 2016 is \$354,874.

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, 2016 is \$307,884.

Note Payable, dated March 22, 2016, interest rate of 1.730 percent payable in three annual installments of \$47,590 through December 30, 2018. The balance due on this note payable as of April 30, 2016 is \$138,156.

The annual requirements to amortize Tax Increment Financing related debt as of April 30, 2016 are as follows:

Year Ending <u>April 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2017	\$ 6,122,391	\$ 2,847,511	\$ 8,969,902
2018	2,974,874	2,680,184	5,655,058
2019	3,317,930	2,436,270	5,754,200
2020	3,710,785	2,107,308	5,818,093
2021	4,085,263	1,842,446	5,927,709
2022-2026	19,239,671	5,205,098	24,444,769
2027-2031	<u>8,700,000</u>	<u>990,724</u>	<u>9,690,724</u>
	<u>\$ 48,150,914</u>	<u>\$ 18,109,541</u>	<u>\$ 66,260,455</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 \$123,652 during the year ended April 30, 2016. These payments are being reported as development expense in the financial statements. The note balances related to this project in the total amount of \$19,402,382 are still outstanding and not reflected in the debt of the City as of April 30, 2016.

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
 FOR THE YEAR ENDED APRIL 30, 2016

	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	\$ (168,617)	\$ 49,743	\$ 3,907,225	\$ 31,616	\$ 55,489	\$ 96,618	\$ 740,812	\$ 62,567	\$ 215,916	\$ 171,603			
Receipts:													
Property Taxes	49,350	59,346	10,826,328	3,997	118,097	84,503	1,089,976	25,984	147,276	44,227			
Local Sales Tax	-	-	-	-	-	-	-	-	-	-			
Interest	18	109	10,124	48	22	194	2,172	113	104	295			
Reimbursements/Other	13,000	-	310,224	-	25,903	-	-	-	-	-			
Total Receipts	62,368	59,455	11,146,676	4,045	144,022	84,697	1,092,148	26,097	147,380	44,522			
Disbursements:													
Professional Fees/Plan													
Administration/Development	1,236	24,756	668,309	1,170	8,173	-	124,946	-	1,000	-			
Financing Costs	-	-	148,104	-	-	-	639,332	-	-	-			
Capital Costs	21,944	-	3,078,667	-	278,137	16,871	1,394	-	384,884	2,167			
Tax Rebates	-	-	4,467,595	-	-	-	-	-	-	-			
Total Disbursements	23,180	24,756	8,362,675	1,170	286,310	16,871	765,672	-	385,884	2,167			
Other Financing Sources (Uses)													
Proceeds of Debt	-	-	138,156	-	-	-	-	-	-	-			
Operating Transfer In	-	-	(4,504,681)	-	-	(75,000)	(200,000)	(25,000)	-	-			
Operating Transfer Out	-	-	-	-	-	-	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	(4,366,525)	-	-	(75,000)	(200,000)	(25,000)	-	-			
Excess of Receipts Over (Under) Disbursements	39,188	34,699	(1,582,524)	2,875	(142,288)	(7,174)	126,476	1,097	(238,504)	42,355			
Ending Fund Balance (Deficit) - Unadjusted	(129,429)	84,442	2,324,701	34,491	(86,799)	89,444	867,288	63,664	(22,588)	213,958			
Less: Appropriated for Debt Service	-	-	(8,924,133)	-	-	-	(19,402,382)	-	-	-			
Ending Fund Balance (Deficit) - Adjusted	\$ (129,429)	\$ 84,442	\$ (6,599,432)	\$ 34,491	\$ (86,799)	\$ 89,444	\$ (18,535,094)	\$ 63,664	\$ (22,588)	\$ 213,958			
Property Tax	\$ -	\$ 84,442	\$ -	\$ 34,491	\$ -	\$ 89,444	\$ -	\$ 63,664	\$ -	\$ 213,958			
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, 2016

	Tax Increment Financing							Total	
	District #14	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20		District #21
Beginning Balance - Adjusted	\$ 118,310	\$ 2,840,824	\$ (39,743)	\$ (279,829)	\$ 117,293	\$ 2,229,711	\$ 27,803	\$ (37,698)	\$ 10,139,643
Receipts:									
Property Taxes	97,464	1,474,944	229,111	46,622	34,273	961,203	42,449	4,945	15,340,095
Local Sales Tax	-	1,506,611	-	-	-	1,270,636	40,329	-	2,817,576
Interest	279	1,056	212	28	200	716	66	87	15,843
Reimbursements/Other	-	-	-	-	-	-	-	-	349,127
Total Receipts	97,743	2,982,611	229,323	46,650	34,473	2,232,555	82,844	5,032	18,522,641
Disbursements:									
Professional Fees/Plan	-	18,406	2,240	13,289	-	11,572	-	-	875,097
Administration/Development	-	1,897,368	-	-	-	1,795,797	-	-	4,480,601
Financing Costs	-	-	16,325	13,500	7,416	-	-	-	3,821,305
Capital Costs	-	737,472	53,193	2,687	-	489,601	61,554	-	5,803,102
Tax Rebates	-	2,653,246	71,758	29,476	7,416	2,287,970	61,554	-	14,980,105
Total Disbursements	-	5,387,482	133,416	58,952	14,832	4,585,939	124,662	-	29,661,210
Other Financing Sources (Uses)									
Proceeds of Debt	-	-	-	-	-	-	-	-	138,156
Operating Transfer In	-	-	-	-	-	-	-	-	-
Operating Transfer Out	(9,409)	-	-	-	-	-	-	-	(4,814,090)
Total Other Financing Sources (Uses)	(9,409)	-	-	-	-	-	-	-	(4,675,934)
Excess of Receipts Over (Under) Disbursements	88,334	329,365	157,565	17,174	27,057	(55,415)	21,290	5,032	(1,133,398)
Ending Fund Balance (Deficit) - Unadjusted	206,644	3,170,189	117,822	(262,655)	144,350	2,174,296	49,093	(32,666)	9,006,245
Less: Appropriated for Debt Service	(299,896)	(30,965,088)	-	-	-	(26,071,340)	-	-	(85,662,839)
Ending Fund Balance (Deficit) - Adjusted	\$ (93,252)	\$ (27,794,899)	\$ 117,822	\$ (262,655)	\$ 144,350	\$ (23,897,044)	\$ 49,093	\$ (32,666)	(76,656,594)
Property Tax	\$ -	\$ -	\$ 117,822	\$ -	\$ 144,350	\$ -	\$ 49,093	\$ -	\$ 797,264
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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		District #9	District #10	District #11	District #12	District #13	District #14	Sales Tax District	
Ending Fund Balance (Deficit) - Unadjusted	\$ 224,884	\$ (1,106,435)	\$ 333,637	\$ (114,031)	\$ 184,699	\$ 167,557	\$ 5,599	\$ 61,646		\$ 224,884	\$ (1,322,795)	\$ (1,854,458)	\$ (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		\$ 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		\$ 216,533	\$ -	\$ -	\$ -	\$ 184,699	\$ 167,557	\$ 5,599	\$ 61,646
Local Sales Tax	1,507	-	-	-	-	-	-	-		1,507	-	-	-	-	-	-	-
State Sales Tax	6,844	-	-	-	-	-	-	-		6,844	-	-	-	-	-	-	-
	\$ 224,884	\$ -	\$ -	\$ -	\$ 184,699	\$ 167,557	\$ 5,599	\$ 61,646		\$ 224,884	\$ -	\$ -	\$ -	\$ 184,699	\$ 167,557	\$ 5,599	\$ 61,646
Ending Fund Balance (Deficit) - Unadjusted	\$ 61,736	\$ 24,035	\$ 46,315	\$ 86,824	\$ 16,694	\$ 2,450	\$ (1,234,806)			\$ 61,736	\$ 24,035	\$ 46,315	\$ 86,824	\$ 16,694	\$ 2,450	\$ (1,234,806)	
Less: Appropriated for Debt Service	-	-	-	-	-	-	(1,973,258)			-	-	-	-	-	-	(1,973,258)	
Ending Fund Balance (Deficit) - Adjusted	\$ 61,736	\$ 24,035	\$ 46,315	\$ 86,824	\$ 16,694	\$ 2,450	\$ (3,208,064)			\$ 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	\$ -			\$ 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	\$ -			\$ 61,736	\$ 24,035	\$ 46,315	\$ 86,824	\$ 16,694	\$ 2,540	\$ -	

PART II - ACTIVITIES

During its Fiscal Year ending April 30, 2016, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #1 This District incurred expense of \$15,526 to Hank's Excavating & Landscaping for sidewalk improvements.
- TIF #2 This District incurred expense of \$24,000 for Art on the Square sponsorship fee.
- TIF #3 \$4,458,490 of tax incentive rebates were issued to school districts and \$9,105 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 \$278,137 for demolition and new sidewalks.
- TIF #9 This District incurred expense of \$16,756 for pump station repairs.
- TIF #10 \$762,984 was paid a developer to reimburse for costs incurred for improvements that are part of a developer agreement.
- TIF #11 No Material Activity.
- TIF #12 This District incurred expense of \$384,884 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 \$737,472 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 \$53,193 to a business. This District also incurred expense related to the ditch program.
- TIF #17 This District incurred expense of \$13,500 related to Bellecourt Banquet Center improvements.
- TIF #18 No Material Activity.
- TIF #19 This District paid out tax incentive rebates of \$480,601 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 \$61,534 to a business.
- TIF #21 No Material Activity.

PART III - OBLIGATIONS

During the fiscal year ending April 30, 2016, the City of Belleville entered into a loan to purchase a sanitation truck. 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.



**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, 2016, 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.

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, 2016 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 / Corp LLC

Certified Public Accountants
Alton, Illinois

September 16, 2016