



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

**FY 2016**

<b>Name of Redevelopment Project Area:</b>	Tax Increment Financing District #14
<b>Primary Use of Redevelopment Project Area*:</b>	Combination/Mixed
<b>If "Combination/Mixed" List Component Types:</b>	Retail; 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> _____

	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 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, not actual 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 2016**

**TIF NAME: Tax Increment Financing District #14**

Fund Balance at Beginning of Reporting Period \$ 118,310

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 97,464	\$ 646,817	78%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 279	\$ 3,680	0%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 180,075	22%
Transfers from Municipal Sources			0%
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** \$ 97,743

**Cumulative Total Revenues/Cash Receipts** \$ 830,572 100%

**Total Expenditures/Cash Disbursements** (Carried forward from Section 3.2) \$ 9,409

**Distribution of Surplus**  

**Total Expenditures/Disbursements** \$ 9,409

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS** \$ 88,334

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 206,644

\* 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)** \$ (8,999,503)





**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>\$ 9,409</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 2016**

**TIF NAME: Tax Increment Financing District #14**

**FUND BALANCE, END OF REPORTING PERIOD**

\$	206,644
----	---------

Amount of Original Issuance	Amount Designated
-----------------------------	-------------------

**1. Description of Debt Obligations**

	\$	\$
General Obligation Series 2011 Bonds	180,075	180,075

**Total Amount Designated for Obligations**

\$	180,075	\$	180,075
----	---------	----	---------

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

	\$	\$
Construction of Public Works & Improvements		4,456,091
Professional Services & Administration		241,029
Financing Costs		143,547
Property Assembly		1,985,405
Costs of Job Training		200,000
Rehabilitation, Reconstruction, Repair, & Remodeling		2,000,000

**Total Amount Designated for Project Costs**

\$	9,026,072
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**TOTAL AMOUNT DESIGNATED**

\$	9,206,147
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**SURPLUS\*/(DEFICIT)**

\$	(8,999,503)
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\* 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 #14

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

X  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:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

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

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

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

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 #14

\*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\* \_\_\_\_\_ 5

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 8,330,000	\$ -	\$ -
Public Investment Undertaken	\$ 300,754	\$ 206,435	\$ -
Ratio of Private/Public Investment	27 23/33		0

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

Tractor Supply Road			
Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken	\$ 186,159		
Ratio of Private/Public Investment	0		0

**Project 2:**

Fischer Lumber			
Private Investment Undertaken (See Instructions)	\$ 2,580,000		
Public Investment Undertaken	\$ 114,595		
Ratio of Private/Public Investment	22 18/35		0

**Project 3:**

Tractor Supply			
Private Investment Undertaken (See Instructions)	\$ 650,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 4:**

Ameren			
Private Investment Undertaken (See Instructions)	\$ 2,500,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 5:**

St. Clair County Event Center, LLC			
Private Investment Undertaken (See Instructions)	\$ 2,600,000		
Public Investment Undertaken		\$ 206,435	
Ratio of Private/Public Investment	0		0

**Project 6:**

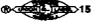
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0



# CITY OF BELLEVILLE, ILLINOIS



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

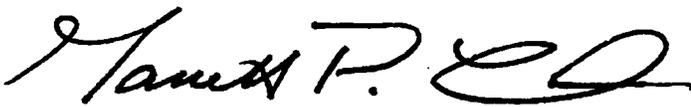
**Re: Illinois Tax Increment Redevelopment Act:  
Fiscal Year 2016 (May 1, 2015 through April 30, 2016)**

**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:   
Garrett P. Hoerner

ATTACHMENT E  
DEVELOPMENT AGREEMENT

This agreement made this 18th day of April, 2016 by and between the City of Belleville, Illinois (the "City") and St. Clair County Event Center, LLC ("St. Clair County Event Center, LLC");

WITNESSETH:

WHEREAS, St. Clair County Event Center, LLC intends on investing a minimum of \$2,600,000.00 to complete the construction of an event center and restaurant located at 1550 East State Route 15 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 St. Clair County Event Center, LLC would provide jobs at said location.

**Responsibilities of the City of Belleville**

1. Certification of project's location in Belleville Enterprise Zone for the Exemption of Sales Tax on Building Materials used exclusively for the construction (Savings estimated at \$91,206.00) of an event center and restaurant located at 1550 East State Route 15.
2. Rebate incremental property taxes (TIF #14/Rt. 15 East) directly related to improvements in the following amounts:
  - Year 1: 75% (estimated at \$47,639.00)
  - Year 2: 70% (estimated at \$44,463.00)
  - Year 3: 65% (estimated at \$41,287.00)
  - Year 4: 60% (estimated at \$38,111.00)
  - Year 5: 55% (estimated at \$34,935.00)

**St. Clair County Event Center, LLC**

- A. Invest no less than \$2,600,000.00 at 1550 East State Route 15 limited to construction of an event center and restaurant no later than February 28, 2017, and;
- B. Retain twenty (20) FTE employees via tenants within the first year of operation, and;
- C. Create three (3) additional FTE jobs via tenants within the first year of operation, and;
- D. Create one (1) additional FTE job via tenants within the second year of operation, and;
- E. Commit to annual sales subject to sales tax via tenants of no less than \$300,000.00, and;
- F. St. Clair County Event Center, LLC and any heirs and/or successors shall remain and operate at the site for no less than ten (10) years, and;
- G. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

**Penalties**

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

**Miscellaneous**

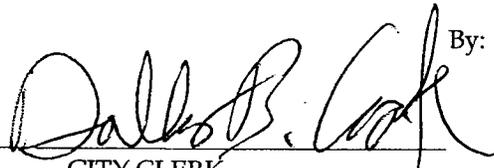
1. **Entire Agreement.** This Agreement and any written amendments hereto shall constitute the entire agreement between the parties. Neither party shall be bound by any terms, conditions, statements or representatives, not herein contained. Each party hereby

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

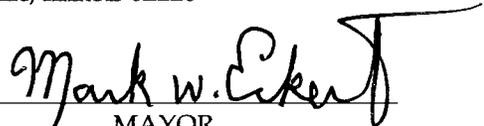
2. Validity. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held by a court of law to be illegal or in conflict with any law of the State of Illinois, the validity of the remaining portions or provisions shall not be affected, and the rights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

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

ATTEST:

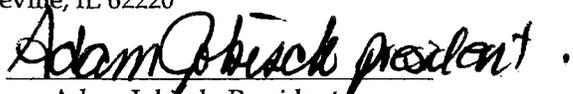
  
CITY CLERK

By:

  
MAYOR

St. Clair County Event Center, LLC  
120 West Main St., Suite 210  
Belleville, IL 62220

By:

  
Adam Joksch, President

ATTACHMENT H

**TIF 14 Joint Review Board Minutes**  
**12/11/15 10:20 a.m.-10:25 a.m.**

**MEMBERS/TAXING BODIES:**

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

**GUESTS:**

Michael Hagberg  
Debra Perez

The TIF Joint Review Board was held at 10:20 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 14**

Ken Kinsella asked the Board to elect a member from the public. Terry Beach made a motion to elect Ken Kinsella, seconded by Dennis Korte, with all present members voting aye. Motion carried.

Ken Kinsella asked the Board to elect a Chairperson. Jim Gehrs made a motion to elect Ken Kinsella and seconded by Eric Schauster 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. Eric Schauster made a motion to adopt the rules of public participation and seconded by Jim Gehrs 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 TIF 14. With a beginning value of \$598,400.00 and a current value of \$1,750,261.00. Property values increased 193%. With no comments or questions from the Board, Ken Kinsella closed the discussion.

Respectfully Submitted,  
Kari L. Tutza  
Transcribing Secretary

Audio: 01:20:00-01:22:13

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**

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**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/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. Schlemmer & 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			
<u>Assets</u>										
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>			
<u>Liabilities and Fund Balance</u>										
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		
<b>Assets</b>						
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>
<b>Liabilities and Fund Balance</b>						
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			
<b>Receipts:</b>										
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	-	-			
<b>Total Receipts</b>	<b>62,368</b>	<b>59,455</b>	<b>11,146,676</b>	<b>4,045</b>	<b>144,022</b>	<b>84,697</b>	<b>1,092,148</b>			
<b>Disbursements:</b>										
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			
<b>Total Disbursements</b>	<b>23,180</b>	<b>24,756</b>	<b>8,362,675</b>	<b>1,170</b>	<b>286,310</b>	<b>16,871</b>	<b>765,672</b>			
<b>Excess of Receipts Over (Under) Disbursements</b>	<b>39,188</b>	<b>34,699</b>	<b>2,784,001</b>	<b>2,875</b>	<b>(142,288)</b>	<b>67,826</b>	<b>326,476</b>			
<b>Other Financing Sources (Uses)</b>										
Proceeds of Debt	-	-	138,156	-	-	-	-			
Operating Transfers In	-	-	-	-	-	-	-			
Operating Transfers Out	-	-	(4,504,681)	-	-	(75,000)	(200,000)			
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>(4,366,525)</b>	<b>-</b>	<b>-</b>	<b>(75,000)</b>	<b>(200,000)</b>			
<b>Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses</b>	<b>39,188</b>	<b>34,699</b>	<b>(1,582,524)</b>	<b>2,875</b>	<b>(142,288)</b>	<b>(7,174)</b>	<b>126,476</b>			
<b>Fund Balance, Beginning of Year</b>	<b>(168,617)</b>	<b>49,743</b>	<b>3,907,225</b>	<b>31,616</b>	<b>55,489</b>	<b>96,618</b>	<b>740,812</b>			
<b>Fund Balance, End of Year</b>	<b>\$ (129,429)</b>	<b>\$ 84,442</b>	<b>\$ 2,324,701</b>	<b>\$ 34,491</b>	<b>\$ (86,799)</b>	<b>\$ 89,444</b>	<b>\$ 867,288</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, 2016

	Tax Increment Financing						
	District #11	District #12	District #13	District #14	Carlyle/ Greenmont	District #16	District #17
<b>Receipts:</b>							
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	-	-	-	-	-	-	-
<b>Total Receipts</b>	<b>26,097</b>	<b>147,380</b>	<b>44,522</b>	<b>97,743</b>	<b>2,982,611</b>	<b>229,323</b>	<b>46,650</b>
<b>Disbursements:</b>							
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	-	-
<b>Total Disbursements</b>	<b>-</b>	<b>385,884</b>	<b>2,167</b>	<b>-</b>	<b>2,653,246</b>	<b>71,758</b>	<b>29,476</b>
<b>Excess of Receipts Over (Under) Disbursements</b>	<b>26,097</b>	<b>(238,504)</b>	<b>42,355</b>	<b>97,743</b>	<b>329,365</b>	<b>157,565</b>	<b>17,174</b>
<b>Other Financing Sources (Uses)</b>							
Proceeds of Debt	-	-	-	-	-	-	-
Operating Transfers In	-	-	-	-	-	-	-
Operating Transfers Out	(25,000)	-	-	(9,409)	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>(25,000)</b>	<b>-</b>	<b>-</b>	<b>(9,409)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses</b>	<b>1,097</b>	<b>(238,504)</b>	<b>42,355</b>	<b>88,334</b>	<b>329,365</b>	<b>157,565</b>	<b>17,174</b>
<b>Fund Balance, Beginning 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>
<b>Fund Balance, End of Year</b>	<b>\$ 63,664</b>	<b>\$ (22,588)</b>	<b>\$ 213,958</b>	<b>\$ 206,644</b>	<b>\$ 3,170,189</b>	<b>\$ 117,822</b>	<b>\$ (262,655)</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, 2016

	Tax Increment Financing				Debt Service Fund	Total
	District #18	Frank Scott Parkway	District #20	District #21		
<b>Receipts:</b>						
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
<b>Total Receipts</b>	<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>
<b>Disbursements:</b>						
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
<b>Total Disbursements</b>	<u>7,416</u>	<u>2,287,970</u>	<u>61,554</u>	<u>-</u>	<u>254,012</u>	<u>15,234,117</u>
<b>Excess of Receipts Over (Under) Disbursements</b>	<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>
<b>Other Financing Sources (Uses)</b>						
Proceeds of Debt	-	-	-	-	-	138,156
Operating Transfers In	-	-	-	-	254,300	254,300
Operating Transfers Out	-	-	-	-	-	(4,814,090)
<b>Total Other Financing Sources (Uses)</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>254,300</u>	<u>(4,421,634)</u>
<b>Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses</b>	<u>27,057</u>	<u>(55,415)</u>	<u>21,290</u>	<u>5,032</u>	<u>615</u>	<u>(1,132,783)</u>
<b>Fund Balance, Beginning of Year</b>	<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>
<b>Fund Balance, End of Year</b>	<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	8,700,000	990,724	9,690,724
	<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	-	-	-	-	-	(75,000)	(200,000)	(25,000)	-	-			
Operating Transfer Out	-	-	(4,504,681)	-	-	-	-	-	-	-			
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/ Greenmont	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	Total		
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	-	480,601	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	-	5,307,492	153,416	58,952	14,831	4,576,140	124,662	-	20,166,108		
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		\$ 216,533	\$ -	\$ -	\$ -	\$ 184,699	\$ 167,557	\$ 5,599	\$ 61,646
Less: Appropriated for Debt Service	-	(216,360)	(2,188,095)	-	-	-	-	-		1,507	-	-	-	-	-	-	-
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	\$ -	\$ -	\$ -	\$ 184,699	\$ 167,557	\$ 5,599	\$ 61,646
Property Tax																	
Local Sales Tax																	
State Sales Tax																	
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)			-	-	-	-	-	-	-	
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																	
Local Sales Tax																	
State Sales Tax																	

## 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. Schlemmer & Co. LLC*

Certified Public Accountants  
Alton, Illinois

September 16, 2016