



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

**FY 2013**

<b>Name of Redevelopment Project Area:</b>	Tax Increment Financing District #1
<b>Primary Use of Redevelopment Project Area*:</b>	Combination/Mixed
<b>If "Combination/Mixed" List Component Types:</b>	Central Bus Dist; Other Com
<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 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 revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>		X
A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose list only of the intergovernmental agreements labeled Attachment M</b>	X	

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

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

Provide an analysis of the special tax allocation fund.

**FY 2013**

**TIF NAME: Tax Increment Financing District #1**

Fund Balance at Beginning of Reporting Period

\$ 53,402

<b>Revenue/Cash Receipts Deposited in Fund During Reporting FY:</b>	<b>Reporting Year</b>	<b>Cumulative*</b>	<b>% of Total</b>
Property Tax Increment	\$ 46,435	\$ 1,334,322	48%
State Sales Tax Increment		\$ 238,121	9%
Local Sales Tax Increment		\$ 89,182	3%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 102	\$ 289,473	10%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 400,000	14%
Transfers from Municipal Sources		\$ 404,787	15%
Private Sources		\$ 5,000	0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 1,056	0%

\*must be completed where 'Reporting Year' is populated

**Total Amount Deposited in Special Tax Allocation Fund During Reporting Period**

\$ 46,537

**Cumulative Total Revenues/Cash Receipts**

\$ 2,761,941 100%

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

\$ 35,525

**Distribution of Surplus**

**Total Expenditures/Disbursements**

\$ 35,525

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS**

\$ 11,012

**FUND BALANCE, END OF REPORTING PERIOD\***

\$ 64,414

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

**Total Amount Designated** (Carried forward from Section 3.3)

\$ (235,586)

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

FY 2013

TIF NAME: Tax Increment Financing District #1

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

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

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Professional Services	1,365	
		\$ 1,365
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
Parking Lots	34,160	
		\$ 34,160
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -



**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>\$ 35,525</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 2013

TIF NAME: Tax Increment Financing District #1

FUND BALANCE, END OF REPORTING PERIOD \$ 64,414

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

Total Amount Designated for Obligations \$ - \$ -

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

Rehabilitation & Remodeling		\$ 300,000

Total Amount Designated for Project Costs \$ 300,000

**TOTAL AMOUNT DESIGNATED** \$ 300,000

**SURPLUS\*/(DEFICIT)** \$ (235,586)

\* 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 2013

TIF NAME: Tax Increment Financing District #1

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:	
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 2013

TIF NAME: Tax Increment Financing District #1

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

Check here if <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area: _____			
<b>ENTER</b> total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*.			5
<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ -	\$ 978,000	\$ -
Public Investment Undertaken	\$ 262,735	\$ 300,000	\$ -
Ratio of Private/Public Investment	0		0

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

Land Purchase			
Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken	\$ 44,459		
Ratio of Private/Public Investment	0		0

**Project 2:**

Land Purchase - Public Square			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 55,500		
Ratio of Private/Public Investment	0		0

**Project 3:**

Land Purchase - Sewer Project			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 9,657		
Ratio of Private/Public Investment	0		0

**Project 4:**

Main St. Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 153,119		
Ratio of Private/Public Investment	0		0

**Project 5:**

Turner Hall - Colee LLC			
Private Investment Undertaken (See Instructions)		\$ 978,000	
Public Investment Undertaken		\$ 300,000	
Ratio of Private/Public Investment	0		0

**Project 6:**

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



**ATTACHMENT B**

# CITY OF BELLEVILLE, ILLINOIS

MARK W. ECKERT, MAYOR

101 South Illinois Street  
Belleville, IL 62220-2105  
Office: (618) 233-6810  
Fax: (618) 233-6779



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



August 2, 2013

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 the Sales Tax Increment Financing District.

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, 2012- April 30, 2013 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

## **ATTACHMENT C**

# CITY OF BELLEVILLE, ILLINOIS

GARRETT P. HOERNER, CITY ATTORNEY

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



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



October 11, 2013

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

**Re: Illinois Tax Increment Redevelopment Act:  
Fiscal Year 2013 (May 1, 2012 through April 30, 2013)**

**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 the Sales Tax Increment Financing District.**

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, 2012 through April 30, 2013 (FY2013). I find that the City has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder, to the best of my knowledge and belief.

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

By:

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

Garrett P. Hoerner

## **ATTACHMENT D**

**(See Activities Statement in Audited Financial Statements at Attachment K)**

# **ATTACHMENT E**

**DEVELOPMENT AGREEMENT  
(AS AMENDED)**

This Development Agreement ("Agreement") made this 29<sup>th</sup> day of April 2013 by and between the City of Belleville, Illinois (the "City") and Colee LLC, an Illinois limited liability company ("Developer").

**WITNESSETH:**

**WHEREAS**, Developer intends to purchase the property located at 15 North First Street, Belleville, Illinois (Parcel #08-210-437-032) ("Property") from the City and thereafter invest a minimum of \$978,000.00 to complete the first phase of remodeling of the existing building on the Property, including replacement or rehabilitation of the roof on the building as well as removal and abatement of mold and asbestos from the building (the "Project"); and

**WHEREAS**, pursuant to 65 ILCS 5/11-74.4-1, *et seq.*, the Tax Increment Allocation Redevelopment Act, as amended (the "Act"), a plan for redevelopment for the area in which the Property is located ("TIF Area #1"), was in all respects duly prepared and reviewed by the City and thereafter the City adopted ordinances approving such redevelopment plan, designating TIF Area #1 as a "redevelopment project area" within the meaning of the Act, and adopting tax increment allocation financing within TIF Area #1;

**WHEREAS**, the Developer has demonstrated to the satisfaction of the City that, by reason of the cost of the extensive work required in connection with the Project, the Project cannot be accomplished except with tax increment finance ("TIF") assistance for the substantial extraordinary expenses; and

**WHEREAS**, the City is authorized under the provisions of the Act to finance certain redevelopment projects costs in connection with redevelopment of the Property; and

**WHEREAS**, the parties have reached an agreement in order to set forth the terms upon which the City would provide TIF assistance to the Developer for the Project.

**NOW, THEREFORE**, for and in consideration of the premises and agreements set forth below, the parties, for and in consideration of the representations relative to the proposed improvements of the Property and other agreements of the Developer relative to the Property, hereby agree as follows:

**Responsibilities of the City of Belleville**

The City agrees to:

1. At Closing (as hereinafter defined) convey the Property by warranty deed ("Deed"), to Developer for the sum of \$1.00, which deed will include a deed restriction on the Property preventing residential uses on the Property, and;
2. At Closing, provide the Developer with certification of the Project's location in the Belleville Enterprise Zone for the Abatement of Sales Tax on Building Materials ("EZ Certificate")

- used exclusively in connection with the Project and associated remodeling of the existing building located at the Property (Savings estimated at \$34,000.00), and;
3. Reimburse the Developer up to \$210,000.00 for redevelopment project costs, specifically roof replacement and mold and asbestos remediation, incurred in connection with the Project from funds on deposit in the special allocation fund created in connection with TIF Area #1 and special allocation funds from one or more other tax increment finance areas within the City. Developer shall, from time to time, submit a written statement to the City Clerk setting forth the amount of reimbursement requested and the specific redevelopment project costs for which reimbursement is sought ("Request for Reimbursement"). Each Request for Reimbursement shall be paid by the City to the Developer within twenty (20) days of the City Clerk's receipt of the same.
  4. Reimburse the Developer up to \$90,000.00, over two (2) years, for redevelopment project costs, specifically installation of an elevator and lift for ADA compliance, incurred in connection with the Project from funds on deposit in the special allocation fund created in connection with TIF Area #1 and special allocation funds from one or more other tax increment finance areas within the City. Developer shall, from time to time, submit a written statement to the City Clerk setting forth the amount of reimbursement requested and the specific redevelopment project costs for which reimbursement is sought ("Request for Reimbursement"). Each Request for Reimbursement shall be paid by the City to the Developer within twenty (20) days of the City Clerk's receipt of the same.

#### **Responsibilities of Developer**

The Developer agrees to:

- A. By May 1, 2013, provide a letter of commitment from a lending institution for costs associated with the Project or otherwise demonstrate reasonable proof of financing the Project, and;
- B. Consult with the Belleville Historic Preservation Commission on any changes that affect the exterior of the building, and;
- C. Secure three (3) bids from qualified, professional roofing contractors for the rehabilitation and/or replacement of the roof over the existing building, and;
- D. Bring the portion of the building related to the Project (13,000 sq. ft. of the building) into compliance with all City codes, subject to site plan approval, within nine (9) months of the date of letter of commitment or other proof described in Section A above, and;
- E. Allow the City to place on the Property a sign indicating financial assistance has been provided by the City for a minimum of fifteen (15) days each before and after re-opening of the building for commercial purposes, and;
- F. Provide the City first right of refusal to purchase the Property from the Developer for twelve (12) years after the date of this Agreement. After receiving written notice from the Developer of the Developer's intent to sell or otherwise transfer the Property to a third party that is not under common control with the Developer ("Notice to Sell"), the City may elect to purchase the Property on the same terms and conditions (except as otherwise set forth herein) as offered by the third party. If the City elects to purchase the Property, the City's purchase price for the Property shall be reduced by an amount equal to the amortized cost of the reimbursed redevelopment project costs incurred by the Developer in connection with the Project, on a straight line basis over a period of six (6) years. The City shall have

thirty (30) days after receiving the Notice to Sell to elect, in writing, to purchase the Property from the Developer. If the City fails to deliver such written notice to the Developer within such 30 day period, the City shall be deemed to have not exercised the right of first refusal set forth in this Section F and the Developer may sell or otherwise transfer the Property to such third-party and shall repay to the City all construction costs incurred by the Developer and reimbursed by the City, amortized on a straight line basis over a period of six (6) years, and;

- G. Begin operation of his business at the Property within one (1) year of the date of this Agreement or the Property will revert to the City without the City receiving reimbursement for the costs associated with the roof rehabilitation, mold, and asbestos remediation, and elevator and lift, and;
- H. Occupy and operate his business at the Property for no less than six (6) years from the date of this Agreement, and;
- I. Provide an access easement between West 'A' Street and the City-owned parking lot directly west of the Property; provided however that the Developer and the City shall share equally in all agreed maintenance costs of such access easement, and;
- J. Invest at the Property no less than \$978,000.00, including but not limited to costs incurred in connection with the Project, no later than nine (9) months from the date of the commitment or other proof described in Section A, and;
- K. Create thirty-six (36) Full Time Equivalent (FTE) jobs at the Property within the first year of operation, which, the City understands and acknowledges will be FTE jobs existing with Replacement Services, LLC as of the date of this Agreement, and;
- L. Create twelve (12) additional FTE jobs at the Property within the second year of operation, and;
- M. Reserve, for the two (2) year period after the date of this Agreement, 5,000 square feet of the building (specifically the ground floor and second floor on the northeast side of the building) with the intent to develop a business incubator program, and;
- N. Allow the Director of the Greater Belleville Chamber of Commerce and the City's Director of Economic Development & Planning to sit on the board that oversees the business incubator program, and;
- O. Not allow liens, other than the mortgage and liens related to improvements and construction of the Property which shall be discharged in due course, to be placed upon the Property during the six (6) year period after the date of this Agreement, and;
- P. At Closing, deliver a Lease, by and between Developer and Replacement Services, LLC ("Lease"), for a portion of the Property and for a period of no less than six (6) years after the date of this Agreement with an option, in Replacement Services, LLC's sole discretion, to extend such Lease for an additional three (3) years, and;
- Q. Not assign this Agreement to any other person, entity and/or organization without the consent of the City, except that Developer may assign its rights under this Agreement to any other entity owned or controlled by Charles Kurt Artinger, individually, and;
- R. Comply with all existing and applicable Federal, State, County and Local laws and ordinances relating to the Project.

### Closing

The closing ("Closing") of the transfer of the Property from the City to the Developer will occur on a date mutually agreeable by the City and the Developer. At Closing, (a)

Developer shall deliver to the City (i) the fully executed Lease and (ii) evidence that Developer is simultaneously closing with a lending institution for financing of the Project and (b) City shall deliver to the Developer (i) the Deed and (ii) the EZ Certificate.

### Penalties

In the event that Developer fails to meet its obligations under Sections (A), (B), (C), (D), (H), (I), (J), (K), (L), (M), (O) or (P) of the section entitled "Responsibilities of Developer" of this Agreement, City shall deliver written notice to Developer specifying such failure and Developer shall upon receipt of such written notice proceed to cure or remedy such default and, shall, in any event, within thirty (30) days after receipt of notice, cure or remedy such failure or default (or so long as Developer has previously made a good faith effort to comply with the breached term or condition, such longer period as shall be reasonably required to cure such default, provided (1) the Developer has commenced such cure within said thirty (30) day period and (2) the Developer diligently prosecutes such cure to completion. If such cure or remedy is not taken or not diligently pursued, or the default or breach is not cured or remedied within a reasonable time, the City may place a lien on the Property in an amount equal to the public funds provided under (1), (2), (3) and (4) of the section entitled "Responsibilities of the City of Belleville" received by the Developer as of such date per this Agreement from the City 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. The recitals set forth above are true and correct and are hereby incorporated into this Agreement as though they were fully set forth herein. This Agreement is executed in multiple counterparts, each of which shall constitute one and the same instrument.
2. Assignment. This Agreement shall be binding on and shall inure to the benefit of the parties named herein and their respective heirs, administrators, executors, personal representatives, successors and assigns.
3. 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. This Agreement shall be taken and deemed to have been fully executed, made by the parties in, and governed by the laws of State of Illinois for all purposes and intents.
4. 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, above their respective

signatures, or to such other address as designated by a 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.

5. Execution of Agreement. If this Agreement is not fully executed within sixty (60) days of approval by the City Council of the City, it shall be considered null and void.
6. Prevailing Wage. Projects receiving incentives/inducements from the City will be required to comply with applicable state and local prevailing wage requirements.

**[Remainder of page intentionally blank. Signature page follows.]**

In witness whereof, the parties hereto have executed this Development Agreement as of the date first set forth above.

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

By: Mark W. Eckert  
MAYOR

ATTEST: Dallas B. Cook  
CITY CLERK

Colee LLC  
1 Bronze Pointe, Ste. 1C  
Swansea, IL 62226

Charles Kurt Artinger  
By: Charles Kurt Artinger,  
Managing Member

## **ATTACHMENT H**

**TIF 1 Joint Review Board Minutes**  
**Nov. 2, 2012 9:00 a.m.**

**MEMBERS/TAXING BODIES:**

Terry Beach-St. Clair County  
Dennis Korte-Belleville Township  
Lee Spearman-Public Library  
Mark Eckert, Mayor of Belleville  
Thom Peters, Public Member

**STAFF:**

Linda Fields, City Clerk, City of Belleville  
Eric Schauster, ED/Grants Coordinator  
Jamie Maitret, Finance Director

**GUESTS:**

Gene Norber  
Julian Jacquin  
Bob White

The TIF Joint Review Board was held at 9:00 a.m. on the first floor, Council Chambers, City Hall.

Mayor Eckert explained that there would be twenty-two (22) meetings to discuss TIF's 1 through 21 and Sales Tax respectively. The annual TIF Joint Review Board meetings are to review the effectiveness and status of each TIF. The TIF Joint Review Board members introduced themselves and what organizations they represented.

**TIF 1**

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

Mayor Eckert asked the Board to elect a Chairperson. Terry Beach made a motion to elect Thom Peters and seconded by Dennis Korte with all present members voting aye. Motion carried.

Chairman Peters explained the adoption of rules for public participation (2-3 minutes per person) and asked for a motion to adopt the rules. Mayor Eckert made a motion to adopt the rules of public participation and seconded by Terry Beach with all present members voting aye. Chairman Peters opened public participation.

Bob White, 2419 Pro Tour Dr., stated that the timing of the meeting is not conducive to people wanting to attend the meeting. There was a brief discussion of the design and purpose of the meeting. With no further comments from the public, Chairman Peters closed public participation.

Mayor Eckert and Eric Schauster gave a description of the TIF 1 status. Mayor Eckert stated that the TIF will expire in 2017. He stated that parking lots have been repaved. No one has come forward for a formal project from a private party to discuss the remodeling of the former YMCA building. Jamie Maitret stated that the end of the fiscal year balance is approximately \$53,000.00.

Discussion followed regarding the impact on property tax bills and the increase in equalized assessed value of property within the district.

With no more comments or questions from the Board, Chairman Peters asked for a motion to adjourn. A motion was made by Mayor Eckert to adjourn and seconded by Leander Spearman. Motion carried.

Respectfully Submitted,  
Kari L. Tutza  
Transcribing Secretary

**ATTACHMENT K**



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

**CITY OF BELLEVILLE, ILLINOIS**

**TAX INCREMENT FINANCING DISTRICTS  
ANNUAL REPORT**

**FINANCIAL STATEMENTS  
APRIL 30, 2013**

233 East Center Drive  
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**CITY OF BELLEVILLE, ILLINOIS**

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**PART I – FINANCIAL INFORMATION**



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

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

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

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

We have audited the financial statements of the City of Belleville, Illinois' Tax Increment Financing District #1, Tax Increment Financing District #2, Tax Increment Financing District #3, Tax Increment Financing District #4, Tax Increment Financing District #8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14 Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 Corridor, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Route 15/South Green Mount Road, Tax Increment Financing District #21 Belle Valley III, and the Sales Tax Increment Financing District as of and for the year ended April 30, 2013, as listed in the table of contents.

**Management's Responsibility for the Financial Statements**

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

**Auditor's Responsibility**

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

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

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

### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the cash balances of the City of Belleville, Illinois' Tax Increment Financing Districts, as referred to in the first paragraph, as of April 30, 2013 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 / C.J.P. & C.*

Certified Public Accountants  
Alton, Illinois

August 2, 2013

**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, 2013

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #8	District #9	District #10			
<u>Assets</u>										
Cash	\$ 64,414	\$ 74,946	\$ 3,627,328	\$ 20,017	\$ 311,624	\$ 282,198	\$ 686,196			
Due Between TIF Funds	-	-	250,000	-	-	-	-			
Notes Receivable	-	-	79,166	-	-	-	-			
Total Assets	\$ 64,414	\$ 74,946	\$ 3,956,494	\$ 20,017	\$ 311,624	\$ 282,198	\$ 686,196			
<u>Liabilities and Fund Balance</u>										
Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Fund Balance:										
Nonspendable	-	-	79,166	-	-	-	-			
Restricted for Debt Service	-	-	-	-	-	-	-			
Restricted	64,414	74,946	3,877,328	20,017	311,624	282,198	686,196			
Total Fund Balance	64,414	74,946	3,956,494	20,017	311,624	282,198	686,196			
Total Liabilities and Fund Balance	\$ 64,414	\$ 74,946	\$ 3,956,494	\$ 20,017	\$ 311,624	\$ 282,198	\$ 686,196			

**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, 2013

	Tax Increment Financing						
	District #11	District #12	District #13	District #14	Carlyle/ Greenmont	District #16	District #17
<b>Assets</b>							
Cash	\$ 70,083	\$ 101,783	\$ 95,342	\$ 200,878	\$ 3,336,089	\$ 124,655	\$ 148,941
Due Between TIF Funds	-	-	-	-	-	(250,000)	-
Notes Receivable	-	-	-	-	-	-	-
Total Assets	<u>\$ 70,083</u>	<u>\$ 101,783</u>	<u>\$ 95,342</u>	<u>\$ 200,878</u>	<u>\$ 3,336,089</u>	<u>\$ (125,345)</u>	<u>\$ 148,941</u>
<b>Liabilities and Fund Balance</b>							
Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance:							
Nonspendable	-	-	-	-	-	-	-
Restricted for Debt Service	-	-	-	-	3,336,089	-	-
Restricted	70,083	101,783	95,342	200,878	-	(125,345)	148,941
Total Fund Balance	<u>70,083</u>	<u>101,783</u>	<u>95,342</u>	<u>200,878</u>	<u>3,336,089</u>	<u>(125,345)</u>	<u>148,941</u>
Total Liabilities and Fund Balance	<u>\$ 70,083</u>	<u>\$ 101,783</u>	<u>\$ 95,342</u>	<u>\$ 200,878</u>	<u>\$ 3,336,089</u>	<u>\$ (125,345)</u>	<u>\$ 148,941</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, 2013

	<u>Tax Increment Financing</u>					Debt Service Fund	Total
	District #18	Frank Scott Parkway	District #20	District #21	Sales Tax District		
<u>Assets</u>							
Cash	\$ 62,953	\$ 2,184,119	\$ 41,530	\$ 3,872	\$ 1,863,809	\$ 503,484	\$ 13,804,261
Due Between TIF Funds	-	-	-	-	-	-	-
Notes Receivable	-	-	-	-	-	-	79,166
Total Assets	<u>\$ 62,953</u>	<u>\$ 2,184,119</u>	<u>\$ 41,530</u>	<u>\$ 3,872</u>	<u>\$ 1,863,809</u>	<u>\$ 503,484</u>	<u>\$ 13,883,427</u>
<u>Liabilities and Fund Balance</u>							
Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance:							
Nonspendable	-	-	-	-	-	-	79,166
Restricted for Debt Service	-	2,184,119	-	-	-	503,484	6,023,692
Restricted	62,953	-	41,530	3,872	1,863,809	-	7,780,569
Total Fund Balance	<u>62,953</u>	<u>2,184,119</u>	<u>41,530</u>	<u>3,872</u>	<u>1,863,809</u>	<u>503,484</u>	<u>13,883,427</u>
Total Liabilities and Fund Balance	<u>\$ 62,953</u>	<u>\$ 2,184,119</u>	<u>\$ 41,530</u>	<u>\$ 3,872</u>	<u>\$ 1,863,809</u>	<u>\$ 503,484</u>	<u>\$ 13,883,427</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, 2013

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #8	District #9	District #10			
Receipts:										
Property Taxes	\$ 46,435	\$ 72,202	\$ 9,232,892	\$ 5,755	\$ 145,975	\$ 88,907	\$ 1,091,863			
Intergovernmental	-	-	315	-	-	-	-			
Interest	102	113	15,861	32	449	432	2,257			
Reimbursements/Other	-	-	800	-	-	-	-			
Total Receipts	<u>46,537</u>	<u>72,315</u>	<u>9,249,868</u>	<u>5,787</u>	<u>146,424</u>	<u>89,339</u>	<u>1,094,120</u>			
Disbursements:										
Contractual Services	1,855	1,834	336,476	2,514	-	-	105,607			
Capital Outlay	33,670	-	5,599,042	-	4,291	55,000	-			
Tax Rebates	-	30,000	4,278,742	-	-	-	-			
Principal	-	-	1,058,512	-	-	-	-			
Interest and Fiscal Charges	-	-	21,894	-	-	-	658,697			
Total Disbursements	<u>35,525</u>	<u>31,834</u>	<u>11,294,666</u>	<u>2,514</u>	<u>4,291</u>	<u>55,000</u>	<u>764,304</u>			
Excess of Receipts Over (Under) Disbursements	<u>11,012</u>	<u>40,481</u>	<u>(2,044,798)</u>	<u>3,273</u>	<u>142,133</u>	<u>34,339</u>	<u>329,816</u>			
Other Financing Sources (Uses)										
Proceeds of Debt	-	-	1,323,880	-	-	-	-			
Operating Transfers In	-	-	25,000	-	-	-	-			
Operating Transfers Out	-	-	(1,547,074)	-	-	-	(300,000)			
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>(198,194)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(300,000)</u>			
Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses	<u>11,012</u>	<u>40,481</u>	<u>(2,242,992)</u>	<u>3,273</u>	<u>142,133</u>	<u>34,339</u>	<u>29,816</u>			
Fund Balance, Beginning of Year	<u>53,402</u>	<u>34,465</u>	<u>6,199,486</u>	<u>16,744</u>	<u>169,491</u>	<u>247,859</u>	<u>656,380</u>			
Fund Balance, End of Year	<u>\$ 64,414</u>	<u>\$ 74,946</u>	<u>\$ 3,956,494</u>	<u>\$ 20,017</u>	<u>\$ 311,624</u>	<u>\$ 282,198</u>	<u>\$ 686,196</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, 2013

	Tax Increment Financing						
	District #11	District #12	District #13	District #14	Carlyle/ Greenmont	District #16	District #17
<b>Receipts:</b>							
Property Taxes	\$ 26,958	\$ 182,291	\$ 55,552	\$ 97,367	\$ 1,324,704	\$ 190,318	\$ 55,628
Intergovernmental	-	-	-	-	1,485,835	-	-
Interest	138	298	127	301	1,053	524	294
Reimbursements/Other	-	-	-	-	-	-	-
<b>Total Receipts</b>	<b>27,096</b>	<b>182,589</b>	<b>55,679</b>	<b>97,668</b>	<b>2,811,592</b>	<b>190,842</b>	<b>55,922</b>
<b>Disbursements:</b>							
Contractual Services	-	5,331	756	-	21,583	10,775	35,800
Capital Outlay	-	79,998	-	-	-	317,236	109,947
Tax Rebates	-	-	-	-	662,352	52,324	-
Principal	-	-	-	-	260,000	200,000	-
Interest and Fiscal Charges	-	-	-	-	1,816,644	-	-
<b>Total Disbursements</b>	<b>-</b>	<b>85,329</b>	<b>756</b>	<b>-</b>	<b>2,760,579</b>	<b>580,335</b>	<b>145,747</b>
<b>Excess of Receipts Over (Under) Disbursements</b>	<b>27,096</b>	<b>97,260</b>	<b>54,923</b>	<b>97,668</b>	<b>51,013</b>	<b>(389,493)</b>	<b>(89,825)</b>
<b>Other Financing Sources (Uses)</b>							
Proceeds of Debt	-	-	-	-	-	-	-
Operating Transfers In	-	-	-	-	-	200,000	-
Operating Transfers Out	(25,000)	(100,000)	-	(9,409)	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>(25,000)</b>	<b>(100,000)</b>	<b>-</b>	<b>(9,409)</b>	<b>-</b>	<b>200,000</b>	<b>-</b>
<b>Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses</b>	<b>2,096</b>	<b>(2,740)</b>	<b>54,923</b>	<b>88,259</b>	<b>51,013</b>	<b>(189,493)</b>	<b>(89,825)</b>
<b>Fund Balance, Beginning of Year</b>	<b>67,987</b>	<b>104,523</b>	<b>40,419</b>	<b>112,619</b>	<b>3,285,076</b>	<b>64,148</b>	<b>238,766</b>
<b>Fund Balance, End of Year</b>	<b>\$ 70,083</b>	<b>\$ 101,783</b>	<b>\$ 95,342</b>	<b>\$ 200,878</b>	<b>\$ 3,336,089</b>	<b>\$ (125,345)</b>	<b>\$ 148,941</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, 2013

	Tax Increment Financing					Debt Service Fund	Total
	District #18	Frank Scott Parkway	District #20	District #21	Sales Tax District		
<b>Receipts:</b>							
Property Taxes	\$ 37,880	\$ 992,877	\$ 43,565	\$ 3,742	\$ 2,845,721	\$ -	\$ 16,540,632
Intergovernmental	-	1,191,671	33,094	-	254,600	-	2,965,515
Interest	89	736	62	5	3,761	1,194	27,828
Reimbursements/Other	-	-	-	-	3,875	-	4,675
<b>Total Receipts</b>	<b>37,969</b>	<b>2,185,284</b>	<b>76,721</b>	<b>3,747</b>	<b>3,107,957</b>	<b>1,194</b>	<b>19,538,650</b>
<b>Disbursements:</b>							
Contractual Services	-	-	-	-	62,515	-	585,046
Capital Outlay	-	-	-	-	2,882,117	-	9,081,301
Tax Rebates	-	496,439	54,877	-	1,218,147	-	6,792,881
Principal	-	465,000	-	-	-	225,000	2,208,512
Interest and Fiscal Charges	-	1,403,947	-	-	-	272,209	4,173,391
<b>Total Disbursements</b>	<b>-</b>	<b>2,365,386</b>	<b>54,877</b>	<b>-</b>	<b>4,162,779</b>	<b>497,209</b>	<b>22,841,131</b>
<b>Excess of Receipts Over (Under) Disbursements</b>	<b>37,969</b>	<b>(180,102)</b>	<b>21,844</b>	<b>3,747</b>	<b>(1,054,822)</b>	<b>(496,015)</b>	<b>(3,302,481)</b>
<b>Other Financing Sources (Uses)</b>							
Proceeds of Debt	-	-	-	-	-	-	1,323,880
Operating Transfers In	-	-	-	-	-	254,300	479,300
Operating Transfers Out	-	-	-	-	(800,000)	-	(2,781,483)
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(800,000)</b>	<b>254,300</b>	<b>(978,303)</b>
<b>Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses</b>	<b>37,969</b>	<b>(180,102)</b>	<b>21,844</b>	<b>3,747</b>	<b>(1,854,822)</b>	<b>(241,715)</b>	<b>(4,280,784)</b>
<b>Fund Balance, Beginning of Year</b>	<b>24,984</b>	<b>2,364,221</b>	<b>19,686</b>	<b>125</b>	<b>3,718,631</b>	<b>745,199</b>	<b>18,164,211</b>
<b>Fund Balance, End of Year</b>	<b>\$ 62,953</b>	<b>\$ 2,184,119</b>	<b>\$ 41,530</b>	<b>\$ 3,872</b>	<b>\$ 1,863,809</b>	<b>\$ 503,484</b>	<b>\$ 13,883,427</b>

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

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

NOTES TO FINANCIAL STATEMENTS  
APRIL 30, 2013

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The accounts of the City are organized on the basis of funds and account groups, 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 equity, 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
Sales Tax District	1992
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, 2013 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, 2013.

**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

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

organized in the United States; money market mutual funds; and in a fund managed, operated and administered by a bank.

The carrying amounts and the bank balances of the Tax Increment Financing Districts' deposits were \$13,804,261, 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, 2013:

General Obligation Refunding Bonds, Series 2003C dated September 1, 2003, interest at 4.00% payable June 1 and December 1, with a final principal payment of \$235,000 due on December 1, 2013. The balance due on these bonds as of April 30, 2013 is \$235,000.

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 \$35,000 through \$1,955,000 due on May 1 and November 1 through 2024. The balance due on these bonds as of April 30, 2013 is \$15,485,000.

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 \$185,000 to \$790,000 due on May 1 and November 1 through 2021. The balance due on these bonds as of April 30, 2013 is \$6,560,000.

General Obligation Bonds, Series 2011, dated February 7, 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, 2013 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 \$455,000 to \$2,025,000 due on January 1 and July 1 through 2027. The balance due on these bonds as of April 30, 2013 is \$16,115,000.

**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 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, 2013 is \$1,560,000.

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 \$140,000 to \$845,000 due on January 1 and July 1 through 2022. The balance due on these bonds as of April 30, 2013 is \$5,475,000.

The following is a summary of Tax Increment Financing notes and leases outstanding for the year ended April 30, 2013:

Capital Lease, dated May 2, 2003, interest rate of 4.69 percent payable in ten annual installments of \$23,344 through May 2013. The balance due on this lease as of April 30, 2013 is \$22,298.

General Obligation (Limited Tax) Notes, dated September 12, 2008, variable rate interest of 63.169% of 30-day LIBOR plus 75.6 basis points payable March 1 and September 1, with a final principal payment on August 1, 2013. The balance due on this note as of April 30, 2013 is \$900,000.

Capital Lease, dated March 4, 2011, interest rate of 3.25 percent payable in six semiannual installments of \$44,241 through November 1, 2013. The balance due on this lease as of April 30, 2013 is \$43,534.

Note Payable, dated November 3, 2009, zero interest rate payable in four annual installments of \$200,000 through November 1, 2013. The balance due on this note as of April 30, 2013 is \$200,000.

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, 2013 is \$625,110.

Capital Lease, dated February 11, 2013, interest rate of 1.97 percent payable in six semiannual installments of \$52,224 through August 11, 2015. The balance due on this lease as of April 30, 2013 is \$253,541.

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

**NOTE 3: LONG-TERM DEBT (Continued)**

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, 2013 is \$393,006.

The annual requirements to amortize Tax Increment Financing related debt as of April 30, 2013 are as follows:

<u>April 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2014	\$ 3,553,856	\$ 3,194,091	\$ 6,747,947
2015	2,264,494	2,966,257	5,230,751
2016	2,466,380	2,914,807	5,381,187
2017	2,646,810	2,845,502	5,492,312
2018	2,929,015	2,678,453	5,607,468
2019-2023	20,089,760	9,143,437	29,233,197
2024-2028	15,772,174	3,107,437	18,879,611
2029-2031	<u>3,145,000</u>	<u>330,100</u>	<u>3,475,100</u>
	<u>\$ 52,867,489</u>	<u>\$ 27,180,084</u>	<u>\$ 80,047,573</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 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 \$105,607 during the year ended April 30, 2013. These payments are being reported as development expense in the financial statements. The note balances related to this project in the total amount of \$18,802,639 are still outstanding and not reflected in the debt of the City as of April 30, 2013.

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

ANALYSIS OF SPECIAL ALLOCATION FUNDS  
FOR THE YEAR ENDED APRIL 30, 2013

	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	\$ 53,402	\$ 34,465	\$ 6,199,486	\$ 16,744	\$ 169,491	\$ 247,859	\$ 656,380	\$ 67,987	\$ 104,523	\$ 40,419		
<b>Receipts:</b>												
Property Taxes	46,435	72,202	9,232,892	5,755	145,975	88,907	1,091,863	26,938	182,291	55,552		
Local Sales Tax	-	-	-	-	-	-	-	-	-	-		
Interest	102	113	15,861	32	449	432	2,257	138	298	127		
Reimbursements/Other	-	-	1,115	-	-	-	-	-	-	-		
Total Receipts	<u>46,537</u>	<u>72,315</u>	<u>9,249,868</u>	<u>5,787</u>	<u>146,424</u>	<u>89,339</u>	<u>1,094,120</u>	<u>27,096</u>	<u>182,589</u>	<u>55,679</u>		
<b>Disbursements:</b>												
Professional Fees/Plan	1,855	1,834	336,476	2,514	-	-	105,607	-	5,331	756		
Administration/Development	-	-	1,080,406	-	-	-	658,697	-	-	-		
Financing Costs	33,670	-	5,599,042	-	4,291	55,000	-	-	79,998	-		
Capital Costs	-	-	4,278,742	-	-	-	-	-	-	-		
Tax Rebates	-	30,000	-	-	-	-	-	-	-	-		
Total Disbursements	<u>35,525</u>	<u>31,834</u>	<u>11,294,666</u>	<u>2,514</u>	<u>4,291</u>	<u>55,000</u>	<u>764,304</u>	<u>-</u>	<u>85,329</u>	<u>756</u>		
<b>Other Financing Sources (Uses)</b>												
Proceeds From Debt	-	-	1,323,880	-	-	-	-	-	-	-		
Operating Transfer In	-	-	25,000	-	-	-	-	-	-	-		
Operating Transfer Out	-	-	(1,547,074)	-	-	-	(300,000)	(25,000)	(100,000)	-		
Total Other Financing Sources (Uses)	-	-	(198,194)	-	-	-	(300,000)	(25,000)	(100,000)	-		
Excess of Receipts Over (Under) Disbursements	11,012	40,481	(2,242,992)	3,273	142,133	34,339	29,816	2,096	(2,740)	54,923		
Ending Fund Balance (Deficit) - Unadjusted	64,414	74,946	3,956,494	20,017	311,624	282,198	686,196	70,083	101,783	95,342		
Less: Appropriated for Debt Service	-	-	(11,187,390)	-	-	-	(18,802,639)	-	-	-		
Ending Fund Balance (Deficit) - Adjusted	\$ 64,414	\$ 74,946	\$ (7,230,896)	\$ 20,017	\$ 311,624	\$ 282,198	\$ (18,116,443)	\$ 70,083	\$ 101,783	\$ 95,342		
Property Tax	\$ 63,521	\$ 74,946	\$ -	\$ 20,017	\$ 311,624	\$ 282,198	\$ -	\$ 70,083	\$ 101,783	\$ 95,342		
State Sales Tax	\$ 161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Local Sales Tax	\$ 732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

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

ANALYSIS OF SPECIAL ALLOCATION FUNDS  
FOR THE YEAR ENDED APRIL 30, 2013

	Tax Increment Financing										Total
	District #14	Carver/ Greamount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	Sales Tax District	Sales Tax District	
Beginning Balance - Adjusted	\$ 112,619	\$ 3,285,076	\$ 64,148	\$ 238,766	\$ 24,984	\$ 2,364,221	\$ 19,686	\$ 125	\$ 4,463,830	\$ 18,164,211	
Receipts:											
Property Taxes	97,367	1,324,704	190,318	55,628	37,880	992,877	43,565	3,742	2,845,721	16,540,632	
Local Sales Tax	-	1,485,835	-	-	-	1,191,671	33,094	-	-	2,710,600	
Interest	301	1,053	524	294	89	736	62	5	4,955	27,828	
Reimbursements/Other	-	-	-	-	-	-	-	-	258,475	259,590	
Total Receipts	97,668	2,811,592	190,842	55,922	37,969	2,185,284	76,721	3,747	3,109,151	19,538,650	
Disbursements:											
Professional Fees/Plan	-	21,583	10,775	35,800	-	-	-	-	62,515	585,046	
Administration/Development	-	2,076,644	200,000	-	-	1,868,947	-	-	497,209	6,381,903	
Financing Costs	-	-	317,236	109,947	-	-	-	-	2,882,117	9,081,301	
Capital Costs	-	662,352	52,324	-	-	496,439	54,877	-	1,218,147	6,792,881	
Tax Rebates	-	2,760,579	580,335	145,747	-	2,365,386	54,877	-	4,659,988	22,841,131	
Total Disbursements	-	-	-	-	-	-	-	-	-	-	
Other Financing Sources (Uses)											
Proceeds From Debt	-	-	200,000	-	-	-	-	-	254,300	1,323,880	
Operating Transfer In	(9,409)	-	-	-	-	-	-	-	(800,000)	479,300	
Operating Transfer Out	-	-	-	-	-	-	-	-	-	(2,781,483)	
Total Other Financing Sources (Uses)	(9,409)	-	200,000	(89,825)	37,969	(180,102)	21,844	3,747	(545,700)	(978,303)	
Excess of Receipts Over (Under) Disbursements	88,259	51,013	(189,493)	(89,825)	37,969	(180,102)	21,844	3,747	(2,096,537)	(4,280,784)	
Ending Fund Balance (Deficit) - Unadjusted	200,878	3,336,089	(125,345)	148,941	62,953	2,184,119	41,530	3,872	2,367,293	13,883,427	
Less: Appropriated for Debt Service	(327,307)	(37,678,710)	(200,000)	-	-	(30,409,766)	-	-	(244,400)	(98,850,212)	
Ending Fund Balance (Deficit) - Adjusted	\$ (126,429)	\$ (34,342,621)	\$ (325,345)	\$ 148,941	\$ 62,953	\$ (28,225,647)	\$ 41,530	\$ 3,872	\$ 2,122,893	\$ (84,966,785)	
Property Tax	\$ -	\$ -	\$ -	\$ 148,941	\$ 62,953	\$ -	\$ 41,530	\$ 3,872	\$ 2,103,469	\$ 3,380,279	
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,881	\$ 15,042	
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,543	\$ 5,275	











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

ANALYSIS OF FUND BALANCES BY SOURCE  
 (UNAUDITED)  
 APRIL 30, 2007

	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	\$ 157,849	\$ 271,082	\$ 6,013,870	\$ 19,563	\$ 389,107	\$ 174,220	\$ 5,894	\$ 166,110		\$ 102,319	\$ 56,345	\$ 55,107	\$ 94,762	\$ 7,777	\$ 12,860	\$ 2,514,848
Less: Appropriated for Debt Service	-	(112,255)	(1,640,773)	-	-	-	-	-		-	-	-	-	-	-	(1,725,062)
Ending Fund Balance (Deficit) - Adjusted	\$ 157,849	\$ 158,827	\$ 4,373,097	\$ 19,563	\$ 389,107	\$ 174,220	\$ 5,894	\$ 166,110		\$ 102,319	\$ 56,345	\$ 55,107	\$ 94,762	\$ 7,777	\$ 12,860	\$ 789,786
Property Tax	\$ 149,498	\$ 158,827	\$ 4,373,097	\$ 19,563	\$ 389,107	\$ 174,220	\$ 5,894	\$ 166,110								
Local Sales Tax	1,507	-	-	-	-	-	-	-								
State Sales Tax	6,844	-	-	-	-	-	-	-								
	\$ 157,849	\$ 158,827	\$ 4,373,097	\$ 19,563	\$ 389,107	\$ 174,220	\$ 5,894	\$ 166,110								
Ending Fund Balance (Deficit) - Unadjusted	\$ 102,319	\$ 56,345	\$ 55,107	\$ 94,762	\$ 7,777	\$ 12,860	\$ 2,514,848									
Less: Appropriated for Debt Service	-	-	-	-	-	-	(1,725,062)									
Ending Fund Balance (Deficit) - Adjusted	\$ 102,319	\$ 56,345	\$ 55,107	\$ 94,762	\$ 7,777	\$ 12,860	\$ 789,786									
Property Tax	\$ 102,319	\$ 56,345	\$ 55,107	\$ 94,762	\$ 7,777	\$ 12,860	\$ 717,970									
Local Sales Tax	-	-	-	-	-	-	48,402									
State Sales Tax	-	-	-	-	-	-	23,414									
	\$ 102,319	\$ 56,345	\$ 55,107	\$ 94,762	\$ 7,777	\$ 12,860	\$ 789,786									



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

ANALYSIS OF FUND BALANCES BY SOURCE  
 (UNAUDITED)  
 APRIL 30, 2005

	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	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	\$ 186,942	\$ (1,029,254)	\$ (907,252)	\$ (118,283)	\$ 66,796	\$ 465,595	\$ 5,390		\$ 78,108	\$ 43,348	\$ 16,167	\$ 39,733	\$ 164,520	\$ 22,873	\$ (1,323,879)
Less: Appropriated for Debt Service	-	(321,965)	(1,696,628)	-	-	-	-		-	-	-	-	-	-	(738,540)
Ending Fund Balance (Deficit) - Adjusted	\$ 186,942	\$ (1,351,219)	\$ (2,603,880)	\$ (118,283)	\$ 66,796	\$ 465,595	\$ 5,390		\$ 78,108	\$ 43,348	\$ 16,167	\$ 39,733	\$ 164,520	\$ 22,873	\$ (2,062,419)
Property Tax	\$ 178,591	-	\$ -	\$ -	\$ 66,796	\$ 465,595	\$ 5,390		\$ 78,108	-	-	-	-	-	-
Local Sales Tax	1,507	-	-	-	-	-	-		-	-	-	-	-	-	-
State Sales Tax	6,844	-	-	-	-	-	-		-	-	-	-	-	-	-
	\$ 186,942	\$ -	\$ -	\$ -	\$ 66,796	\$ 465,595	\$ 5,390		\$ 78,108	\$ 43,348	\$ 16,167	\$ 39,733	\$ 164,520	\$ 22,873	\$ (1,323,879)
Ending Fund Balance (Deficit) - Unadjusted	-	-	-	-	-	-	-		-	-	-	-	-	-	(738,540)
Less: Appropriated for Debt Service	-	-	-	-	-	-	-		-	-	-	-	-	-	-
Ending Fund Balance (Deficit) - Adjusted	\$ 78,108	\$ 43,348	\$ 16,167	\$ 39,733	\$ 164,520	\$ 22,873	\$ (2,062,419)		\$ 78,108	\$ 43,348	\$ 16,167	\$ 39,733	\$ 164,520	\$ 22,873	\$ (2,062,419)
Property Tax	\$ 78,108	\$ 43,348	\$ 16,167	\$ 39,733	\$ 164,520	\$ 22,873	\$ -		\$ 78,108	\$ 43,348	\$ 16,167	\$ 39,733	\$ 164,520	\$ 22,873	\$ -
Local Sales Tax	-	-	-	-	-	-	-		-	-	-	-	-	-	-
State Sales Tax	-	-	-	-	-	-	-		-	-	-	-	-	-	-
	\$ 78,108	\$ 43,348	\$ 16,167	\$ 39,733	\$ 164,520	\$ 22,873	\$ -		\$ 78,108	\$ 43,348	\$ 16,167	\$ 39,733	\$ 164,520	\$ 22,873	\$ -

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

ANALYSIS OF FUND BALANCES BY SOURCE  
 (UNAUDITED)  
 APRIL 30, 2004

	Tax Increment Financing						
	District #1	District #2	District #3	District #4	District #5	District #6	District #7
Ending Fund Balance (Deficit) - Unadjusted	\$ 156,058	\$ (988,793)	\$ (951,981)	\$ (121,675)	\$ 9,250	\$ 419,968	\$ 5,304
Less: Appropriated for Debt Service	-	(316,565)	(1,781,287)	-	-	-	-
Ending Fund Balance (Deficit) - Adjusted	\$ 156,058	\$ (1,305,358)	\$ (2,733,268)	\$ (121,675)	\$ 9,250	\$ 419,968	\$ 5,304
Property Tax	\$ 147,707	-	-	-	-	\$ 419,968	\$ 5,304
Local Sales Tax	1,507	-	-	-	-	-	-
State Sales Tax	6,844	-	-	-	-	-	-
	\$ 156,058	-	-	-	-	\$ 419,968	\$ 5,304
Ending Fund Balance (Deficit) - Unadjusted	\$ 67,641	\$ 23,903	\$ 10,866	\$ 20,708	\$ 97,388	\$ 31	\$ (1,175,332)
Less: Appropriated for Debt Service	-	-	-	-	-	-	(746,344)
Ending Fund Balance (Deficit) - Adjusted	\$ 67,641	\$ 23,903	\$ 10,866	\$ 20,708	\$ 97,388	\$ 31	\$ (1,921,676)
Property Tax	\$ 67,641	\$ 23,903	\$ 10,866	\$ 20,708	\$ 97,388	\$ 31	\$ -
Local Sales Tax	-	-	-	-	-	-	-
State Sales Tax	-	-	-	-	-	-	-
	\$ 67,641	\$ 23,903	\$ 10,866	\$ 20,708	\$ 97,388	\$ 31	\$ -

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

ANALYSIS OF FUND BALANCES BY SOURCE  
 (UNAUDITED)  
 APRIL 30, 2003

	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	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	\$ 129,512	\$ (969,758)	\$ (851,989)	\$ (124,304)	\$ (52,872)	\$ 384,038	\$ 5,362		\$ 29,849	\$ 8,545	\$ 7,360	\$ 1,736	\$ 84,697	\$ (1,034,985)
Less: Appropriated for Debt Service	-	(317,763)	(1,880,151)	-	-	-	-		-	-	-	-	-	(804,075)
Ending Fund Balance (Deficit) - Adjusted	\$ 129,512	\$ (1,287,521)	\$ (2,732,140)	\$ (124,304)	\$ (52,872)	\$ 384,038	\$ 5,362		\$ 29,849	\$ 8,545	\$ 7,360	\$ 1,736	\$ 84,697	\$ (1,839,060)
Property Tax	\$ 121,161	\$ -	\$ -	\$ -	\$ -	\$ 384,038	\$ 5,362							
Local Sales Tax	1,507	-	-	-	-	-	-							
State Sales Tax	6,844	-	-	-	-	-	-							
	\$ 129,512	\$ -	\$ -	\$ -	\$ -	\$ 384,038	\$ 5,362							
Ending Fund Balance (Deficit) - Unadjusted	\$ 29,849	\$ 8,545	\$ 7,360	\$ 1,736	\$ 84,697	\$ (1,034,985)			\$ 29,849	\$ 8,545	\$ 7,360	\$ 1,736	\$ 84,697	\$ (1,839,060)
Less: Appropriated for Debt Service	-	-	-	-	-	-			-	-	-	-	-	(804,075)
Ending Fund Balance (Deficit) - Adjusted	\$ 29,849	\$ 8,545	\$ 7,360	\$ 1,736	\$ 84,697	\$ (1,839,060)			\$ 29,849	\$ 8,545	\$ 7,360	\$ 1,736	\$ 84,697	\$ (1,839,060)
Property Tax	\$ 29,849	\$ 8,545	\$ 7,360	\$ 1,736	\$ 84,697	\$ -								
Local Sales Tax	-	-	-	-	-	-								
State Sales Tax	-	-	-	-	-	-								
	\$ 29,849	\$ 8,545	\$ 7,360	\$ 1,736	\$ 84,697	\$ -								

## PART II - ACTIVITIES

During its Fiscal Year ending April 30, 2013, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #1 This District incurred expense of \$33,670 for parking lot improvements.  
TIF #2 This District paid tax incentive rebates of \$30,000 to a business.  
TIF #3 \$4,102,256 of tax incentive rebates were issued to school districts and \$176,486 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 No Material Activity.  
TIF #9 This District incurred expense of \$55,000 related to the Retaining wall and Ditch Program.
- TIF #10 \$764,304 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 \$85,329 for street improvements.  
TIF #13 No Material Activity.  
TIF #14 No Material Activity.  
TIF #15 This District paid out tax incentive rebates of \$662,352 for costs incurred for improvements that are part of a developer agreement related to a retail complex located near Greenmount Road.
- TIF #16 This District paid out tax incentive rebates of \$52,324 to a business. This District also paid \$278,847 for the Kimball Plaza project and \$24,339 for the Bicentennial Park project.
- TIF #17 This District incurred \$100,000 cost for the Washington Coupler project and also purchased sanitation bins for \$9,947.
- TIF #18 No Material Activity.  
TIF #19 This District paid out tax incentive rebates of \$496,439 to a business as part of a developer agreement.
- TIF #20 This District paid out tax incentive rebates of \$54,877 to a business.  
TIF #21 No Material Activity.
- Sales Tax TIF \$1,218,147 of tax incentive rebates were paid to school districts. \$2,882,117 was paid for equipment & capital outlay projects.

### **PART III - OBLIGATIONS**

During the fiscal year ending April 30, 2013, 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.

## **ATTACHMENT L**

**(See certified letter statement in Audited Financial Statements at Attachment K)**