



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

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment labeled Attachment A</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification labeled Attachment B</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	X	
Cumulatively, have deposits 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: TIF #3**

Fund Balance at Beginning of Reporting Period

\$ 6,453,516

<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	\$ 9,232,892	\$ 138,790,534	81%
State Sales Tax Increment		\$ 3,501,444	2%
Local Sales Tax Increment		\$ 1,513,695	1%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 16,413	\$ 3,056,704	2%
Land/Building Sale Proceeds		\$ 215,212	0%
Bond Proceeds		\$ 5,399,925	3%
Transfers from Municipal Sources	\$ 25,000	\$ 8,256,560	5%
Private Sources		\$ 1,024,596	1%
Other (Reimbursements \$800 - Grants \$315 - Lease Proceeds \$1,323,880)	\$ 1,324,995	\$ 10,249,442	6%

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

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

\$ 10,599,300

**Cumulative Total Revenues/Cash Receipts**

\$ 172,008,112      100%

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

\$ 12,841,449

**Distribution of Surplus**

**Total Expenditures/Disbursements**

\$ 12,841,449

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

\$ (2,242,149)

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

\$ 4,211,367

\* 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)

\$ (4,160,100)

**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: TIF #3

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

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

<b>Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]</b>	<b>Amounts</b>	<b>Reporting Fiscal Year</b>
<b>1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)</b>		
Dues	750	
Administration	1,302,183	
Professional Services	231,925	
		\$ 1,534,858
<b>2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)</b>		
Marketing	45,711	
		\$ 45,711
<b>3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)</b>		
Property Assembly	25,294	
Demolitions	224,462	
		\$ 249,756
<b>4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)</b>		
Principal on loan to Rehab Fire House #4 & 510 W. Main	900,000	
Remodeling	694,197	
Repairs	6,570	
		\$ 1,600,767
<b>5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)</b>		
North Illinois Streetscape	212,966	
17th Street Extension and Widening	1,842,129	
BiCentennial Park	1,057,170	
Dapron Drive	62,439	
IL 15 Interchange @ 158	28,513	
East Washington Coupler	112,000	
Signal Hill Bike Trail	25,014	
See Attached Schedule for Additional Projects	485,166	
		\$ 3,825,397
<b>6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY</b>		
		\$ -

**SECTION 3.2 A**

**PAGE 2**

7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
		\$ -
8. Financing costs. Subsection (q) (6) and (o)(8)		
Interest and Fiscal Agent Fees	260,956	
		\$ 260,956
9. Approved capital costs. Subsection (q)(7) and (o)(9)		
Capital Costs	5,324,004	
		\$ 5,324,004
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		\$ -
12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)		
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		\$ -

**SECTION 3.2 A**

**PAGE 3**

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 12,841,449</b>

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

FY 2013  
TIF NAME: TIF #3

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

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

<b>Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]</b>	<b>Amounts</b>	<b>Reporting Fiscal Year</b>
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5) - continued		
Infrastructure Improvements	17,557	
Ditch Program	97,932	
Asphalt Patch	126,782	
Sidewalk Projects	209,027	
Citizens Park Retaining Wall	33,868	
Total Carried Forward to Section 3.2A, Page 1, Item #5		\$ 485,166

**Section 3.2 B**

FY 2013

TIF NAME: TIF #3

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

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

Name	Service	Amount
All Purpose Erectors	Const. of Public Works & Improve.	\$ 121,861.00
Ameren Illinois	Const. of Public Works & Improve.	\$ 63,563.00
Art on the Square	Marketing	\$ 24,000.00
Auffenberg Ford Lincoln Mercury	Rehabilitation & Remodeling	\$ 141,191.00
Banc of America Pub Captl Corp	Capital Costs	\$ 23,344.00
Bank of America	Loan Payment-Rehab & Remodel	\$ 916,356.00
Bank of Belleville	Rehabilitation & Remodeling	\$ 10,000.00
Baxmeyer Construction Inc.	Const. of Public Works & Improve.	\$ 62,439.00
Belle Valley District 119	Capital Costs	\$ 396,618.00
Belleville Americorps	Professional Services	\$ 15,000.00
Belleville Fence Co.	Const. of Public Works & Improve.	\$ 30,300.00
Belleville HS District 201	Capital Costs	\$ 1,317,253.00
Belleville Main Street, Inc.	Marketing	\$ 10,000.00
Belleville School District 118	Capital Costs	\$ 1,584,204.00
Benoist Brothers Supply	Property Assembly	\$ 21,341.00
Bernardin, Lochmueller & Assoc., Inc.	Const. of Public Works & Improve.	\$ 40,520.00
Commerce Bank	Capital Costs	\$ 140,707.00
Economic Development Resources	Professional Services	\$ 27,121.00
EFK Moen LLC	Const. of Public Works & Improve.	\$ 21,392.00
Ehret Plumbing & Heating, Inc.	Const. of Public Works & Improve.	\$ 14,849.00
Electrico, Inc.	Professional Services	\$ 17,430.00
Environmental Consultants LLC	Professional Services	\$ 10,415.00
Fournie Contracting Co Inc.	Const. of Public Works & Improve.	\$ 97,932.00
Glaenzer Electric	Professional Services	\$ 13,085.00
Gleeson Asphalt Paving & Construction Co.	Const. of Public Works & Improve.	\$ 21,095.00
Hank's Excavating & Landscaping, Inc.	Const. of Public Works & Improve.	\$ 148,576.00
Harmony School District 175	Capital Costs	\$ 243,863.00
High Mount District 116	Capital Costs	\$ 10,259.00
Kaskaskia Engineering Group LLC	Const. of Public Works & Improve.	\$ 40,145.00
Keeley & Sons, Inc.	Const. of Public Works & Improve.	\$ 105,687.00
Lindenwood University	Rehabilitation & Remodeling	\$ 150,000.00
Mettler Development	Const. of Public Works & Improve.	\$ 761,819.00
Motorola Solutions Inc.	Capital Costs	\$ 37,122.00
Old Title and Escrow	Const. of Public Works & Improve.	\$ 68,571.00
Parker Consulting Services	Professional Services	\$ 42,625.00
Reuther Ford Inc.	Capital Costs	\$ 154,708.00
Rite-Way Excavating	Const. of Public Works & Improve.	\$ 209,027.00
See Attached Schedule for Additional Vendors		



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

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

FY 2013

TIF NAME: TIF #3

**FUND BALANCE, END OF REPORTING PERIOD** \$ 4,211,367

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		
General Obligation Limited Tax Notes	\$ 5,000,000	\$ 900,000
General Obligation Series 2011 Bonds	\$ 4,819,925	\$ 4,819,925
Lease Obligations	\$ 1,786,940	\$ 1,337,489

**Total Amount Designated for Obligations** \$ 11,606,865 \$ 7,057,414

<b>2. Description of Project Costs to be Paid</b>		
Property Assembly		\$ 95,046
Remodeling		\$ 1,219,007

**Total Amount Designated for Project Costs** \$ 1,314,053

**TOTAL AMOUNT DESIGNATED** \$ 8,371,467

**SURPLUS\*/(DEFICIT)** \$ (4,160,100)

\* 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: TIF #3**

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

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

**Property Acquired by the Municipality Within the Redevelopment Project Area**

Property (1):	
Street address:	521 S. 17th Street
Approximate size or description of property:	921 Sq. Ft. Temp Easement & Warranty Deed
Purchase price:	2,300.00
Seller of property:	Verna R. Bachmann

Property (2):	
Street address:	603 N. Illinois Street
Approximate size or description of property:	603 N. Illinois Street
Purchase price:	86,000.00
Seller of property:	Sonder Angebot, Inc.

Property (3):	
Street address:	15 W. "F" Street
Approximate size or description of property:	15 W. "F" Street
Purchase price:	68,570.57
Seller of property:	Old Title & Escrow - Robert Newell Jr.

Property (4):	
Street address:	516 N. Illinois Street
Approximate size or description of property:	126 Sq. Ft. Temporary Construction Easement
Purchase price:	400.00
Seller of property:	Ronald & Patricia Kobus

**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: TIF #3**

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

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

**Property Acquired by the Municipality Within the Redevelopment Project Area**

Property (5):	
Street address:	201 N. Illinois Street
Approximate size or description of property:	488 Sq. Ft. Temporary Construction Easement
Purchase price:	1,300.00
Seller of property:	PDN2, LLC

Property (6):	
Street address:	207 Lebanon Avenue
Approximate size or description of property:	257 Sq. Ft. Temporary Construction Easement
Purchase price:	300.00
Seller of property:	Eric & Terri Wuebbels

Property (7):	
Street address:	511 N. Illinois Street
Approximate size or description of property:	251 Sq. Ft. Temporary Construction Easement
Purchase price:	500.00
Seller of property:	Serene Futures, LLC

Property (8):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (9):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (10):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (11):	
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: TIF #3

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

Check here if <b>NO</b> 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*.			98

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 50,487,215	\$ -	\$ -
Public Investment Undertaken	\$ 30,449,225	\$ 1,537,142	\$ -
Ratio of Private/Public Investment	1 25/38		0

<b>Project 1:</b> Cleveland Ave Bridge Reconstruction			
Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken	\$ 190,141		
Ratio of Private/Public Investment	0		0

<b>Project 2:</b> Peterson Pond Dam			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 30,286		
Ratio of Private/Public Investment	0		0

<b>Project 3:</b> 20th Street Overlay			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 7,278		
Ratio of Private/Public Investment	0		0

<b>Project 4:</b> Traffic Signal Update			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 67,433		
Ratio of Private/Public Investment	0		0

<b>Project 5:</b> Bikeways			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 494,667		
Ratio of Private/Public Investment	0		0

<b>Project 6:</b> Bellevue Park			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 316,137		
Ratio of Private/Public Investment	0		0

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<b>Project 23:</b>			
Concrete & Sidewalk Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,776,666	
Ratio of Private/Public Investment		0	0

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<b>Project 43:</b>			
17th Street Extension and Widening			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	4,746,367	
Ratio of Private/Public Investment		0	0

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

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

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

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

<b>Project 48:</b>			
Frank Scott Parkway Widening			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	417,349	
Ratio of Private/Public Investment		0	0

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

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

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

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

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

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

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

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

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

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

<b>Project 59:</b> RST LLC			
Private Investment Undertaken (See Instructions)	\$	844,000	
Public Investment Undertaken	\$	20,969	\$ 16,000
Ratio of Private/Public Investment		40 1/4	0

<b>Project 60:</b> Plumbers & Pipefitters Local 101			
Private Investment Undertaken (See Instructions)	\$	3,371,000	
Public Investment Undertaken	\$	21,011	\$ 33,000
Ratio of Private/Public Investment		160 11/25	0

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

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

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

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

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

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

<b>Project 67:</b>			
Lindenwood University			
Private Investment Undertaken (See Instructions)	\$	12,000,000	
Public Investment Undertaken	\$	2,065,580	\$ 1,050,000
Ratio of Private/Public Investment		5 17/21	0

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

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

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

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

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

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

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

<b>Project 75:</b>			
Benoist Brothers Supply Co			
Private Investment Undertaken (See Instructions)	\$	1,300,000	
Public Investment Undertaken	\$	83,142	\$ 44,000
Ratio of Private/Public Investment		15 7/11	0

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

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

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

<b>Project 79:</b>			
Auffenberg Ford			
Private Investment Undertaken (See Instructions)	\$	1,000,000	
Public Investment Undertaken	\$	2,214,914	\$ 141,187
Ratio of Private/Public Investment		14/31	0

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

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

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

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

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

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

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

<b>Project 87:</b>			
North Illinois Streetscape			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	584,514	
Ratio of Private/Public Investment		0	0

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

<b>Project 89:</b>			
BiCentennial Park			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,083,613	
Ratio of Private/Public Investment		0	0

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

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

<b>Project 92:</b>			
IL 15 Interchange @ 158			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	28,513	
Ratio of Private/Public Investment		0	0

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

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

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

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

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

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



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

October 11, 2013

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

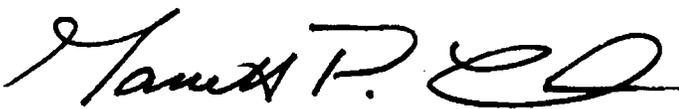
**Re: Illinois Tax Increment Redevelopment Act:  
Fiscal Year 2013 (May 1, 2012 through April 30, 2013)**

**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:   
Garrett P. Hoerner

## **ATTACHMENT D**

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

# **ATTACHMENT E**

DEVELOPMENT AGREEMENT  
(AS AMENDED)

This amended agreement made this 21<sup>st</sup> day of May, 2012 by and between the City of Belleville, Illinois (the "City") and Hensel, Eiskant, Betz, LLC ("Hensel, Eiskant, Betz, LLC"):

WITNESSETH:

WHEREAS, Hensel, Eiskant, Betz, LLC intends on investing a minimum of \$45,000.00 to complete the remodeling of the existing patio at Fletcher's Kitchen & Tap located at 6101 West Main Street in Belleville (the "Project"); and

WHEREAS, the parties have reached an agreement in order to set forth the terms upon which the City would provide certain economic incentives for the Project and the terms upon which Hensel, Eiskant, Betz, 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 Abatement of Sales Tax on Building Materials used exclusively for the remodeling of the existing patio at Fletcher's Kitchen & Tap (Savings estimated at \$2,430.00) located at 6101 West Main Street.

**Responsibilities of Hensel, Eiskant, Betz, LLC**

- A. Hensel, Eiskant, Betz, LLC shall commit to a private investment at 6101 West Main Street of no less than \$45,000.00 including but not limited to the remodeling of the existing patio at Fletcher's Kitchen & Tap no later than August 31, 2012.
- B. Hensel, Eiskant, Betz, LLC shall commit to retain 20 employees at Fletcher's Kitchen & Tap.
- C. Hensel, Eiskant, Betz, LLC shall commit to create 3 additional jobs at Fletcher's Kitchen & Tap within the first year of operation.
- D. Hensel, Eiskant, Betz, LLC shall commit to annual sales subject to sales tax at Fletcher's Kitchen & Tap of no less than \$1,000,000.00.
- E. Hensel, Eiskant, Betz, LLC and any heirs and/or successors shall commit to remain and operate at the site for no less than five (5) years.
- F. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

**Penalties**

In the event that Hensel, Eiskant, Betz, LLC fails to meet its obligations under Sections (A), (B), (C), (D), (E) and (F) of the section entitled "Responsibilities of Hensel, Eiskant, Betz, LLC" of the Development Agreement, all public funds provided under (1) and 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

2133421034

induced, persuaded or motivated by any promise or representation made by the other party, unless expressly set forth herein. All previous negotiations, statements and preliminary agreements by the parties or their representatives are merged in this Agreement.

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

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

By: Mark W. Eiskant  
MAYOR

ATTEST: Jindal Fields  
CITY CLERK

Hensel, Eiskant, Betz, LLC  
6101 West Main Street  
Belleville, IL 62223

By: M. Eiskant  
Mike Eiskant, Managing Partner

## DEVELOPMENT AGREEMENT

This agreement made this 16<sup>th</sup> day of July 2012 by and between the City of Belleville, Illinois (the "City") and The Abbey ("The Abbey");

### WITNESSETH:

WHEREAS, The Abbey intends on investing a minimum of \$945,000.00 to complete the construction of a new 4,300 square foot facility to house a coffee shop and café located at 5801 West Main Street in Belleville (the "Project"); and

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

### Responsibilities of the City of Belleville

1. Certification of project's location in Belleville Enterprise Zone for the Abatement of Sales Tax on Building materials (Savings estimated at \$38,880.00) used exclusively for the construction of a new facility to house a coffee shop and café located at 5801 West Main Street.
2. Rebate 25% (estimated at \$4,627.00 annually) of incremental property taxes directly related to improvements for five (5) years.

### Responsibilities of The Abbey

- A. The Abbey shall commit to a private investment at 5801 West Main Street of no less than \$945,000.00 including but not limited to the construction of a new facility no later than February 28, 2013.
- B. The Abbey shall commit to retain six (6) jobs.
- C. The Abbey shall commit to create eight (8) jobs within the first year of operation.
- D. The Abbey shall commit to create ten (10) additional jobs within the second year of operation.
- E. The Abbey shall commit to annual sales subject to sales tax of no less than \$600,000.00.
- F. The Abbey and any heirs and/or successors shall commit to remain and operate at the site for no less than ten (10) years.
- G. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

### Penalties

In the event that The Abbey fails to meet its obligations under Sections (A), (B), (C), (D), (E), (F) and (G) of the section entitled "Responsibilities of The Abbey" of the Development Agreement, all public funds provided under (1) and (2) of the section entitled "Responsibilities of the City of Belleville" received to date as per the Development Agreement from the City of Belleville shall be repaid to the City of Belleville and all remaining amounts to be provided if any, shall be terminated.

### Miscellaneous

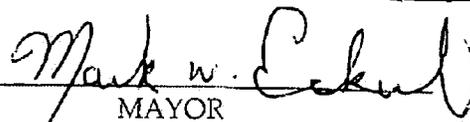
1. Entire Agreement. This Agreement and any written amendments hereto shall constitute the entire agreement between the parties. Neither party shall be bound by any terms, conditions, statements or representatives, not herein contained. Each

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

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

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

By:

  
MAYOR

ATTEST:

  
CITY CLERK

The Abbey  
6500 West Main Street  
Belleville, IL 62223

By:

  
Jim Orlet, Owner

DEVELOPMENT AGREEMENT  
(SECOND AMENDMENT)

This agreement made this 16<sup>th</sup> day of July, 2012 by and between the City of Belleville, Illinois (the "City") and Dahm & Schell, Inc. d/b/a The EDGE ("Dahm & Schell, Inc."):

WITNESSETH:

WHEREAS, Dahm & Schell, Inc. intends on investing a minimum of \$1,680,000.00 to complete the remodeling and expansion of the existing facility located at 701 South Belt West 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 Dahm & Schell, Inc. would provide jobs at said location.

Responsibilities of the City of Belleville

1. Certification of project's location in Belleville Enterprise Zone for the Abatement of Sales Tax on Building Materials used exclusively for the remodeling and expansion of the existing family entertainment facility (Savings estimated at \$51,090.00) located at 701 South Belt West.
2. Rebate 25% (estimated at \$5,564.00 annually) of incremental property taxes directly related to improvements for five (5) years.

Responsibilities of Dahm-Schell, Inc. d/b/a The EDGE

- A. Dahm & Schell, Inc. d/b/a The EDGE shall commit to a private investment at 701 South Belt West of no less than \$1,680,000.00, including but not limited to the remodeling and expansion of the existing family entertainment facility no later than September 30, 2012.
- B. Dahm & Schell, Inc. d/b/a The EDGE shall commit to retain twenty-five (25) jobs.
- C. Dahm & Schell, Inc. d/b/a The EDGE shall commit to create ten (10) additional jobs within the first year of operation.
- D. Dahm & Schell, Inc. d/b/a The EDGE shall commit to create two (2) additional jobs within the second year of operation.
- E. Dahm & Schell, Inc. d/b/a The EDGE shall commit to annual sales subject to sales tax of no less than \$1,450,000.00.
- F. Dahm & Schell, Inc. d/b/a The EDGE and/or successors shall commit to remain and operate at the site for no less than ten (10) years.
- G. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that Dahm & Schell, Inc. fails to meet its obligations under Sections (A), (B), (C), (D), (E), (F) and (G) of the section entitled "Responsibilities of Dahm & Schell, Inc. d/b/a The EDGE" of the Development Agreement, all public funds provided under (1) and (2) of the section entitled "Responsibilities of the City of Belleville" received to date as per the Development Agreement from the City of Belleville shall be repaid to the City of Belleville and all remaining amounts to be provided if any, shall be terminated.

Miscellaneous

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

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

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

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

By: Mark W. Eckert  
MAYOR

ATTEST: Linda Fields  
CITY CLERK

Dahm & Schell, Inc. d/b/a The EDGE  
701 South Belt West  
Belleville, IL 62220

By: Mary Dahm-Schell  
Mary Dahm-Schell, Managing Partner

By: L. Schell

## DEVELOPMENT AGREEMENT

This agreement made this 17<sup>th</sup> day of September 2012 by and between the City of Belleville, Illinois (the "City") and The Atrium of Belleville ("The Atrium of Belleville"):

### WITNESSETH:

WHEREAS, The Atrium of Belleville intends on investing a minimum of \$1,500,000.00 to complete remodeling of the existing senior housing facility located at 201 South Belt West 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 The Atrium of Belleville would provide jobs at said location.

### Responsibilities of the City of Belleville

1. Certification of project's location in Belleville Enterprise Zone for the Abatement of Sales Tax on Building Materials used exclusively for the remodeling (Savings estimated at \$41,715.00) of the existing senior housing facility located at 201 South Belt West.

### Responsibilities of The Atrium of Belleville

- A. The Atrium of Belleville shall commit to a private investment at 201 South Belt West of no less than \$1,500,000.00 including but not limited to the remodeling of the existing senior housing facility no later than May 31, 2013.
- B. The Atrium of Belleville shall commit to retain 20 jobs.
- C. The Atrium of Belleville shall commit to create two (2) additional jobs within the first year of operation.
- D. The Atrium of Belleville shall commit to create four (4) additional jobs within the second year of operation.
- E. The Atrium of Belleville and any heirs and/or successors shall commit to remain and operate at the site for no less than five (5) years.
- F. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

### Penalties

In the event that The Atrium of Belleville fails to meet its obligations under Sections (A), (B), (C), (D), (E) and (F) of the section entitled "Responsibilities of The Atrium of Belleville" of the Development Agreement, all public funds provided under (1) of the section entitled "Responsibilities of the City of Belleville" received to date as per the Development Agreement from the City of Belleville shall be repaid to the City of Belleville and all remaining amounts to be provided if any, shall be terminated.

### Miscellaneous

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

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

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

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

By: Mark W. Eckert  
MAYOR

ATTEST: Linda Fields  
CITY CLERK

The Atrium of Belleville  
201 South Belt West  
Belleville, IL 62220

By: Kerry Maskins  
Kerry Maskins, Agent

## DEVELOPMENT AGREEMENT

This agreement made this 22nd day of January, 2013 by and between the City of Belleville, Illinois (the "City") and Midwest Plumbing & Backflow Services, LLC ("Midwest Plumbing"):

### WITNESSETH:

WHEREAS, Midwest Plumbing has invested a minimum of \$50,000.00 to complete substantial improvements to the existing site and facilities located in the 100 block of North 15<sup>th</sup> Street in Belleville and

WHEREAS, Midwest Plumbing intends to invest a minimum of \$6,000.00 to complete greenspace and building improvements to the properties located in the 100 block of North 15<sup>th</sup> Street in Belleville (the "Project"); and

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

### Responsibilities of the City of Belleville

1. City of Belleville shall commit up to \$15,000.00, collectively, to complete the demolition and asbestos surveys for the properties located at 123 North 15<sup>th</sup> Street and 131 North 15<sup>th</sup> Street.
2. City of Belleville shall not place demolition liens on the properties located at 123 North 15<sup>th</sup> Street and 131 North 15<sup>th</sup> Street so long as greenspace and building improvements to the properties located in the 100 block of North 15<sup>th</sup> Street in Belleville are completed by December 31, 2014.

### Responsibilities of Midwest Plumbing & Backflow Services, LLC

- A. Midwest Plumbing & Backflow Services, LLC shall commit to a private investment no less than \$6,000.00 complete greenspace and building improvements to the properties located in the 100 block of North 15<sup>th</sup> Street in Belleville no later than December 31, 2014; and
- B. Midwest Plumbing & Backflow Services, LLC shall commit to retain one (1) job; and
- C. Midwest Plumbing & Backflow Services, LLC shall commit to reimburse the City of Belleville for any incurred demolition and asbestos survey costs above and beyond \$15,000.00; and
- D. Midwest Plumbing & Backflow Services, LLC and/or successors shall commit to remain and operate at the site for no less than five (5) years; and
- E. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

### Penalties

In the event that Midwest Plumbing fails to meet its obligations under Sections (A), (B), (C), (D) or (E) of the section entitled "Responsibilities of Midwest Plumbing & Backflow Services, LLC" of the Development Agreement, all public funds provided under (1) and (2) of the section entitled "Responsibilities of the City of Belleville" received to date as per the Development Agreement from the City of Belleville shall be repaid to the City of Belleville and all remaining amounts to be provided if any, shall be terminated.

### Miscellaneous

1. Entire Agreement. This Agreement and any written amendments hereto shall constitute the entire agreement between the parties. Neither party shall be bound by any terms,

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

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

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

By: Mark W. Eckert  
MAYOR

ATTEST: Linda Fields  
CITY CLERK

Midwest Plumbing & Backflow Services, LLC  
118 North 16<sup>th</sup> Street  
Belleville, IL 62220

By: Dave Terschluse  
Dave Terschluse, President

## DEVELOPMENT AGREEMENT

This Agreement is made this 4<sup>th</sup> day of February, 2013 by and between the City of Belleville, Illinois (the "City") and **Kroger Limited Partnership I** ("**Kroger**"):

### WITNESSETH:

**WHEREAS, Kroger** intends to invest approximately \$3,024,978.00 to complete the construction of a new approximately 19,520 square foot grocery store (the "Project") located 1703 North Belt West in Belleville (the "Property") 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 **Kroger** would provide jobs at said location.

### Responsibilities of the City of Belleville

1. Reimburse Kroger Limited Partnership I up to \$200,000.00 in TIF #3 monies for TIF eligible expenses for site improvements no later than 30 days after receipt of invoice(s) and supporting documentation.

### Responsibilities of Kroger Limited Partnership I.

- A. Kroger shall invest at the Property no less than \$2,900,000.00 including but not limited to the acquisition of the Property, demolition of the existing structure and construction of a new approximately 19,520 sq. ft. grocery store no later than 365 days following the date Kroger acquires the Property and;
- B. Kroger shall create twelve (12) full-time equivalent (FTE) jobs within the first year of operation and;
- C. Kroger shall generate at the Property annual sales of no less than \$5,500,000.00 for each of the first two years of operation and \$6,500,000.00 for each of the third, fourth and fifth years of operation and;
- D. Kroger and any successors shall remain and operate at the site for no less than five (5) years.

### Repayment

In the event that **Kroger** fails to meet any of its obligations under Items (A), (B), (C), or (D) of the section entitled "**Responsibilities of Kroger Limited Partnership I**" of this Agreement, as the City's sole and exclusive remedy, all public funds provided under Item 1 of the section entitled "**Responsibilities of the City of Belleville**" received to date by Kroger as per this Agreement from the City shall be repaid to the City and all remaining amounts to be provided if any, shall be terminated. In the event that **Kroger** fails to meet its obligations under Items (A), (B), (C), or (D) of the section entitled "**Responsibilities of Kroger Limited Partnership I**" of this Agreement due to conditions outside of its control, the City of Belleville will consider amending this Agreement to in consideration of said conditions.

### 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 property a sign in form, shape and location acceptable to Kroger indicating financial assistance has been provided by the City 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 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 will be required to comply with applicable state and local prevailing wage requirements.
8. Request of Payment. The party receiving inducements must officially request payment from the City. This must be done via letter to include documentation of private investment, jobs created, etc. as outlined in the section titled "Responsibilities of **Kroger Limited Partnership I**" and any other documentation reasonably requested by the City.
9. Limits of Kroger's Obligations. Nothing in this Agreement, or Kroger's entering into this Agreement, shall obligate Kroger to purchase the Property, undertake any demolition, construction or alteration of or on the Property or conduct any business on the Property except and only to the extent required under the section entitled "Responsibilities of Kroger Limited Partnership I" of this Agreement and only following Kroger's receipt of reimbursement for all eligible expenses submitted to the City for reimbursement under Item I of the section entitled "Responsibilities of the City of Belleville."

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

By: Mark W. Eckert  
MAYOR

ATTEST:

Linda Fields  
CITY CLERK

Kroger Limited Partnership I  
1014 Vine Street  
Cincinnati, OH 45202  
By KRGP Inc., General Partner

By: Terry Evans  
Terry Evans, Vice President

## **ATTACHMENT H**

**TIF 3 Joint Review Board Minutes**  
**Nov. 2, 2012 11:15 a.m.**

**MEMBERS/TAXING BODIES:**

Terry Beach-St. Clair County  
Dennis Korte-Belleville Township  
Ryan Boike, Belleville School District #118  
Jeff Dosier, Belleville School District #201  
Suzette Lambert, Signal Hill School District #181  
Shawn Cronin, SWIC  
Lee Spearman-Public Library  
Linda Fields, City Clerk, City of Belleville  
Thom Peters, Public Member

**STAFF:**

Eric Schauster, ED/Grants Coordinator  
Jamie Maitret, Finance Director

**GUESTS:**

Gene Norber  
Julian Jacquin

The TIF Joint Review Board was held at 11:15 a.m. on the first floor, Council Chambers, City Hall.

**TIF 3**

Linda Fields asked the Board to elect a member from the public. Jeff Dosier made a motion to elect Thom Peters, seconded by Leander Spearman, with all present members voting aye. Motion carried.

Linda Fields asked the Board to elect a Chairperson. Ryan Boike made a motion to elect Thom Peters and seconded by Jeff Dosier 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. Jeff Dosier 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.

With no comments from the public, Chairman Peters closed public participation.

Jamie Maitret gave a description of the TIF 3 status. Ms. Maitret stated the end of the fiscal year balance is approximately \$6 million. In early 2011, a new bond was issued to finish the S. 17<sup>th</sup> St. extension and all the proceeds were spent out at the end of the fiscal year, which is why the balance is inflated. The balance usually holds at approximately \$2 million. There were mainly infrastructure projects that took place in this TIF. The TIF was created in 1986 and will expire in 2021. There is an outstanding debt due to the remodeling of Fire House #4 and new obligations for S. 17<sup>th</sup> St. Discussion followed regarding the increase in equalized assessed value of property within the district. The base EAV was \$103 million and the current EAV is \$244 million.

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

Respectfully Submitted,  
Kari L. Tutza  
Transcribing Secretary

**ATTACHMENT K**



**CITY OF BELLEVILLE, ILLINOIS**  
**TAX INCREMENT FINANCING DISTRICTS**  
**ANNUAL REPORT**  
**FINANCIAL STATEMENTS**  
**APRIL 30, 2013**

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



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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APRIL 30, 2013**

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**PART I – FINANCIAL INFORMATION**



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

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

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

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

We have audited the financial statements of the City of Belleville, Illinois' Tax Increment Financing District #1, Tax Increment Financing District #2, Tax Increment Financing District #3, Tax Increment Financing District #4, Tax Increment Financing District #8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14 Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 Corridor, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Route 15/South Green Mount Road, 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.

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



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

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

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

### **Opinion**

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

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

	<u>Tax Increment Financing</u>									
	<u>District #1</u>	<u>District #2</u>	<u>District #3</u>	<u>District #4</u>	<u>District #8</u>	<u>District #9</u>	<u>District #10</u>			
<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	<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>			
<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	<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>			
Total Liabilities and Fund Balance	<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>			

**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	-	-	-	-	-	-	-
<b>Total Assets</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>
<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
<b>Total Fund Balance</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>
<b>Total Liabilities and Fund Balance</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>

**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					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			
<b>Receipts:</b>										
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	-	-	-	-			
<b>Total Receipts</b>	<b>46,537</b>	<b>72,315</b>	<b>9,249,868</b>	<b>5,787</b>	<b>146,424</b>	<b>89,339</b>	<b>1,094,120</b>			
<b>Disbursements:</b>										
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			
<b>Total Disbursements</b>	<b>35,525</b>	<b>31,834</b>	<b>11,294,666</b>	<b>2,514</b>	<b>4,291</b>	<b>55,000</b>	<b>764,304</b>			
<b>Excess of Receipts Over (Under) Disbursements</b>	<b>11,012</b>	<b>40,481</b>	<b>(2,044,798)</b>	<b>3,273</b>	<b>142,133</b>	<b>34,339</b>	<b>329,816</b>			
<b>Other Financing Sources (Uses)</b>										
Proceeds of Debt	-	-	1,323,880	-	-	-	-			
Operating Transfers In	-	-	25,000	-	-	-	-			
Operating Transfers Out	-	-	(1,547,074)	-	-	-	(300,000)			
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>(198,194)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(300,000)</b>			
<b>Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses</b>	<b>11,012</b>	<b>40,481</b>	<b>(2,242,992)</b>	<b>3,273</b>	<b>142,133</b>	<b>34,339</b>	<b>29,816</b>			
<b>Fund Balance, Beginning of Year</b>	<b>53,402</b>	<b>34,465</b>	<b>6,199,486</b>	<b>16,744</b>	<b>169,491</b>	<b>247,859</b>	<b>656,380</b>			
<b>Fund Balance, End of Year</b>	<b>\$ 64,414</b>	<b>\$ 74,946</b>	<b>\$ 3,956,494</b>	<b>\$ 20,017</b>	<b>\$ 311,624</b>	<b>\$ 282,198</b>	<b>\$ 686,196</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						
	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	
Receipts:											
Property Taxes	46,435	72,202	9,232,892	5,755	145,975	88,907	1,091,863	26,958	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	46,537	72,315	9,249,868	5,787	146,424	89,339	1,094,120	27,096	182,589	55,679	
Disbursements:											
Professional Fees/Plan											
Administration/Development	1,855	1,834	336,476	2,514	-	-	105,607	-	5,331	756	
Financing Costs	-	-	1,080,406	-	-	-	658,697	-	-	-	
Capital Costs	33,670	-	5,599,042	-	4,291	55,000	-	-	79,998	-	
Tax Rebates	-	30,000	4,278,742	-	-	-	-	-	-	-	
Total Disbursements	35,525	31,834	11,294,666	2,514	4,291	55,000	764,304	-	85,329	756	
Other Financing Sources (Uses)											
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	Carlyle/ Greencourt	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	
<b>Receipts:</b>											
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	
<b>Disbursements:</b>											
Professional Fees/Plan	-	-	-	-	-	-	-	-	-	-	
Administration/Development	-	21,583	10,775	35,800	-	-	-	-	62,515	585,046	
Financing Costs	-	2,076,644	200,000	-	-	1,868,947	-	-	497,209	6,381,903	
Capital Costs	-	-	317,236	109,947	-	-	-	-	2,882,117	9,081,301	
Tax Rebates	-	662,352	52,324	-	-	496,439	54,877	-	1,218,147	6,792,881	
Total Disbursements	-	2,760,579	580,335	145,747	-	2,365,386	54,877	-	4,659,988	22,841,131	
<b>Other Financing Sources (Uses)</b>											
Proceeds From Debt	-	-	-	-	-	-	-	-	-	1,323,880	
Operating Transfer In	-	-	200,000	-	-	-	-	-	254,300	479,300	
Operating Transfer Out	(9,409)	-	-	-	-	-	-	-	(800,000)	(2,781,483)	
Total Other Financing Sources (Uses)	(9,409)	-	200,000	-	-	-	-	-	(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, 2010

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



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

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

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

**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	-	-	-	-	-	-	-		-	-	-	-	-	-	48,402
State Sales Tax	6,844	-	-	-	-	-	-	-		-	-	-	-	-	-	23,414
	\$ 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
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, 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		\$ 61,736	\$ 24,035	\$ 46,315	\$ 86,824	\$ 16,694	\$ 2,450	\$ (1,234,806)
Less: Appropriated for Debt Service	-	(216,360)	(2,188,095)	-	-	-	-	-		-	-	-	-	-	-	(1,973,258)
Ending Fund Balance (Deficit) - Adjusted	\$ 224,884	\$ (1,322,795)	\$ (1,854,458)	\$ (114,031)	\$ 184,699	\$ 167,557	\$ 5,599	\$ 61,646		\$ 61,736	\$ 24,035	\$ 46,315	\$ 86,824	\$ 16,694	\$ 2,450	\$ (3,208,064)
Property Tax	\$ 216,533	-	-	-	\$ 184,699	\$ 167,557	\$ 5,599	\$ 61,646		-	-	-	-	-	-	-
Local Sales Tax	1,507	-	-	-	-	-	-	-		-	-	-	-	-	-	-
State Sales Tax	6,844	-	-	-	-	-	-	-		-	-	-	-	-	-	-
	\$ 224,884	\$ -	\$ -	\$ -	\$ 184,699	\$ 167,557	\$ 5,599	\$ 61,646		\$ 61,736	\$ 24,035	\$ 46,315	\$ 86,824	\$ 16,694	\$ 2,450	\$ -
Ending Fund Balance (Deficit) - Unadjusted	\$ 61,736	\$ 24,035	\$ 46,315	\$ 86,824	\$ 16,694	\$ 2,450	\$ (1,234,806)									
Less: Appropriated for Debt Service	-	-	-	-	-	-	(1,973,258)									
Ending Fund Balance (Deficit) - Adjusted	\$ 61,736	\$ 24,035	\$ 46,315	\$ 86,824	\$ 16,694	\$ 2,450	\$ (3,208,064)									
Property Tax	\$ 61,736	\$ 24,035	\$ 46,315	\$ 86,824	\$ 16,694	\$ 2,540	\$ -									
Local Sales Tax	-	-	-	-	-	-	-									
State Sales Tax	-	-	-	-	-	-	-									
	\$ 61,736	\$ 24,035	\$ 46,315	\$ 86,824	\$ 16,694	\$ 2,540	\$ -									

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



## 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)**

## ATTACHMENT M

- 1.) **Intergovernmental agreement between the City of Belleville and Wolf Branch School District 113. Real estate taxes received in the amount of \$4,321.92 were transferred out to District 113.**
- 2.) **Intergovernmental agreement between the City of Belleville and Whiteside School District 115. Real estate taxes received in the amount of \$1,272.73 transferred out to District 115.**
- 3.) **Intergovernmental agreement between the City of Belleville and High Mount School District 116. Real estate taxes received in the amount of \$10,259.01 were transferred out to District 116.**
- 4.) **Intergovernmental agreement between the City of Belleville and Belleville School District 118. Real estate taxes received in the amount of \$1,584,203.71 were transferred out to District 118.**
- 5.) **Intergovernmental agreement between the City of Belleville and Belle Valley School District 119. Real estate taxes received in the amount of \$396,618.11 were transferred out to District 119.**
- 6.) **Intergovernmental agreement between the City of Belleville and Harmony-Emge School District 175. Real estate taxes received in the amount of \$243,863.47 were transferred to District 175.**
- 7.) **Intergovernmental agreement between the City of Belleville and Signal Hill School District 181. Real estate taxes received in the amount of \$123,592.78 were transferred out to District 181.**
- 8.) **Intergovernmental agreement between the City of Belleville and Belleville High School District 201. Real estate taxes received in the amount of \$1,317,253.06 were transferred out to District 201.**
- 9.) **Intergovernmental agreement between the City of Belleville and Southwestern Illinois College District 522. Real estate taxes received in the amount of \$270,871.26 were transferred out to District 522.**