FY 2018
ANNUAL TAX INCREMENT FINANCE REPORT

STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

Name of Municipality:	City of Belleville	Reporting Fiscal Year:	**2018**
County:	St. Clair	Fiscal Year End:	04/30/2018
Unit Code:	088/015/30		

TIF Administrator Contact Information

First Name:	Jamie	Last Name:	Maitret		
Address:	101 South Illinois Street	Title:	Finance Director		
Telephone:	(618) 233-6810	City:	Belleville	Zip:	62220
E-mail- required	jmaitret@belleville.net				

I attest to the best of my knowledge, that this FY 2018 report of the redevelopment project area(s) in the City/Village of: Belleville is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

Jamie Maitret — Written signature of TIF Administrator

10/24/18 — Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTICT

Name of Redevelopment Project Area	Date Designated	Date Terminated
Tax Increment Financing District #17	1/18/2005	

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

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

FY 2018

Name of Redevelopment Project Area (below):
Tax Increment Financing District #17
Primary Use of Redevelopment Project Area*: Combination/Mixed

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

If "Combination/Mixed" List Component Types:	Retail; Residential
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	X
Industrial Jobs Recovery Law	

Please utilize the information below to properly label the Attachments.

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] **If yes, please enclose the amendment (labeled Attachment A).**	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] **Please enclose the CEO Certification (labeled Attachment B).**		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] **Please enclose the Legal Counsel Opinion (labeled Attachment C).**		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] **If yes, please enclose the Activities Statement (labled Attachment D).**		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] **If yes, please enclose the Agreement(s) (labeled Attachment E).**		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] **If yes, please enclose the Additional Information (labeled Attachment F).**	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] **If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).**	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] **If yes, please enclose the Joint Review Board Report (labeled Attachment H).**		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] **If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).**	X	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] **If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).**	X	
Has a cumulative of $100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) **If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).**		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than $100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] **If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).**		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] **If yes, please enclose the list only, not actual agreements (labeled Attachment M).**	X	

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d))
Provide an analysis of the special tax allocation fund.

FY 2018

TIF NAME: **Tax Increment Financing District #17**

Special Tax Allocation Fund Balance at Beginning of Reporting Period $ (256,622)

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	$ 60,334	$ 630,144	74%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 200	$ 2,759	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		$ 120,146	14%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		$ 99,950	12%

All Amount Deposited in Special Tax Allocation Fund	$ 60,534		
Cumulative Total Revenues/Cash Receipts		$ 852,999	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 67,382		
Transfers to Municipal Sources			
Distribution of Surplus			
Total Expenditures/Disbursements	$ 67,382		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	$ (6,848)		
FUND BALANCE, END OF REPORTING PERIOD*	$ (263,470)		

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

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

FY 2018

TIF NAME: Tax Increment Financing District #17

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs)

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Professional Services	6,414	
		$ 6,414
2. Annual administrative cost.		
		$ -
3. Cost of marketing sites.		
		$ -
4. Property assembly cost and site preparation costs.		
		$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
Remodeling	3,628	
		$ 3,628
6. Costs of the constructuion of public works or improvements.		
Sidewalk & Infrastructure Improvements	5,970	
Parking Lot Improvements	51,370	
		$ 57,340

SECTION 3.2 A		
PAGE 2		
7. Costs of eliminating or removing contaminants and other impediments.		
		$ -
8. Cost of job training and retraining projects.		
		$ -
9. Financing costs.		
		$ -
10. Capital costs.		
		$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		$ -

SECTION 3.2 A		
PAGE 3		
13. Relocation costs.		
		$ -
14. Payments in lieu of taxes.		
		$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		$ -
17. Cost of day care services.		
		$ -
18. Other.		
		$ -

TOTAL ITEMIZED EXPENDITURES		$ 67,382

Section 3.2 B

FY 2018

TIF NAME: Tax Increment Financing District #17

Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.

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

Name	Service	Amount
Christ Bros. Asphalt Inc.	Construction of Public Works/Improve.	$ 51,370.00

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

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

FY 2018

TIF NAME: **Tax Increment Financing District #17**

FUND BALANCE BY SOURCE $ (263,470)

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	$ -	$ -

2. Description of Project Costs to be Paid		
Construction of Public Works & Improvements		$ 3,206,792
Professional Services & Administration		$ 102,313
Financing Costs		$ 250,000
Property Assembly		$ 677,368
Relocation Costs		$ 250,000
Marketing		$ 237,660
Rehabilitation, Reconstruction, Repair, Remodeling, etc.		$ 1,262,622
Total Amount Designated for Project Costs		$ 5,986,755

TOTAL AMOUNT DESIGNATED $ 5,986,755

SURPLUS/(DEFICIT) $ (6,250,225)

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2018

TIF NAME: **Tax Increment Financing District #17**

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

X **Check here if no property was acquired by the Municipality within the Redevelopment Project Area.**

Property Acquired by the Municipality Within the Redevelopment Project Area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

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

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

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

SECTION 5 - 20 ILCS 620/4.7 (7)(F)
PAGE 1

FY 2018

TIF Name: **Tax Increment Financing District #17**

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

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality **DID** undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	13

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	$ 15,223,075	$ -	$ -
Public Investment Undertaken	$ 839,724	$ -	$ 87,000
Ratio of Private/Public Investment	18 9/70		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: Seven Restaurant Bump Out

Private Investment Undertaken (See Instructions)	$ 60,000		
Public Investment Undertaken	$ 31,883		
Ratio of Private/Public Investment	1 15/17		0

Project 2*: HH Innovations

Private Investment Undertaken (See Instructions)	$ 74,000		
Public Investment Undertaken			$ 5,000
Ratio of Private/Public Investment	0		0

Project 3*: Papa Vito's Restaurant

Private Investment Undertaken (See Instructions)	$ 150,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4*: E Washington Coupler

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 100,000		
Ratio of Private/Public Investment	0		0

Project 5*: Conkright, Inc.

Private Investment Undertaken (See Instructions)	$ 450,000		
Public Investment Undertaken	$ 478,513		$ 8,000
Ratio of Private/Public Investment	79/84		0

Project 6*: 401 E Washington Parking Lot

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 24,194		
Ratio of Private/Public Investment	0		0

PAGE 2 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 7*: Bellecourt Banquet Center

Private Investment Undertaken (See Instructions)	$ 189,075		
Public Investment Undertaken	$ 27,000		
Ratio of Private/Public Investment	7		0

Project 8*: 222 East Main Street

Private Investment Undertaken (See Instructions)	$ 100,000		
Public Investment Undertaken			$ 4,000
Ratio of Private/Public Investment	0		0

Project 9*: Meredith Home Improvements

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 126,764		
Ratio of Private/Public Investment	0		0

Project 10*: Parking Lot Improvements

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 51,370		
Ratio of Private/Public Investment	0		0

Project 11*: Tygracon Properties - 300 East Main St

Private Investment Undertaken (See Instructions)	$ 1,500,000		
Public Investment Undertaken			$ 60,000
Ratio of Private/Public Investment	0		0

Project 12*: Meredith Home Development

Private Investment Undertaken (See Instructions)	$ 12,000,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13*: Escape 618 - 102 East Main

Private Investment Undertaken (See Instructions)	$ 700,000		
Public Investment Undertaken			$ 10,000
Ratio of Private/Public Investment	0		0

Project 14*:

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

Project 15*:

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

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. *even though optional MUST be included as part of the complete TIF report

SECTION 6
FY 2018

TIF NAME: **Tax Increment Financing District #17**

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

_____ Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -

SECTION 7
Provide information about job creation and retention:

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -

SECTION 8
Provide a general description of the redevelopment project area using only major boundaries:

Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	

ATTACHMENT B

CITY OF BELLEVILLE, ILLINOIS

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

October 5, 2018

C.J. Schlosser & Company, L.L.C.
233 East Center Drive
P.O. Box 416
Alton, IL 62002

RE: Tax Increment Financing District #3, Tax Increment Financing District # 8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14 Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 West, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Rt.15/South Greenmount, Tax Increment Financing District #21 Belle Valley Phase III, and Tax Increment Financing District #22 Route 15 North.

Dear Gentlemen / Ladies:

I, Mark W. Eckert, the duly elected Mayor of the City of Belleville, Illinois, County of St. Clair, and as such, do hereby certify that the City of Belleville has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the municipal fiscal year ending May 1, 2017- April 30, 2018 to the best of my knowledge and belief.

Sincerely,

City of Belleville

Mark W. Eckert

Mark W. Eckert
Mayor

ATTACHMENT C

CITY OF BELLEVILLE, ILLINOIS

GARRETT P. HOERNER, CITY ATTORNEY
5111 WEST MAIN STREET
BELLEVILLE, ILLINOIS 62226-4728
Phone: (618) 235-0020
Fax: (618) 235-8558
E-Mail: gphoerner@belleville.net

October 5, 2018

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

Re: Illinois Tax Increment Redevelopment Act:
Fiscal Year 2018 (May 1, 2017 through April 30, 2018)

Tax Increment Financing District #3, 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 Route15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 West, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Rt.15/South Greenmount, Tax Increment Financing District #21 Belle Valley Phase III and Tax Increment Financing District #22 Route 15 North.

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, 2017 through April 30, 2018 (FY2018). 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

Garrett P. Hoerner

PART II - ACTIVITIES

During its Fiscal Year ending April 30, 2018, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

TIF #3	$4,678,178 of tax incentive rebates were issued to school districts and $1,761 of tax incentive rebates were issued to businesses. This District performed work on several infrastructure projects such as West Main Streetscape, Union Avenue, Juanita Place, and Lakeshore Drive, in addition to needed demolition activity. This District also paid expenditures toward the City Hall renovation.
TIF #8	$27,427 of tax incentive rebates were issued to a business.
TIF #9	No Material Activity.
TIF #10	$845,684 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	No Material Activity.
TIF #13	No Material Activity.
TIF #14	No Material Activity.
TIF #15	This District paid out tax incentive rebates of $834,555 for costs incurred for improvements that are part of a developer agreement related to a retail complex located near Greenmount Road. This District also retired bond debt related to the retail complex.
TIF #16	This District paid out tax incentive rebates of $63,717 to a business. This District also incurred expense related to the Bicentennial Park improvements.
TIF #17	This District incurred expense of $63,754 for street and sidewalk improvements.
TIF #18	No Material Activity.
TIF #19	This District paid out tax incentive rebates of $490,251 to a business as part of a developer agreement and retired bond debt related to that agreement.
TIF #20	This District paid out tax incentive rebates of $75,820 to a business.
TIF #21	No Material Activity.
TIF #22	No Material Activity.

ATTACHMENT E

DEVELOPMENT AGREEMENT

This agreement made this 18th day of September, 2017 by and between the City of Belleville, Illinois (the "City") and **Escape 618 ("Escape 618"):**

WITNESSETH:

WHEREAS, Escape 618 intends on investing a minimum of $700,000.00 to complete the remodeling of the existing facility located at 102 East 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 **Escape 618** would provide jobs at said location, and;

Responsibilities of the City of Belleville

1. Reimburse Escape 618 $5,000.00 in TIF #17 funds for TIF eligible expenses at 102 East Main St. within sixty (60) days of receipt of documentation of eligible costs incurred.
2. Reimburse Escape 618 $5,000.00 in TIF #17 funds for TIF eligible expenses at 102 East Main St. after May 1, 2018 after receipt of documentation of eligible costs incurred.

Responsibilities of Escape 618

A. Invest no less than $700,000.00 at 102 East Main St. limited to the remodeling of the existing facility no later than March 31, 2018, and;
B. Create six (6) FTE jobs within the first year of operation, and;
C. Create two (2) additional FTE jobs within the second year of operation, and;
D. Escape 618 and any heirs and/or successors shall 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 **Escape 618** fails to meet its obligations under Sections (A), (B), (C), (D), or (E) of the section entitled "Responsibilities of **Escape 618**" 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. Superseder. This Agreement supersedes and replaces any and all prior agreements and understandings between the City and **Escape 618** with respect to the subject matter hereof.
9. Request of Payment. The party receiving inducements must officially request payment from the City. This must be done via letter to include documentation of costs incurred as outlined in the section titled "Responsibilities of **Escape 618**".
10. Compliance Reporting. Agree to submit Annual Certification of Compliance With Development Agreement form to document compliance with items as outlined in the section titled "Responsibilities of **Escape 618**". Such reporting is required for the life of the agreement, which is defined as the timeframe of the commitment to remain and operate at the project location as identified in the section titled "Responsibilities of **Escape 618**".

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

By: Mark W. Eckert
MAYOR

ATTEST: _____
CITY CLERK

Escape 618
102 East Main St.
Belleville, IL 62220

By: _____
Tyler Renner, Owner

DEVELOPMENT AGREEMENT

This agreement made this 20th day of February, 2018 by and between the City of Belleville, Illinois (the "City") and **Tygracon Properties, Inc. ("Tygracon Properties, Inc."):**

WITNESSETH:

WHEREAS, Tygracon Properties, Inc. intends on investing a minimum of $1,500,000.00 to complete the acquisition and remodeling of the existing facility located at 300 East 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;

Responsibilities of the City of Belleville

1. Provide $15,000.00 in TIF 17 funds annually for four (4) years.
2. Complete ADA sidewalk improvements on east side of the first block of South Church St. (estimated cost $16,000.00).
3. Pave and share maintenance of parking lots on parcel 08-22.0-340-003 and 08-22.0-340-017 (estimated cost $24,000.00).
4. Rebate 50% of incremental property taxes directly related to improvements for ten (10) years or the end of the original life of TIF #17/East Main Street (Tax year 2028), whichever occurs first.
5. Lease and allow signage for twelve (12) parking spaces in the City owned parking garage located at South Church St. and East Washington St. to Tygracon Properties, Inc. for residential tenants.
6. Provide easement on City owned parcel (08-22.0-340-018 (or any subsequent parcel ID) for expansion of the parking lot located on parcel 08-22.0-340-017 (or any subsequent parcel ID).

Responsibilities of Tygracon Properties, Inc.

A. Invest no less than $1,500,000.00 at 300 East Main St. limited to the purchase and remodeling of the existing facility, including new windows and other façade improvements, to house twelve (12) market rate apartments on the upper floors, no later than eighteen (18) months after closing on the property, and;
B. Make a reasonable effort to retain one hundred (100) FTE jobs via first floor commercial tenants, and;
C. Bury electric line at rear of building, pending approvals of Ameren-Illinois.
D. Construct outdoor common space for residents via decks on second and third floors of rear of building, or a roof deck.
E. Allow for public parking on half of the parking lot located on parcel 08-22.0-340-017 (or any subsequent parcel ID) between the hours of 6:00 p.m. and 6:00 a.m. on weekdays and all day on Saturday and Sunday.
F. Tygracon Properties, Inc. and any heirs and/or successors shall remain and operate at the site for no less than twenty (20) years, and;
G. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that **Tygracon Properties, Inc.** fails to meet its obligations under Sections (A), (B), (C), (D), (E), (F) or (G) of the section entitled "Responsibilities of **Tygracon Properties, Inc.**" of the Development Agreement, all public funds provided under (1), (2), (3), (4), (5), and (6) 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. Superseder. This Agreement supersedes and replaces any and all prior agreements and understandings between the City and **Tygracon Properties, Inc.** with respect to the subject matter hereof.
9. Request of Payment. The party receiving inducements must officially request payment from the City. This must be done via letter to include documentation of costs incurred as outlined in the section titled "Responsibilities of **Tygracon Properties, Inc.**".
10. Compliance Reporting. Agree to submit Annual Certification of Compliance With Development Agreement form to document compliance with items as outlined in the section titled "Responsibilities of **Tygracon Properties, Inc.**". Such reporting is required for the life of the agreement, which is defined as the timeframe of the commitment to remain and operate at the project location as identified in the section titled "Responsibilities of **Tygracon Properties, Inc.**".

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

By: _____
MAYOR

ATTEST: _____
CITY CLERK

Tygracon Properties, Inc.
P.O. Box 644
Columbia, IL 62236

By: _____
Karl F. Gilpin, President

DEVELOPMENT AGREEMENT
(AS AMENDED)

This amended agreement made this 26th day of February, 2018 by and between the **City of Belleville, Illinois (the "City")** and **MH Belleville Associates, LP**, an Illinois Limited Partnership **(the "Developer")**, which is a single purpose entity controlled by the Southwestern Illinois Development Authority ("SWIDA"):

WITNESSETH:

WHEREAS, Developer intends on investing an estimated minimum total development costs of $12,000,000.00 to complete remodeling of the existing facility located at 16 South Illinois Street in Belleville, per the proposal submitted to the City of Belleville on June 15, 2016 (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 and other means of assistance and support for the Project and the terms upon which **Developer** shall redevelop the property at said location.

Responsibilities of the City of Belleville

1. Sell the property located at 16 South Illinois St. (Parcel 08-21.0-445-040 & 08-21.0-445-041)to **Developer** for the sum of $600,000.00 subject to a deed restriction requiring use of the property as contemplated within this agreement, at the time of financial closing, and;
2. Certification of project's location in Belleville Enterprise Zone for the Exemption of Sales Tax on Building Materials used exclusively for the remodeling (Savings estimated at $486,000.00) at the existing facility located at 16 South Illinois Street for retail/commercial space on the first floor and independent senior living apartments on floors two through six, should such incentives be deemed by consultation with **Developer** as applicable subject to the rules and regulations of other various sources of financing intended to be utilized on the Project and;
3. Provide funding as identified in Exhibit A for rental assistance to twelve (12) of the proposed units, or until such time as **Developer** acquires rental assistance vouchers from another source, and;
4. Commit to work jointly and in good faith with **Developer** to identify parking opportunities and help facilitate prospective parking options that best serve the Project and the larger community, and;
5. Consider, based on preliminary site planning work, relaxation of parking requirements for proposed development, specifically as it pertains to the intended independent senior living use that can normally be projected to require less parking than other potential development uses, and;
6. Support **Developer** in its efforts to obtain redevelopment financing from the Illinois Housing Development Authority ("IHDA") by providing, but not limited to, the following:
    a. Letters of support from **City** leadership,
    b. Obtaining letters of support from key community stakeholders including, civic organizations, area business interests, elected officials, local historic groups, etc.,
    c. Providing information on the zoning of the site and affirming that the intended use is permissive under the zoning code of the **City**,
    d. Working with **Developer** and with the appropriate representatives of IHDA on documenting ongoing community revitalization plans and activities in the surrounding are of the Property.

Responsibilities of Developer

A. Purchase the property located at 16 South Illinois St. from the City of Belleville for the sum of $600,000.00 subject to a deed restriction requiring use of the property as contemplated within this agreement, at the time of financial closing, and;
B. Provide first right of refusal to the City of Belleville in the event the building is sold or the project does not materialize causing this Agreement to be terminated, and;
C. Invest no less than $12,000,000.00 in anticipated total development costs at 16 South Illinois St. limited to the remodeling of the existing facility no later than anticipated completion date as defined in paragraph "L" of this section of this Agreement for retail/commercial space on the first floor and independent senior living apartments on floors two through six, as proposed in "A Proposal for the Strategic Revitalization of the Hotel Belleville Building", submitted on June 15, 2016 to the City of Belleville, and parking improvements, and;
D. Endeavor to acquire rental assistance vouchers from another source for twelve (12) of the proposed units to satisfy requirements of Illinois Housing Development Authority's (IHDA) Qualified Allocation Plan. If said vouchers are acquired, **Developer** will no longer require City assistance as identified in Exhibit A, and;
E. Submit a preliminary parking plan to the City of Belleville no less than 180 days after the approval of this agreement, which shall be subject to City feedback, response and collective problem solving intended to arrive at an optimal parking scenario for the Project and the larger surrounding area and;
F. Pursue listing of property located at 16 South Illinois Street on the National Register of Historic Places, and;
G. Adhere to the City of Belleville's Crime Free Housing Ordinance, including but not limited to conducting background checks on all potential tenants prior to occupancy subject to all federal fair housing laws and practices, and;
H. Create two permanent full time equivalent jobs in the ongoing operations of the redeveloped Project and a minimum of three full time equivalent jobs subject to the type(s) of commercial user(s) attracted to the commercial component of the building, and;
I. Provide professional, on-site property management with full maintenance service and 24 hour on-call emergency maintenance services, and;
J. Provide monthly written updates to City staff on project progress during project construction, and;
K. **Developer** and any heirs and/or successors shall remain and operate at the site for no less than fifteen (15) years, and;
L. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances and requirements of IHDA, and;
M. The anticipated redevelopment schedule, to be led by **Developer**, shall be comprised as follows. As indicated in the Proposal submitted June 15, 2016 the overall development financing for the Project is reliant on tax credits and other financing from IHDA. The parties to this Agreement both acknowledge and accept that IHDA financing is governed by a competitive application process. As this is a highly competitive process, the parties further agree to allow **Developer** to make, at least, two competitive applications to IHDA in an earnest effort to gain financing for the Project. As such, the agreed upon schedule shall be as follows:
    a. Financing and Predevelopment Phase (first attempt):
        i. **Developer** shall submit a comprehensive Preliminary Project Assessment (step one in the IHDA financing application process) at the next IHDA acceptance date, which, while subject to change by IHDA, is posted as being due March 3, 2017.
        ii. If granted preliminary approval on the above, Developer shall submit a full financing application to IHDA (step two in the IHDA financing

application process) at the next IHDA acceptance date, which, while subject to change by IHDA, is posted as being due June 23, 2017.

Items i. and ii. above shall collectively be considered the first attempt by **Developer** to gain financing from IHDA for the Project. In the event that this first attempt by **Developer** is not awarded financing by IHDA, **Developer** shall begin the process of a second attempt to gain IHDA financing including the following:

b. Financing and Predevelopment Phase (second attempt):
    i. **Developer** shall submit a comprehensive Preliminary Project Assessment (step one in the IHDA financing application process) at the next IHDA acceptance date, which has not yet been posted by IHDA is expected to take place in the fourth quarter of 2017.
    ii. If granted preliminary approval on the above, Developer shall submit a full financing application to IHDA (step two in the IHDA financing application process) at the next IHDA acceptance date, which has not been posted yet by IHDA but is expected to take place in the 2nd quarter of 2018.

Items i. and ii. above shall be collectively considered the second attempt by **Developer** to gain financing from IHDA for the Project. In the event that the first and second attempts by **Developer** are not awarded financing by IHDA, **City** and **Developer** shall meet to discuss and review all facts and circumstances associated with the rationale under which the first and second attempts were not approved by IHDA and determine whether to extend this Agreement to allow for additional financing applications by the **Developer** to IHDA.

c. Post IHDA Financial Approval and Financial Closing Phase:
    i. Upon approval of IHDA financing **Developer** shall work diligently to achieve a financial closing on all Project funds and acquire the Property from the **City** at the time of this financial closing. It is anticipated that such closing would take place within 10 months from the date of announcement of IHDA financing approval.
d. Rehabilitation work shall commence immediately upon financial closing and is anticipated to be fully complete within 14 months of commencement.
e. Notices of IHDA related submissions, responses and approvals. In all cases pertaining to items A and B above, **Developer**, shall communicate clearly to **City** that the required financing applications have been made to IHDA in a timely manner and the response, including either approval of denial by IHDA, shall be shared in all cases with the **City**.

Miscellaneous

1. Entire Agreement. This Agreement and any written amendments hereto shall constitute the entire agreement between the parties. Neither party shall be bound by any terms, conditions, statements or representatives, not herein contained. Each party hereby acknowledges that in executing this Agreement it has not been induced, persuaded or motivated by any promise or representation made by the other party, unless expressly set forth herein. All previous negotiations, statements and preliminary agreements by the parties or their representatives are merged in this Agreement.
2. Validity. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held by a court of law to be illegal or in conflict with any law of the State of Illinois, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed

and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid.

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

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

By: Mark W. Eckert
MAYOR

ATTEST: _____
CITY CLERK

MH Belleville Associates, LP
1022 Eastport Plaza Drive
Collinsville, IL 62234-6121

By: Michael J. Lundy
Michael J. Lundy, Executive Director of Southwester Illinois Development Authority - General Partner of MH Belleville Associates, LP

Exhibit A

Assistance Schedule

Year 1	$38,940
Year 2	$39,719
Year 3	$40,513
Year 4	$41,323
Year 5	$42,150
Year 6	$42,993
Year 7	$43,853
Year 8	$44,730
Year 9	$45,624
Year 10	$46,537

ATTACHMENT H

TIF 17 Joint Review Board Minutes
12/14/17 9:25 a.m.-9:30 a.m.

MEMBERS/TAXING BODIES:
Adam Hoerner, SWIC
Leander Spearman, Belleville Public Library
Ryan Boike, School District 118
Brian Mentzer, School District 201
Ken Kinsella, Public Member
Mayor Mark Eckert

STAFF:
Annissa McCaskill, Economic Development, Planning, & Zoning Director
Eric Schauster, Economic Development Assistant Director
Kari Tutza, Economic Development, Planning & Zoning
Jamie Maitret, Finance Director

GUESTS:
Michael Hagberg
Gene Norber, Economic Development Resources

The TIF Joint Review Board was held at 9:25 a.m. at 101 South Illinois Street, City Council Chambers.

The annual TIF Joint Review Board meetings are to review the effectiveness and status of each TIF.

TIF 17
Mayor Eckert asked the Board to elect a member from the public. Leander Spearman made a motion to elect Ken Kinsella, seconded by Adam Hoerner, with all present members voting aye. Motion carried.

Mayor Eckert asked the Board to elect a Chairperson. Ryan Boike made a motion to elect Ken Kinsella and seconded by Brian Mentzer with all present members voting aye. Motion carried.

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

Eric Schauster gave a description of TIF 17 stating that the inception of the TIF was in 2005 and will expire in 2028. With a beginning value of $2,900,000 and a current value of $3,500,000. The property values have increased 17%. With no further discussion, Ken Kinsella closed the meeting.

Respectfully Submitted,
Amy M. Toenjes
Transcribing Secretary

ATTACHMENT K

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

CITY OF BELLEVILLE, ILLINOIS

TAX INCREMENT FINANCING DISTRICTS
ANNUAL REPORT

FINANCIAL STATEMENTS

FOR THE YEAR ENDED
APRIL 30, 2018

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

80 Edwardsville Professional Park
Edwardsville, Illinois 62025
(618) 656-2146 Fax (618) 656-2147

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

PCPS
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CITY OF BELLEVILLE, ILLINOIS

TABLE OF CONTENTS
APRIL 30, 2018

	Page
Part I – Financial Information	
Independent Auditor's Report	1 - 3
Combining Balance Sheet – All Tax Increment Financing Districts	4 - 5
Combining Statement of Revenues, Expenditures, and Changes In Fund Balances - All Tax Increment Financing Districts	6 - 7
Notes to Financial Statements	8 - 11
Supplementary Information:	
Analysis of Special Allocation Funds	12 - 13
Analysis of Fund Balances By Source	14 - 23
Part II – Activities	24
Part III – Obligations	25

PART I – FINANCIAL INFORMATION

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

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 #3, 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 Tax Increment Financing District #22 Route 15 North as of and for the year ended April 30, 2018, 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 accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to error or fraud.

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including assessment of the risks of material misstatement of the financial

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the City of Belleville, Illinois' Tax Increment Financing Districts, as referred to in the first paragraph, as of April 30, 2018 and the respective changes in financial position, and where applicable, cash flows thereof for the year ended in accordance with accounting principles generally accepted in the United States of America.

Prior Basis of Accounting

The City of Belleville has kept its records and has prepared its financial statements for previous years on the modified cash basis of accounting. As described in Note 5 to the financial statements, The City has adopted accounting principles generally accepted in the United States of America as of the beginning of the current year. Although appropriate adjustments have been made to fund balances as of that date, it was not practicable to determine what adjustments would be necessary in the financial statements of the preceding year to retrospectively adjust the results of operations to conform with the accounting principles used in the current year.

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. Schlosser & Co., LLC

Certified Public Accountants
Alton, Illinois

October 5, 2018

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING BALANCE SHEET
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2018

	Tax Increment Financing								
	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14	Carlyle/ Greenmount
Assets									
Cash and Investments	$ 1,620,690	$ 163,527	$ 118,500	$ 901,916	$ 78,832	$ 77,492	$ 192,700	$ 206,436	$ 3,548,801
Receivables (Net of allowance for uncollectible):									
Property Tax	12,630,200	199,100	92,900	1,237,400	38,600	183,400	30,000	171,100	1,766,300
Intergovernmental	-	-	-	-	-	-	-	-	374,562
Other	40,749	-	-	-	-	-	-	-	-
Due Between TIF Funds	302,000	-	-	-	-	-	-	-	-
Total Assets	$ 14,593,639	$ 362,627	$ 211,400	$ 2,139,316	$ 117,432	$ 260,892	$ 222,700	$ 377,536	$ 5,689,663
Liabilities, Deferred Inflows of Resources, and Fund Balance									
Liabilities:									
Accounts Payable	$ 899,490	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Deferred Inflows of Resources:									
Unearned Revenue	12,630,200	199,100	92,900	1,237,400	38,600	183,400	30,000	171,100	1,892,694
Fund Balance:									
Nonspendable	40,749	-	-	-	-	-	-	-	-
Restricted for Debt Service	-	-	-	-	-	-	-	-	3,796,969
Restricted	1,023,200	163,527	118,500	901,916	78,832	77,492	192,700	206,436	-
Total Fund Balance	1,063,949	163,527	118,500	901,916	78,832	77,492	192,700	206,436	3,796,969
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	$ 14,593,639	$ 362,627	$ 211,400	$ 2,139,316	$ 117,432	$ 260,892	$ 222,700	$ 377,536	$ 5,689,663

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING BALANCE SHEET
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2018

	Tax Increment Financing							Debt Service Fund	Total
	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22		
Assets									
Cash and Investments	$ 163,818	$ 21,488	$ 172,085	$ 2,335,358	$ 103,954	$ 50,797	$ 16,326	$ 260,227	$ 10,032,947
Receivables (Net of allowance for uncollectible):									
Property Tax	285,100	64,900	61,900	1,038,500	67,900	6,900	18,100	-	17,892,300
Intergovernmental	-	-	-	332,512	6,563	-	-	-	713,637
Other	-	-	-	-	-	-	-	-	40,749
Due Between TIF Funds	2,000	(231,000)	-	(2,000)	-	(71,000)	-	-	-
Total Assets	$ 450,918	$ (144,612)	$ 233,985	$ 3,704,370	$ 178,417	$ (13,303)	$ 34,426	$ 260,227	$ 28,679,633
Liabilities, Deferred Inflows of Resources, and Fund Balance									
Liabilities:									
Accounts Payable	$ 152,165	$ 53,958	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,105,613
Deferred Inflows of Resources:									
Unearned Revenue	285,100	64,900	61,900	1,155,382	70,133	6,900	18,100	-	18,137,809
Fund Balance:									
Nonspendable	-	-	-	-	-	-	-	-	40,749
Restricted for Debt Service	-	-	-	2,548,988	-	-	-	260,227	6,606,184
Restricted	13,653	(263,470)	172,085	-	108,284	(20,203)	16,326	-	2,789,278
Total Fund Balance	13,653	(263,470)	172,085	2,548,988	108,284	(20,203)	16,326	260,227	9,436,211
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	$ 450,918	$ (144,612)	$ 233,985	$ 3,704,370	$ 178,417	$ (13,303)	$ 34,426	$ 260,227	$ 28,679,633

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
ALL TAX INCREMENT FINANCING DISTRICTS
FOR THE YEAR ENDED APRIL 30, 2018

	Tax Increment Financing								
	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14	Carlyle/ Greenmount
Revenues:									
Property Taxes	$ 12,329,014	$ 217,459	$ 89,956	$ 1,208,120	$ 37,636	$ 171,772	$ 29,820	$ 117,009	$ 1,669,110
Intergovernmental	424,975	-	-	-	-	-	-	-	1,549,015
Interest	58,024	1,324	1,769	17,603	861	753	2,788	3,152	20,298
Reimbursements/Other	32,772	-	-	-	-	-	-	114,595	-
Total Revenues	12,844,785	218,783	91,725	1,225,723	38,497	172,525	32,608	234,756	3,238,423
Expenditures:									
Contractual Services	1,244,928	8,813	500	79,789	500	5,500	500	8,548	18,906
Tax Rebates	4,679,939	27,427	-	-	-	-	-	-	834,555
Capital Outlay	3,181,772	-	-	31,834	-	-	-	-	-
Debt Service:									
Principal	174,940	-	-	-	-	-	-	-	795,000
Interest and Fiscal Charges	22,163	-	-	766,895	-	-	-	-	1,503,229
Total Expenditures	9,303,742	36,240	500	878,518	500	5,500	500	8,548	3,151,690
Excess of Revenues Over (Under) Expenditures	3,541,043	182,543	91,225	347,205	37,997	167,025	32,108	226,208	86,733
Other Financing Sources (Uses)									
Proceeds of Debt	455,122	-	-	-	-	-	-	-	-
Operating Transfers In (Out)	(3,386,809)	-	(100,000)	(350,000)	(25,000)	(25,000)	(100,000)	(159,409)	-
Total Other Financing Sources (Uses)	(2,931,687)	-	(100,000)	(350,000)	(25,000)	(25,000)	(100,000)	(159,409)	-
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses	609,356	182,543	(8,775)	(2,795)	12,997	142,025	(67,892)	66,799	86,733
Fund Balance, Beginning of Year, As Restated	454,593	(19,016)	127,275	904,711	65,835	(64,533)	260,592	139,637	3,710,236
Fund Balance, End of Year	$ 1,063,949	$ 163,527	$ 118,500	$ 901,916	$ 78,832	$ 77,492	$ 192,700	$ 206,436	$ 3,796,969

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
ALL TAX INCREMENT FINANCING DISTRICTS
FOR THE YEAR ENDED APRIL 30, 2018

	Tax Increment Financing							Debt Service Fund	Total
	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22		
Revenues:									
Property Taxes	$ 283,320	$ 60,334	$ 64,671	$ 980,502	$ 64,388	$ 6,378	$ 16,326	$ -	$ 17,345,815
Intergovernmental	-	-	-	1,396,578	44,092	-	-	-	3,414,660
Interest	2,378	200	1,669	12,494	995	498	138	2,463	127,407
Reimbursements/Other	-	-	-	-	-	-	-	-	147,367
Total Revenues	285,698	60,534	66,340	2,389,574	109,475	6,876	16,464	2,463	21,035,249
Expenditures:									
Contractual Services	2,184	63,754	771	19,417	350	-	138	-	1,454,598
Tax Rebates	63,717	3,628	-	490,251	75,820	-	-	-	6,175,337
Capital Outlay	402,166	-	-	-	-	-	-	-	3,615,772
Debt Service:									
Principal	-	-	-	505,000	-	-	-	-	1,474,940
Interest and Fiscal Charges	-	-	-	1,291,697	-	-	-	254,012	3,837,996
Total Expenditures	468,067	67,382	771	2,306,365	76,170	-	138	254,012	16,558,643
Excess of Revenues Over (Under) Expenditures	(182,369)	(6,848)	65,569	83,209	33,305	6,876	16,326	(251,549)	4,476,606
Other Financing Sources (Uses)									
Proceeds of Debt	-	-	-	-	-	-	-	-	455,122
Operating Transfers In (Out)	-	-	-	-	-	-	-	254,300	(3,891,918)
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	254,300	(3,436,796)
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses	(182,369)	(6,848)	65,569	83,209	33,305	6,876	16,326	2,751	1,039,810
Fund Balance, Beginning of Year, As Restated	196,022	(256,622)	106,516	2,465,779	74,979	(27,079)	-	257,476	8,396,401
Fund Balance, End of Year	$ 13,653	$ (263,470)	$ 172,085	$ 2,548,988	$ 108,284	$ (20,203)	$ 16,326	$ 260,227	$ 9,436,211

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, 2018

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues, and expenditures or expenses as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled. Special Revenue Funds are used to account for the financing of public improvements or services deemed to benefit properties within a specific area. The City established the Tax Increment Financing Districts in the fiscal years ended April 30 as follows:

District #3	1986
Districts #8, #9, #10 and #11	2000
District #12	2003
District #13	2004
District #14	2006
Districts #15, #16, #17, #18 and #19	2008
District #20	2009
District #21	2010
District #22	2018

The statements are prepared on the modified accrual basis of accounting.

The accompanying financial statements were prepared for the Tax Increment Financing Districts only, to reflect their financial position as of April 30, 2018 and revenues and expenditures 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, 2018.

NOTE 2: CASH

The City is authorized by state statute to invest in: obligations of the United States of America; interest bearing accounts of banks; savings and loan associations or credit unions which are insured by the Federal Deposit Insurance Corporation, the Savings Association Insurance Fund or other applicable law, respectively; certain short-term obligations of corporations organized in the United States; money market mutual funds; and in a fund managed, operated and administered by a bank.

NOTE 2: CASH (continued)

The carrying amounts and the bank balances of the Tax Increment Financing Districts' deposits were $10,032,947, 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, 2018:

Tax Increment Refunding Revenue Bonds, Series 2007A Bonds, dated September 28, 2007, interest at 5.70% payable May 1 and November 1, with principal payments of $170,000 through $1,955,000 due on May 1 and November 1 through 2024. The balance due on these bonds as of April 30, 2018 is $13,905,000.

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 $320,000 to $790,000 due on May 1 and November 1 through 2021. The balance due on these bonds as of April 30, 2018 is $6,275,000.

General Obligation Bonds, Series 2011, dated February 17, 2011, interest ranging from 5.00% to 5.25% payable January 1 and July 1, with principal payments of $905,000 to $1,100,000 beginning in January 2027 through 2031. The balance due on these bonds as of April 30, 2018 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 $865,000 to $2,025,000 due on January 1 and July 1 through 2027. The balance due on these bonds as of April 30, 2018 is $14,695,000.

Local Government Program Revenue Bonds, Series 2011B, dated October 27, 2011, interest at 8.75% payable January 1 and July 1, with principal payments of $49,929 to $266,277 due on January 1 beginning in 2019 through 2026. The balance due on these bonds as of April 30, 2018 is $1,560,000.

NOTE 3: LONG-TERM DEBT (Continued)

Local Government Program Revenue Bonds, Series 2011C, dated October 27, 2011, interest ranging from 8.318% to 9.25% payable January 1 and July 1, with principal payments of $265,000 to $845,000 due on January 1 and July 1 through 2022. The balance due on these bonds as of April 30, 2018 is $3,720,000.

The following is a summary of Tax Increment Financing notes and capital leases outstanding for the year ended April 30, 2017:

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, 2018 is $259,853.

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, 2018 is $247,080.

Note Payable, dated March 22, 2016, interest rate of 1.730 percent payable in three annual installments of $47,590 through December 30, 2018. The balance due on this note payable as of April 30, 2018 is $46,857.

Capital Lease, dated October 17, 2016, interest rate of 1.836 percent payable in ten semiannual installments of $26,772 through April 17, 2021. The balance due on this lease as of April 30, 2018 is $155,426.

Capital Lease, dated November 21, 2017, interest rate of 2.97 percent payable in twenty semiannual installments of $26,470 through November 22, 2022. The balance due on this lease as of April 30, 2018 is $455,122.

The annual requirements to amortize Tax Increment Financing related debt as of April 30, 2018 are as follows:

Year Ending April 30,	Principal	Interest	Totals
2019	$ 3,408,618	$ 2,452,066	$ 5,860,684
2020	3,803,490	2,121,085	5,924,575
2021	4,180,181	1,854,011	6,034,192
2022	8,623,950	1,542,489	10,166,439
2023	3,021,620	1,233,604	4,255,224
2024-2028	20,136,479	3,127,831	23,264,310
2029-2031	3,145,000	330,100	3,475,100
	$ 46,319,338	$ 12,661,186	$ 58,980,524

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 $78,789 during the year ended April 30, 2018. These payments are being reported as development expense in the financial statements. The note balances related to this project in the total amount of $19,938,426 are still outstanding and not reflected in the debt of the City as of April 30, 2018.

NOTE 5: CHANGE IN BASIS OF ACCOUNTING

In the current year, the City of Belleville changed the basis of accounting for the financial statements. The City adopted the modified accrual basis of accounting for fund financial statements in accordance with generally accepted accounting principles. In prior years, the City used the modified cash basis of accounting with is an other comprehensive basis of accounting. Accordingly, revenue is recognized when earned and collectible within sixty days of year end and expenditures are recognized when the liability is incurred.

Beginning fund balances have been restated to conform to the modified accrual basis of accounting. The changes made to the prior year ending balances are as follows:

Prior Ending Fund Balance	$ 8,691,520
Changes made for:	
Intergovernmental receivable	731,827
Accounts receivable - other	110,112
Accounts payable	(875,223)
Deferred revenue - intergovernmental	(261,835)
Beginning Fund Balance, As Restated	$ 8,396,401

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
FOR THE YEAR ENDED APRIL 30, 2018

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14	Carlyle/ Greenmount
Beginning Balance - Adjusted	$ 712,069	$ (19,016)	$ 127,275	$ 904,711	$ 65,835	$ (64,533)	$ 260,592	$ 139,637	$ 3,710,236
Receipts:									
Property Taxes	12,329,014	217,459	89,956	1,208,120	37,636	171,772	29,820	117,009	1,669,110
Local Sales Tax	-	-	-	-	-	-	-	-	1,549,015
Grant Revenue	424,975	-	-	-	-	-	-	-	-
Interest	60,487	1,324	1,769	17,603	861	753	2,788	3,152	20,298
Reimbursements/Other	32,772	-	-	-	-	-	-	114,595	-
Total Receipts	12,847,248	218,783	91,725	1,225,723	38,497	172,525	32,608	234,756	3,238,423
Disbursements:									
Professional Fees/Plan Administration/Development	1,244,928	8,813	500	79,789	500	5,500	500	8,548	18,906
Financing Costs	451,115	-	-	766,895	-	-	-	-	2,298,229
Capital Costs	3,181,772	-	-	31,834	-	-	-	-	-
Tax Rebates	4,679,939	27,427	-	-	-	-	-	-	834,555
Total Disbursements	9,557,754	36,240	500	878,518	500	5,500	500	8,548	3,151,690
Other Financing Sources (Uses)									
Proceeds of Debt	455,122	-	-	-	-	-	-	-	-
Operating Transfer In (Out)	(3,132,509)	-	(100,000)	(350,000)	(25,000)	(25,000)	(100,000)	(159,409)	-
Total Other Financing Sources (Uses)	(2,677,387)	-	(100,000)	(350,000)	(25,000)	(25,000)	(100,000)	(159,409)	-
Excess of Receipts Over (Under) Disbursements	612,107	182,543	(8,775)	(2,795)	12,997	142,025	(67,892)	66,799	86,733
Ending Fund Balance (Deficit) - Unadjusted	1,324,176	163,527	118,500	901,916	78,832	77,492	192,700	206,436	3,796,969
Less: Appropriated for Debt Service	(8,837,893)	-	-	(19,938,426)	-	-	-	(281,623)	(26,596,951)
Ending Fund Balance (Deficit) - Adjusted	$ (7,513,717)	$ 163,527	$ 118,500	$ (19,036,510)	$ 78,832	$ 77,492	$ 192,700	$ (75,187)	$ (22,799,982)
Property Tax	$ -	$ 163,527	$ 118,500	$ -	$ 78,832	$ 77,492	$ 192,700	$ -	$ -
State Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
FOR THE YEAR ENDED APRIL 30, 2018

	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22	Total
Beginning Balance - Adjusted	$ 196,022	$ (256,622)	$ 106,516	$ 2,465,779	$ 74,979	$ (27,079)	$ -	$ 8,396,401
Receipts:								
Property Taxes	283,320	60,334	64,671	980,502	64,388	6,378	16,326	17,345,815
Local Sales Tax	-	-	-	1,396,578	44,092	-	-	2,989,685
Grant Revenue	-	-	-	-	-	-	-	424,975
Interest	2,378	200	1,669	12,494	995	498	138	127,407
Reimbursements/Other	-	-	-	-	-	-	-	147,367
Total Receipts	285,698	60,534	66,340	2,389,574	109,475	6,876	16,464	21,035,249
Disbursements:								
Professional Fees/Plan Administration/Development	2,184	63,754	771	19,417	350	-	138	1,454,598
Financing Costs	-	-	-	1,796,697	-	-	-	5,312,936
Capital Costs	402,166	-	-	-	-	-	-	3,615,772
Tax Rebates	63,717	3,628	-	490,251	75,820	-	-	6,175,337
Total Disbursements	468,067	67,382	771	2,306,365	76,170	-	138	16,558,643
Other Financing Sources (Uses)								
Proceeds of Debt	-	-	-	-	-	-	-	455,122
Operating Transfer In (Out)	-	-	-	-	-	-	-	(3,891,918)
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	(3,436,796)
Excess of Receipts Over (Under) Disbursements	(182,369)	(6,848)	65,569	83,209	33,305	6,876	16,326	1,039,810
Ending Fund Balance (Deficit) - Unadjusted	13,653	(263,470)	172,085	2,548,988	108,284	(20,203)	16,326	9,436,211
Less: Appropriated for Debt Service	-	-	-	(23,264,059)	-	-	-	(78,918,952)
Ending Fund Balance (Deficit) - Adjusted	$ 13,653	$ (263,470)	$ 172,085	$ (20,715,071)	$ 108,284	$ (20,203)	$ 16,326	(69,482,741)
Property Tax	$ 13,653	$ -	$ 172,085	$ -	$ 64,272	$ -	$ 16,326	$ 897,387
State Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Sales Tax	$ -	$ -	$ -	$ -	$ 44,012	$ -	$ -	$ 44,012

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCE BY SOURCE
(UNAUDITED)
APRIL 30, 2018

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	1,324,176	163,527	118,500	901,916	78,832	77,492	192,700	206,436
Less: Appropriated for Debt Service	(8,837,893)	-	-	(19,938,426)	-	-	-	(281,623)
Ending Fund Balance (Deficit) - Adjusted	$ (7,513,717)	$ 163,527	$ 118,500	$ (19,036,510)	$ 78,832	$ 77,492	$ 192,700	$ (75,187)
Property Tax	$ -	$ 163,527	$ 118,500	$ -	$ 78,832	$ 77,492	$ 192,700	$ -
State Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22
Ending Fund Balance (Deficit) - Unadjusted	3,796,969	13,653	(263,470)	172,085	2,548,988	108,284	(20,203)	16,326
Less: Appropriated for Debt Service	(26,596,951)	-	-	-	(23,264,059)	-	-	-
Ending Fund Balance (Deficit) -	$ (22,799,982)	$ 13,653	$ (263,470)	$ 172,085	$ (20,715,071)	$ 108,284	$ (20,203)	$ 16,326
Property Tax	$ -	$ 13,653	$ -	$ 172,085	$ -	$ 64,272	$ -	$ 16,326
State Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Sales Tax	$ -	$ -	$ -	$ -	$ -	$ 44,012	$ -	$ -

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCE BY SOURCE
(UNAUDITED)
APRIL 30, 2017

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	1,216,430	(19,016)	127,275	904,711	65,835	(64,533)	260,592	139,637
Less: Appropriated for Debt Service	(8,750,506)	-	-	(19,594,832)	-	-	-	(290,759)
Ending Fund Balance (Deficit) - Adjusted	$ (7,534,076)	$ (19,016)	$ 127,275	$ (18,690,121)	$ 65,835	$ (64,533)	$ 260,592	$ (151,122)
Property Tax	$ -	$ -	$ 127,275	$ -	$ 65,835	$ -	$ 260,592	$ -
State Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21
Ending Fund Balance (Deficit) - Unadjusted	3,459,923	196,022	(253,348)	106,516	2,249,964	71,115	(27,079)
Less: Appropriated for Debt Service	(28,902,191)	-	-	-	(24,666,606)	-	-
Ending Fund Balance (Deficit) -	$ (25,442,268)	$ 196,022	$ (253,348)	$ 106,516	$ (22,416,642)	$ 71,115	$ (27,079)
Property Tax	$ -	$ 196,022	$ -	$ 106,516	$ -	$ 71,115	$ -
State Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2016

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #8	District #9	District #10	District #11	District #12	District #13
Ending Fund Balance (Deficit) - Unadjusted	$ (129,429)	$ 84,442	$ 2,324,710	$ 34,491	$ (89,799)	$ 89,444	$ 867,288	$ 63,664	$ (22,588)	$ 213,958
Less: Appropriated for Debt Service	-	-	(8,924,133)	-	-	-	(19,402,382)	-	-	-
Ending Fund Balance (Deficit) - Adjusted	$ (129,429)	$ 84,442	$ (6,599,423)	$ 34,491	$ (89,799)	$ 89,444	$ (18,535,094)	$ 63,664	$ (22,588)	$ 213,958
Property Tax	$ -	$ 84,442	$ -	$ 34,491	$ -	$ 89,444	$ -	$ 63,664	$ -	$ 213,958
Local Sales Tax	-	-	-	-	-	-	-	-	-	-
State Sales Tax	-	-	-	-	-	-	-	-	-	-
	$ -	$ 84,442	$ -	$ 34,491	$ -	$ 89,444	$ -	$ 63,664	$ -	$ 213,958

	District #14	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21
Ending Fund Balance (Deficit) - Unadjusted	$ 206,644	$ 3,170,189	$ 117,822	$ (262,655)	$ 144,350	$ 2,174,296	$ 49,093	$ (32,666)
Less: Appropriated for Debt Service	(299,896)	(30,965,088)	-	-	-	(26,071,340)	-	-
Ending Fund Balance (Deficit) - Adjusted	$ (93,252)	$ (27,794,899)	$ 117,822	$ (262,655)	$ 144,350	$ (23,897,044)	$ 49,093	$ (32,666)
Property Tax	$ -	$ -	$ 117,822	$ -	$ 144,350	$ -	$ 49,093	$ -
Local Sales Tax	-	-	-	-	-	-	-	-
State Sales Tax	-	-	-	-	-	-	-	-
	$ -	$ -	$ 117,822	$ -	$ 144,350	$ -	$ 49,093	$ -

NOTE: Schedules for the ten years ended April 30, 2007 through 2016 are being included to report which surplus funds had been generated prior to April 30, 2017.

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2015

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #8	District #9	District #10	District #11	District #12	District #13
Ending Fund Balance (Deficit) - Unadjusted	$ (168,617)	$ 49,743	$ 4,163,053	$ 31,616	$ 55,489	$ 96,618	$ 740,812	$ 62,567	$ 215,916	$ 171,603
Less: Appropriated for Debt Service	-	-	(9,174,131)	-	-	-	(19,207,627)	-	-	-
Ending Fund Balance (Deficit) - Adjusted	$ (168,617)	$ 49,743	$ (5,011,078)	$ 31,616	$ 55,489	$ 96,618	$ (18,466,815)	$ 62,567	$ 215,916	$ 171,603
Property Tax	$ -	$ 49,746	$ -	$ 31,616	$ 55,489	$ 96,618	$ -	$ 62,567	$ 215,916	$ 171,603
Local Sales Tax	-	-	-	-	-	-	-	-	-	-
State Sales Tax	-	-	-	-	-	-	-	-	-	-
	$ -	$ 49,746	$ -	$ 31,616	$ 55,489	$ 96,618	$ -	$ 62,567	$ 215,916	$ 171,603

	District #14	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21
Ending Fund Balance (Deficit) - Unadjusted	$ 118,310	$ 2,840,824	$ (39,743)	$ (279,829)	$ 117,293	$ 2,229,711	$ 27,803	$ (37,698)
Less: Appropriated for Debt Service	(309,033)	(32,905,475)	-	-	-	(27,590,234)	-	-
Ending Fund Balance (Deficit) - Adjusted	$ (190,723)	$ (30,064,651)	$ (39,743)	$ (279,829)	$ 117,293	$ (25,360,523)	$ 27,803	$ (37,698)
Property Tax	$ -	$ -	$ -	$ -	$ 117,293	$ -	$ 27,803	$ -
Local Sales Tax	-	-	-	-	-	-	-	-
State Sales Tax	-	-	-	-	-	-	-	-
	$ -	$ -	$ -	$ -	$ 117,293	$ -	$ 27,803	$ -

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2014

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #8	District #9	District #10	District #11	District #12	District #13
Ending Fund Balance (Deficit) - Unadjusted	$ (149,520)	$ 107,489	$ 4,337,509	$ 25,881	$ 282,142	$ 167,198	$ 717,985	$ 96,854	$ 255,439	$ 120,805
Less: Appropriated for Debt Service	-	-	(9,619,124)	-	-	-	(18,999,531)	-	-	-
Ending Fund Balance (Deficit) - Adjusted	$ (149,520)	$ 107,489	$ (5,281,615)	$ 25,881	$ 282,142	$ 167,198	$ (18,281,546)	$ 96,854	$ 255,439	$ 120,805
Property Tax	$ -	$ 107,489	$ -	$ 25,881	$ 282,142	$ 167,198	$ -	$ 96,854	$ 255,439	$ 120,805
Local Sales Tax	-	-	-	-	-	-	-	-	-	-
State Sales Tax	-	-	-	-	-	-	-	-	-	-
	$ -	$ 107,489	$ -	$ 25,881	$ 282,142	$ 167,198	$ -	$ 96,854	$ 255,439	$ 120,805

	District #14	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	$ 137,066	$ 3,327,363	$ (194,945)	$ (8,218)	$ 82,834	$ 2,186,559	$ 12,473	$ (15,447)	$ 255,350
Less: Appropriated for Debt Service	(318,170)	(35,451,999)	-	(99,950)	-	(28,985,331)	-	-	-
Ending Fund Balance (Deficit) - Adjusted	$ (181,104)	$ (32,124,636)	$ (194,945)	$ (108,168)	$ 82,834	$ (26,798,772)	$ 12,473	$ (15,447)	$ 255,350
Property Tax	$ -	$ -	$ -	$ -	$ 82,834	$ -	$ 12,473	$ -	$ 253,135
Local Sales Tax	-	-	-	-	-	-	-	-	1,697
State Sales Tax	-	-	-	-	-	-	-	-	518
	$ -	$ -	$ -	$ -	$ 82,834	$ -	$ 12,473	$ -	$ 255,350

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
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
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
Local Sales Tax	161	-	-	-	-	-	-	-	-	-
State Sales Tax	732	-	-	-	-	-	-	-	-	-
	$ 64,414	$ 74,946	$ -	$ 20,017	$ 311,624	$ 282,198	$ -	$ 70,083	$ 101,783	$ 95,342

	District #14	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	Sales Tax District
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
Less: Appropriated for Debt Service	(327,307)	(37,678,710)	(200,000)	-	-	(30,409,766)	-	-	(244,400)
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
Property Tax	$ -	$ -	$ -	$ 148,941	$ 62,953	$ -	$ 41,530	$ 3,872	$ 2,103,469
Local Sales Tax	-	-	-	-	-	-	-	-	14,881
State Sales Tax	-	-	-	-	-	-	-	-	4,543
	$ -	$ -	$ -	$ 148,941	$ 62,953	$ -	$ 41,530	$ 3,872	$ 2,122,893

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2012

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #8	District #9	District #10	District #11	District #12	District #13
Ending Fund Balance (Deficit) - Unadjusted	$ 53,402	$ 34,465	$ 6,199,486	$ 16,744	$ 169,491	$ 247,859	$ 656,380	$ 67,987	$ 104,523	$ 40,419
Less: Appropriated for Debt Service	-	-	(11,045,686)	-	-	-	(18,636,929)	-	-	-
Ending Fund Balance (Deficit) - Adjusted	$ 53,402	$ 34,465	$ (4,846,200)	$ 16,744	$ 169,491	$ 247,859	$ (17,980,549)	$ 67,987	$ 104,523	$ 40,419
Property Tax	$ 52,528	$ 34,465	$ -	$ 16,744	$ 169,491	$ 247,859	$ -	$ 67,987	$ 104,523	$ 40,419
Local Sales Tax	158	-	-	-	-	-	-	-	-	-
State Sales Tax	716	-	-	-	-	-	-	-	-	-
	$ 53,402	$ 34,465	$ -	$ 16,744	$ 169,491	$ 247,859	$ -	$ 67,987	$ 104,523	$ 40,419

	District #14	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	$ 112,619	$ 3,285,076	$ 64,148	$ 238,766	$ 24,984	$ 2,364,221	$ 19,686	$ 125	$ 4,463,830
Less: Appropriated for Debt Service	(336,443)	(39,599,317)	(400,000)	-	-	(32,132,906)	-	-	(487,350)
Ending Fund Balance (Deficit) - Adjusted	$ (223,824)	$ (36,314,241)	$ (335,852)	$ 238,766	$ 24,984	$ (29,768,685)	$ 19,686	$ 125	$ 3,976,480
Property Tax	$ -	$ -	$ -	$ 238,766	$ 24,984	$ -	$ 19,686	$ 125	$ 3,931,391
Local Sales Tax	-	-	-	-	-	-	-	-	34,544
State Sales Tax	-	-	-	-	-	-	-	-	10,545
	$ -	$ -	$ -	$ 238,766	$ 24,984	$ -	$ 19,686	$ 125	$ 3,976,480

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2011

	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	$ 58,620	$ 46,525	$ 7,682,243	$ 20,817	$ 498,238	$ 123,114	$ 6,010	$ 338,061	$ 313,156	$ 928,841	$ 164,930
Less: Appropriated for Debt Service	-	-	(11,893,767)	-	-	-	-	-	-	(18,481,614)	-
Ending Fund Balance (Deficit) - Adjusted	$ 58,620	$ 46,525	$ (4,211,524)	$ 20,817	$ 498,238	$ 123,114	$ 6,010	$ 338,061	$ 313,156	$ (17,552,773)	$ 164,930
Property Tax	$ 57,444	$ 46,525	$ -	$ 20,817	$ 498,238	$ 123,114	$ 6,010	$ 338,061	$ 313,156	$ -	$ 164,930
Local Sales Tax	212	-	-	-	-	-	-	-	-	-	-
State Sales Tax	964	-	-	-	-	-	-	-	-	-	-
	$ 58,620	$ 46,525	$ -	$ 20,817	$ 498,238	$ 123,114	$ 6,010	$ 338,061	$ 313,156	$ -	$ 164,930

	District #12	District #13	District #14	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	$ 147,127	$ 113,728	$ 64,516	$ 1,589	$ 27,232	$ 190,540	$ 9,828	$ 2,066,518	$ (22,502)	$ 93	$ 3,625,318
Less: Appropriated for Debt Service	-	-	(344,556)	(19,567,269)	(600,000)	-	-	(33,456,728)	-	-	(733,220)
Ending Fund Balance (Deficit) - Adjusted	$ 147,127	$ 113,728	$ (280,040)	$ (19,565,680)	$ (572,768)	$ 190,540	$ 9,828	$ (31,390,210)	$ (22,502)	$ 93	$ 2,892,098
Property Tax	$ 147,127	$ 113,728	$ -	$ -	$ -	$ 190,540	$ 9,828	$ -	$ -	$ 93	$ 2,848,275
Local Sales Tax	-	-	-	-	-	-	-	-	-	-	33,574
State Sales Tax	-	-	-	-	-	-	-	-	-	-	10,249
	$ 147,127	$ 113,728	$ -	$ -	$ -	$ 190,540	$ 9,828	$ -	$ -	$ 93	$ 2,892,098

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

	District #12	District #13	District #14	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	Sales Tax District
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, 2009

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #5	District #6	District #7	District #8	District #9	District #10
Ending Fund Balance (Deficit) - Unadjusted	$ 120,057	$ 121,696	$ 3,465,575	$ 10,378	$ 331,260	$ 152,539	$ 6,239	$ 300,915	$ 226,784	$ 584,211
Less: Appropriated for Debt Service	-	-	(5,435,000)	-	-	-	-	-	-	-
Ending Fund Balance (Deficit) - Adjusted	$ 120,057	$ 121,696	$ (1,969,425)	$ 10,378	$ 331,260	$ 152,539	$ 6,239	$ 300,915	$ 226,784	$ 584,211
Property Tax	$ 115,827	$ 121,696	$ -	$ 10,378	$ 331,260	$ 152,539	$ 6,239	$ 300,915	$ 226,784	$ 584,211
Local Sales Tax	763	-	-	-	-	-	-	-	-	-
State Sales Tax	3,467	-	-	-	-	-	-	-	-	-
	$ 120,057	$ 121,696	$ -	$ 10,378	$ 331,260	$ 152,539	$ 6,239	$ 300,915	$ 226,784	$ 584,211

	District #11	District #12	District #13	District #14	Carlyle/ Greenmount	District #16	District #17	Frank Scott Parkway	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	$ 107,141	$ 352,630	$ 41,870	$ 40,435	$ 396	$ 174,088	$ 90,240	$ 3,702,661	$ 4,052,965
Less: Appropriated for Debt Service	-	-	-	-	-	-	-	(36,624,781)	(1,230,665)
Ending Fund Balance (Deficit) - Adjusted	$ 107,141	$ 352,630	$ 41,870	$ 40,435	$ 396	$ 174,088	$ 90,240	$ (32,922,120)	$ 2,822,300
Property Tax	$ 107,141	$ 352,630	$ 41,870	$ 40,435	$ 54	$ 174,088	$ 90,240	$ -	$ 2,687,431
Local Sales Tax	-	-	-	-	-	-	-	-	103,327
State Sales Tax	-	-	-	-	342	-	-	-	31,542
	$ 107,141	$ 352,630	$ 41,870	$ 40,435	$ 396	$ 174,088	$ 90,240	$ -	$ 2,822,300

PART II - ACTIVITIES

During its Fiscal Year ending April 30, 2018, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

TIF #3	$4,678,178 of tax incentive rebates were issued to school districts and $1,761 of tax incentive rebates were issued to businesses. This District performed work on several infrastructure projects such as West Main Streetscape, Union Avenue, Juanita Place, and Lakeshore Drive, in addition to needed demolition activity. This District also paid expenditures toward the City Hall renovation.
TIF #8	$27,427 of tax incentive rebates were issued to a business.
TIF #9	No Material Activity.
TIF #10	$845,684 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	No Material Activity.
TIF #13	No Material Activity.
TIF #14	No Material Activity.
TIF #15	This District paid out tax incentive rebates of $834,555 for costs incurred for improvements that are part of a developer agreement related to a retail complex located near Greenmount Road. This District also retired bond debt related to the retail complex.
TIF #16	This District paid out tax incentive rebates of $63,717 to a business. This District also incurred expense related to the Bicentennial Park improvements.
TIF #17	This District incurred expense of $63,754 for street and sidewalk improvements.
TIF #18	No Material Activity.
TIF #19	This District paid out tax incentive rebates of $490,251 to a business as part of a developer agreement and retired bond debt related to that agreement.
TIF #20	This District paid out tax incentive rebates of $75,820 to a business.
TIF #21	No Material Activity.
TIF #21	No Material Activity.

PART III - OBLIGATIONS

During the fiscal year ending April 30, 2018, the City of Belleville entered into a lease for a new 2017 E-One Custom Pumper. 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.

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

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 #3, 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 Tax Increment Financing District #22 Route 15 North as of and for the year ended April 30, 2018, 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 accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to error or fraud.

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including assessment of the risks of material misstatement of the financial

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the City of Belleville, Illinois' Tax Increment Financing Districts, as referred to in the first paragraph, as of April 30, 2018 and the respective changes in financial position, and where applicable, cash flows thereof for the year ended in accordance with accounting principles generally accepted in the United States of America.

Prior Basis of Accounting

The City of Belleville has kept its records and has prepared its financial statements for previous years on the modified cash basis of accounting. As described in Note 5 to the financial statements, The City has adopted accounting principles generally accepted in the United States of America as of the beginning of the current year. Although appropriate adjustments have been made to fund balances as of that date, it was not practicable to determine what adjustments would be necessary in the financial statements of the preceding year to retrospectively adjust the results of operations to conform with the accounting principles used in the current year.

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. Schlosser & Co., LLC

Certified Public Accountants
Alton, Illinois

October 5, 2018