



**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 #19

**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; Other Commercial

**Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):**  
 Tax Increment Allocation Redevelopment Act   
 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)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
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)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).</b>	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)] <b>If attachment I is yes, then Analysis <u>MUST</u> be attached and (labeled Attachment J).</b>	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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, 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).</b>		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>		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 #19

Special Tax Allocation Fund Balance at Beginning of Reporting Period

\$ 2,465,779

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	\$ 980,502	\$ 8,446,713	19%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 12,494	\$ 133,646	0%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 22,915,000	53%
Transfers from Municipal Sources	\$ 1,396,578	\$ 11,998,593	28%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation Fund

\$ 2,389,574

Cumulative Total Revenues/Cash Receipts

\$ 43,493,952      100%

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

\$ 2,306,365

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements

\$ 2,306,365

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ 83,209

FUND BALANCE, END OF REPORTING PERIOD\*

\$ 2,548,988

\* 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 #19

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	16,805	
		\$ 16,805
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.		
		\$ -
6. Costs of the construction of public works or improvements.		
Principal Payments on Bonds	505,000	
Infrastructure Improvements	2,612	
		\$ 507,612

## 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.

Bond Interest

1,291,697

\$ 1,291,697

10. Capital costs.

Capital Costs

490,251

\$ 490,251

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.		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 2,306,365</b>





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 #19

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)**

**FY 2018**

**TIF Name: Tax Increment Financing District #19**

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':**

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

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

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ 66,887,614	\$ -	\$ -
Public Investment Undertaken	\$ 22,915,000	\$ -	\$ -
Ratio of Private/Public Investment	2 34/37		0

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Frank Scott Parkway (Belleville Crossing)**

Private Investment Undertaken (See Instructions)	\$ 66,887,614		
Public Investment Undertaken	\$ 22,915,000		
Ratio of Private/Public Investment	2 34/37		0

**Project 2\*:**

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

**Project 3\*:**

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

**Project 4\*:**

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

**Project 5\*:**

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

**Project 6\*:**

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



# CITY OF BELLEVILLE, ILLINOIS



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  
Mayor

# 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 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.**

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

ATTACHMENT D

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.

ATTACHMENT H

**TIF 19 Joint Review Board Minutes**  
**12/14/17 9:35 a.m.-9:40 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 9:35 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 19**

Mayor Eckert asked the Board to elect a member from the public. Ryan Boike 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 19 stating that the inception of the TIF was in 2006 and will expire in 2029. With a beginning value of \$48,000 and a current value of \$9,800,000. Property values increased 20,000%. With no comments or questions from the Board, Ken Kinsella closed the meeting.

Respectfully Submitted,  
Amy M. Toenjes  
Transcribing Secretary

ATTACHMENT K



**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



**CITY OF BELLEVILLE, ILLINOIS**

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**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. Schlessel & Company 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										Carlyle/ Greenmont
	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14			
<u>Assets</u>											
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	<u>\$ 14,593,639</u>	<u>\$ 362,627</u>	<u>\$ 211,400</u>	<u>\$ 2,139,316</u>	<u>\$ 117,432</u>	<u>\$ 260,892</u>	<u>\$ 222,700</u>	<u>\$ 377,536</u>		<u>\$ 5,689,663</u>	
<u>Liabilities, Deferred Inflows of Resources, and Fund Balance</u>											
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	-	-	-	-	-	-	-		3,796,969	
Restricted for Debt Service	-	-	-	-	-	-	-	-		-	
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	<u>\$ 14,593,639</u>	<u>\$ 362,627</u>	<u>\$ 211,400</u>	<u>\$ 2,139,316</u>	<u>\$ 117,432</u>	<u>\$ 260,892</u>	<u>\$ 222,700</u>	<u>\$ 377,536</u>		<u>\$ 5,689,663</u>	

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**

Assets	Tax Increment Financing						Debt Service Fund	Total	
	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21			District #22
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)	-	-	-
<b>Total Assets</b>	<u>\$ 450,918</u>	<u>\$ (144,612)</u>	<u>\$ 233,985</u>	<u>\$ 3,704,370</u>	<u>\$ 178,417</u>	<u>\$ (13,303)</u>	<u>\$ 34,426</u>	<u>\$ 260,227</u>	<u>\$ 28,679,633</u>
<b>Liabilities, Deferred Inflows of Resources, and Fund Balance</b>									
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
<b>Total Fund Balance</b>	<u>13,653</u>	<u>(263,470)</u>	<u>172,085</u>	<u>2,548,988</u>	<u>108,284</u>	<u>(20,203)</u>	<u>16,326</u>	<u>260,227</u>	<u>9,436,211</u>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balance</b>	<u>\$ 450,918</u>	<u>\$ (144,612)</u>	<u>\$ 233,985</u>	<u>\$ 3,704,370</u>	<u>\$ 178,417</u>	<u>\$ (13,303)</u>	<u>\$ 34,426</u>	<u>\$ 260,227</u>	<u>\$ 28,679,633</u>

**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										Carlyle/ Greenmont	
	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14				
<b>Revenues:</b>												
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	-			
<b>Total Revenues</b>	<b>12,844,785</b>	<b>218,783</b>	<b>91,725</b>	<b>1,225,723</b>	<b>38,497</b>	<b>172,525</b>	<b>32,608</b>	<b>234,756</b>	<b>3,238,423</b>			
<b>Expenditures:</b>												
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			
<b>Total Expenditures</b>	<b>9,303,742</b>	<b>36,240</b>	<b>500</b>	<b>878,518</b>	<b>500</b>	<b>5,500</b>	<b>500</b>	<b>8,548</b>	<b>3,151,690</b>			
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)	-			
<b>Total Other Financing Sources (Uses)</b>	<b>(2,931,687)</b>	<b>-</b>	<b>(100,000)</b>	<b>(350,000)</b>	<b>(25,000)</b>	<b>(25,000)</b>	<b>(100,000)</b>	<b>(159,409)</b>	<b>-</b>			
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			
<b>Fund Balance, End of Year</b>	<b>\$ 1,063,949</b>	<b>\$ 163,527</b>	<b>\$ 118,500</b>	<b>\$ 901,916</b>	<b>\$ 78,832</b>	<b>\$ 77,492</b>	<b>\$ 192,700</b>	<b>\$ 206,436</b>	<b>\$ 3,796,969</b>			

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

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

COMBINING STATEMENT OF 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		
<b>Revenues:</b>									
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
<b>Total Revenues</b>	<b>285,698</b>	<b>60,534</b>	<b>66,340</b>	<b>2,389,574</b>	<b>109,475</b>	<b>6,876</b>	<b>16,464</b>	<b>2,463</b>	<b>21,035,249</b>
<b>Expenditures:</b>									
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
<b>Total Expenditures</b>	<b>468,067</b>	<b>67,382</b>	<b>771</b>	<b>2,306,365</b>	<b>76,170</b>	<b>-</b>	<b>138</b>	<b>254,012</b>	<b>16,558,643</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>(182,369)</b>	<b>(6,848)</b>	<b>65,569</b>	<b>83,209</b>	<b>33,305</b>	<b>6,876</b>	<b>16,326</b>	<b>(251,549)</b>	<b>4,476,606</b>
<b>Other Financing Sources (Uses)</b>									
Proceeds of Debt	-	-	-	-	-	-	-	-	455,122
Operating Transfers In (Out)	-	-	-	-	-	-	-	254,300	(3,891,918)
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>254,300</b>	<b>(3,436,796)</b>
<b>Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses</b>	<b>(182,369)</b>	<b>(6,848)</b>	<b>65,569</b>	<b>83,209</b>	<b>33,305</b>	<b>6,876</b>	<b>16,326</b>	<b>2,751</b>	<b>1,039,810</b>
<b>Fund Balance, Beginning of Year, As Restated</b>	<b>196,022</b>	<b>(256,622)</b>	<b>106,516</b>	<b>2,465,779</b>	<b>74,979</b>	<b>(27,079)</b>	<b>-</b>	<b>257,476</b>	<b>8,396,401</b>
<b>Fund Balance, End of Year</b>	<b>\$ 13,653</b>	<b>\$ (263,470)</b>	<b>\$ 172,085</b>	<b>\$ 2,548,988</b>	<b>\$ 108,284</b>	<b>\$ (20,203)</b>	<b>\$ 16,326</b>	<b>\$ 260,227</b>	<b>\$ 9,436,211</b>

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

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

NOTES TO FINANCIAL STATEMENTS  
APRIL 30, 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.

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

**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.

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

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

Local Government Program Revenue Bonds, Series 2011C, dated October 27, 2011, interest ranging from 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 <u>April 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
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
	<u>\$ 46,319,338</u>	<u>\$ 12,661,186</u>	<u>\$ 58,980,524</u>

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

**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	<u>(261,835)</u>
Beginning Fund Balance, As Restated	<u>\$ 8,396,401</u>

**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/ Greenmont
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		District #20	District #21	District #22	Total
				Parkway					
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	2,184	63,754	771	19,417	350	-	138	1,454,598	
Administration/Development	-	-	-	1,796,697	-	-	-	5,312,936	
Financing Costs	402,166	-	-	-	-	-	-	3,615,772	
Capital Costs	63,717	3,628	-	490,251	75,820	-	-	6,175,337	
Tax Rebates	468,067	67,382	771	2,306,365	76,170	-	138	16,558,643	
Total Disbursements	-	-	-	-	-	-	-	-	-
Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	455,122
Proceeds of Debt	-	-	-	-	-	-	-	-	(3,891,918)
Operating Transfer In (Out)	-	-	-	-	-	-	-	-	-
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	<u>(8,837,893)</u>	-	-	<u>(19,938,426)</u>	-	-	-	<u>(281,623)</u>
Ending Fund Balance (Deficit) - Adjusted	<u>\$ (7,513,717)</u>	<u>\$ 163,527</u>	<u>\$ 118,500</u>	<u>\$ (19,036,510)</u>	<u>\$ 78,832</u>	<u>\$ 77,492</u>	<u>\$ 192,700</u>	<u>\$ (75,187)</u>
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	<u>(26,596,951)</u>	-	-	-	<u>(23,264,059)</u>	-	-	-
Ending Fund Balance (Deficit) -	<u>\$ (22,799,982)</u>	<u>\$ 13,653</u>	<u>\$ (263,470)</u>	<u>\$ 172,085</u>	<u>\$ (20,715,071)</u>	<u>\$ 108,284</u>	<u>\$ (20,203)</u>	<u>\$ 16,326</u>
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	<u>(8,750,506)</u>	-	-	<u>(19,594,832)</u>	-	-	-	<u>(290,759)</u>
Ending Fund Balance (Deficit) - Adjusted	<u>\$ (7,534,076)</u>	<u>\$ (19,016)</u>	<u>\$ 127,275</u>	<u>\$ (18,690,121)</u>	<u>\$ 65,835</u>	<u>\$ (64,533)</u>	<u>\$ 260,592</u>	<u>\$ (151,122)</u>
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	<u>(28,902,191)</u>	-	-	-	<u>(24,666,606)</u>	-	-	
Ending Fund Balance (Deficit) -	<u>\$ (25,442,268)</u>	<u>\$ 196,022</u>	<u>\$ (253,348)</u>	<u>\$ 106,516</u>	<u>\$ (22,416,642)</u>	<u>\$ 71,115</u>	<u>\$ (27,079)</u>	
Property Tax	\$ -	\$ 196,022	\$ -	\$ 106,516	\$ -	\$ 71,115	\$ -	
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

















## 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 & Company LLC*  
Certified Public Accountants  
Alton, Illinois

October 5, 2018

## **ATTACHMENT M**

- 1.) Intergovernmental agreement between the City of Belleville and Belleville School District 118. Real estate taxes received in the amount of \$245,125.42 were transferred out to District 118.**
  
- 2.) Intergovernmental agreement between the City of Belleville and Belleville High School District 201. Real estate taxes received in the amount of \$245,125.41 were transferred out to District 201.**