





**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 2019

**Tax Increment Financing District #3**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 1,324,176

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	\$ 12,544,295	\$ 206,732,605	85%
State Sales Tax Increment	\$ -	\$ 3,501,444	1%
Local Sales Tax Increment	\$ -	\$ 1,513,695	1%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 48,397	\$ 3,220,617	1%
Land/Building Sale Proceeds	\$ -	\$ 336,148	0%
Bond Proceeds	\$ -	\$ 5,399,925	2%
Transfers from Municipal Sources	\$ -	\$ 8,256,560	3%
Private Sources	\$ -	\$ 1,024,596	0%
Other (Grants \$17,422 - Reimbursements \$73,546 - Loan Proceeds \$402,398)	\$ 493,366	\$ 13,326,044	5%

All Amount Deposited in Special Tax Allocation Fund \$ 13,086,058

Cumulative Total Revenues/Cash Receipts \$ 243,311,634 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 12,930,553

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 12,930,553

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 155,505

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 1,479,681

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

Previous Year Explanation:

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 2019

TIF NAME:

Tax Increment Financing District #3

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	149,772	
Administration	1,400,000	
Dues	850	
		\$ 1,550,622
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
Marketing	37,069	
		\$ 37,069
4. Property assembly cost and site preparation costs.		
Demolitions	101,759	
Property Acquisition	1,578	
		\$ 103,337
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	637,177	
Transfer to Debt Service Fund 66 for Bonds for Remodeling of Police Department/City Hall	685,150	
Transfer to Debt Service Fund 46 for Bonds for Remodeling of Police Department/City Hall	584,863	
Repairs	3,992	
		\$ 1,911,182
6. Costs of the construction of public works or improvements.		
West Main Streetscape from 6th to 17th Street & Sewer Separation	682,829	
Transfer to Sewer Construction Fund	600,000	
East A Street	266,362	
Union Avenue	21,707	
Centreville Avenue	77,331	
Frank Scott Parkway West	75,206	
Amann Drive	86,833	
Other - See Attached Schedule for Additional Projects	1,275,173	\$ 3,085,441



## 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>\$ 12,930,553</b>

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 2019

TIF NAME:

Tax Increment Financing District #3

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
(by category of permissible redevelopment project costs )

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
6. Costs of construction.		
Infrastructure Improvements	241,211	
E Street	67,508	
Asphalt Patch	149,482	
Westfield Plaza	119,173	
Sidewalk Projects	241,064	
West Cleveland Ave Patches	29,012	
Parking Lot Improvements	27,637	
Lighting Improvements	39,722	
West A Street Curbs and Sidewalks	139,969	
17th Street	84,267	
8th Street	130,621	
West Washington	5,507	
Total Carried Forward to Section 3.2A, Page 1, Item #6		\$ 1,275,173

## Section 3.2 B

FY 2019

TIF NAME:

Tax Increment Financing District #3

*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
Auffenberg Ford	Remodeling	\$ 240,000.00
Bank of Belleville	Capital Costs	\$ 47,641.00
Baxmeyer Construction Inc.	Const. of Public Works & Improve.	\$ 270,590.00
Belle Valley District 119	Capital Costs	\$ 535,423.00
Belleville Americorps	Professional Services	\$ 15,000.00
Belleville Fence Company	Const. of Public Works & Improve.	\$ 12,915.00
Belleville H.S. District 201	Capital Costs	\$ 1,581,586.00
Belleville News Democrat	Marketing	\$ 10,797.00
Belleville School District 118	Capital Costs	\$ 1,949,061.00
CJ Schlosser & Co LLC	Professional Services	\$ 11,000.00
Calhoun Construction	Remodeling	\$ 145,721.00
Christ Bros. Asphalt Inc.	Const. of Public Works & Improve.	\$ 268,175.00
Clayton Holdings, LLC	Capital Costs	\$ 117,193.00
COE Equipment	Capital Costs	\$ 402,398.00
Commerce Bank	Remodeling & Capital Costs	\$ 149,426.00
Computype IT Solutions	Capital Costs	\$ 13,014.00
D7 Roofing LLC	Remodeling	\$ 36,250.00
DMS Contracting Inc.	Const. of Public Works & Improve.	\$ 834,010.00
Downing Sales & Service, Inc.	Capital Costs	\$ 105,102.00
Electrico, Inc.	Prof. Svs & Const of Public Works/Imp	\$ 122,575.00
Elliott Equipment Co.	Capital Costs	\$ 256,750.00
Fournie Contracting Company, Inc.	Const. of Public Works & Improve.	\$ 49,218.00
Hank's Excavating & Landscaping, Inc.	Const. of Public Works & Improve.	\$ 314,478.00
Harmony School District 175	Capital Costs	\$ 291,386.00
High Mount District 116	Capital Costs	\$ 15,377.00
IllinoisSouth Tourism	Marketing	\$ 11,780.00
Kaskaskia Engineering Group LLC	Const. of Public Works & Improve.	\$ 238,047.00
Keel Engineering Inc.	Const. of Public Works & Improve.	\$ 21,527.00
Kuhlmann Design Group	Professional Services	\$ 12,059.00
Lindenwood University	Remodeling	\$ 150,000.00
Morrow Brothers Ford Inc.	Capital Costs	\$ 184,295.00
Motorola Solutions Inc	Capital Costs	\$ 188,384.00
See Attached Schedule for Additional Vendors		





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

FY 2019

**TIF NAME:** Tax Increment Financing District #3

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

**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):	438 North 5th St
Street address:	438 North 5th St
Approximate size or description of property:	438 North 5th St
Purchase price:	789.25
Seller of property:	St. Clair County Trustee

Property (2):	313 South 9th St
Street address:	313 South 9th St
Approximate size or description of property:	313 South 9th St
Purchase price:	789.25
Seller of property:	St. Clair County Trustee

Property (3):	1200 West Main Street
Street address:	1200 West Main Street
Approximate size or description of property:	0.001 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	George & Maria Hatzadony

Property (4):	1013 West Main Street
Street address:	1013 West Main Street
Approximate size or description of property:	0.003 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	Julia Weeks

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

FY 2019

**TIF NAME:**

**Tax Increment Financing District #3**

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

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 (5):	1121 West Main Street
Street address:	1121 West Main Street
Approximate size or description of property:	0.001 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	Joan Dietz

Property (6):	1120 West Main Street
Street address:	1120 West Main Street
Approximate size or description of property:	0.002 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	Estate of Leona Franke

Property (7):	1021 West Main Street
Street address:	1021 West Main Street
Approximate size or description of property:	0.004 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	Donald Harwerth

Property (8):	1020 West Main Street
Street address:	1020 West Main Street
Approximate size or description of property:	0.001 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	Yvonne Hudson

Property (9):	1011 West Main Street
Street address:	1011 West Main Street
Approximate size or description of property:	0.004 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	Ronnie Phillips

Property (10):	1015 West Main Street
Street address:	1015 West Main Street
Approximate size or description of property:	0.003 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	Ronnie Phillips

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

FY 2019

**TIF NAME:**

**Tax Increment Financing District #3**

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

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 (11):	1012 West Main Street
Street address:	1012 West Main Street
Approximate size or description of property:	0.002 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	Patricia Bechtoldt

Property (12):	1005 West Main Street
Street address:	1005 West Main Street
Approximate size or description of property:	0.002 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	Platinum Barber Shop, LLC

Property (13):	911 West Main Street
Street address:	911 West Main Street
Approximate size or description of property:	0.003 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	Schoeck Land Trust

Property (14):	923 West Main Street
Street address:	923 West Main Street
Approximate size or description of property:	0.005 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	Schoeck Land Trust

Property (15):	907 West Main Street
Street address:	907 West Main Street
Approximate size or description of property:	0.002 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	Donald Bailey

Property (16):	901 West Main Street
Street address:	901 West Main Street
Approximate size or description of property:	0.005 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	Donald Bailey

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

FY 2019

**TIF NAME:**

**Tax Increment Financing District #3**

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

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 (17):	0 West Main Street
Street address:	0 West Main Street
Approximate size or description of property:	0.002 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	Outfront Media

Property (18):	8 West Main Street
Street address:	8 West Main Street
Approximate size or description of property:	0.001 Acres Permanent Easement
Purchase price:	300.00
Seller of property:	Outfront Media

Property (19):	721 West Main Street
Street address:	721 West Main Street
Approximate size or description of property:	0.002 Acres Permanent Easement & 0.007 Acres Temporary Easement
Purchase price:	1,310.00
Seller of property:	FKG Oil Company

Property (20):	805 West Main Street
Street address:	805 West Main Street
Approximate size or description of property:	0.003 Acres Permanent Easement & 0.038 Acres Temporary Easement
Purchase price:	3,830.00
Seller of property:	FKG Oil Company

Property (21):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (22):	
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 2019

TIF Name:

Tax Increment Financing District #3

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. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality <b>DID</b> 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:	140

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)	\$ 98,756,637	\$ -	\$ -
Public Investment Undertaken	\$ 45,506,849	\$ -	\$ 1,660,973
Ratio of Private/Public Investment	2 8/47		0

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Cleveland Ave Bridge Reconstruction**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 765,708		
Ratio of Private/Public Investment	0		0

**Project 2\*: Peterson Pond Dam**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 30,286		
Ratio of Private/Public Investment	0		0

**Project 3\*: 20th Street Overlay**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 7,278		
Ratio of Private/Public Investment	0		0

**Project 4\*: Traffic Signal Update**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 67,433		
Ratio of Private/Public Investment	0		0

**Project 5\*: Bikeways**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 494,667		
Ratio of Private/Public Investment	0		0

**Project 6\*: Bellevue Park**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 316,137		
Ratio of Private/Public Investment	0		0

**Project 7\*: Laderman Park**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	80,840	
Ratio of Private/Public Investment		0	0

**Project 8\*: Metrolink**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	200,000	
Ratio of Private/Public Investment		0	0

**Project 9\*: Belle Valley Detention Basin**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	15,063	
Ratio of Private/Public Investment		0	0

**Project 10\*: Streetscape Lighting**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	34,961	
Ratio of Private/Public Investment		0	0

**Project 11\*: Forest Gate**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	65,600	
Ratio of Private/Public Investment		0	0

**Project 12\*: Belle Valley Industrial**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	12,232	
Ratio of Private/Public Investment		0	0

**Project 13\*: 43rd Street Improvements**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	121,487	
Ratio of Private/Public Investment		0	0

**Project 14\*: Bellevue Park Restroom**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	21,550	
Ratio of Private/Public Investment		0	0

**Project 15\*: Pleasant Hill Restroom**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	118,966	
Ratio of Private/Public Investment		0	0

**Project 16\*: Mascoutah/Garfield Parking Area**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	55,112	
Ratio of Private/Public Investment		0	0

**Project 17\*: Monroe Ave RR Crossing**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	34,971	
Ratio of Private/Public Investment		0	0

**Project 18\*: 47th, 51st, 53rd St. Improvements**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	27,667	
Ratio of Private/Public Investment		0	0

**Project 19\*: Pleasant Hill Park Improvements**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	92,205	
Ratio of Private/Public Investment		0	0

**Project 20\*: Cambridge Park Improvements**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	54,813	
Ratio of Private/Public Investment		0	0

**Project 21\*: Hwy 15 & 17th St Intersection**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	105,055	
Ratio of Private/Public Investment		0	0

**Project 22\*: Storm Sewers & Drainage Basin**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	398,490	
Ratio of Private/Public Investment		0	0

**Project 23\*: Concrete & Sidewalk Improvements**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	2,444,825	
Ratio of Private/Public Investment		0	0

**Project 24\*: Main Street Streetscape**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	121,907	
Ratio of Private/Public Investment		0	0

**Project 25\*: Garnette Street Improvements**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	35,058	
Ratio of Private/Public Investment		0	0

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

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

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

<b>Project 29:</b>			
North Charles Streetscape			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 109,069		
Ratio of Private/Public Investment	0		0

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

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

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

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

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

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

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

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

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

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

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

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

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

<b>Project 43:</b>			
17th Street Extension and Widening			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	4,943,856	
Ratio of Private/Public Investment		0	0

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

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

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

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

<b>Project 48:</b>			
Frank Scott Parkway Widening			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	820,273	
Ratio of Private/Public Investment		0	0

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

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

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

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

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

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

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

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

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

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

<b>Project 59:</b>			
RST LLC			
Private Investment Undertaken (See Instructions)	\$	844,000	
Public Investment Undertaken	\$	36,866	
Ratio of Private/Public Investment		22 42/47	0

<b>Project 60:</b>			
Plumbers & Pipefitters Local 101			
Private Investment Undertaken (See Instructions)	\$	3,371,000	
Public Investment Undertaken	\$	52,139	
Ratio of Private/Public Investment		64 17/26	0

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

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

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

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

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

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

<b>Project 67:</b>			
Lindenwood University			
Private Investment Undertaken (See Instructions)	\$	12,000,000	
Public Investment Undertaken	\$	2,965,580	\$ 450,000
Ratio of Private/Public Investment		4 2/43	0

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

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

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

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

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

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

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

<b>Project 75:</b>			
Benoist Brothers Supply Co			
Private Investment Undertaken (See Instructions)	\$	1,300,000	
Public Investment Undertaken	\$	126,415	
Ratio of Private/Public Investment		10 19/67	0

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

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

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

<b>Project 79:</b>			
Auffenberg Ford			
Private Investment Undertaken (See Instructions)	\$	1,000,000	
Public Investment Undertaken	\$	2,367,867	
Ratio of Private/Public Investment		19/45	0

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

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

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

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

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

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

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

<b>Project 87:</b>			
North Illinois Streetscape			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	2,274,255	
Ratio of Private/Public Investment		0	0

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

<b>Project 89:</b>			
BiCentennial Park			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,178,624	
Ratio of Private/Public Investment		0	0

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

<b>Project 91:</b>			
The EDGE			
Private Investment Undertaken (See Instructions)	\$	5,340,000	
Public Investment Undertaken	\$	5,175	\$ 48,420
Ratio of Private/Public Investment		1031 61/69	0

<b>Project 92:</b>			
IL 15 Interchange @ 158			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	32,732	
Ratio of Private/Public Investment		0	0

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

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

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

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

<b>Project 97:</b>			
Kroger Limited Partnership			
Private Investment Undertaken (See Instructions)	\$	2,900,000	
Public Investment Undertaken	\$	200,000	
Ratio of Private/Public Investment		14 1/2	0

<b>Project 98:</b>			
Midwest Plumbing			
Private Investment Undertaken (See Instructions)	\$	6,000	
Public Investment Undertaken	\$	15,000	
Ratio of Private/Public Investment		2/5	0

<b>Project 99:</b>			
M. Hubbard Construction			
Private Investment Undertaken (See Instructions)	\$	350,000	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 100:</b>			
TJBC, Inc. - 4604 West Main			
Private Investment Undertaken (See Instructions)	\$	1,643,000	
Public Investment Undertaken	\$	11,761	\$ 35,824
Ratio of Private/Public Investment		139 65/93	0

<b>Project 101:</b>			
Juanita Place			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,083,371	
Ratio of Private/Public Investment		0	0

<b>Project 102:</b>			
Lincoln Avenue			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	346,425	
Ratio of Private/Public Investment		0	0

<b>Project 103:</b>			
Glenview Resurfacing			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	73,939	
Ratio of Private/Public Investment		0	0

<b>Project 104:</b>			
Parking Lot Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	245,393	
Ratio of Private/Public Investment		0	0

<b>Project 105:</b>			
South First Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	205,536	
Ratio of Private/Public Investment		0	0

<b>Project 106:</b>			
IL 13/Freeburg Avenue Roundabout			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	258,358	
Ratio of Private/Public Investment		0	0

<b>Project 107:</b>			
West Belleville Bike Trail			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	370,483	
Ratio of Private/Public Investment		0	0

<b>Project 108:</b>			
8th Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	928,505	
Ratio of Private/Public Investment		0	0

<b>Project 109:</b>			
West Main Streetscape from 6th to 17th Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,017,258	
Ratio of Private/Public Investment		0	0

<b>Project 110:</b>			
Southside Park Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	709,046	
Ratio of Private/Public Investment		0	0

<b>Project 111:</b>			
Hough Park Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	183,372	
Ratio of Private/Public Investment		0	0

<b>Project 112:</b>			
MAC Medical, Inc.			
Private Investment Undertaken (See Instructions)	\$	930,000	
Public Investment Undertaken	\$	15,000	
Ratio of Private/Public Investment		62	0

<b>Project 113:</b>			
Pro-Pack Testing Laboratory, Inc.			
Private Investment Undertaken (See Instructions)	\$	365,532	
Public Investment Undertaken			\$ 5,695
Ratio of Private/Public Investment		0	0

<b>Project 114:</b>			
St. Paul's Home			
Private Investment Undertaken (See Instructions)	\$	29,500,000	
Public Investment Undertaken	\$	250,000	
Ratio of Private/Public Investment		118	0

<b>Project 115:</b> Empire Comfort Systems, Inc.			
Private Investment Undertaken (See Instructions)	\$	327,600	
Public Investment Undertaken			\$ 25,275
Ratio of Private/Public Investment		0	0

<b>Project 116:</b> East A Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	417,819	
Ratio of Private/Public Investment		0	0

<b>Project 117:</b> Lakeshore Drive			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	63,471	
Ratio of Private/Public Investment		0	0

<b>Project 118:</b> 29th Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	60,716	
Ratio of Private/Public Investment		0	0

<b>Project 119:</b> Precision Practice Management, Inc.			
Private Investment Undertaken (See Instructions)	\$	250,000	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 120:</b> City Hall remodeling			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,929,454	
Ratio of Private/Public Investment		0	0

<b>Project 121:</b> Nichols Center Retaining Wall			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	49,940	
Ratio of Private/Public Investment		0	0

<b>Project 122:</b> Shooting Range Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	65,000	
Ratio of Private/Public Investment		0	0

<b>Project 123:</b> Entrance Park Retaining Wall			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	72,244	
Ratio of Private/Public Investment		0	0

<b>Project 124:</b> Marketplace Redevelopment (SonomaCap II)			
Private Investment Undertaken (See Instructions)	\$	3,000,000	
Public Investment Undertaken	\$	275,000	
Ratio of Private/Public Investment		10 10/11	0

<b>Project 125:</b>			
TJBC, Inc - 6435 West Main St			
Private Investment Undertaken (See Instructions)	\$	1,605,000	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 126:</b>			
Baltimore Ave			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	9,500	
Ratio of Private/Public Investment		0	0

<b>Project 127:</b>			
Union Ave			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	47,707	
Ratio of Private/Public Investment		0	0

<b>Project 128:</b>			
29th St Sewer Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	13,300	
Ratio of Private/Public Investment		0	0

<b>Project 129:</b>			
Laderman Park Lighting Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	359,900	
Ratio of Private/Public Investment		0	0

<b>Project 130:</b>			
Auffenberg Ford (2017)			
Private Investment Undertaken (See Instructions)	\$	2,000,000	
Public Investment Undertaken	\$	240,000	\$ 960,000
Ratio of Private/Public Investment		8 1/3	0

<b>Project 131:</b>			
SonomaCap RE Fund III, LLC			
Private Investment Undertaken (See Instructions)	\$	2,627,000	
Public Investment Undertaken	\$	235,000	
Ratio of Private/Public Investment		11 5/28	0

<b>Project 132:</b>			
Marco Investment Group, LLC			
Private Investment Undertaken (See Instructions)	\$	1,180,000	
Public Investment Undertaken			\$ 77,624
Ratio of Private/Public Investment		0	0

<b>Project 133:</b>			
Centreville Avenue			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	77,331	
Ratio of Private/Public Investment		0	0

<b>Project 134:</b>			
Amann Drive			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	86,833	
Ratio of Private/Public Investment		0	0

<b>Project 135:</b>			
E Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	67,508	
Ratio of Private/Public Investment		0	0

<b>Project 136:</b>			
Westfield Plaza			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	119,173	
Ratio of Private/Public Investment		0	0

<b>Project 137:</b>			
West A Street Curbs and Sidewalks			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	139,969	
Ratio of Private/Public Investment		0	0

<b>Project 138:</b>			
B & B Entertainment, Inc.			
Private Investment Undertaken (See Instructions)	\$	35,590	
Public Investment Undertaken			\$ 5,000
Ratio of Private/Public Investment		0	0

<b>Project 139:</b>			
Yaekel & Associates (2018)			
Private Investment Undertaken (See Instructions)	\$	621,700	
Public Investment Undertaken	\$	25,000	\$ 25,000
Ratio of Private/Public Investment		24 46/53	0

<b>Project 140:</b>			
Belleville Community Development Corporation			
Private Investment Undertaken (See Instructions)	\$	174,000	
Public Investment Undertaken			\$ 5,000
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 8, 2019

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, 2018- April 30, 2019 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 8, 2019

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

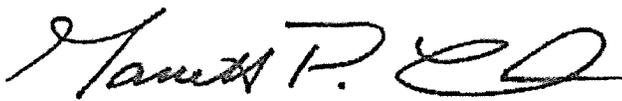
**Re: Illinois Tax Increment Redevelopment Act:  
Fiscal Year 2019 (May 1, 2018 through April 30, 2019)**

**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, 2018 through April 30, 2019 (FY2019). 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

**PART II - ACTIVITIES**

During its Fiscal Year ending April 30, 2019, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #3 This District paid \$4,685,722 of tax incentive rebates to school districts for capital replacement costs. This District performed work on several infrastructure projects such as West Main Streetscape, 6<sup>th</sup> to 12<sup>th</sup> Street sewer separation, East A Streetscape, and several sidewalk projects. The District also purchased several vehicles related to operations in the District as well as paid expenditures toward the City Hall renovation.
- TIF #8 This District paid \$28,247 of tax incentive rebates to a business in addition to sidewalk work near Cathedral School.
- TIF #9 This District spent \$33,781 on asphalt patch.
- TIF #10 This District paid \$863,543 to 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 The District performed culvert upgrades on Frank Scott Parkway.
- TIF #14 This District paid \$25,010 of tax incentive rebates to a business in addition to access road work.
- TIF #15 This District paid tax incentive rebates of \$892,968 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 tax incentive rebates of \$64,760 to a business. This District also incurred expense related to the Bicentennial Park improvements.
- TIF #17 No Material Activity.
- TIF #18 No Material Activity.
- TIF #19 This District paid tax incentive rebates of \$524,705 to a business as part of a developer agreement and also retired bond debt related to that agreement.
- TIF #20 This District paid tax incentive rebates of \$78,110 to a business.
- TIF #21 No Material Activity.
- TIF #22 No Material Activity.

**DEVELOPMENT AGREEMENT**

This agreement made this 18<sup>th</sup> day of June, 2018 by and between the City of Belleville, Illinois (the "City") and **B & B Entertainment, Inc. ("B & B Entertainment, Inc.")**:

**WITNESSETH:**

**WHEREAS, B & B Entertainment, Inc.** intends on investing a minimum of \$35,590.00 to complete the remodeling of the existing facility located at 5500 North Belt West in Belleville (the "Project"), and;

**WHEREAS,** the parties have reached an agreement in order to set forth the terms upon which the City would provide certain economic incentives for the Project and the terms upon which **B & B Entertainment, Inc.** would provide jobs at said location, and;

**Responsibilities of the City of Belleville**

1. Reimburse B & B Entertainment, Inc. \$5,000.00 in TIF #3 funds for TIF eligible expenses directly related to improvements completed at 5500 North Belt West, after receipt of documentation of eligible costs incurred.

**Responsibilities of B & B Entertainment, Inc.**

- A. Invest no less than \$35,590.00 at 5500 North Belt West including but not limited to façade and parking lot lighting improvements at the existing facility no later than September 30, 2018 and;
- B. Retain four and a half (4.5) FTE jobs, and;
- C. Create one (1) additional FTE job within the first year of operations, and;
- D. Create one (1) additional FTE job within the second year of operation, and;
- E. Commit to annual sales subject to sales tax of no less than \$500,000.00, and;
- F. B & B Entertainment, Inc. and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- G. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

**Penalties**

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

**Miscellaneous**

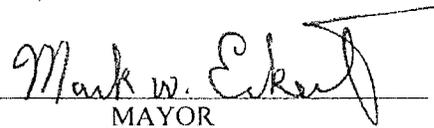
1. **Entire Agreement.** This Agreement and any written amendments hereto shall constitute the entire agreement between the parties. Neither party shall be bound by any terms, conditions, statements or representatives, not herein contained. Each party hereby acknowledges that in executing this Agreement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

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

3. Notices. Notices, or other communications required or which may be given under this Agreement shall be in writing, and delivered either personally, or by certified or registered mail, to the addresses indicated for each party below after their respective signatures, or to such other address as designated by a party similar notice to the other party. Date of notice shall be the date of delivery in the case of delivered notice or the date of posting in the mail in the case of mail notice.
4. Signage. Agree to allow City to place on the premises a sign indicating financial assistance has been provided by the City of Belleville for a minimum of fifteen (15) days each before and after opening of the facility.
5. Current with Payments. Agree to pay in full the City of Belleville on any outstanding invoices containing the name or names of the individual, company and/or corporation receiving the said inducements.
6. Execution of Agreement. If this agreement is not fully executed within sixty (60) days of City Council approval, it shall be considered null and void.
7. Prevailing Wage. Projects receiving incentives/inducements from the City of Belleville will be required to comply with the President's executive order no. 11246, as amended (prevailing wage).
8. Superseder. This Agreement supersedes and replaces any and all prior agreements and understandings between the City and **B & B Entertainment, 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 **B & B Entertainment, 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 **B & B Entertainment, 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 **B & B Entertainment, Inc.**".

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

By: \_\_\_\_\_

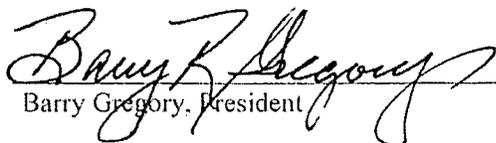
  
MAYOR

ATTEST: \_\_\_\_\_

  
CITY CLERK

B & B Entertainment, Inc.  
5500 North Belt West  
Belleville, IL 62226

By: \_\_\_\_\_

  
Barry Gregory, President

## DEVELOPMENT AGREEMENT

This agreement made this 20<sup>th</sup> day of August, 2018 by and between the City of Belleville, Illinois (the "City") and Yaekel & Associates Insurance Services, Inc. ("Yaekel & Associates Insurance Services, Inc.");

### WITNESSETH:

**WHEREAS, Yaekel & Associates Insurance Services, Inc.** intends on investing a minimum of \$621,700.00 to complete the remodeling of the existing facility located at 1915 & 1921 West Main St. 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 Yaekel & Associates Insurance Services, Inc. would provide jobs at said location, and;

#### Responsibilities of the City of Belleville

1. Reimburse Yaekel & Associates Insurance Services, Inc. \$25,000.00 in TIF #3 funds for TIF eligible expenses directly related to improvements completed at 1915 & 1921 West Main St., after receipt of documentation of eligible costs incurred.
2. Reimburse Yaekel & Associates Insurance Services, Inc. \$25,000.00 in TIF #3 funds for TIF eligible expenses directly related to improvements completed at 1915 & 1921 West Main St., after receipt of documentation of eligible costs incurred and after May 1, 2019.
3. Rebate 100% of the incremental property taxes directly related to improvements at 1915 & 1921 West Main St. for one (1) year, contingent upon remaining life of TIF #3.

#### Responsibilities of Yaekel & Associates Insurance Services, Inc.

- A. Invest no less than \$621,700.00 at 1915 & 1921 West Main St. including but not limited to demolition, remodeling, and expansion improvements at the existing facility no later than June 30, 2019 and;
- B. Retain 15.5 FTE jobs, and;
- C. Create one (1) additional FTE job within the first year of operations, and;
- D. Create two (2) additional FTE job within the second year of operation, and;
- E. Yaekel & Associates Insurance Services, Inc. and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- F. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

#### Penalties

In the event that Yaekel & Associates Insurance Services, Inc. fails to meet its obligations under Sections (A), (B), (C), (D), (E), or (F) of the section entitled "Responsibilities of Yaekel & Associates Insurance Services, Inc." of the Development Agreement, all public funds provided under (1), (2), and (3) 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 Yaekel & Associates Insurance Services, 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 Yaekel & Associates Insurance Services, 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 Yaekel & Associates Insurance Services, 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 Yaekel & Associates Insurance Services, Inc.".

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

By: Mark W. Ecker  
 MAYOR

ATTEST: [Signature]  
 CITY CLERK

Yaekel & Associates Insurance Services, Inc.  
 1915 West Main St.  
 Belleville, IL 62226

By: [Signature]  
 Jerry Yaekel, Jr., President

## DEVELOPMENT AGREEMENT

This agreement made this 17<sup>th</sup> day of December, 2018 by and between the City of Belleville, Illinois (the "City") and Belleville Community Development Corporation ("BCDC"):

### WITNESSETH:

**WHEREAS, BCDC** intends on investing a minimum of \$174,000.00 to complete the remodeling of the existing facility located at 313 and 315 South 9<sup>th</sup> St. (Parcels 08-28.0-107-009 & 08-28.0-107-01) in Belleville for a single family residence (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. Donate the City owned properties at 313 and 315 South 9<sup>th</sup> St. (Parcels 08-28.0-107-009 & 08-28.0-107-01) to BCDC for the purpose of establishing a single family residential property.
2. Provide BCDC \$5,000.00 in TIF #3 funds for TIF eligible expenses directly related to improvements completed at 313 and 315 South 9<sup>th</sup> St. (Parcels 08-28.0-107-009 & 08-28.0-107-01), after receipt of documentation of eligible costs incurred.

### Responsibilities of BCDC

- A. Invest no less than \$174,000.00 at 313 and 315 South 9<sup>th</sup> St. (Parcels 08-28.0-107-009 & 08-28.0-107-01) including but not limited to the rehabilitation of the existing facility for a single family residence no later than December 31, 2019 and;
- B. Commit that the subject properties shall remain as single family residential no less than ten (10) years, and;
- C. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

### Penalties

In the event that **BCDC** fails to meet its obligations under Sections (A), (B), or (C) of the section entitled "Responsibilities of **BCDC**" 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.

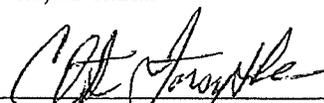
3. Notices. Notices, or other communications required or which may be given under this Agreement shall be in writing, and delivered either personally, or by certified or registered mail, to the addresses indicated for each party below after their respective signatures, or to such other address as designated 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 BCDC 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 BCDC".
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 BCDC". 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 BCDC".

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

By: Mark W. Eckert  
MAYOR

ATTEST:   
CITY CLERK

Belleville Community Development Corporation  
PO Box 598  
Belleville, IL 62222

By:   
Cliff Forsythe, President



**CITY OF BELLEVILLE, ILLINOIS**

**TAX INCREMENT FINANCING DISTRICTS  
ANNUAL REPORT**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED  
APRIL 30, 2019**

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

**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, 2019, 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, 2019 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.

## **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 8, 2019

CITY OF BELLEVILLE, ILLINOIS  
TAX INCREMENT FINANCING DISTRICTS  
 COMBINING BALANCE SHEET  
 ALL TAX INCREMENT FINANCING DISTRICTS  
 APRIL 30, 2019

	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	\$ 1,661,935	\$ 179,826	\$ 129,619	\$ 911,889	\$ 93,575	\$ 210,931	\$ 197,991	\$ 192,758	\$ 3,452,302			
Receivables (Net of allowance for uncollectible):												
Property Tax	12,392,400	196,100	90,700	1,235,900	38,600	176,100	29,900	154,200	1,794,300			
Intergovernmental	-	-	-	-	-	-	-	-	405,955			
Other	33,081	-	-	-	-	-	-	-	-			
Due Between TIF Funds	721,000	-	-	-	-	-	-	-	-			
Total Assets	\$ 14,808,416	\$ 375,926	\$ 220,319	\$ 2,147,789	\$ 132,175	\$ 387,031	\$ 227,891	\$ 346,958	\$ 5,652,557			
<u>Liabilities, Deferred Inflows of Resources, and Fund Balance</u>												
Liabilities:												
Accounts Payable	\$ 1,200,022	\$ 303	\$ 2,000	\$ -	\$ -	\$ -	\$ 92,393	\$ -	\$ -			
Deferred Inflows of Resources:												
Unearned Revenue	12,392,400	196,100	90,700	1,235,900	38,600	176,100	29,900	154,200	1,946,516			
Fund Balance:												
Nonspendable	33,081	-	-	-	-	-	-	-	-			
Restricted for Debt Service	-	-	-	-	-	-	-	-	3,706,041			
Restricted	1,182,913	179,523	127,619	911,889	93,575	210,931	105,598	192,758	-			
Total Fund Balance	1,215,994	179,523	127,619	911,889	93,575	210,931	105,598	192,758	3,706,041			
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 14,808,416	\$ 375,926	\$ 220,319	\$ 2,147,789	\$ 132,175	\$ 387,031	\$ 227,891	\$ 346,958	\$ 5,652,557			

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, 2019

	Tax Increment Financing						Debt Service Fund	Total	
	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21			District #22
<u>Assets</u>									
Cash and Investments	\$ 70,097	\$ 35,678	\$ 232,202	\$ 2,379,262	\$ 139,365	\$ 48,849	\$ 34,759	\$ 263,687	\$ 10,234,725
Receivables (Net of allowance for uncollectible):									
Property Tax	284,200	61,800	60,000	1,024,500	67,500	7,300	97,900	-	17,711,400
Intergovernmental	298,600	-	-	351,428	6,082	-	-	-	1,062,065
Other	-	-	-	-	-	-	-	-	33,081
Due Between TIF Funds	(400,000)	(256,000)	-	-	-	(65,000)	-	-	-
Total Assets	\$ 252,897	\$ (158,522)	\$ 292,202	\$ 3,755,190	\$ 212,947	\$ (8,851)	\$ 132,659	\$ 263,687	\$ 29,041,271
<u>Liabilities, Deferred Inflows of Resources, and Fund Balance</u>									
Liabilities:									
Accounts Payable	\$ -	\$ 1,184	\$ -	\$ -	\$ 3,411	\$ 4,314	\$ -	\$ -	\$ 1,303,627
Deferred Inflows of Resources:									
Unearned Revenue	284,200	61,800	60,000	1,156,291	70,170	7,300	97,900	-	17,998,077
Fund Balance:									
Nonspendable	-	-	-	-	-	-	-	-	33,081
Restricted for Debt Service	-	-	-	2,598,899	-	-	-	263,687	6,568,627
Restricted	(31,303)	(221,506)	232,202	-	139,366	(20,465)	34,759	-	3,137,859
Total Fund Balance	(31,303)	(221,506)	232,202	2,598,899	139,366	(20,465)	34,759	263,687	9,739,567
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 252,897	\$ (158,522)	\$ 292,202	\$ 3,755,190	\$ 212,947	\$ (8,851)	\$ 132,659	\$ 263,687	\$ 29,041,271

**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, 2019

	Tax Increment Financing										Carlyle/ Greenmont			
	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14	District #14	Carlyle/ Greenmont				
<b>Revenues:</b>														
Property Taxes	\$ 12,544,295	\$ 189,007	\$ 93,905	\$ 1,233,633	\$ 38,988	\$ 182,376	\$ 30,308	\$ 156,834	\$ 1,785,936					
Intergovernmental	17,422	-	-	-	-	-	-	-	1,585,213					
Interest	45,225	1,266	1,495	19,949	1,255	1,563	3,012	3,236	69,790					
Reimbursements/Other	73,546	-	-	-	-	-	-	-	-					
<b>Total Revenues</b>	<b>12,680,488</b>	<b>190,273</b>	<b>95,400</b>	<b>1,253,582</b>	<b>40,243</b>	<b>183,939</b>	<b>33,320</b>	<b>160,070</b>	<b>3,440,939</b>					
<b>Expenditures:</b>														
Contractual Services	1,470,572	6,705	36,281	18,559	500	500	16,022	4,513	18,406					
Tax Rebates	4,685,722	28,247	-	-	-	-	-	25,010	892,968					
Capital Outlay	2,923,318	39,325	-	11,507	-	-	79,400	34,816	-					
Debt Service:														
Principal	299,289	-	-	-	-	-	-	-	1,110,000					
Interest and Fiscal Charges	37,036	-	-	863,543	-	-	-	-	1,510,493					
<b>Total Expenditures</b>	<b>9,415,937</b>	<b>74,277</b>	<b>36,281</b>	<b>893,609</b>	<b>500</b>	<b>500</b>	<b>95,422</b>	<b>64,339</b>	<b>3,551,867</b>					
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>3,264,551</b>	<b>115,996</b>	<b>59,119</b>	<b>359,973</b>	<b>39,743</b>	<b>183,439</b>	<b>(62,102)</b>	<b>95,731</b>	<b>(90,928)</b>					
Other Financing Sources (Uses)														
Proceeds of Debt	402,398	-	-	-	-	-	-	-	-					
Operating Transfers In (Out)	(3,514,904)	(100,000)	(50,000)	(350,000)	(25,000)	(50,000)	(25,000)	(109,409)	-					
<b>Total Other Financing Sources (Uses)</b>	<b>(3,112,506)</b>	<b>(100,000)</b>	<b>(50,000)</b>	<b>(350,000)</b>	<b>(25,000)</b>	<b>(50,000)</b>	<b>(25,000)</b>	<b>(109,409)</b>	<b>-</b>					
<b>Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses</b>	<b>152,045</b>	<b>15,996</b>	<b>9,119</b>	<b>9,973</b>	<b>14,743</b>	<b>133,439</b>	<b>(87,102)</b>	<b>(13,678)</b>	<b>(90,928)</b>					
<b>Fund Balance, Beginning 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>					
<b>Fund Balance, End of Year</b>	<b>\$ 1,215,994</b>	<b>\$ 179,523</b>	<b>\$ 127,619</b>	<b>\$ 911,889</b>	<b>\$ 93,575</b>	<b>\$ 210,931</b>	<b>\$ 105,598</b>	<b>\$ 192,758</b>	<b>\$ 3,706,041</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, 2019

	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	\$ 288,126	\$ 59,241	\$ 62,584	\$ 1,049,409	\$ 68,596	\$ 6,956	\$ 18,261	\$ -	\$ 17,808,455
Intergovernmental	298,600	-	-	1,395,084	39,483	-	-	-	3,335,802
Interest	1,114	188	2,281	39,114	1,113	291	172	3,172	194,236
Reimbursements/Other	8,500	910	-	-	-	-	-	-	82,956
<b>Total Revenues</b>	<b>596,340</b>	<b>60,339</b>	<b>64,865</b>	<b>2,483,607</b>	<b>109,192</b>	<b>7,247</b>	<b>18,433</b>	<b>3,172</b>	<b>21,421,449</b>
<b>Expenditures:</b>									
Contractual Services	15,607	18,375	-	9,178	-	7,509	-	-	1,622,727
Tax Rebates	64,760	-	4,748	524,705	78,110	-	-	-	6,304,270
Capital Outlay	560,929	-	-	-	-	-	-	-	3,649,295
Debt Service:									
Principal	-	-	-	640,000	-	-	-	-	2,049,289
Interest and Fiscal Charges	-	-	-	1,259,813	-	-	-	254,012	3,924,897
<b>Total Expenditures</b>	<b>641,296</b>	<b>18,375</b>	<b>4,748</b>	<b>2,433,696</b>	<b>78,110</b>	<b>7,509</b>	<b>-</b>	<b>254,012</b>	<b>17,550,478</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>(44,956)</b>	<b>41,964</b>	<b>60,117</b>	<b>49,911</b>	<b>31,082</b>	<b>(262)</b>	<b>18,433</b>	<b>(250,840)</b>	<b>3,870,971</b>
<b>Other Financing Sources (Uses)</b>									
Proceeds of Debt	-	-	-	-	-	-	-	-	402,398
Operating Transfers In (Out)	-	-	-	-	-	-	-	254,300	(3,970,013)
<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>(3,567,615)</b>
<b>Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses</b>	<b>(44,956)</b>	<b>41,964</b>	<b>60,117</b>	<b>49,911</b>	<b>31,082</b>	<b>(262)</b>	<b>18,433</b>	<b>3,460</b>	<b>303,356</b>
<b>Fund Balance, Beginning 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>
<b>Fund Balance, End of Year</b>	<b>\$ (31,303)</b>	<b>\$ (221,506)</b>	<b>\$ 232,202</b>	<b>\$ 2,598,899</b>	<b>\$ 139,366</b>	<b>\$ (20,465)</b>	<b>\$ 34,759</b>	<b>\$ 263,687</b>	<b>\$ 9,739,567</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, 2019

**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, 2019 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, 2019.

**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 \$10,234,725, 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, 2019:

Tax Increment Refunding Revenue Bonds, Series 2007A Bonds, dated September 28, 2007, interest at 5.70% payable May 1 and November 1, with scheduled principal payments of \$210,000 through \$1,955,000 due on May 1 and November 1 through 2024. The balance due on these bonds as of April 30, 2019 is \$13,435,000.

Taxable Business District Revenue Bonds, Series 2007B Bonds, dated September 28, 2007, interest at 7.875% payable May 1 and November 1, with scheduled principal payments of \$355,000 to \$790,000 due on May 1 and November 1 through 2021. The balance due on these bonds as of April 30, 2019 is \$6,105,000.

General Obligation Bonds, Series 2011, dated February 17, 2011, interest ranging from 5.00% to 5.25% payable January 1 and July 1, with scheduled 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, 2019 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 scheduled principal payments of \$955,000 to \$2,025,000 due on January 1 and July 1 through 2027. The balance due on these bonds as of April 30, 2019 is \$13,990,000.

Local Government Program Revenue Bonds, Series 2011B, dated October 27, 2011, interest at 8.75% payable January 1 and July 1, with scheduled principal payments of \$157,164 to \$266,277 due on January 1 through 2026. The balance due on these bonds as of April 30, 2019 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 at 9.25% payable January 1 and July 1, with scheduled principal payments of \$360,000 to \$845,000 due on January 1 and July 1 through 2022. The balance due on these bonds as of April 30, 2019 is \$3,315,000.

The following is a summary of Tax Increment Financing notes and capital leases outstanding for the year ended April 30, 2019:

Capital Lease for a fire truck, 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, 2019 is \$210,496.

Capital Lease for energy improvements, 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, 2019 is \$215,153.

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, 2019 is \$104,594.

Capital Lease for an E-One custom pumper, 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, 2019 is \$415,407.

Capital Lease for a Vactor truck, dated July 30, 2018, interest rate of 1.730 percent payable in ten semi-annual installments of \$43,156 through January 31, 2023. The balance due on this note payable as of April 30, 2019 is \$321,798.

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

The annual requirements to amortize Tax Increment Financing related debt as of April 30, 2019 are as follows:

Year Ending <u>April 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2020	\$ 3,880,174	\$ 2,130,714	\$ 6,010,888
2021	4,259,322	1,861,183	6,120,505
2022	9,375,628	1,547,122	10,922,750
2023	3,105,917	1,235,620	4,341,537
2024	3,119,169	1,040,684	4,159,853
2024-2028	18,782,238	2,248,200	21,030,438
2029-2031	<u>2,150,000</u>	<u>169,050</u>	<u>2,319,050</u>
	<u>\$ 44,672,448</u>	<u>\$ 10,232,573</u>	<u>\$ 54,905,021</u>

**NOTE 4: REDEVELOPMENT AGREEMENT**

The City entered into a redevelopment agreement to develop an area within a tax increment financing boundary by which the developer would incur reimbursable costs which would be submitted for payment through Tax Increment Finance Notes. The debt would then be retired with tax revenues generated from the increase in values of the developed properties. The notes are payable solely from the new revenues and do not constitute a debt of the City.

The City did not make any payments to reduce the principal amount of the Tax Increment Financing notes for the Reunion Development Project agreement during the year ended April 30, 2019. The City made interest payments of \$863,543 related to these notes. The note balances related to this project in the total amount of \$20,537,371 are still outstanding and not reflected in the debt of the City as of April 30, 2019.

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

ANALYSIS OF SPECIAL ALLOCATION FUNDS  
FOR THE YEAR ENDED APRIL 30, 2019

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14	Carlyle/ Greenmont
Beginning Balance - Adjusted	\$ 1,324,176	\$ 163,527	\$ 118,500	\$ 901,916	\$ 78,832	\$ 77,492	\$ 192,700	\$ 206,436	\$ 3,796,969
<b>Receipts:</b>									
Property Taxes	12,544,295	189,007	93,905	1,233,633	38,988	182,376	30,308	156,834	1,785,936
Local Sales Tax	-	-	-	-	-	-	-	-	1,585,213
Grant Revenue	17,422	-	-	-	-	-	-	-	-
Interest	48,397	1,266	1,495	19,949	1,255	1,563	3,012	3,236	69,790
Reimbursements/Other	73,546	-	-	-	-	-	-	-	-
Total Receipts	12,683,660	190,273	95,400	1,253,582	40,243	183,939	33,320	160,070	3,440,939
<b>Disbursements:</b>									
Professional Fees/Plan									
Administration/Development	1,470,572	6,705	36,281	18,559	500	500	16,022	4,513	18,406
Financing Costs	590,337	-	-	863,543	-	-	-	-	2,620,493
Capital Costs	2,923,318	39,325	-	11,507	-	-	79,400	34,816	-
Tax Rebates	4,685,722	28,247	-	-	-	-	-	25,010	892,968
Total Disbursements	9,669,949	74,277	36,281	893,609	500	500	95,422	64,339	3,531,867
Other Financing Sources (Uses)									
Proceeds of Debt	402,398	-	-	-	-	-	-	-	-
Operating Transfer In (Out)	(3,260,604)	(100,000)	(50,000)	(350,000)	(25,000)	(50,000)	(25,000)	(109,409)	-
Total Other Financing Sources (Uses)	(2,858,206)	(100,000)	(50,000)	(350,000)	(25,000)	(50,000)	(25,000)	(109,409)	-
Excess of Receipts Over (Under) Disbursements	155,505	15,996	9,119	9,973	14,743	133,439	(87,102)	(13,678)	(90,928)
Ending Fund Balance (Deficit) - Unadjusted	1,479,681	179,523	127,619	911,889	93,575	210,931	105,598	192,758	3,706,041
Less: Appropriated for Debt Service	(8,688,522)	-	-	(20,537,371)	-	-	-	(272,486)	(24,116,058)
Ending Fund Balance (Deficit) - Adjusted	\$ (7,208,841)	\$ 179,523	\$ 127,619	\$ (19,625,482)	\$ 93,575	\$ 210,931	\$ 105,598	\$ (79,728)	\$ (20,410,017)
Property Tax	\$ -	\$ 179,523	\$ 127,619	\$ -	\$ 93,575	\$ 210,931	\$ 105,598	\$ -	\$ -
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, 2019

	District #16	District #17	District #18	Frank Scott		District #20	District #21	District #22	Total
				Parkway					
Beginning Balance - Adjusted	\$ 13,653	\$ (263,470)	\$ 172,085	\$ 2,548,988	\$ 108,284	\$ (20,203)	\$ 16,326	\$ 9,436,211	
<b>Receipts:</b>									
Property Taxes	288,126	59,241	62,584	1,049,409	68,596	6,956	18,261	17,808,455	
Local Sales Tax	-	-	-	1,395,084	39,483	-	-	3,019,780	
Grant Revenue	298,600	-	-	-	-	-	-	316,022	
Interest	1,114	188	2,281	39,114	1,113	291	172	194,236	
Reimbursements/Other	8,500	910	-	-	-	-	-	82,956	
Total Receipts	596,340	60,339	64,865	2,483,607	109,192	7,247	18,433	21,421,449	
<b>Disbursements:</b>									
Professional Fees/Plan	15,607	18,375	-	9,178	-	7,509	-	1,622,727	
Administration/Development	-	-	-	1,899,813	-	-	-	5,974,186	
Financing Costs	560,929	-	-	-	-	-	-	3,649,295	
Capital Costs	64,760	-	4,748	524,705	78,110	-	-	6,304,270	
Tax Rebates	641,296	18,375	4,748	2,433,696	78,110	7,509	-	17,550,478	
Total Disbursements	-	-	-	-	-	-	-	-	
Other Financing Sources (Uses)	-	-	-	-	-	-	-	402,398	
Proceeds of Debt	-	-	-	-	-	-	-	(3,970,013)	
Operating Transfer In (Out)	-	-	-	-	-	-	-	(3,567,615)	
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	
Excess of Receipts Over (Under) Disbursements	(44,956)	41,964	60,117	49,911	31,082	(262)	18,433	303,356	
Ending Fund Balance (Deficit) - Unadjusted	(31,303)	(221,506)	232,202	2,598,899	139,366	(20,465)	34,759	9,739,567	
Less: Appropriated for Debt Service	-	-	-	(21,827,953)	-	-	-	(75,442,390)	
Ending Fund Balance (Deficit) - Adjusted	\$ (31,303)	\$ (221,506)	\$ 232,202	\$ (19,229,054)	\$ 139,366	\$ (20,465)	\$ 34,759	\$ (65,702,823)	
Property Tax	\$ -	\$ -	\$ 232,202	\$ -	\$ 88,453	\$ -	\$ 34,759	\$ 1,072,660	
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ 50,913	\$ -	\$ -	\$ 50,913	

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

ANALYSIS OF FUND BALANCE BY SOURCE  
 (UNAUDITED)  
 APRIL 30, 2019

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	1,479,681	179,523	127,619	911,889	93,575	210,931	105,598	192,758
Less: Appropriated for Debt Service	<u>(8,688,522)</u>	-	-	<u>(20,537,371)</u>	-	-	-	<u>(272,486)</u>
Ending Fund Balance (Deficit) - Adjusted	<u>\$ (7,208,841)</u>	<u>\$ 179,523</u>	<u>\$ 127,619</u>	<u>\$ (19,625,482)</u>	<u>\$ 93,575</u>	<u>\$ 210,931</u>	<u>\$ 105,598</u>	<u>\$ (79,728)</u>
Property Tax	\$ -	\$ 179,523	\$ 127,619	\$ -	\$ 93,575	\$ 210,931	\$ 105,598	\$ -
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	3,706,041	(31,303)	(221,506)	232,202	2,598,899	139,366	(20,465)	34,759
Less: Appropriated for Debt Service	<u>(24,116,058)</u>	-	-	-	<u>(21,827,953)</u>	-	-	-
Ending Fund Balance (Deficit) -	<u>\$ (20,410,017)</u>	<u>\$ (31,303)</u>	<u>\$ (221,506)</u>	<u>\$ 232,202</u>	<u>\$ (19,229,054)</u>	<u>\$ 139,366</u>	<u>\$ (20,465)</u>	<u>\$ 34,759</u>
Property Tax	\$ -	\$ -	\$ -	\$ 232,202	\$ -	\$ 88,453	\$ -	\$ 34,759
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,913	\$ -	\$ -

**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				Frank Scott Parkway			
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	\$ -	\$ -

















## PART II - ACTIVITIES

During its Fiscal Year ending April 30, 2019, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- |         |  |
|---------|--|
| TIF #3  | This District paid \$4,685,722 of tax incentive rebates to school districts for capital replacement costs. This District performed work on several infrastructure projects such as West Main Streetscape, 6 <sup>th</sup> to 12 <sup>th</sup> Street sewer separation, East A Streetscape, and several sidewalk projects. The District also purchased several vehicles related to operations in the District as well as paid expenditures toward the City Hall renovation. |
| TIF #8  | This District paid \$28,247 of tax incentive rebates to a business in addition to sidewalk work near Cathedral School.   |
| TIF #9  | This District spent \$33,781 on asphalt patch.   |
| TIF #10 | This District paid \$863,543 to 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 | The District performed culvert upgrades on Frank Scott Parkway.  |
| TIF #14 | This District paid \$25,010 of tax incentive rebates to a business in addition to access road work.  |
| TIF #15 | This District paid tax incentive rebates of \$892,968 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 tax incentive rebates of \$64,760 to a business. This District also incurred expense related to the Bicentennial Park improvements.   |
| TIF #17 | No Material Activity.  |
| TIF #18 | No Material Activity.  |
| TIF #19 | This District paid tax incentive rebates of \$524,705 to a business as part of a developer agreement and also retired bond debt related to that agreement.   |
| TIF #20 | This District paid tax incentive rebates of \$78,110 to a business.  |
| TIF #21 | No Material Activity.  |
| TIF #22 | No Material Activity.  |

### PART III - OBLIGATIONS

During the fiscal year ending April 30, 2019, the City of Belleville entered into a lease purchase agreement for a new 2018 Vactor Truck Model 2115 1-18P Plus. 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.



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

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

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

We have audited the financial statements of the City of Belleville, Illinois' Tax Increment Financing District #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, 2019, 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, 2019 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.

### **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 8, 2019

