

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

FY 2020

Name of Redevelopment Project Area (below): <p style="text-align: center;">Tax Increment Financing District #3</p>

Primary Use of Redevelopment Project Area*: Combination/Mixed
--

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

If "Combination/Mixed" List Component Types: Industrial; Other Commercial
--

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): <div style="display: flex; justify-content: space-between;"> Tax Increment Allocation Redevelopment Act <u> X </u> </div> <div style="display: flex; justify-content: space-between;"> Industrial Jobs Recovery Law <u> </u> </div>

Please utilize the information below to properly label the Attachments.

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

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

FY 2020

Tax Increment Financing District #3

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 1,479,681

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	\$ 12,473,688	\$ 219,206,293	86%
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	\$ 59,960	\$ 3,280,577	1%
Land/Building Sale Proceeds	\$ 17,562	\$ 353,710	0%
Bond Proceeds	\$ -	\$ 5,399,925	2%
Transfers from Municipal Sources	\$ -	\$ 8,256,560	3%
Private Sources	\$ -	\$ 1,024,596	0%
Other (Grants \$20,733 - Reimbursements \$137,611 - Fixed Asset Sales \$35,000 - Loan Proceeds \$158,194)	\$ 351,538	\$ 13,677,582	5%

All Amount Deposited in Special Tax Allocation Fund \$ 12,902,748

Cumulative Total Revenues/Cash Receipts \$ 256,214,382 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 11,574,475

Transfers to Municipal Sources \$ -

Total Expenditures/Disbursements \$ 11,574,475

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 1,328,273

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 2,807,954

* 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 2020

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	145,837	
Administration	1,350,000	
Dues	850	
		\$ 1,496,687
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
Marketing	38,825	
		\$ 38,825
4. Property assembly cost and site preparation costs.		
Demolitions	51,042	
Property Acquisition	19,320	
Property Assembly	19,239	
		\$ 89,601
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	360,884	
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	583,463	
Repairs	20,169	
Rehabilitation	5,000	
		\$ 1,654,666
6. Costs of the construction of public works or improvements.		
West Main Streetscape from 6th to 17th Street & Sewer Separation	716,599	
Transfer for Sewer Construction Fund	600,000	
Centreville Avenue	110,288	
17th - 28th Street Resurfacing	94,973	
Sidewalk Projects	293,657	
Asphalt Patch	218,358	
Infrastructure Improvements	124,181	
8th Street	209,021	
Raab Avenue	68,871	
Express Drive	63,575	
West A - 8th to 17th	76,413	
Freeburg Avenue Roundabout	112,688	
Other - See Attached Schedule for Additional Projects	361,546	\$ 3,050,170

SECTION 3.2 A

PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 11,574,475

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 2020

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.		
East A Street	2,876	
Parking Lot Improvements	27,980	
West Belleville Bike Trail	35,836	
Ditching Program	104,662	
E Street	68,115	
9810 West Main St Infrastructure	25,280	
West A Street Curbs and Sidewalks	71,922	
N 66th Street Culverts	24,875	
Total Carried Forward to Section 3.2A, Page 1, Item #6		\$ 361,546

Section 3.2 B

FY 2020

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
Attorneys' Title Guaranty Fund, Inc	Property Acquisition	\$ 16,140.00
Auffenberg Ford	Remodeling	\$ 240,000.00
Bank of Belleville	Capital Costs	\$ 23,614.00
Baxmeyer Construction Inc.	Const. of Public Works & Improve.	\$ 147,189.00
Belle Valley District 119	Capital Costs	\$ 516,128.00
Belleville Americorps	Professional Services	\$ 15,000.00
Belleville H.S. District 201	Capital Costs	\$ 1,549,449.00
Belleville School District 118	Capital Costs	\$ 1,909,680.00
CJ Schlosser & Co LLC	Professional Services	\$ 11,000.00
Calhoun Construction	Remodeling	\$ 10,699.00
Cardinal Buick GMC - Belleville, IL	Capital Costs	\$ 28,827.00
Christ Bros. Asphalt Inc.	Const. of Public Works & Improve.	\$ 380,092.00
Clayton Holdings, LLC	Capital Costs	\$ 139,251.00
Commerce Bank	Remodeling & Capital Costs	\$ 149,426.00
Dahm & Schell, Inc.	Remodeling	\$ 18,965.00
Dell Marketing L.P.	Capital Costs	\$ 12,097.00
DMS Contracting Inc.	Const. of Public Works & Improve.	\$ 499,656.00
Ed Roehr Safety Products	Capital Costs	\$ 25,092.00
Electrico, Inc.	Professional Services	\$ 56,127.00
Elite Properties & Landscape Construction	Demolitions	\$ 10,000.00
Farnsworth Group, Inc	Const. of Public Works & Improve.	\$ 53,950.00
Fournie Contracting Company, Inc.	Const. of Public Works & Improve.	\$ 110,813.00
Gonzalez Companies, LLC	Const. of Public Works & Improve.	\$ 151,746.00
Hank's Excavating & Landscaping, Inc.	Const. of Public Works & Improve.	\$ 613,349.00
Harmony School District 175	Capital Costs	\$ 294,155.00
High Mount District 116	Capital Costs	\$ 14,946.00
IllinoisSouth Tourism	Marketing	\$ 17,930.00
Integrity Title Agency	Const. of Public Works & Improve.	\$ 11,403.00
Kaskaskia Engineering Group LLC	Const. of Public Works & Improve./PS	\$ 388,880.00
Landmark Ford	Capital Costs	\$ 22,157.00
Lou Fusz	Capital Costs	\$ 158,194.00
Marco Investment Group, LLC	Property Assembly	\$ 19,239.00
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 2020

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):	1030 Freeburg Avenue
Street address:	1030 Freeburg Avenue
Approximate size or description of property:	1030 Freeburg Avenue
Purchase price:	91,653.00
Seller of property:	Trentman, Levi

Property (2):	2 Elmwood Dr
Street address:	2 Elmwood Dr
Approximate size or description of property:	2 Elmwood Dr
Purchase price:	16,140.40
Seller of property:	Estate of Della Brooks

Property (3):	611 West E Street
Street address:	611 West E Street
Approximate size or description of property:	611 West E Street
Purchase price:	795.00
Seller of property:	St. Clair County Trustee

Property (4):	4830 Walter Street
Street address:	4830 Walter Street
Approximate size or description of property:	4830 Walter Street
Purchase price:	795.00
Seller of property:	St. Clair County Trustee

Property (5):	133 S 18th St
Street address:	133 S 18th St
Approximate size or description of property:	133 S 18th St
Purchase price:	795.00
Seller of property:	St. Clair County Trustee

Property (6):	634 W Monroe
Street address:	634 W Monroe
Approximate size or description of property:	634 W Monroe
Purchase price:	795.00
Seller of property:	St. Clair County Trustee

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (8):	
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 2020

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. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	151

LIST **ALL** 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)	\$ 99,301,988	\$ -	\$ -
Public Investment Undertaken	\$ 47,939,395	\$ -	\$ 926,883
Ratio of Private/Public Investment	2 1/14		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	\$	2,738,482	
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

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

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

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

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

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

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

Project 32:			
Parking Lots			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 223,352		
Ratio of Private/Public Investment	0		0

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Project 56:			
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

Project 57:			
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

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

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

Project 60:			
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

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

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

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

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

Project 65:			
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

Project 66:			
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

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

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

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

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

Project 71:			
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

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

Project 73:			
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

Project 74:			
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

Project 75:			
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

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

Project 77:			
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

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

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

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

Project 81:			
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

Project 82:			
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

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

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

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

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

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

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

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

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

Project 91:			
The EDGE			
Private Investment Undertaken (See Instructions)	\$	5,340,000	
Public Investment Undertaken	\$	24,140	\$ 38,736
Ratio of Private/Public Investment		221 13/62	0

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

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

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

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

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

Project 97:			
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

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

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

Project 100:			
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

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

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

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

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

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

Project 106:			
IL 13/Freeburg Avenue Roundabout			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	371,046	
Ratio of Private/Public Investment		0	0

Project 107:			
West Belleville Bike Trail			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	406,319	
Ratio of Private/Public Investment		0	0

Project 108:			
8th Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,137,526	
Ratio of Private/Public Investment		0	0

Project 109:			
West Main Streetscape from 6th to 17th Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,733,857	
Ratio of Private/Public Investment		0	0

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

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

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

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

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

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

Project 116:			
East A Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	420,695	
Ratio of Private/Public Investment		0	0

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

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

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

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

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

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

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

Project 124:			
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

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

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

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

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

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

Project 130: Auffenberg Ford (2017)			
Private Investment Undertaken (See Instructions)	\$	2,000,000	
Public Investment Undertaken	\$	480,000	\$ 720,000
Ratio of Private/Public Investment		4 1/6	0

Project 131: 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

Project 132: Marco Investment Group, LLC			
Private Investment Undertaken (See Instructions)	\$	1,180,000	
Public Investment Undertaken	\$	19,239	\$ 58,218
Ratio of Private/Public Investment		61 1/3	0

Project 133: Centreville Avenue			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	187,619	
Ratio of Private/Public Investment		0	0

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

Project 135:			
E Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	135,623	
Ratio of Private/Public Investment		0	0

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

Project 137:			
West A Street Curbs and Sidewalks			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	211,891	
Ratio of Private/Public Investment		0	0

Project 138:			
B & B Entertainment, Inc.			
Private Investment Undertaken (See Instructions)	\$	35,590	
Public Investment Undertaken	\$	5,000	
Ratio of Private/Public Investment		7 2/17	0

Project 139:			
Yaekel & Associates (2018)			
Private Investment Undertaken (See Instructions)	\$	621,700	
Public Investment Undertaken	\$	50,000	
Ratio of Private/Public Investment		12 23/53	0

Project 140:			
Belleville Community Development Corporation			
Private Investment Undertaken (See Instructions)	\$	174,000	
Public Investment Undertaken	\$	5,000	
Ratio of Private/Public Investment		34 4/5	0

Project 141:			
17th - 28th Street Resurfacing			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	94,973	
Ratio of Private/Public Investment		0	0

Project 142:			
Raab Ave			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	68,871	
Ratio of Private/Public Investment		0	0

Project 143:			
Express Drive			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	63,575	
Ratio of Private/Public Investment		0	0

Project 144:			
West A - 8th to 17th			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	76,413	
Ratio of Private/Public Investment		0	0

Project 145: 9810 West Main St Infrastructure			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	25,280	
Ratio of Private/Public Investment		0	0

Project 146: N 66th St Culverts			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	24,875	
Ratio of Private/Public Investment		0	0

Project 147: JMS of O'Fallon Corporation, Inc			
Private Investment Undertaken (See Instructions)	\$	7,328	
Public Investment Undertaken	\$	1,400	
Ratio of Private/Public Investment		5 15/64	0

Project 148: Jason Buss - 907 West C St and 904 West D St			
Private Investment Undertaken (See Instructions)	\$	130,000	
Public Investment Undertaken			\$ 10,000
Ratio of Private/Public Investment		0	0

Project 149: Women World of Beauty, LLC			
Private Investment Undertaken (See Instructions)	\$	66,923	
Public Investment Undertaken			\$ 5,000
Ratio of Private/Public Investment		0	0

Project 150: TEND2U RP, LLC			
Private Investment Undertaken (See Instructions)	\$	276,100	
Public Investment Undertaken	\$	20,000	
Ratio of Private/Public Investment		13 33/41	0

Project 151: Under the Wood Property, LLC			
Private Investment Undertaken (See Instructions)	\$	65,000	
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

September 23, 2020

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, 2019 - April 30, 2020 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 20, 2020

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

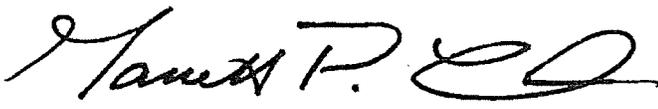
**Re: Illinois Tax Increment Redevelopment Act:
Fiscal Year 2020 (May 1, 2019 through April 30, 2020)**

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, 2019 through April 30, 2020 (FY2020). 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, 2020, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #3 This District paid \$4,466,823 of tax incentive rebates to school districts for capital replacement costs. This District performed work on several infrastructure projects such as 17th to 28th street resurfacing, 6th to 12th Street streetscape, West A street reconstruction, Centreville Ave. engineering, and Raab Ave. reconstruction. The District also purchased several vehicles related to operations in the District and purchased two properties.
- TIF #8 This District paid \$28,042 of tax incentive rebates to a business in addition to infrastructure improvements on S. Illinois Street.
- TIF #9 No Material Activity.
- TIF #10 This District paid \$871,412 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 \$23,338 of tax incentive rebates to a business.
- TIF #15 This District paid tax incentive rebates of \$899,683 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 \$64,460 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 \$517,638 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 \$71,062 to a business.
- TIF #21 No Material Activity.
- TIF #22 No Material Activity.

ATTACHMENT E

DEVELOPMENT AGREEMENT

This agreement made this 6th day of May, 2019 by and between the City of Belleville, Illinois (the "City") and JMS of O'Fallon Corporation, Inc. ("JMS");

WITNESSETH:

WHEREAS, JMS of O'Fallon Corporation, Inc. intends on investing a minimum of \$7,328.00 to complete façade improvements at the existing facility located at 1008 Carlyle Avenue 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 JMS of O'Fallon Corporation, Inc. would provide jobs at said location, and;

Responsibilities of the City of Belleville

1. Reimburse JMS of O'Fallon Corporation, Inc. \$1,400.00 in TIF #3 funds for facade improvements completed at 1008 Carlyle Ave., after receipt of documentation of eligible costs incurred.

Responsibilities of JMS of O'Fallon Corporation, Inc.

- A. Invest no less than \$7,328.00 to complete the façade improvements to the facility located at 1008 Carlyle Avenue no later than September 30, 2019, and;
- B. Retain two (2) FTE jobs, and;
- C. JMS of O'Fallon Corporation, Inc. and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- D. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that JMS of O'Fallon Corporation, Inc. fails to meet its obligations under Sections (A), (B), (C) or (D) of the section entitled "Responsibilities of JMS of O'Fallon Corporation, 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.

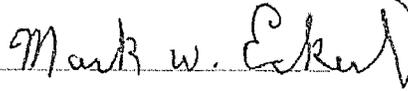
Miscellaneous

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 JMS of O'Fallon Corporation, 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 JMS of O'Fallon Corporation, 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 JMS of O'Fallon Corporation, 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 JMS of O'Fallon Corporation, Inc.".

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

By:



MAYOR

ATTEST:



CITY CLERK

JMS of O'Fallon Corporation, Inc.
3609 Mascoutah Avenue
Belleville, IL 62221

By:



Jay Vasquez, Vice President

**AMENDED DEVELOPMENT AGREEMENT
(SECOND AMENDMENT)**

This amended agreement made this 6th day of May, 2019 by and between the City of Belleville, Illinois (the "City") and Stargazers Entertainment, LLC & Stargazers Entertainment, LLC-Drive In ("Stargazers Entertainment, LLC"):

WITNESSETH:

WHEREAS, Stargazers Entertainment, LLC intends on purchasing the existing theater and drive-in complex located at 5600 North Belt 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 Stargazers Entertainment, LLC would make certain improvements to said location.

Article 1. Responsibilities of the City of Belleville

1. The City of Belleville shall demolish the former BAC Quad Cinema building (including asbestos surveys, reports and abatement) located at 5600 North Belt West per court order. Total cost of the demolition is \$81,000.00 plus costs associated with additional asbestos surveys, work plan, critical barriers and/or abatement of \$37,581.50.
2. The City of Belleville will receive a second mortgage on the property, in lieu of a lien, in the amount of one-half (½) of the cost of demolition of said facility (\$40,500.00), and costs associated with additional asbestos surveys, work plan, critical barriers and/or abatement (\$37,581.50) (the "Mortgage").
3. The City of Belleville will consider a separate Development Agreement with Stargazers Entertainment, LLC if the Skyview Drive-In is expanded to include a third screen.
4. If Stargazers Entertainment, LLC does not satisfy the responsibilities set forth in Articles 2 and 3 of this Agreement, Stargazers Entertainment, LLC may be required to pay a penalty in accordance with the terms of Articles 2 and 3 herein below.

Article 2. Responsibilities of Stargazers Entertainment, LLC & Stargazers Entertainment, LLC-Drive In

1. In the event that Stargazers Entertainment, LLC, does not satisfy the requirements of this Article 2, Section 1, Stargazers Entertainment, LLC shall pay to the City of Belleville all of the penalties set forth the "Penalty Schedule" attached hereto.

- A. Stargazers Entertainment, LLC shall commit to a private investment of no less than \$750,000.00 to complete the purchase of the property located at 5600 North Belt West no later than April 30, 2011.
- B. Stargazers Entertainment, LLC shall commit to coordinate with Illinois-American Water Company and relocate the existing waterline serving the Skyview Drive-In to allow demolition of the former Quad Cinema building.
- C. Stargazers Entertainment, LLC shall commit to maintain the appearance of the entire property in compliance with City codes and ordinances, including but not limited to landscaping/weeds/grass, fencing, trash, parking lot/pavement, etc.
- D. Stargazers Entertainment, LLC shall commit to paint the Skyview Drive In fence and keep it free of graffiti.
- E. Upon sale of frontage property by Stargazers Entertainment, LLC, the proceeds of such sale shall be applied to the amounts owed on the Mortgage within the following schedule:
\$30,000.00 no later than August 31, 2019.

\$20,250.00 no later than December 31, 2020.

\$7,581.50 no later than February 22, 2021.

\$20,250.00 no later than February 22, 2021 in the event that the Skyview Drive In closes prior to February 22, 2021.

- F. Stargazers Entertainment, LLC shall comply with all existing and applicable Federal, State, County and Local laws and ordinances.
2. In the event that Stargazers Entertainment, LLC satisfies all of the requirements set forth in Article 2, Section 1, but does not satisfy one or more of the requirements set forth in this Article 2, Section 2, Stargazers Entertainment, LLC shall pay to the City of Belleville penalties in such amounts and in the manner set forth in Article 3 herein below.
- A. Stargazers Entertainment, LLC proposes to expand the existing Skyview Drive-In facility to include a third screen.
 - B. Stargazers Entertainment, LLC and any heirs and/or successors shall commit to remain and operate the site for no less than ten (10) years.

Article 3. Penalties

- 1. If Stargazers Entertainment, LLC shall fail to satisfy the requirement set forth in Article 2, Section 2.A., Stargazers Entertainment, LLC shall, in addition to any amounts owed under the Mortgage, pay a penalty equal to that percentage of the original principal balance of the Mortgage ("Penalty Percentage") as shall be set forth in the attached Penalty Schedule.
- 2. If Stargazers Entertainment, LLC shall fail to satisfy the requirement set forth in Article 2, Section 2.B. Stargazers Entertainment, LLC shall, in

- addition to any amounts owed under the Mortgage, pay the Penalty Percentage set forth in the Penalty Schedule.
3. Notwithstanding anything to the contrary in this Agreement, in no event shall the aggregate amount of all penalties charged to Stargazers Entertainment, LLC under the terms of Articles 2 and 3 herein exceed one hundred percent (100%) of the original principal balance of the Mortgage.

Article 4. 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. Stargazers Entertainment, LLC shall allow the 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. Stargazers Entertainment, LLC shall pay in full the City of Belleville on any outstanding invoices containing the name or names of the individual, company and/or corporation receiving the said inducements.
6. Execution of Agreement. If this agreement is not fully executed within sixty (60) days of City Council approval, it shall be considered null and void.
7. Prevailing Wage. Projects receiving incentives/inducements from the City of Belleville will be required to comply with the President's executive order no. 11246, as amended (prevailing wage).
8. Request of Payment. The party receiving inducements must officially request payment from the City. This must be done via letter to include

documentation of private investment, jobs created, etc. as outlined in the section titled "Responsibilities of Stargazers Entertainment, LLC & Stargazers Entertainment, LLC-Drive In".

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

By: Mark W. Ecker
MAYOR

ATTEST: 
CITY CLERK

Stargazers Entertainment, LLC
PO Box 23513
Belleville, IL 62223

By: Stephen J. Bloomer
Stephen J. Bloomer, Sole Member

Penalty Schedule

<u>Action Item</u>	<u>Penalty Percentage</u>
Remain and operate Skyview Drive-In at site for ten (10) years from the date of the first amendment (2/22/11):	50% (\$20,250.00)

DEVELOPMENT AGREEMENT

This agreement made this 16th day of September, 2019 by and between the City of Belleville, Illinois (the "City") and Jason Buss ("Jason Buss"):

WITNESSETH:

WHEREAS, Jason Buss intends on investing a minimum of \$130,000.00 to complete the remodeling of the existing facilities located at 907 West 'C' Street and 904 West 'D' Street in Belleville (the "Project"), and;

WHEREAS, the parties have reached an agreement in order to set forth the terms upon which the City would provide certain economic incentives for the Project, and;

Responsibilities of the City of Belleville

1. Reimburse Jason Buss \$10,000.00 in TIF #3 funds for remodeling and landscaping improvements completed at 907 West 'C' St. and 904 West 'D' St, after receipt of documentation of eligible costs incurred.

Responsibilities of Jason Buss

- A. Invest no less than \$130,000.00 to complete the remodeling and landscaping of the multi-family residential facilities located at 907 West 'C' St. and 904 West 'D' St. no later than December 31, 2019, and;
- B. Jason Buss and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- C. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

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

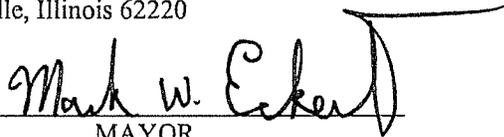
1. Entire Agreement. This Agreement and any written amendments hereto shall constitute the entire agreement between the parties. Neither party shall be bound by any terms, conditions, statements or representatives, not herein contained. Each party hereby acknowledges that in executing this Agreement 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 **Jason Buss** 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 **Jason Buss**".
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 **Jason Buss**". 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 **Jason Buss**".

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

By: _____

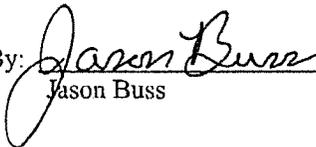

MAYOR

ATTEST: _____


CITY CLERK

Jason Buss
208 South Charles Street, Suite B
Belleville, IL 62220

By: _____


Jason Buss

DEVELOPMENT AGREEMENT

This agreement made this 18th day of November, 2019 by and between the City of Belleville, Illinois (the "City") and Women World of Beauty, LLC ("Women World of Beauty, LLC"):

WITNESSETH:

WHEREAS, Women World of Beauty, LLC intends on investing a minimum of \$66,922.50 to complete the remodeling of the existing facility located at 7306 Westfield Plaza 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 Women World of Beauty, LLC would provide jobs at said location, and;

Responsibilities of the City of Belleville

1. Reimburse Women World of Beauty, LLC \$5,000.00 in TIF #3 funds for remodeling and improvements completed at 7306 Westfield Plaza, after receipt of documentation of eligible costs incurred.

Responsibilities of Women World of Beauty, LLC

- A. Invest no less than \$66,922.50 to complete the remodeling the existing facility located at 7306 Westfield Plaza no later than March 31, 2020, and;
- B. Create six (6) FTE jobs within the first year of operation, and;
- C. Create three (3) additional FTE jobs within the second year of operation, and;
- D. Women World of Beauty, LLC and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- E. Commit to annual sales subject to sales tax of no less than \$24,000.00, and;
- F. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that Women World of Beauty, LLC fails to meet its obligations under Sections (A), (B), (C), (D), (E) or (F) of the section entitled "Responsibilities of Women World of Beauty, LLC" 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 Women World of Beauty, LLC 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 Women World of Beauty, LLC".
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 Women World of Beauty, LLC". 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 Women World of Beauty, LLC".

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

By: Mark W. Eckert
MAYOR

ATTEST:

[Signature]
CITY CLERK

Women World of Beauty, LLC
P.O. Box 924
East St. Louis, IL 62203

By: Shirley B. Samuels
Shirley Samuels, Owner

DEVELOPMENT AGREEMENT

This agreement made this 18th day of November, 2019 by and between the City of Belleville, Illinois (the "City") and TEND2U RP, LLC ("TEND2U RP, LLC"):

WITNESSETH:

WHEREAS, TEND2U RP, LLC intends on investing a minimum of \$276,100.00 to complete the remodeling of the existing facility located at 5010 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 TEND2U RP, LLC would provide jobs at said location, and;

Responsibilities of the City of Belleville

1. Reimburse TEND2U RP, LLC \$20,000.00 in TIF #3 funds for remodeling, façade, and parking lot improvements completed at 5010 West Main St., after receipt of documentation of eligible costs incurred.

Responsibilities of TEND2U RP, LLC

- A. Invest no less than \$276,100 to complete the remodeling the existing facility located at 5010 West Main St. no later than May 31, 2020, and;
- B. Retain thirty-four (34) FTE jobs within the first year of operation, and;
- C. Create twelve (12) additional FTE jobs within the first year of operation, and;
- D. Create twelve (12) additional FTE jobs within the second year of operation, and;
- E. TEND2U RP, LLC 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 TEND2U RP, LLC fails to meet its obligations under Sections (A), (B), (C), (D), (E) or (F) of the section entitled "Responsibilities of TEND2U RP, LLC" 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

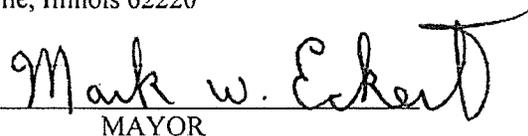
1. Entire Agreement. This Agreement and any written amendments hereto shall constitute the entire agreement between the parties. Neither party shall be bound by any terms, conditions, statements or representatives, not herein contained. Each party hereby acknowledges that in executing this Agreement 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 TEND2U RP, LLC 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 TEND2U RP, LLC".
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 TEND2U RP, LLC". 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 TEND2U RP, LLC".

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

By: _____


MAYOR

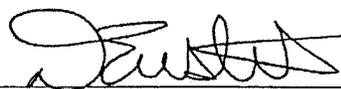
ATTEST: _____



CITY CLERK

TEND2U RP, LLC
7879 White Tail Cir.
Waterloo, IL 62298

By: _____


David C. Eustis, Owner

**DEVELOPMENT AGREEMENT
(AS AMENDED)**

This amended agreement made this 16th day of March, 2020 by and between the City of Belleville, Illinois (the "City") and Women World of Beauty (W.W.O.B.), LLC ("Women World of Beauty (W.W.O.B.), LLC"):

WITNESSETH:

WHEREAS, Women World of Beauty (W.W.O.B.), LLC intends on investing a minimum of \$66,922.50 to complete the remodeling of the existing facility located at 7306 Westfield Plaza 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 Women World of Beauty (W.W.O.B.), LLC would provide jobs at said location, and;

Responsibilities of the City of Belleville

1. Reimburse Women World of Beauty, LLC \$5,000.00 in TIF #3 funds for remodeling and improvements completed at 7306 Westfield Plaza, after receipt of documentation of eligible costs incurred.

Responsibilities of Women World of Beauty (W.W.O.B.), LLC

- A. Invest no less than \$66,922.50 to complete the remodeling the existing facility located at 7306 Westfield Plaza no later than August 31, 2020, and;
- B. Create six (6) FTE jobs within the first year of operation, and;
- C. Create three (3) additional FTE jobs within the second year of operation, and;
- D. Women World of Beauty, LLC and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- E. Commit to annual sales subject to sales tax of no less than \$24,000.00, and;
- F. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that Women World of Beauty (W.W.O.B.), LLC fails to meet its obligations under Sections (A), (B), (C), (D), (E) or (F) of the section entitled "Responsibilities of Women World of Beauty (W.W.O.B.), LLC" 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 **Women World of Beauty (W.W.O.B.), LLC** 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 **Women World of Beauty (W.W.O.B.), LLC**".
 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 **Women World of Beauty (W.W.O.B.), LLC**". 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 **Women World of Beauty (W.W.O.B.), LLC**".

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

By: Mark W. Eckert
MAYOR

ATTEST:

[Signature]
CITY CLERK

Women World of Beauty (W.W.O.B), LLC
P.O. Box 924
East St. Louis, IL 62203

By: Shirley Samuels
Shirley Samuels, Owner

DEVELOPMENT AGREEMENT

This agreement made this 16th day of March, 2020 by and between the City of Belleville, Illinois (the "City") and Under the Wood Property, LLC ("Under the Wood Property, LLC"):

WITNESSETH:

WHEREAS, Under the Wood Property, LLC intends on investing a minimum of \$65,000.00 to complete the remodeling and parking lot improvements at the existing facility located at 5003 West Main Street in Belleville (the "Project"), and;

WHEREAS, the parties have reached an agreement in order to set forth the terms upon which the City would provide certain economic incentives for the Project and the terms upon which Under the Wood Property, LLC would provide jobs at said location, and;

Responsibilities of the City of Belleville

1. Reimburse Under the Wood Property, LLC \$5,000.00 in TIF #3 funds for remodeling and parking lot improvements to the existing facility for office and retail space located at 5003 West Main St. after receipt of documentation of eligible costs incurred.

Responsibilities of Under the Wood Property, LLC

- A. Invest no less than \$65,000.00 to complete the remodeling and parking lot improvements to the existing facility for office and retail space no later than July 31, 2020, and;
- B. Create three (3) FTE jobs via tenants within the first year of operation, and;
- C. Under the Wood Property, LLC and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- D. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that Under the Wood Property, LLC fails to meet its obligations under Sections (A), (B), (C) or (D) of the section entitled "Responsibilities of Under the Wood Property, LLC" 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 Under the Wood Property, LLC 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 Under the Wood Property, LLC".
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 Under the Wood Property, LLC". 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 Under the Wood Property, LLC".

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

By: Mark W. Eckert
 MAYOR

ATTEST: [Signature]
 CITY CLERK

Under the Wood Property, LLC
 108 Starlight Drive
 Belleville, IL 62226

By: DeCarlos Underwood
 DeCarlos Underwood, Owner



CITY OF BELLEVILLE, ILLINOIS

**TAX INCREMENT FINANCING DISTRICTS
ANNUAL REPORT**

FINANCIAL STATEMENTS

**FOR THE YEAR ENDED
APRIL 30, 2020**

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

TABLE OF CONTENTS
APRIL 30, 2020

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

PART I – FINANCIAL INFORMATION



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

David M. Bartosiak
Cindy A. 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, 2020, 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, 2020 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. Q. Schloman & Company LLC

Certified Public Accountants

Alton, Illinois

September 23, 2020

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING BALANCE SHEET
 ALL TAX INCREMENT FINANCING DISTRICTS
 APRIL 30, 2020

	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	\$ 2,853,305	\$ 199,771	\$ 170,998	\$ 957,479	\$ 109,065	\$ 334,527	\$ 104,805	\$ 219,731			\$ 3,662,909	
Receivables (Net of allowance for uncollectible):												
Property Tax	13,259,400	199,700	93,300	1,296,900	40,100	191,500	31,700	168,000			1,878,700	
Intergovernmental	-	-	-	-	-	-	-	-			360,946	
Other	83,315	-	-	-	-	-	-	-			-	
Due Between TIF Funds	405,000	-	-	-	-	-	-	-			-	
Total Assets	<u>\$ 16,601,020</u>	<u>\$ 399,471</u>	<u>\$ 264,298</u>	<u>\$ 2,254,379</u>	<u>\$ 149,165</u>	<u>\$ 526,027</u>	<u>\$ 136,505</u>	<u>\$ 387,731</u>			<u>\$ 5,902,555</u>	
<u>Liabilities, Deferred Inflows of Resources, and Fund Balance</u>												
Liabilities:												
Accounts Payable	\$ 801,035	\$ 1,858	\$ -	\$ 1,010	\$ -	\$ -	\$ -	\$ -			\$ -	
Deferred Inflows of Resources:												
Unearned Revenue	13,259,400	199,700	93,300	1,296,900	40,100	191,500	31,700	168,000			2,019,314	
Fund Balance:												
Nonspendable	25,178	-	-	-	-	-	-	-			-	
Restricted for Debt Service	-	-	-	-	-	-	-	-			3,883,241	
Restricted	2,515,407	197,913	170,998	956,469	109,065	334,527	104,805	219,731			-	
Total Fund Balance	<u>2,540,585</u>	<u>197,913</u>	<u>170,998</u>	<u>956,469</u>	<u>109,065</u>	<u>334,527</u>	<u>104,805</u>	<u>219,731</u>			<u>3,883,241</u>	
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 16,601,020</u>	<u>\$ 399,471</u>	<u>\$ 264,298</u>	<u>\$ 2,254,379</u>	<u>\$ 149,165</u>	<u>\$ 526,027</u>	<u>\$ 136,505</u>	<u>\$ 387,731</u>			<u>\$ 5,902,555</u>	

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING BALANCE SHEET
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2020

	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	\$ 81,004	\$ 59,247	\$ 290,770	\$ 2,673,274	\$ 174,771	\$ 33,663	\$ 130,072	\$ 267,369	\$ 12,322,760
Receivables (Net of allowance for uncollectible):									
Property Tax	300,400	64,400	64,100	1,047,900	71,100	8,000	127,900	-	18,843,100
Intergovernmental	149,397	-	-	421,524	4,043	-	-	-	935,910
Other	-	-	-	-	-	-	-	-	83,315
Due Between TIF Funds	(100,000)	(246,000)	-	-	-	(59,000)	-	-	-
Total Assets	<u>\$ 430,801</u>	<u>\$ (122,353)</u>	<u>\$ 354,870</u>	<u>\$ 4,142,698</u>	<u>\$ 249,914</u>	<u>\$ (17,337)</u>	<u>\$ 257,972</u>	<u>\$ 267,369</u>	<u>\$ 32,185,085</u>
<u>Liabilities, Deferred Inflows of Resources, and Fund Balance</u>									
Liabilities:									
Accounts Payable	\$ 11,050	\$ 1,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 816,107
Deferred Inflows of Resources:									
Unearned Revenue	300,400	64,400	64,100	1,207,232	72,407	8,000	127,900	-	19,144,353
Fund Balance:									
Nonspendable	-	-	-	-	-	-	-	-	25,178
Restricted for Debt Service	-	-	-	2,935,466	-	-	-	267,369	7,086,076
Restricted	119,351	(187,907)	290,770	-	177,507	(25,337)	130,072	-	5,113,371
Total Fund Balance	<u>119,351</u>	<u>(187,907)</u>	<u>290,770</u>	<u>2,935,466</u>	<u>177,507</u>	<u>(25,337)</u>	<u>130,072</u>	<u>267,369</u>	<u>12,224,625</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 430,801</u>	<u>\$ (122,353)</u>	<u>\$ 354,870</u>	<u>\$ 4,142,698</u>	<u>\$ 249,914</u>	<u>\$ (17,337)</u>	<u>\$ 257,972</u>	<u>\$ 267,369</u>	<u>\$ 32,185,085</u>

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

**COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES**
ALL TAX INCREMENT FINANCING DISTRICTS
FOR THE YEAR ENDED APRIL 30, 2020

	Tax Increment Financing										Debt Service Fund	Total
	Frank Scott											
	District #16	District #17	District #18	District #20	District #21	District #22	District #20	District #21	District #22	District #22		
Revenues:												
Property Taxes	\$ 287,149	\$ 59,684	\$ 60,229	\$ 68,167	\$ 7,385	\$ 98,914	\$ 68,167	\$ 7,385	\$ 98,914	\$ 98,914	\$ -	\$ 17,821,796
Intergovernmental	149,397	-	-	59,713	-	-	59,713	-	-	-	-	3,358,170
Interest	1,371	239	2,885	1,323	163	322	1,323	163	322	322	3,394	203,336
Reimbursements/Other	-	-	-	-	-	-	-	-	-	-	-	203,166
Total Revenues	437,917	59,923	63,114	109,203	7,548	99,236	109,203	7,548	99,236	99,236	3,394	21,586,468
Expenditures:												
Contractual Services	26,826	26,324	-	-	-	3,923	-	-	-	3,923	-	1,598,988
Tax Rebates	64,460	-	4,546	71,062	-	-	71,062	-	-	-	-	6,075,592
Capital Outlay	195,977	-	-	-	12,420	-	-	12,420	-	-	-	2,116,397
Debt Service:												
Principal	-	-	-	-	-	-	-	-	-	-	-	1,706,326
Interest and Fiscal Charges	-	-	-	-	-	-	-	-	-	-	254,012	3,843,688
Total Expenditures	287,263	26,324	4,546	71,062	12,420	3,923	71,062	12,420	3,923	3,923	254,012	15,340,991
Excess of Revenues Over (Under) Expenditures	150,654	33,599	58,568	38,141	(4,872)	95,313	38,141	(4,872)	95,313	(250,618)	(250,618)	6,245,477
Other Financing Sources (Uses)												
Proceeds of Debt	-	-	-	-	-	-	-	-	-	-	-	158,194
Operating Transfers In (Out)	-	-	-	-	-	-	-	-	-	-	254,300	(3,918,613)
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-	-	-	254,300	(3,760,419)
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses	150,654	33,599	58,568	38,141	(4,872)	95,313	38,141	(4,872)	95,313	3,682	3,682	2,485,058
Fund Balance, Beginning of Year	(31,303)	(221,506)	232,202	139,366	(20,465)	34,759	139,366	(20,465)	34,759	263,687	263,687	9,739,567
Fund Balance, End of Year	\$ 119,351	\$ (187,907)	\$ 290,770	\$ 177,507	\$ (25,337)	\$ 130,072	\$ 177,507	\$ (25,337)	\$ 130,072	\$ 267,369	\$ 267,369	\$ 12,224,625

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, 2020

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, 2020 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, 2020.

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 \$12,322,760 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, 2020:

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 \$250,000 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 \$13,140,000.

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 \$375,000 to \$790,000 due on May 1 and November 1 through 2021. The balance due on these bonds as of April 30, 2020 is \$5,920,000.

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, 2020 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 \$1,050,000 to \$2,025,000 due on January 1 and July 1 through 2027. The balance due on these bonds as of April 30, 2020 is \$13,550,000.

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 \$174,239 to \$266,277 due on January 1 through 2026. The balance due on these bonds as of April 30, 2020 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 \$395,000 to \$845,000 due on January 1 and July 1 through 2022. The balance due on these bonds as of April 30, 2020 is \$2,805,000.

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, 2020 is \$159,865.

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, 2020 is \$182,163.

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, 2020 is \$52,791.

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, 2027. The balance due on this lease as of April 30, 2020 is \$374,504.

Capital Lease for a Vactor truck, dated July 30, 2018, interest rate of 1.73 percent payable in ten semi-annual installments of \$43,156 through January 31, 2023. The balance due on this lease as of April 30, 2020 is \$245,115.

Promissory note for street department vehicles, dated January 24, 2020, interest rate of 2.19 percent payable in six annual installments of \$23,614 and one final payment of \$22,013 on February 24, 2023. The balance due on this note payable as of April 30, 2020 is \$134,878.

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, 2020 are as follows:

Year Ending <u>April 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2021	\$ 4,303,795	\$ 1,863,938	\$ 6,167,733
2022	10,116,103	1,548,876	11,664,979
2023	3,150,847	1,236,318	4,387,165
2024	3,119,169	1,040,684	4,159,853
2025	9,252,533	835,706	10,088,239
2026-2030	12,081,869	1,523,793	13,605,662
2031	<u>1,100,000</u>	<u>57,750</u>	<u>1,157,750</u>
	<u>\$ 43,124,316</u>	<u>\$ 8,107,065</u>	<u>\$ 51,231,381</u>

NOTE 4: REDEVELOPMENT AGREEMENT

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

The City made payments of \$5,412 to reduce the principal amount of the Tax Increment Financing notes for the Reunion Development Project agreement during the year ended April 30, 2020. The City made interest payments of \$866,000 related to these notes. Note balances related to this project in the total amount of \$20,982,853 are still outstanding and not reflected in the debt of the City as of April 30, 2020.

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
FOR THE YEAR ENDED APRIL 30, 2020

	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22	Total
Beginning Balance - Adjusted	\$ (31,303)	\$ (221,506)	\$ 232,202	\$ 2,598,899	\$ 139,366	\$ (20,465)	\$ 34,759	\$ 9,739,567
Receipts:								
Property Taxes	287,149	59,684	60,229	1,035,277	68,167	7,385	98,914	17,821,796
Local Sales Tax	-	-	-	1,498,881	39,713	-	-	3,188,040
Grant Revenue	149,397	-	-	-	-	-	-	170,130
Interest	1,371	239	2,885	36,176	1,323	163	322	203,336
Reimbursements/Other	-	-	-	-	-	-	-	203,166
Total Receipts	437,917	59,923	63,114	2,570,334	109,203	7,548	99,236	21,586,468
Disbursements:								
Professional Fees/Plan								
Administration/Development	26,826	26,324	-	14,920	-	-	3,923	1,598,988
Financing Costs	-	-	-	1,701,209	-	-	-	5,550,014
Capital Costs	195,977	-	-	-	-	12,420	-	2,116,397
Tax Rebates	64,460	-	4,546	517,638	71,062	-	-	6,075,592
Total Disbursements	287,263	26,324	4,546	2,233,767	71,062	12,420	3,923	15,340,991
Other Financing Sources (Uses)								
Proceeds of Debt	-	-	-	-	-	-	-	158,194
Operating Transfer In (Out)	-	-	-	-	-	-	-	(3,918,613)
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	(3,760,419)
Excess of Receipts Over (Under) Disbursements	150,654	33,599	58,568	336,567	38,141	(4,872)	95,313	2,485,058
Ending Fund Balance (Deficit) - Unadjusted	119,351	(187,907)	290,770	2,935,466	177,507	(25,337)	130,072	12,224,625
Less: Appropriated for Debt Service	-	-	-	(20,665,049)	-	-	-	(72,214,235)
Ending Fund Balance (Deficit) - Adjusted	\$ 119,351	\$ (187,907)	\$ 290,770	\$ (17,729,583)	\$ 177,507	\$ (25,337)	\$ 130,072	\$ (59,989,610)
Property Tax	\$ 119,351	\$ -	\$ 290,770	\$ -	\$ 112,163	\$ -	\$ 130,072	\$ 1,569,664
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ 65,344	\$ -	\$ -	\$ 65,344

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
FOR THE YEAR ENDED APRIL 30, 2020

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Beginning Balance - Adjusted	\$ 1,479,681	\$ 179,523	\$ 127,619	\$ 911,889	\$ 93,575	\$ 210,931	\$ 105,598	\$ 192,758
Receipts:								
Property Taxes	12,473,688	195,141	91,700	1,244,875	38,960	175,277	30,169	155,815
Local Sales Tax	-	-	-	-	-	-	-	-
Grant Revenue	20,733	-	-	-	-	-	-	-
Interest	59,960	1,404	1,679	22,327	1,530	2,871	2,000	3,905
Reimbursements/Other	190,173	-	-	-	-	-	12,993	-
Total Receipts	12,744,554	196,545	93,379	1,267,202	40,490	178,148	45,162	159,720
Disbursements:								
Professional Fees/Plan								
Administration/Development	1,442,146	50,113	-	1,210	-	4,552	2,955	-
Financing Costs	566,302	-	-	871,412	-	-	-	-
Capital Costs	1,890,000	-	-	-	-	-	18,000	-
Tax Rebates	4,466,823	28,042	-	-	-	-	-	23,338
Total Disbursements	8,365,271	78,155	-	872,622	-	4,552	20,955	23,338
Other Financing Sources (Uses)								
Proceeds of Debt	158,194	-	-	-	-	-	-	-
Operating Transfer In (Out)	(3,209,204)	(100,000)	(50,000)	(350,000)	(25,000)	(50,000)	(25,000)	(109,409)
Total Other Financing Sources (Uses)	(3,051,010)	(100,000)	(50,000)	(350,000)	(25,000)	(50,000)	(25,000)	(109,409)
Excess of Receipts Over (Under) Disbursements	1,328,273	18,390	43,379	44,580	15,490	123,596	(793)	26,973
Ending Fund Balance (Deficit) - Unadjusted	2,807,954	197,913	170,998	956,469	109,065	334,527	104,805	219,731
Less: Appropriated for Debt Service	(8,295,269)	-	-	(20,982,853)	-	-	-	(263,349)
Ending Fund Balance (Deficit) - Adjusted	\$ (5,487,315)	\$ 197,913	\$ 170,998	\$ (20,026,384)	\$ 109,065	\$ 334,527	\$ 104,805	\$ (43,618)
Property Tax	\$ -	\$ 197,913	\$ 170,998	\$ -	\$ 109,065	\$ 334,527	\$ 104,805	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCE BY SOURCE
(UNAUDITED)
APRIL 30, 2020

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	2,807,954	197,913	170,998	956,469	109,065	334,527	104,805	219,731
Less: Appropriated for Debt Service	<u>(8,295,269)</u>	-	-	<u>(20,982,853)</u>	-	-	-	<u>(263,349)</u>
Ending Fund Balance (Deficit) - Adjusted	<u>\$ (5,487,315)</u>	<u>\$ 197,913</u>	<u>\$ 170,998</u>	<u>\$ (20,026,384)</u>	<u>\$ 109,065</u>	<u>\$ 334,527</u>	<u>\$ 104,805</u>	<u>\$ (43,618)</u>
Property Tax	\$ -	\$ 197,913	\$ 170,998	\$ -	\$ 109,065	\$ 334,527	\$ 104,805	\$ -
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	3,883,241	119,351	(187,907)	290,770	2,935,466	177,507	(25,337)	130,072
Less: Appropriated for Debt Service	<u>(22,007,715)</u>	-	-	-	<u>(20,665,049)</u>	-	-	-
Ending Fund Balance (Deficit) -	<u>\$ (18,124,474)</u>	<u>\$ 119,351</u>	<u>\$ (187,907)</u>	<u>\$ 290,770</u>	<u>\$ (17,729,583)</u>	<u>\$ 177,507</u>	<u>\$ (25,337)</u>	<u>\$ 130,072</u>
Property Tax	\$ -	\$ 119,351	\$ -	\$ 290,770	\$ -	\$ 112,163	\$ -	\$ 130,072
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,344	\$ -	\$ -

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

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

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	1,216,430	(19,016)	127,275	904,711	65,835	(64,533)	260,592	139,637
Less: Appropriated for Debt Service	(8,750,506)	-	-	(19,594,832)	-	-	-	(290,759)
Ending Fund Balance (Deficit) - Adjusted	\$ (7,534,076)	\$ (19,016)	\$ 127,275	\$ (18,690,121)	\$ 65,835	\$ (64,533)	\$ 260,592	\$ (151,122)
Property Tax	\$ -	\$ -	\$ 127,275	\$ -	\$ 65,835	\$ -	\$ 260,592	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	
Ending Fund Balance (Deficit) - Unadjusted	3,459,923	196,022	(253,348)	106,516	2,249,964	71,115	(27,079)	
Less: Appropriated for Debt Service	(28,902,191)	-	-	-	(24,666,606)	-	-	
Ending Fund Balance (Deficit) -	\$ (25,442,268)	\$ 196,022	\$ (253,348)	\$ 106,516	\$ (22,416,642)	\$ 71,115	\$ (27,079)	
Property Tax	\$ -	\$ 196,022	\$ -	\$ 106,516	\$ -	\$ 71,115	\$ -	
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

PART II - ACTIVITIES

During its Fiscal Year ending April 30, 2020, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #3 This District paid \$4,466,823 of tax incentive rebates to school districts for capital replacement costs. This District performed work on several infrastructure projects such as 17th to 28th street resurfacing, 6th to 12th Street streetscape, West A street reconstruction, Centreville Ave. engineering, and Raab Ave. reconstruction. The District also purchased several vehicles related to operations in the District and purchased two properties.
- TIF #8 This District paid \$28,042 of tax incentive rebates to a business in addition to infrastructure improvements on S. Illinois Street.
- TIF #9 No Material Activity.
- TIF #10 This District paid \$871,412 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 \$23,338 of tax incentive rebates to a business.
- TIF #15 This District paid tax incentive rebates of \$899,683 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 \$64,460 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 \$517,638 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 \$71,062 to a business.
- TIF #21 No Material Activity.
- TIF #22 No Material Activity.

PART III - OBLIGATIONS

During the fiscal year ending April 30, 2020, the City of Belleville entered into a loan agreement for a new street department vehicle. The City of Belleville did not issue any additional bonds. Further descriptions of outstanding debt and future debt service requirements are detailed in the notes to financial statements.



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

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

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

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

We have audited the financial statements of the City of Belleville, Illinois' Tax Increment Financing District #3, Tax Increment Financing District #8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14 Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 Corridor, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Route 15/South Green Mount Road, Tax Increment Financing District #21 Belle Valley III, and Tax Increment Financing District #22 Route 15 North as of and for the year ended April 30, 2020, 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, 2020 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. Schloer & Company, LLC

Certified Public Accountants

Alton, Illinois

September 23, 2020

