

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2021**

Name of Redevelopment Project Area (below):
Tax Increment Financing District #3

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: Commercial Industrial; Other

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):
Tax Increment Allocation Redevelopment Act X
Industrial Jobs Recovery Law _____

Please utilize the information below to properly label the Attachments.

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (labeled Attachment A).	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (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 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).		X

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

FY 2021

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Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 2,807,954

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	\$ 13,129,288	\$ 232,335,581	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	\$ 24,710	\$ 3,305,287	1%
Land/Building Sale Proceeds		\$ 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 \$25,000, Reimbursements \$894,833)	\$ 919,833	\$ 14,597,415	5%

All Amount Deposited in Special Tax Allocation Fund \$ 14,073,831

Cumulative Total Revenues/Cash Receipts \$ 270,288,213 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 11,536,984

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 11,536,984

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 2,536,847

Previous Year Adjustment (Explain Below) \$ (267,369)

FUND BALANCE, END OF REPORTING PERIOD* \$ 5,077,432

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

Previous Year Explanation:

Incorrectly included debt service fund in prior year fund balance.

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 2021

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	128,435	
Administration	800,000	
Dues	850	
		\$ 929,285
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
Marketing	409	
		\$ 409
4. Property assembly cost and site preparation costs.		
Demolitions	47,605	
Property Acquisition	248,729	
Property Assembly	25,466	
		\$ 321,800
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	381,904	
Transfer to Debt Service Fund 66 for Bonds for Remodeling of Police Department/City Hall	684,550	
Transfer to Debt Service Fund 46 for Bonds for Remodeling of Police Department/City Hall	585,337	
Repairs	49,000	
Renovations	10,345	
		\$ 1,711,136
6. Costs of the construction of public works or improvements.		
West Main Streetscape from 6th to 17th Street	1,072,630	
Transfer to Sewer Construction Fund	600,000	
Transfer to Debt Service Fund 64 for Bonds for Infrastructure Projects	15,849	
Centreville Avenue	196,184	
17th - 28th Street Resurfacing	55,906	
Sidewalk Projects	89,489	
Infrastructure Improvements / Concrete Patch / Ditching Program	315,105	
West A - 8th to 17th	19,496	
South 29th St drainage	40,790	
Lebanon Ave	7,642	
Dawn Heights	45,991	
Raab Avenue	293,622	
Bellevue Park Improvements	58,750	\$ 2,811,454

SECTION 3.2 A

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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		\$ 11,536,984

Section 3.2 B

FY 2021

TIF NAME:

Tax Increment Financing District #3

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

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

Name	Service	Amount
Auffenberg Ford, Inc	Remodeling	\$ 240,000.00
Bank of Belleville	Capital Costs	\$ 47,229.00
Belle Valley District 119	Capital Costs	\$ 542,673.00
Belleville Americorps	Professional Services	\$ 15,000.00
Belleville H.S. District 201	Capital Costs	\$ 1,635,247.00
Belleville School District 118	Capital Costs	\$ 2,018,599.00
Cardinal Buick GMC - Belleville, IL	Capital Costs	\$ 73,712.00
Clark Equipment Co dba Bobcat Company	Capital Costs	\$ 139,843.00
Clayton Holdings, LLC	Capital Costs	\$ 166,023.00
Commerce Bank	Capital Costs	\$ 122,654.00
Dahm & Schell, Inc.	Remodeling	\$ 38,524.00
Electrico, Inc.	Professional Services	\$ 67,324.00
Environmental Consultants, LLC	Demolitions/Professional Services	\$ 11,415.00
Fournie Contracting Company, Inc.	Const. of Public Works & Improve.	\$ 34,451.00
Geissler Roofing Co.	Repairs	\$ 24,800.00
Gonzalez Companies, LLC	Const. of Public Works & Improve.	\$ 66,091.00
Hank's Excavating & Landscaping	Const. of Public Works & Improve.	\$ 596,418.00
Harmony School District 175	Capital Costs	\$ 296,163.00
High Mount District 116	Capital Costs	\$ 14,639.00
John Fabick Tractor Company	Capital Costs	\$ 113,870.00
Kaskaskia Engineering Group LLC	Const. of Public Works & Improve/PS	\$ 309,090.00
Kuhlmann Design Group	Const. of Public Works & Improve.	\$ 16,750.00
Marco Investment Group, LLC	Property Assembly	\$ 25,466.00
Morrow Brother Ford, Inc.	Capital Costs	\$ 445,195.00
Pyramid Electrical Contractors, Inc.	Repairs	\$ 11,740.00
RCS Construction, Inc.	Const. of Public Works & Improve.	\$ 39,703.00
RSA Avanti Magna, LLC	Remodeling	\$ 50,000.00
S Schafer Excavating, Inc.	Demolitions	\$ 20,700.00
Signal Hill District 181	Capital Costs	\$ 134,830.00
Sonnenberg Asphalt Co.	Professional Services	\$ 12,646.00
Stutz Excavating Inc.	Demolitions	\$ 19,050.00
Town & Country Title Company	Property Acquisition	\$ 245,549.00
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)]

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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):	121 Centreville Avenue
Street address:	121 Centreville Avenue
Approximate size or description of property:	121 Centreville Avenue
Purchase price:	245,548.94
Seller of property:	Schmitt LLC - Town & Country Title Company

Property (2):	500 Lebanon Ave
Street address:	500 Lebanon Ave
Approximate size or description of property:	500 Lebanon Ave
Purchase price:	795.00
Seller of property:	St. Clair County Trustee

Property (3):	15 North 15th Street
Street address:	15 North 15th Street
Approximate size or description of property:	15 North 15th Street
Purchase price:	795.00
Seller of property:	St. Clair County Trustee

Property (4):	604 South 29th St
Street address:	604 South 29th St
Approximate size or description of property:	604 South 29th St
Purchase price:	795.00
Seller of property:	St. Clair County Trustee

Property (5):	326 N First Street
Street address:	326 N First Street
Approximate size or description of property:	326 N First Street
Purchase price:	795.00
Seller of property:	St. Clair County Trustee

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

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)

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TIF Name:

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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. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	158

LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:			
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 102,464,384	\$ -	\$ -
Public Investment Undertaken	\$ 50,083,912	\$ -	\$ 857,729
Ratio of Private/Public Investment	2 1/22		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	\$ 374,887		
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	\$	2,827,971	
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:			
Glazner 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	\$	62,664	\$ 57,800
Ratio of Private/Public Investment		85 8/37	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	\$	2,806,487	
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	\$	101,506	
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	\$	720,000	\$ 480,000
Ratio of Private/Public Investment		2 7/9	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	\$	44,705	\$ 60,000
Ratio of Private/Public Investment		26 17/43	0

Project 133: Centreville Avenue			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	383,803	
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	\$	150,879	
Ratio of Private/Public Investment		0	0

Project 142:			
Raab Ave			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	362,493	
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	\$	95,909	
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		13	0

Project 152: Lebanon Avenue			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	7,642	
Ratio of Private/Public Investment		0	0

Project 153: Dawn Heights			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	45,991	
Ratio of Private/Public Investment		0	0

Project 154: McCullough's Flooring (2021)			
Private Investment Undertaken (See Instructions)	\$	550,000	
Public Investment Undertaken			\$ 90,000
Ratio of Private/Public Investment		0	0

Project 155:			
RSA Avanti Magna, LLC			
Private Investment Undertaken (See Instructions)	\$	1,400,589	
Public Investment Undertaken	\$	50,000	
Ratio of Private/Public Investment		28 1/85	0

Project 156:			
White Cottage Ice Cream, Inc			
Private Investment Undertaken (See Instructions)	\$	54,300	
Public Investment Undertaken			\$ 20,000
Ratio of Private/Public Investment		0	0

Project 157:			
STL Keg Company dba Margaritas West			
Private Investment Undertaken (See Instructions)	\$	262,507	
Public Investment Undertaken			\$ 25,000
Ratio of Private/Public Investment		0	0

Project 158:			
Pinnacle Eateries, LLC			
Private Investment Undertaken (See Instructions)	\$	895,000	
Public Investment Undertaken			\$ 20,000
Ratio of Private/Public Investment		0	0

CITY OF BELLEVILLE, ILLINOIS



PATTY GREGORY, MAYOR
101 SOUTH ILLINOIS STREET
BELLEVILLE, ILLINOIS 62220-2105
(618) 233-6810

September 24, 2021

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, Patty Gregory, 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, 2020 - April 30, 2021 to the best of my knowledge and belief.

Sincerely,

Patty Gregory, Mayor
City of Belleville

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 14, 2021

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

**Re: Illinois Tax Increment Redevelopment Act:
Fiscal Year 2021 (May 1, 2020 through April 30, 2021)**

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 her staff for the period May 1, 2020 through April 30, 2021 (FY2021). 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, 2021, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #3 This District paid \$4,720,006 of tax incentive rebates to school districts for capital replacement costs and businesses for development agreement rebates. The District performed work on several infrastructure projects such as the Centreville Avenue street resurfacing, 6th to 12th Street streetscape, and Raab Ave. reconstruction. The District also purchased an excavator, a backhoe loader, several vehicles related to operations in the District, and property on Centreville Avenue.
- TIF #8 This District paid \$28,820 of tax incentive rebates to a business in addition to infrastructure improvements of \$52,269.
- TIF #9 Th District paid for a control panel and pump.
- TIF #10 This District paid \$911,150 developer to reimburse for costs incurred for improvements that are part of a developer agreement.
- TIF #11 No Material Activity.
- TIF #12 No Material Activity.
- TIF #13 No Material Activity.
- TIF #14 This District paid \$27,443 of tax incentive rebates to a business.
- TIF #15 This District paid tax incentive rebates of \$943,006 for costs incurred for improvements that are part of a developer agreement related to a retail complex located near Greenmount Road. This District also refinanced bond debt related to the retail complex.
- TIF #16 This District paid tax incentive rebates of \$65,922 to a business.
- TIF #17 No Material Activity.
- TIF #18 No Material Activity.
- TIF #19 This District paid tax incentive rebates of \$529,279 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 \$66,590 to a business.
- TIF #21 This District purchased salt storage doors.
- TIF #22 No Material Activity.

ATTACHMENT E

DEVELOPMENT AGREEMENT

This agreement made this 21st day of September, 2020 by and between the City of Belleville, Illinois (the "City") and McCullough's Flooring Enterprise, Inc. ("McCullough's Flooring Enterprise, Inc."):

WITNESSETH:

WHEREAS, McCullough's Flooring Enterprise, Inc. intends on investing a minimum of \$550,000.00 to complete the remodeling and expansion of the existing facility located 4400 North Belt West in Belleville (the "Project"), and;

WHEREAS, the parties have reached an agreement in order to set forth the terms upon which the City would provide certain economic incentives for the Project and the terms upon which McCullough's Flooring Enterprise, Inc. would provide jobs at said location, and;

Responsibilities of the City of Belleville

1. Reimburse McCullough's Flooring Enterprise, Inc. \$30,000.00 in TIF #3 funds for remodeling and expansion of the existing facility located at 4400 North Belt West, after receipt of documentation of eligible costs incurred, and;
2. Reimburse McCullough's Flooring Enterprise, Inc. \$30,000.00 in TIF #3 funds after May 1, 2021, after receipt of documentation of eligible costs incurred, and;
3. Reimburse McCullough's Flooring Enterprise, Inc. \$30,000.00 in TIF #3 funds after May 1, 2022, after receipt of documentation of eligible costs incurred.

Responsibilities of McCullough's Flooring Enterprise, Inc.

- A. Invest no less than \$550,000.00 to complete the remodeling and expansion of the existing facility located at 4400 North Belt West no later than August 31, 2021, and;
- B. Retain thirty-seven (37) FTE jobs within the first year of operation, and;
- C. Create two (2) additional FTE jobs within the first year of operation, and;
- D. Create four (4) additional FTE jobs within the second year of operation, and;
- E. Commit to annual sales subject to sales tax of no less than \$3,500,000.00, and;
- F. McCullough's Flooring Enterprise, Inc. and any heirs and/or successors shall remain and operate at the site for no less than ten (10) years, and;
- G. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that McCullough's Flooring Enterprise, Inc. fails to meet its obligations under Sections (A), (B), (C), (D), (E), (F) or (G) of the section entitled "Responsibilities of McCullough's Flooring Enterprise, Inc." of the Development Agreement, all public funds provided under (1), (2) and (3) of the section entitled "Responsibilities of the City of Belleville" received to date as per the Development Agreement from the City of Belleville shall be repaid to the City of Belleville and all remaining amounts to be provided if any, shall be terminated.

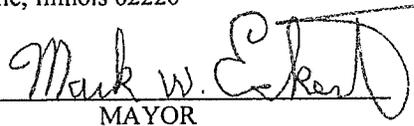
Miscellaneous

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

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

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

By: _____

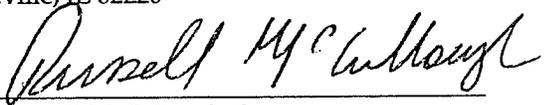

MAYOR

ATTEST: _____


CITY CLERK

McCullough's Flooring Enterprise, Inc.
4400 North Belt West
Belleville, IL 62226

By: _____


Russell McCullough, Owner

**DEVELOPMENT AGREEMENT
(SECOND AMENDEMENT)**

This amended agreement made this 21st day of September, 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, 2021, 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.

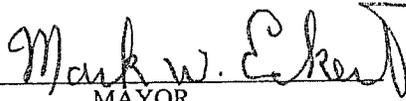
Miscellaneous

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.

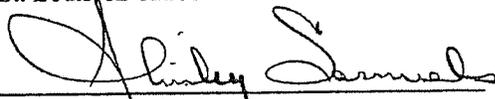
3. Notices. Notices, or other communications required or which may be given under this Agreement shall be in writing, and delivered either personally, or by certified or registered mail, to the addresses indicated for each party below after their respective signatures, or to such other address as designated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

ATTEST: 
CITY CLERK

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

By: 
Shirley Samuels, Owner

DEVELOPMENT AGREEMENT

This agreement made this 19th day of October, 2020 by and between the City of Belleville, Illinois (the "City") and RSA Avanti Magna, LLC ("RSA Avanti Magna, LLC"):

WITNESSETH:

WHEREAS, RSA Avanti Magna, LLC intends on investing a minimum of \$633,093.00 to complete the remodeling of the existing facility located at 7650 Magna Dr. 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 RSA Avanti Magna, LLC would provide jobs at said location via tenants, and;

Responsibilities of the City of Belleville

1. Reimburse RSA Avanti Magna, LLC \$11,250.00 in TIF #3 funds for remodeling of the existing facility located at 7650 Magna Dr. to house the Illinois Department of Children & Family Services, after receipt of documentation of eligible costs incurred, and;
2. Reimburse RSA Avanti Magna, LLC \$11,250.00 in TIF #3 funds for remodeling of the existing facility located at 7650 Magna Dr. to house the Illinois Department of Employment Security and Department of Veterans Affairs, May 1, 2021, after receipt of documentation of eligible costs incurred, and;

Responsibilities of RSA Avanti Magna, LLC

- A. Invest no less than \$633,093.00 to complete the remodeling of the existing facility located at 7650 Magna Dr. no later than April 30, 2021, and;
- B. Retain forty-three (43) FTE jobs via tenants Illinois Department of Children & Family Services within the first year of operation and;
- C. Create seven (7) additional FTE jobs via tenants Illinois Department of Children & Family Services within the first year of operation, and;
- D. Create five (5) additional FTE jobs via tenants Illinois Department of Children & Family Services within the second year of operation, and;
- E. RSA Avanti Magna, 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 RSA Avanti Magna, LLC fails to meet its obligations under Sections (A), (B), (C), (D), (E) or (F) of the section entitled "Responsibilities of RSA Avanti Magna, LLC" of the Development Agreement, all public funds provided under (1) and (2) of the section entitled "Responsibilities of the City of Belleville" received to date as per the Development Agreement from the City of Belleville shall be repaid to the City of Belleville and all remaining amounts to be provided if any, shall be terminated.

Miscellaneous

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

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

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

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

By: Mark W. Eckert
MAYOR

ATTEST: BMS
CITY CLERK

RSA Avanti Magna, LLC
779 Altos Oak Dr.
Los Altos, CA 94024

By: Robert J. Sullivan
Robert J. Sullivan, Owner

DEVELOPMENT AGREEMENT

This agreement made this 19th day of October, 2020 by and between the City of Belleville, Illinois (the "City") and RSA Avanti Magna, LLC ("RSA Avanti Magna, LLC"):

WITNESSETH:

WHEREAS, RSA Avanti Magna, LLC intends on investing a minimum of \$767,496.00 to complete the remodeling of the existing facility located at 7650 Magna Dr. 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 RSA Avanti Magna, LLC would provide jobs at said location via tenants, and;

Responsibilities of the City of Belleville

1. Reimburse RSA Avanti Magna, LLC \$13,750.00 in TIF #3 funds for remodeling of the existing facility located at 7650 Magna Dr. to house the Illinois Department of Employment Security and Department of Veterans Affairs, after receipt of documentation of eligible costs incurred, and;
2. Reimburse RSA Avanti Magna, LLC \$13,750.00 in TIF #3 funds for remodeling of the existing facility located at 7650 Magna Dr. to house the Illinois Department of Employment Security and Department of Veterans Affairs, May 1, 2021, after receipt of documentation of eligible costs incurred, and;

Responsibilities of RSA Avanti Magna, LLC

- A. Invest no less than \$767,496.00 to complete the remodeling of the existing facility located at 7650 Magna Dr. no later than April 30, 2021, and;
- B. Retain forty-four (44) FTE jobs via tenants Illinois Department of Employment Security and Department of Veterans Affairs within the first year of operation and;
- C. Create seventeen (17) additional FTE jobs via tenants Illinois Department of Employment Security and Department of Veterans Affairs within the first year of operation, and;
- D. Create seventeen (17) additional FTE jobs via tenants Illinois Department of Employment Security and Department of Veterans Affairs within the second year of operation, and;
- E. RSA Avanti Magna, 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 RSA Avanti Magna, LLC fails to meet its obligations under Sections (A), (B), (C), (D), (E) or (F) of the section entitled "Responsibilities of RSA Avanti Magna, LLC" of the Development Agreement, all public funds provided under (1) and (2) of the section entitled "Responsibilities of the City of Belleville" received to date as per the Development Agreement from the City of Belleville shall be repaid to the City of Belleville and all remaining amounts to be provided if any, shall be terminated.

Miscellaneous

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

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

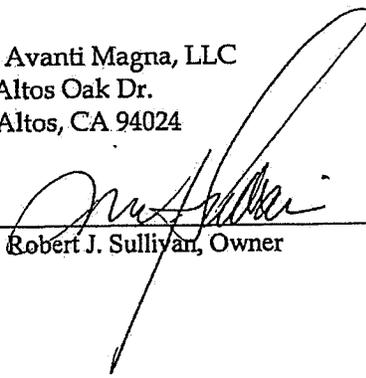
3. Notices. Notices, or other communications required or which may be given under this Agreement shall be in writing, and delivered either personally, or by certified or registered mail, to the addresses indicated for each party below after their respective signatures, or to such other address as designated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

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

By: Mark W. Eckert
MAYOR

ATTEST: 
CITY CLERK

RSA Avanti Magna, LLC
779 Altos Oak Dr.
Los Altos, CA 94024

By: 
Robert J. Sullivan, Owner

DEVELOPMENT AGREEMENT

This agreement made this 21st day of December, 2020 by and between the City of Belleville, Illinois (the "City") and White Cottage Ice Cream, Inc. ("White Cottage Ice Cream, Inc.");

WITNESSETH:

WHEREAS, White Cottage Ice Cream, Inc. intends on investing a minimum of \$54,300.00 to complete the demolition of the existing facilities located at 100 Lebanon Avenue and 525 North Jackson Street to accommodate parking improvements and future expansion 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 White Cottage Ice Cream, Inc. would provide jobs at said location, and;

Responsibilities of the City of Belleville

- I. Reimburse White Cottage Ice Cream, Inc. \$20,000.00 in TIF #3 funds for demolition and asbestos abatement of the existing buildings located at 100 Lebanon Ave. and 525 N. Jackson St. after receipt of documentation of eligible costs incurred.

Responsibilities of White Cottage Ice Cream, Inc.

- A. Invest no less than \$54,300.00 to complete the demolition and asbestos abatement of the existing buildings located at 100 Lebanon Ave. and 525 N. Jackson St. and the construction of a storage building no later than April 30, 2021, and;
- B. Retain eight (8) FTE jobs within the first year of operation and;
- C. Create one (1) additional FTE jobs within the first year of operation, and;
- D. Create one (1) additional FTE jobs within the second year of operation, and;
- E. Commit to annual sales subject to sales tax of no less than \$850,000.00, and;
- F. White Cottage Ice Cream, Inc. and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- G. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that White Cottage Ice Cream, Inc. fails to meet its obligations under Sections (A), (B), (C), (D), (E), (F) or (G) of the section entitled "Responsibilities of White Cottage Ice Cream, Inc." of the Development Agreement, all public funds provided under (I) 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 White Cottage Ice Cream, 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 White Cottage Ice Cream, 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 White Cottage Ice Cream, 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 White Cottage Ice Cream, Inc.".

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

By: Mark W. Eckert
MAYOR

ATTEST:

JMS
CITY CLERK

White Cottage Ice Cream, Inc.
102 Lebanon Ave.
Belleville, IL 62220

By: Chris Cordie
Chris Cordie, Owner/President

**DEVELOPMENT AGREEMENT
(AS AMENDED)**

This amended agreement made this 16th day of February, 2021 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, 2021, 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: Mark W. Eckert
MAYOR

ATTEST: [Signature]
CITY CLERK

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

By: Jason Buss
Jason Buss

**DEVELOPMENT AGREEMENT
(SECOND AMENDMENT)**

This amended agreement made this 15th day of March 2021 by and between the City of Belleville, Illinois (the "City") and Dahm & Schell, Inc. ("Dahm & Schell, Inc."):

WITNESSETH:

WHEREAS, Dahm & Schell, Inc. has invested a minimum of \$3,363,000.00 to complete the remodeling and expansion of the existing facility located at 701 South Belt West in Belleville (the "Project"), and;

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

Responsibilities of the City of Belleville

1. Rebate 100% of incremental property taxes directly related to improvements at 701 South Belt West for tax years 2019 and 2020, and;
2. Rebate 50% of incremental property taxes directly related to improvements at 701 South Belt West for tax year 2021.

Responsibilities of Dahm-Schell, Inc.

- A. Dahm & Schell, Inc. has invested at 701 South Belt West of no less than \$3,363,000.00, including but not limited to the remodeling and expansion of the existing family entertainment facility no later than December 31, 2017, and;
- B. Dahm & Schell, Inc. has retained forty-five (45) FTE jobs, and;
- C. Dahm & Schell, Inc. has created ten (10) additional FTE jobs since March 6, 2017, and;
- D. Dahm & Schell, Inc. has created three (3) additional FTE jobs since March 6, 2018, and;
- E. Dahm & Schell, Inc. shall commit to annual sales subject to sales tax of no less than \$600,000.00, and;
- F. Dahm & Schell, Inc. and/or successors shall commit to remain and operate at the site for no less than ten (10) years, and;
- G. Provide monthly updates to City staff on project progress during construction, and;
- H. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

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

Miscellaneous

1. **Entire Agreement.** This Agreement and any written amendments hereto shall constitute the entire agreement between the parties. Neither party shall be bound by any terms, conditions, statements or representations, 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 **Dahm & Schell, Inc. and/or Dahm & Schell, Inc. d/b/a The EDGE** 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 private investment, jobs created, etc. as outlined in the section titled "Responsibilities of Dahm & Schell, Inc.".

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

By: Mark W. Eckert
MAYOR

ATTEST: [Signature]
CITY CLERK

Dahm & Schell, Inc.
701 South Belt West
Belleville, IL 62220

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

By: Keith E Schell
Keith Schell, Managing Partner

DEVELOPMENT AGREEMENT

This agreement made this 19th day of April, 2021 by and between the City of Belleville, Illinois (the "City") and STL Keg Company DBA Margaritas West ("STL Keg Company DBA Margaritas West"):

WITNESSETH:

WHEREAS, STL Keg Company DBA Margaritas West intends on investing a minimum of \$262,507.00 to complete the acquisition, remodeling and expansion of the existing restaurant facility located at 4817 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 STL Keg Company DBA Margaritas West would provide jobs at said location, and;

Responsibilities of the City of Belleville

1. Reimburse STL Keg Company DBA Margaritas West \$25,000.00 in TIF #3 funds for acquisition, remodeling and expansion of the existing facility located at 4817 West Main St. after receipt of documentation of eligible costs incurred.

Responsibilities of STL Keg Company DBA Margaritas West

- A. Invest no less than \$262,507.00 to acquire, remodel and expand the existing building located at 4817 West Main St. no later than December 31, 2021, and;
- B. Retain nine (9) FTE jobs within the first year of operation and;
- C. Create one (1) additional FTE job within the first year of operation, and;
- D. Create one (1) additional FTE job within the second year of operation, and;
- E. Commit to annual sales subject to sales tax of no less than \$500,000.00, and;
- F. STL Keg Company DBA Margaritas West and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- G. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that STL Keg Company DBA Margaritas West fails to meet its obligations under Sections (A), (B), (C), (D), (E), (F) or (G) of the section entitled "Responsibilities of STL Keg Company DBA Margaritas West" 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 STL Keg Company DBA Margaritas West 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 STL Keg Company DBA Margaritas West".
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 STL Keg Company DBA Margaritas West". 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 STL Keg Company DBA Margaritas West".

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

By: Mark W. Eckert
MAYOR

ATTEST:

[Signature]
CITY CLERK

STL Keg Company DBA Margaritas West
4817 West Main St.
Belleville, IL 62226

By: [Signature]
Javier Gutierrez, President

**DEVELOPMENT AGREEMENT
(AS AMENDED)**

This amended agreement made this 15th day of March, 2021 by and between the City of Belleville, Illinois (the "City") and Pinnacle Eateries, LLC ("Pinnacle Eateries, LLC"):

WITNESSETH:

WHEREAS, Pinnacle Eateries, LLC intends on investing a minimum of \$895,000.00 to complete the remodeling of the existing facility for a new restaurant located at 648 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 Pinnacle Eateries, LLC would provide jobs at said location, and;

Responsibilities of the City of Belleville:

1. Reimburse Pinnacle Eateries, LLC \$20,000.00 in TIF #3 funds for remodeling of the existing property for a new restaurant facility, after receipt of documentation of eligible costs incurred.

Responsibilities of Pinnacle Eateries, LLC

- A. Invest no less than \$895,000.00 to complete the remodeling of the existing property for a new restaurant facility located at 648 Carlyle no later than August 31, 2021, and;
- B. Create twenty-five (25) FTE jobs within the first year of operation of the new restaurant, and;
- C. Commit to annual sales subject to sales tax of no less than \$1,200,000.00, and;
- D. Pinnacle Eateries, LLC and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- E. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that Pinnacle Eateries, LLC fails to meet its obligations under Sections (A), (B), (C), (D), or (E) of the section entitled "Responsibilities of Pinnacle Eateries, 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 representations, 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 Pinnacle Eateries, 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 Pinnacle Eateries, 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 Pinnacle Eateries, 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 Pinnacle Eateries, LLC".

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

By:


MAYOR

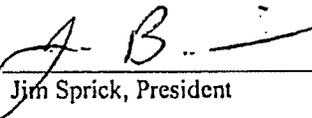
ATTEST:



CITY CLERK

Pinnacle Eateries, LLC
159 Ladue Oaks Dr.
St. Louis, MO 63141

By:


Jim Sprick, President

ATTACHMENT K



CITY OF BELLEVILLE, ILLINOIS

**TAX INCREMENT FINANCING DISTRICTS
ANNUAL REPORT**

FINANCIAL STATEMENTS

**FOR THE YEAR ENDED
APRIL 30, 2021**

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

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



CITY OF BELLEVILLE, ILLINOIS

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PART I -- FINANCIAL INFORMATION



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

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

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

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

We have audited the financial statements of the City of Belleville, Illinois' Tax Increment Financing District #3, Tax Increment Financing District #8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14 Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 Corridor, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Route 15/South Green Mount Road, Tax Increment Financing District #21 Belle Valley III, and Tax Increment Financing District #22 Route 15 North as of and for the year ended April 30, 2021, 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, 2021 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. Schwan & Co. LLC
Certified Public Accountants
Alton, Illinois

September 24, 2021

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING BALANCE SHEET
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2021

	Tax Increment Financing										Carlyle/ Greenmount	
	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14				
Assets												
Cash and Investments	\$ 5,585,389	\$ 218,848	\$ 188,026	\$ 967,344	\$ 125,750	\$ 453,950	\$ 113,090	\$ 263,540	\$	\$ 965,980		
Receivables (Net of allowance for uncollectible):												
Property Tax	13,525,100	197,000	91,400	1,360,600	37,700	216,000	32,500	157,600		1,937,500		
Intergovernmental	25,000	-	-	-	-	-	-	-		440,589		
Due Between TIF Funds	283,000	-	-	-	-	-	-	-		-		
Total Assets	<u>\$ 19,418,489</u>	<u>\$ 415,848</u>	<u>\$ 279,426</u>	<u>\$ 2,327,944</u>	<u>\$ 163,450</u>	<u>\$ 669,950</u>	<u>\$ 145,590</u>	<u>\$ 421,140</u>		<u>\$ 3,344,069</u>		
Liabilities, Deferred Inflows of Resources, and Fund Balance												
Liabilities:												
Accounts Payable	\$ 815,957	\$ -	\$ -	\$ 11,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Deferred Inflows of Resources:												
Unearned Revenue	13,525,100	197,000	91,400	1,360,600	37,700	216,000	32,500	157,600		2,069,792		
Fund Balance:												
Restricted for Debt Service	5,077,432	218,848	188,026	956,118	125,750	453,950	113,090	263,540		1,274,277		
Restricted	5,077,432	218,848	188,026	956,118	125,750	453,950	113,090	263,540		1,274,277		
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 19,418,489</u>	<u>\$ 415,848</u>	<u>\$ 279,426</u>	<u>\$ 2,327,944</u>	<u>\$ 163,450</u>	<u>\$ 669,950</u>	<u>\$ 145,590</u>	<u>\$ 421,140</u>		<u>\$ 3,344,069</u>		

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING BALANCE SHEET
 ALL TAX INCREMENT FINANCING DISTRICTS
 APRIL 30, 2021

Assets	Tax Increment Financing						Debt Service Fund	Total	
	Frank Scott								
	District #16	District #17	District #18	Parkway	District #20	District #21			District #22
Cash and Investments	\$ 350,597	\$ 107,297	\$ 349,497	\$ 2,794,863	\$ 211,022	\$ 13,075	\$ 259,667	\$ 147,686	\$ 13,115,621
Receivables (Net of allowance for uncollectible):									
Property Tax	279,600	88,700	77,800	1,098,700	80,600	8,500	72,900	-	19,262,200
Intergovernmental	-	-	-	507,425	5,589	-	-	-	978,603
Due Between TIF Funds	-	(231,000)	-	-	-	(52,000)	-	-	-
Total Assets	<u>\$ 630,197</u>	<u>\$ (35,003)</u>	<u>\$ 427,297</u>	<u>\$ 4,400,988</u>	<u>\$ 297,211</u>	<u>\$ (30,425)</u>	<u>\$ 332,567</u>	<u>\$ 147,686</u>	<u>\$ 33,356,424</u>
Liabilities, Deferred Inflows of Resources, and Fund Balance									
Liabilities:									
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 827,183
Deferred Inflows of Resources:									
Unearned Revenue	<u>279,600</u>	<u>88,700</u>	<u>77,800</u>	<u>1,279,759</u>	<u>83,244</u>	<u>8,500</u>	<u>72,900</u>	<u>-</u>	<u>19,578,195</u>
Fund Balance:									
Restricted for Debt Service	-	-	-	3,121,229	-	-	-	147,686	4,543,192
Restricted	<u>350,597</u>	<u>(123,703)</u>	<u>349,497</u>	<u>-</u>	<u>213,967</u>	<u>(38,925)</u>	<u>259,667</u>	<u>-</u>	<u>8,407,854</u>
Total Fund Balance	<u>350,597</u>	<u>(123,703)</u>	<u>349,497</u>	<u>3,121,229</u>	<u>213,967</u>	<u>(38,925)</u>	<u>259,667</u>	<u>147,686</u>	<u>12,951,046</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 630,197</u>	<u>\$ (35,003)</u>	<u>\$ 427,297</u>	<u>\$ 4,400,988</u>	<u>\$ 297,211</u>	<u>\$ (30,425)</u>	<u>\$ 332,567</u>	<u>\$ 147,686</u>	<u>\$ 33,356,424</u>

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
ALL TAX INCREMENT FINANCING DISTRICTS
FOR THE YEAR ENDED APRIL 30, 2021

	Tax Increment Financing										Carlyle/ Greenmont	
	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14				
Revenues:												
Property Taxes	\$ 13,129,288	\$ 201,496	\$ 94,202	\$ 1,301,643	\$ 40,550	\$ 184,189	\$ 31,995	\$ 169,707	\$ 1,886,012			
Intergovernmental	25,000	-	-	-	-	-	-	-	1,725,244			
Interest	24,710	528	388	15,330	1,135	1,752	1,290	2,154	2,870			
Reimbursements/Other	894,833	-	-	-	-	-	-	-	-			
Total Revenues	14,073,831	202,024	94,590	1,316,973	41,685	185,941	33,285	171,861	3,614,126			
Expenditures:												
Contractual Services	1,035,752	52,269	8,085	44,434	-	2,628	-	-	18,936			
Tax Rebates	4,720,006	28,820	-	-	-	-	-	27,443	943,006			
Capital Outlay	2,759,581	-	19,477	11,740	-	13,890	-	-	-			
Debt Service:												
Principal	304,559	-	-	-	-	-	-	-	17,915,000			
Interest and Fiscal Charges	31,349	-	-	911,150	-	-	-	-	2,496,148			
Total Expenditures	8,851,247	81,089	27,562	967,324	-	16,518	-	27,443	21,373,090			
Excess of Revenues Over (Under) Expenditures	5,222,584	120,935	67,028	349,649	41,685	169,423	33,285	144,418	(17,758,964)			
Other Financing Sources (Uses)												
Proceeds of Debt	-	-	-	-	-	-	-	-	15,150,000			
Payment to Refunded Bond Escrow Agent	-	-	-	-	-	-	-	-	-			
Operating Transfers In (Out)	(2,685,737)	(100,000)	(50,000)	(350,000)	(25,000)	(50,000)	(25,000)	(100,609)	-			
Total Other Financing Sources (Uses)	(2,685,737)	(100,000)	(50,000)	(350,000)	(25,000)	(50,000)	(25,000)	(100,609)	15,150,000			
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses	2,536,847	20,935	17,028	(351)	16,685	119,423	8,285	43,809	(2,608,964)			
Fund Balance, Beginning of Year	2,540,585	197,913	170,998	956,469	109,065	334,527	104,805	219,731	3,883,241			
Fund Balance, End of Year	\$ 5,077,432	\$ 218,848	\$ 188,026	\$ 956,118	\$ 125,750	\$ 453,950	\$ 113,090	\$ 263,540	\$ 1,274,277			

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, 2021

	Tax Increment Financing							Debt Service Fund	Total
	District #16	District #17	District #18	Parkway	District #20	District #21	District #22		
Revenues:									
Property Taxes	\$ 303,428	\$ 65,016	\$ 64,748	\$ 1,058,558	\$ 71,790	\$ 8,116	\$ 129,160	\$ -	\$ 18,739,898
Intergovernmental	-	-	-	1,649,778	30,905	-	-	-	3,430,927
Interest	391	146	1,340	1,407	355	39	435	2,950	57,220
Reimbursements/Other	-	24,800	-	-	-	-	-	-	919,633
Total Revenues	303,819	89,962	66,088	2,709,743	103,050	8,155	129,595	2,950	23,147,678
Expenditures:									
Contractual Services	6,651	15,118	2,368	12,420	-	4,702	-	-	1,203,363
Tax Rebates	65,922	-	4,993	529,279	66,590	-	-	-	6,386,059
Capital Outlay	-	10,640	-	-	-	17,041	-	-	2,832,369
Debt Service:									
Principal	-	-	-	795,000	-	-	-	-	19,014,559
Interest and Fiscal Charges	-	-	-	1,187,281	-	-	-	197,191	4,823,119
Total Expenditures	72,573	25,758	7,361	2,523,980	66,590	21,743	-	197,191	34,259,469
Excess of Revenues Over (Under) Expenditures	231,246	64,204	58,727	185,763	36,460	(13,588)	129,595	(194,241)	(11,111,791)
Other Financing Sources (Uses)									
Proceeds of Debt	-	-	-	-	-	-	-	5,185,000	20,335,000
Payment to Refunded Bond Escrow Agent	-	-	-	-	-	-	-	(5,126,900)	(5,126,900)
Operating Transfers In (Out)	-	-	-	-	-	-	-	16,458	(3,369,888)
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	74,558	11,838,212
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses	231,246	64,204	58,727	185,763	36,460	(13,588)	129,595	(119,683)	726,421
Fund Balance, Beginning of Year	119,351	(187,907)	290,770	2,935,466	177,507	(25,337)	130,072	267,369	12,224,625
Fund Balance, End of Year	\$ 350,597	\$ (123,703)	\$ 349,497	\$ 3,121,229	\$ 213,967	\$ (38,925)	\$ 259,667	\$ 147,686	\$ 12,951,046

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, 2021

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, 2021 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, 2021.

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 \$13,115,621 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, 2021:

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 \$295,000 through \$1,955,000 due on May 1 and November 1 through 2024. The balance due on these bonds as of April 30, 2021 is \$12,595,000.

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 2029. The balance due on these bonds as of April 30, 2021 is \$5,670,000.

General Obligation Refunding Bonds, Series 2020, dated October 5, 2020, interest ranging from .75% to 1.55% payable January 1 and July 1, with scheduled principal payments of \$50,000 to \$1,010,000 beginning in January 2022 through 2031. The balance due on these bonds as of April 30, 2021 is \$5,185,000. These bonds were issued to refund the General Obligation Bonds, Series 2011.

Tax Increment and Sales Tax Refunding Revenue Bonds, Series 2021A and 2021B, dated April 7, 2021, interest ranging from 3.25% to 4.75% 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 2028. The balances due on these bonds as of April 30, 2021 are \$4,850,000 for the Series 2021A and \$10,300,000 for the Series 2021B. These bonds were issued to refinance Local Government Program Revenue Bonds, Series 2011A, Series 2011B, and Series 2011C.

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

NOTE 3: LONG-TERM DEBT (Continued)

The following is a summary of Tax Increment Financing notes and capital leases outstanding for the year ended April 30, 2021:

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, 2021 is \$107,928.

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, 2021 is \$148,075.

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, 2021 is \$332,376.

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, 2021 is \$165,974.

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, 2021 is \$90,404.

The annual requirements to amortize Tax Increment Financing related debt as of April 30, 2021 are as follows:

Year Ending <u>April 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2022	\$ 3,349,040	\$ 1,340,881	\$ 4,689,921
2023	4,129,956	1,323,509	5,453,465
2024	4,203,627	1,124,860	5,328,487
2025	11,001,255	916,375	11,917,630
2026	2,858,818	667,885	3,526,703
2027-2031	<u>13,902,061</u>	<u>1,215,191</u>	<u>15,117,252</u>
	<u>\$ 39,444,757</u>	<u>\$ 6,588,701</u>	<u>\$ 46,033,458</u>

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

NOTE 4: REDEVELOPMENT AGREEMENT

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

The City made payments of \$278,562 to reduce the principal amount of the Tax Increment Financing notes for the Reunion Development Project agreement during the year ended April 30, 2021. The City made interest payments of \$632,590 related to these notes. Note balances related to this project in the total amount of \$21,145,040 are still outstanding and not reflected in the debt of the City as of April 30, 2021.

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
FOR THE YEAR ENDED APRIL 30, 2021

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14	Carlyle/ Greenmount
Beginning Balance - Adjusted	\$ 2,807,954	\$ 197,913	\$ 170,998	\$ 956,469	\$ 109,065	\$ 334,527	\$ 104,805	\$ 219,731	\$ 3,883,241
Receipts:									
Property Taxes	13,129,288	201,496	94,202	1,301,643	40,550	184,189	31,995	169,707	1,886,012
Local Sales Tax	-	-	-	-	-	-	-	-	1,725,244
Grant Revenue	25,000	-	-	-	-	-	-	-	-
Interest	27,660	528	388	15,330	1,135	1,752	1,290	2,154	2,870
Reimbursements/Other	894,833	-	-	-	-	-	-	-	-
Total Receipts	14,076,781	202,024	94,590	1,316,973	41,685	185,941	33,285	171,861	3,614,126
Disbursements:									
Professional Fees/Plan									
Administration/Development	1,035,752	52,269	8,085	44,434	-	2,628	-	-	18,936
Financing Costs	533,099	-	-	911,150	-	-	-	-	20,411,148
Capital Costs	2,759,581	-	19,477	11,740	-	13,890	-	-	-
Tax Rebates	4,720,006	28,820	-	-	-	-	-	27,443	943,006
Total Disbursements	9,048,438	81,089	27,562	967,324	-	16,518	-	27,443	21,373,090
Other Financing Sources (Uses)									
Proceeds of Debt	5,185,000	-	-	-	-	-	-	-	15,150,000
Payment to Refund Bonds	(5,126,900)	-	-	-	-	-	-	-	-
Operating Transfer In (Out)	(2,669,279)	(100,000)	(50,000)	(350,000)	(25,000)	(50,000)	(25,000)	(100,609)	-
Total Other Financing Sources (Uses)	(2,611,179)	(100,000)	(50,000)	(350,000)	(25,000)	(50,000)	(25,000)	(100,609)	15,150,000
Excess of Receipts Over (Under) Disbursements	2,417,164	20,935	17,028	(351)	16,685	119,423	8,285	43,809	(2,608,964)
Ending Fund Balance (Deficit) - Unadjusted	5,225,118	218,848	188,026	956,118	125,750	453,950	113,090	263,540	1,274,277
Less: Appropriated for Debt Service	(6,437,504)	-	-	(20,704,292)	-	-	-	(206,516)	(17,499,494)
Ending Fund Balance (Deficit) - Adjusted	\$ (1,212,386)	\$ 218,848	\$ 188,026	\$ (19,748,174)	\$ 125,750	\$ 453,950	\$ 113,090	\$ 57,024	\$ (16,225,217)
Property Tax	\$ -	\$ 218,848	\$ 188,026	\$ -	\$ 125,750	\$ 453,950	\$ 113,090	\$ 57,024	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
FOR THE YEAR ENDED APRIL 30, 2021

	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22	Total
Beginning Balance - Adjusted	\$ 119,351	\$ (187,907)	\$ 290,770	\$ 2,935,466	\$ 177,507	\$ (25,337)	\$ 130,072	\$ 12,224,625
Receipts:								
Property Taxes	303,428	65,016	64,748	1,058,558	71,790	8,116	129,160	18,739,898
Local Sales Tax	-	-	-	1,649,778	30,905	-	-	3,405,927
Grant Revenue	-	-	-	-	-	-	-	25,000
Interest	391	146	1,340	1,407	355	39	435	57,220
Reimbursements/Other	-	24,800	-	-	-	-	-	919,633
Total Receipts	303,819	89,962	66,088	2,709,743	103,050	8,155	129,595	23,147,678
Disbursements:								
Professional Fees/Plan								
Administration/Development	6,651	15,118	2,368	12,420	-	4,702	-	1,203,363
Financing Costs	-	-	-	1,982,281	-	-	-	23,837,678
Capital Costs	-	10,640	-	-	-	17,041	-	2,832,369
Tax Rebates	65,922	-	4,993	529,279	66,590	-	-	6,386,059
Total Disbursements	72,573	25,758	7,361	2,523,980	66,590	21,743	-	34,259,469
Other Financing Sources (Uses)								
Proceeds of Debt	-	-	-	-	-	-	-	20,355,000
Payment to Refund Bonds	-	-	-	-	-	-	-	(5,126,900)
Operating Transfer In (Out)	-	-	-	-	-	-	-	(3,369,888)
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	11,838,212
Excess of Receipts Over (Under) Disbursements	231,246	64,204	58,727	185,763	36,460	(13,588)	129,595	726,421
Ending Fund Balance (Deficit) - Unadjusted	350,597	(123,703)	349,497	3,121,229	213,967	(38,925)	259,667	12,951,046
Less: Appropriated for Debt Service	-	-	-	(19,311,473)	-	-	-	(64,159,279)
Ending Fund Balance (Deficit) - Adjusted	\$ 350,597	\$ (123,703)	\$ 349,497	\$ (16,190,244)	\$ 213,967	\$ (38,925)	\$ 259,667	\$ (51,208,233)
Property Tax	\$ 350,597	\$ -	\$ 349,497	\$ -	\$ 149,576	\$ -	\$ 259,667	\$ 2,266,025
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ 64,391	\$ -	\$ -	\$ 64,391

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCE BY SOURCE
(UNAUDITED)
APRIL 30, 2021

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	5,225,118	218,848	188,026	956,118	125,750	453,950	113,090	263,540
Less: Appropriated for Debt Service	<u>(6,437,504)</u>	-	-	<u>(20,704,292)</u>	-	-	-	<u>(206,516)</u>
Ending Fund Balance (Deficit) - Adjusted	<u>\$ (1,212,386)</u>	<u>\$ 218,848</u>	<u>\$ 188,026</u>	<u>\$ (19,748,174)</u>	<u>\$ 125,750</u>	<u>\$ 453,950</u>	<u>\$ 113,090</u>	<u>\$ 57,024</u>
Property Tax	\$ -	\$ 218,848	\$ 188,026	\$ -	\$ 125,750	\$ 453,950	\$ 113,090	\$ 57,024
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Carlyle/ Greenmont	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22
Ending Fund Balance (Deficit) - Unadjusted	1,274,277	350,597	(123,703)	349,497	3,121,229	213,967	(38,925)	259,667
Less: Appropriated for Debt Service	<u>(17,499,494)</u>	-	-	-	<u>(19,311,473)</u>	-	-	-
Ending Fund Balance (Deficit) -	<u>\$ (16,225,217)</u>	<u>\$ 350,597</u>	<u>\$ (123,703)</u>	<u>\$ 349,497</u>	<u>\$ (16,190,244)</u>	<u>\$ 213,967</u>	<u>\$ (38,925)</u>	<u>\$ 259,667</u>
Property Tax	\$ -	\$ 350,597	\$ -	\$ 349,497	\$ -	\$ 149,576	\$ -	\$ 259,667
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,391	\$ -	\$ -

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	\$ -	\$ -

PART II - ACTIVITIES

During its Fiscal Year ending April 30, 2021, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #3 This District paid \$4,720,006 of tax incentive rebates to school districts for capital replacement costs and businesses for development agreement rebates. The District performed work on several infrastructure projects such as the Centreville Avenue street resurfacing, 6th to 12th Street streetscape, and Raab Ave. reconstruction. The District also purchased an excavator, a backhoe loader, several vehicles related to operations in the District, and property on Centreville Avenue.
- TIF #8 This District paid \$28,820 of tax incentive rebates to a business in addition to infrastructure improvements of \$52,269.
- TIF #9 Th District paid for a control panel and pump.
- TIF #10 This District paid \$911,150 developer to reimburse for costs incurred for improvements that are part of a developer agreement.
- TIF #11 No Material Activity.
- TIF #12 No Material Activity.
- TIF #13 No Material Activity.
- TIF #14 This District paid \$27,443 of tax incentive rebates to a business.
- TIF #15 This District paid tax incentive rebates of \$943,006 for costs incurred for improvements that are part of a developer agreement related to a retail complex located near Greenmount Road. This District also refinanced bond debt related to the retail complex.
- TIF #16 This District paid tax incentive rebates of \$65,922 to a business.
- TIF #17 No Material Activity.
- TIF #18 No Material Activity.
- TIF #19 This District paid tax incentive rebates of \$529,279 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 \$66,590 to a business.
- TIF #21 This District purchased salt storage doors.
- TIF #22 No Material Activity.

PART III - OBLIGATIONS

During the fiscal year ending April 30, 2021, the City of Belleville issued new bonds to refinance or refund previous outstanding bonds. The new bonds were issued to provide improved rates and payment terms. Further descriptions of outstanding debt and future debt service requirements are detailed in the notes to financial statements.



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, 2021, 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, 2021 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. Schlem & Co. LLC
Certified Public Accountants
Alton, Illinois

September 24, 2021

