

**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 #17
Primary Use of Redevelopment Project Area*: Combination/Mixed

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

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

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

Tax Increment Financing District #17

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (187,907)

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	\$ 65,016	\$ 814,085	77%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 146	\$ 3,332	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 120,146	11%
Private Sources			0%
Other (Reimbursements)	\$ 24,800	\$ 125,660	12%

All Amount Deposited in Special Tax Allocation Fund \$ 89,962

Cumulative Total Revenues/Cash Receipts \$ 1,063,223 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 25,758

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 25,758

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 64,204

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ (123,703)

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

Previous Year Explanation:

SECTION 3.2 A

PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 25,758

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

FY 2021

TIF NAME:

Tax Increment Financing District #17

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

X

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

Property Acquired by the Municipality Within the Redevelopment Project Area.

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

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

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

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

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

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)

PAGE 1

FY 2021

TIF Name:

Tax Increment Financing District #17

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.Select ONE of the following by indicating an 'X':

1. <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:	15

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

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 15,635,575	\$ -	\$ -
Public Investment Undertaken	\$ 849,724	\$ -	\$ 79,000
Ratio of Private/Public Investment	18 2/5		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: Seven Restaurant Bump Out

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

Project 2*: HH Innovations

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

Project 3*: Papa Vito's Restaurant

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

Project 4*: E Washington Coupler

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

Project 5*: Conkright, Inc.

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

Project 6*: 401 E Washington Parking Lot

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

Project 7*: Bellecourt Banquet Center

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

Project 8*: 222 East Main

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

Project 9*: Meredith Home Improvements

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

Project 10*: Parking Lot Improvements

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

Project 11*: Tygracon Properties - 300 East Main St

Private Investment Undertaken (See Instructions)	\$	1,800,000		
Public Investment Undertaken			\$	60,000
Ratio of Private/Public Investment		0		0

Project 12*: Meredith Home Development

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

Project 13*: Escape 618 - 102 East Main

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

Project 14*: Larissa Photography

Private Investment Undertaken (See Instructions)	\$	80,000		
Public Investment Undertaken	\$	5,000		
Ratio of Private/Public Investment		16		0

Project 15*: Nester Realty

Private Investment Undertaken (See Instructions)	\$	32,500		
Public Investment Undertaken	\$	5,000		
Ratio of Private/Public Investment		6 1/2		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

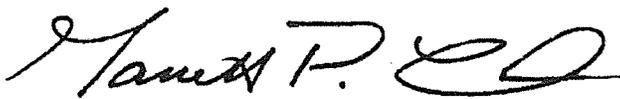
**Re: Illinois Tax Increment Redevelopment Act:
Fiscal Year 2021 (May 1, 2020 through April 30, 2021)**

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

ATTACHMENT E

**DEVELOPMENT AGREEMENT
(AS AMENDED)**

This amended agreement made this 21st day of December, 2020 by and between the City of Belleville, Illinois (the "City") and Tygracon Properties, Inc. ("Tygracon Properties, Inc."):

WITNESSETH:

WHEREAS, Tygracon Properties, Inc. intends on investing a minimum of \$1,800,000.00 to complete the acquisition and remodeling of the existing facility located at 300 East Main Street in Belleville (the "Project"), and;

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

Responsibilities of the City of Belleville

1. Provide \$15,000.00 in TIF 17 funds annually for four (4) years, and;
2. Complete ADA sidewalk improvements on east side of the first block of South Church St. (estimated cost \$16,000.00), and;
3. Pave and share maintenance of parking lots on parcel 08-22.0-340-025 and 08-22.0-340-017 (estimated cost \$24,000.00), and;
4. Rebate 70% of incremental property taxes directly related to improvements for eight (8) years or the end of the original life of TIF #17/East Main Street (Tax year 2028), whichever occurs first, and;
5. Lease and allow signage for twelve (12) parking spaces in the City owned parking garage located at South Church St. and East Washington St. to Tygracon Properties, Inc. for residential tenants, and;
6. Provide easement on City owned parcel 08-22.0-340-018 (or any subsequent parcel ID) for expansion of the parking lot located on parcel 08-22.0-340-017 (or any subsequent parcel ID).

Responsibilities of Tygracon Properties, Inc.

- A. Invest no less than \$1,800,000.00 at 300 East Main St. limited to the purchase and remodeling of the existing facility, including new windows and other façade improvements, to house twelve (12) market rate apartments on the upper floors, no later than twelve (12) months from the date of this amendment, and;
- B. Make a reasonable effort to gain tenant(s) for first floor commercial space, and;
- C. Bury electric line at rear of building, pending approvals of Ameren-Illinois, and;
- D. Construct outdoor common space for residents, and;
- E. Allow for public parking on half of the parking lot located on parcel 08-22.0-340-017 (or any subsequent parcel ID) between the hours of 6:00 p.m. and 6:00 a.m. on weekdays and all day on Saturday and Sunday, and;
- F. Tygracon Properties, Inc. and any heirs and/or successors shall remain and operate at the site for no less than twenty (20) years, and;
- G. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that Tygracon Properties, Inc. fails to meet its obligations under Sections (A), (B), (C), (D), (E), (F) or (G) of the section entitled "Responsibilities of Tygracon Properties, Inc." of the Development Agreement (as amended), all public funds provided under (1), (2), (3), (4), (5), and (6) of the section entitled "Responsibilities of the City of Belleville" received to date as per the Development Agreement from the City of Belleville shall be repaid to the City of Belleville and all remaining amounts to be provided if any, shall be terminated.

Miscellaneous

1. Entire Agreement. This Agreement and any written amendments hereto shall constitute the entire agreement between the parties. Neither party shall be bound by any terms, conditions, statements or

representatives, not herein contained. Each party hereby acknowledges that in executing this Agreement it has not been induced, persuaded or motivated by any promise or representation made by the other party, unless expressly set forth herein. All previous negotiations, statements and preliminary agreements by the parties or their representatives are merged in this Agreement.

2. Validity. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held by a court of law to be illegal or in conflict with any law of the State of Illinois, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid.
3. Notices. Notices, or other communications required or which may be given under this Agreement shall be in writing, and delivered either personally, or by certified or registered mail, to the addresses indicated for each party below after their respective signatures, or to such other address as designated by a party similar notice to the other party. Date of notice shall be the date of delivery in the case of delivered notice or the date of posting in the mail in the case of mail notice.
4. Signage. Agree to allow City to place on the premises a sign indicating financial assistance has been provided by the City of Belleville for a minimum of fifteen (15) days each before and after opening of the facility.
5. Current with Payments. Agree to pay in full the City of Belleville on any outstanding invoices containing the name or names of the individual, company and/or corporation receiving the said inducements.
6. Execution of Agreement. If this agreement is not fully executed within sixty (60) days of City Council approval, it shall be considered null and void.
7. Prevailing Wage. Projects receiving incentives/inducements from the City of Belleville will be required to comply with the President's executive order no. 11246, as amended (prevailing wage).
8. Supersedes. This Agreement supersedes and replaces any and all prior agreements and understandings between the City and **Tygracon Properties, Inc.** with respect to the subject matter hereof.
9. Request of Payment. The party receiving inducements must officially request payment from the City. This must be done via letter to include documentation of costs incurred as outlined in the section titled "Responsibilities of **Tygracon Properties, Inc.**".
10. Compliance Reporting. Agree to submit Annual Certification of Compliance With Development Agreement form to document compliance with items as outlined in the section titled "Responsibilities of **Tygracon Properties, Inc.**". Such reporting is required for the life of the agreement, which is defined as the timeframe of the commitment to remain and operate at the project location as identified in the section titled "Responsibilities of **Tygracon Properties, Inc.**".

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

By: _____

MAYOR

ATTEST: _____

CITY CLERK

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

By: _____

Karl T. Gilpin, President

ATTACHMENT K



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

CITY OF BELLEVILLE, ILLINOIS

TAX INCREMENT FINANCING DISTRICTS
ANNUAL REPORT

FINANCIAL STATEMENTS

FOR THE YEAR ENDED
APRIL 30, 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

**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

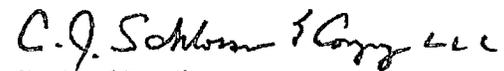
Our audit was conducted for the purpose of forming an opinion on the financial statements of the City of Belleville, Illinois' Tax Increment Financing Districts taken as a whole. The other supplementary data on pages 14 and 15 is presented for the purpose of additional analysis and is not a required 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".


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/ Greenmont	
	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14				
<u>Assets</u>												
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>\$</u>	<u>\$ 3,344,069</u>		
<u>Liabilities, Deferred Inflows of Resources, and Fund Balance</u>												
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	-	-	-	-	-	-	-	-	-	1,274,277		
Restricted	5,077,432	218,848	188,026	956,118	125,750	453,950	113,090	263,540		-		
Total Fund Balance	<u>5,077,432</u>	<u>218,848</u>	<u>188,026</u>	<u>956,118</u>	<u>125,750</u>	<u>453,950</u>	<u>113,090</u>	<u>263,540</u>	<u>\$</u>	<u>1,274,277</u>		
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>\$</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 #22		
	District #16	District #17	District #18	Parkway	District #20	District #21			
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>
<u>Liabilities, Deferred Inflows of Resources, and Fund Balance</u>									
Liabilities:									
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 827,183
Deferred Inflows of Resources:									
Unearned Revenue	279,600	88,700	77,800	1,279,759	83,244	8,500	72,900	-	19,578,195
Fund Balance:									
Restricted for Debt Service	-	-	-	3,121,229	-	-	-	147,686	4,543,192
Restricted	350,597	(123,703)	349,497	-	213,967	(38,925)	259,667	-	8,407,854
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							Debt Service Fund	Total
	Frank Scott								
	District #16	District #17	District #18	Pathway	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/ Greenmont
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	6,651	15,118	2,368	12,420	-	4,702	-	1,203,363
Administration/Development	-	-	-	1,982,281	-	-	-	23,837,678
Financing Costs	-	10,640	-	-	-	17,041	-	2,832,369
Capital Costs	65,922	-	4,993	529,279	66,590	-	-	6,386,059
Tax Rebates	72,575	25,758	7,361	2,523,980	66,590	21,743	-	34,259,469
Total Disbursements	145,148	51,516	14,722	4,648,660	133,180	21,743	-	44,270,879
Other Financing Sources (Uses)								
Proceeds of Debt	-	-	-	-	-	-	-	20,335,000
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/ Greenmount	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/ Greenmont	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. Tefeller
Kevin J. Tepen

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

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

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

Certified Public Accountants
Alton, Illinois

September 24, 2021