FY 2014
ANNUAL TAX INCREMENT FINANCE REPORT

STATE OF ILLINOIS
COMPTROLLER
JUDY BAAR TOPINKA

Name of Municipality:	City of Belleville	Reporting Fiscal Year:	**2014**
County:	St. Clair	Fiscal Year End:	4/30/2014
Unit Code:	088/015/30		

TIF Administrator Contact Information

First Name:	Jamie	Last Name:	Maitret		
Address:	101 South Illinois Street	Title:	Finance Director		
Telephone:	(618) 233-6810	City:	Belleville	Zip:	62220
Mobile		E-mail	jmaitret@belleville.net		
Mobile Provider		Best way to contact	______ Email ______Mobile	___X___Phone ______Mail	

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of Belleville
is complete and accurate at the end of this reporting Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

Jamie Maitret 10/22/14
Written signature of TIF Administator Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTICT

Name of Redevelopment Project Area	Date Designated	Date Terminated
Tax Increment Financing District #3	1986	

*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2014

Name of Redevelopment Project Area:	Tax Increment Financing District #3
Primary Use of Redevelopment Project Area*:	Combination/Mixed
If "Combination/Mixed" List Component Types:	Industrial; Other Commercia
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 _____**	

	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
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [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 or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] **If yes, please enclose the Joint Review Board Report labeled Attachment H**		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] **If yes, please enclose the Official Statement labeled Attachment I**	X	
Was 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 yes, please enclose the Analysis labeled Attachment J**	X	
Cumulatively, have deposits equal or greater than $100,000 been made 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 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, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L**		X
A list of all intergovernmental agreements in effect in FY 2010, 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 list only of the intergovernmental agreements labeled Attachment M**		X

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

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

FY 2014
TIF NAME: TIF #3

Fund Balance at Beginning of Reporting Period	$ 4,211,367

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	$ 10,502,616	$ 149,293,150	81%
State Sales Tax Increment		$ 3,501,444	2%
Local Sales Tax Increment		$ 1,513,695	1%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 11,635	$ 3,068,339	2%
Land/Building Sale Proceeds	$ 98,218	$ 313,430	0%
Bond Proceeds		$ 5,399,925	3%
Transfers from Municipal Sources		$ 8,256,560	5%
Private Sources		$ 1,024,596	1%
Other (Reimbursements $48,031 - Grants $555,500)	$ 603,531	$ 10,852,973	6%

***must be completed where 'Reporting Year' is populated**

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period	$ 11,216,000		
Cumulative Total Revenues/Cash Receipts		$ 183,224,112	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 10,834,508		
Distribution of Surplus			
Total Expenditures/Disbursements	$ 10,834,508		
NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS	$ 381,492		
FUND BALANCE, END OF REPORTING PERIOD*	$ 4,592,859		

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

SURPLUS*/(DEFICIT)(Carried forward from Section 3.3)	$ (2,712,719)

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

FY 2014
TIF NAME: TIF #3

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >$10,000 SECTION 3.2 B MUST BE COMPLETED

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. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Dues	850	
Administration	1,304,492	
Professional Services	272,340	
		$ 1,577,682
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
Marketing	47,524	
		$ 47,524
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
Property Assembly	46,065	
Demolitions	27,705	
		$ 73,770
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		
Principal on loan to Rehab Fire House #4 & 510 W. Main	900,000	
Remodeling	340,364	
Repairs	234	
		$ 1,240,598
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
North Illinois Streetscape	415,248	
BiCentennial Park	95,011	
IL 15 Interchange @ 158	4,219	
Juanita Place	493,154	
Lincoln Avenue	346,425	
Glenview Resurfacing	73,939	
South First Street	21,747	
See Attached Schedule for Additional Projects	1,780,285	$ 3,230,028
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		$ -

SECTION 3.2 A		
PAGE 2		
7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
		$ -
8. Financing costs. Subsection (q) (6) and (o)(8)		
Interest and Fiscal Agent Fees	247,799	
		$ 247,799
9. Approved capital costs. Subsection (q)(7) and (o)(9)		
Capital Costs	4,417,107	
		$ 4,417,107
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		$ -
12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)		
		$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		$ -

SECTION 3.2 A		
PAGE 3		
14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		$ -

TOTAL ITEMIZED EXPENDITURES		$ 10,834,508

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))
Continuation of Item #5 from Page 1

FY 2014
TIF NAME: TIF #3

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >$10,000 SECTION 3.2 B MUST BE COMPLETED

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
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5) - continued		
Infrastructure Improvements	123,879	
Ditch Program	40,486	
Asphalt Patch	165,442	
Concrete Patch	4,574	
Sidewalk Projects	43,196	
Pavement Markings	14,255	
Entrance Park Retaining Wall	375	
Sewer Plant Improvements	181,301	
Parking Lot Improvements	173,019	
Dumpster Enclosure	15,484	
Union Avenue	1,767	
17th Street Extension & Widening	113,222	
Frank Scott Parkway	327,718	
Cleveland Avenue Bridge	575,567	
Total Carried Forward to Section 3.2A, Page 1, Item #5		$ 1,780,285

Section 3.2 B

FY 2014

TIF NAME: TIF #3

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

______ **There were no vendors, including other municipal funds, paid in excess of $10,000 during the current reporting period.**

Name	Service	Amount
Ameren Illinois	Const. of Public Works & Improve.	$ 113,222.00
AmerenIP	Const. of Public Works & Improve.	$ 34,969.00
Art on the Square	Marketing	$ 24,000.00
Auffenberg Ford Lincoln Mercury	Rehabilitation & Remodeling	$ 141,191.00
Bank of America	Loan Payment-Rehab & Remodel	$ 903,196.00
Belle Valley District 119	Capital Costs	$ 363,238.00
Belleville Americorps	Professional Services	$ 15,000.00
Belleville HS District 201	Capital Costs	$ 1,243,187.00
Belleville News Democrat	Marketing	$ 11,774.00
Belleville School District 118	Capital Costs	$ 1,519,127.00
Benoist Brothers Supply	Property Assembly	$ 21,482.00
Bernardin, Lochmueller & Assoc., Inc.	Const. of Public Works & Improve.	$ 116,316.00
C & L Backhoe	Const. of Public Works & Improve.	$ 27,102.00
Calhoun Construction, Inc.	Const. of Public Works & Improve.	$ 15,484.00
CDS Office Technologies	Capital Costs	$ 30,110.00
Commerce Bank	Remodeling & Capital Costs	$ 244,571.00
Dave Sinclair Ford, Inc.	Capital Costs	$ 45,417.00
Economic Development Resources	Professional Services	$ 15,407.00
Environmental Consultants LLC	Professional Services	$ 13,320.00
Fournie Contracting Company, Inc.	Const. of Public Works & Improve.	$ 49,912.00
Glaenzer Electric	Professional Services	$ 14,592.00
Gleeson Asphalt Paving & Construction Co.	Const. of Public Works & Improve.	$ 511,264.00
Greater Belleville Chamber of Commerce	Marketing	$ 10,800.00
H Edwards Equipment, Inc.	Capital Costs	$ 71,200.00
Hank's Excavating & Landscaping, Inc.	Demolitions & Const. Public Works	$ 492,430.00
Harmony School District 175	Capital Costs	$ 239,383.00
High Mount District 116	Capital Costs	$ 10,338.00
Hoelscher Engineering, P.C.	Const. of Public Works & Improve.	$ 22,110.00
Illinois Department of Transportation	Const. of Public Works & Improve.	$ 575,567.00
Jack Schmitt Ford, Inc.	Capital Costs	$ 232,748.00
Keel Engineering Inc.	Const. of Public Works & Improve.	$ 26,816.00
Keeley & Sons, Inc.	Const. of Public Works & Improve.	$ 216,050.00
Kendig Keast Collaborative	Professional Services	$ 49,594.00
Korte & Luitjohan Contractors Inc.	Const. of Public Works & Improve.	$ 181,301.00
Lawrence Group	Professional Services	$ 47,721.00
Lindenwood University	Rehabilitation & Remodeling	$ 150,000.00
M360 Inc.	Rehabilitation & Remodeling	$ 61,912.00
See Attached Schedule for Additional Vendors		

Section 3.2 B (continued)

FY 2014

TIF NAME: TIF #3

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

______ **There were no vendors, including other municipal funds, paid in excess of $10,000 during the current reporting period.**

Name	Service	Amount
Shalonda McCline	Const. of Public Works & Improve.	$ 27,745.00
Mettler Development	Const. of Public Works & Improve.	$ 15,222.00
Old Title & Escrow	Const. of Public Works & Improve.	$ 88,789.00
Parker Consulting Services	Professional Services	$ 55,895.00
Plumbers & Pipefitters Local 101	Property Assembly	$ 20,632.00
Reuther Ford Inc.	Capital Costs	$ 14,945.00
Rite-Way Excavating	Const. of Public Works & Improve.	$ 138,140.00
Roadsafe	Prof. Svcs & Const. of Public Works	$ 21,538.00
Ed Roehr Safety Products	Capital Costs	$ 16,994.00
SAVE	Const. of Public Works & Improve.	$ 12,400.00
Signal Hill District 181	Capital Costs	$ 109,810.00
Southwestern Illinois College	Capital Costs	$ 257,458.00
Thiems Construction Co. Inc.	Const. of Public Works & Improve.	$ 71,761.00
William Brubaker	Professional Services	$ 12,228.00
Treasurer State of Illinois	Const. of Public Works & Improve.	$ 327,718.00
Volkert Inc.	Const. of Public Works & Improve.	$ 24,500.00
WJ Henrichs Inc.	Capital Costs	$ 10,802.00
Wireless USA	Capital Costs	$ 14,363.00
Arleen M. Wuebbels	Const. of Public Works & Improve.	$ 88,223.00
General Fund	Administration	$ 1,304,492.00
UMB Bank	Financing Costs	$ 244,603.00

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period

FY 2014

TIF NAME: TIF #3

FUND BALANCE, END OF REPORTING PERIOD		$ 4,592,859

1. Description of Debt Obligations	**Amount of Original Issuance**	**Amount Designated**
General Obligation Series 2011 Bonds	$ 4,819,925	$ 4,819,925
Lease Obligations	$ 1,786,940	$ 963,632
Total Amount Designated for Obligations	$ 6,606,865	$ 5,783,557

2. Description of Project Costs to be Paid		
Property Assembly		$ 105,255
Remodeling		$ 1,216,766
Demolition		$ 200,000
Total Amount Designated for Project Costs		$ 1,522,021

TOTAL AMOUNT DESIGNATED		$ 7,305,578
SURPLUS*/(DEFICIT)		$ (2,712,719)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

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

FY 2014

TIF NAME: TIF #3

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

_____ **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:	407 North Illinois Street
Approximate size or description of property:	0.0001 Acres Temporary Construction Easement
Purchase price:	300.00
Seller of property:	Russell A. Beard

Property (2):	
Street address:	520 North Illinois Street
Approximate size or description of property:	125 Sq. Ft. Temporary Construction Easement
Purchase price:	500.00
Seller of property:	Randal L. Keller

Property (3):	
Street address:	514 North 1st Street
Approximate size or description of property:	0.0046 Acres Temporary Construction Easement
Purchase price:	300.00
Seller of property:	Brian & Cynthia Kelly

Property (4):	
Street address:	115 North Illinois Street
Approximate size or description of property:	118 Sq. Feet Trustee's Deed
Purchase price:	1,400.00
Seller of property:	Christopher & Lea Kwapis

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

FY 2014

TIF NAME: TIF #3

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

_____ **No property was acquired by the Municipality Within the Redevelopment Project Area**

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (5):	
Street address:	611 North Illinois Street
Approximate size or description of property:	611 North Illinois Street
Purchase price:	86,222.72
Seller of property:	Arleen M. Wuebbels

Property (6):	
Street address:	100 Lebanon Avenue
Approximate size or description of property:	0.0230 Acres Temporary Construction Easement
Purchase price:	2,000.00
Seller of property:	Arleen M. Wuebbels

Property (7):	
Street address:	400 North Illinois Street
Approximate size or description of property:	1853 Sq. Ft. Temporary Construction Easement & Trustee's Deed
Purchase price:	7,000.00
Seller of property:	Clark J. Rowden, Jay C. Rowden, Lyle C. Rowden

Property (8):	
Street address:	10 West F Street
Approximate size or description of property:	0.0557 Acres Temporary Construction Easement & Warranty Deed
Purchase price:	4,200.00
Seller of property:	Jack Russell & Walter E. Byerley

Property (9):	
Street address:	505 North Illinois Street
Approximate size or description of property:	0.0058 Acres Temporary Construction Easement
Purchase price:	400.00
Seller of property:	Walter & Kathleen Byerley and Jack & Julie Russell

Property (10):	
Street address:	517 North Illinois Street
Approximate size or description of property:	0.0216 Acres Temporary Construction Easement
Purchase price:	1,900.00
Seller of property:	Jack Russell & Walter Byerley

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

FY 2014

TIF NAME: TIF #3

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

_____ **No property was acquired by the Municipality Within the Redevelopment Project Area**

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (11):	
Street address:	525 North Illinois Street
Approximate size or description of property:	0.0018 Acres Temporary Construction Easement
Purchase price:	300.00
Seller of property:	Jack Russell & Walter Byerley

Property (12):	
Street address:	501 North Illinois Street
Approximate size or description of property:	0.0055 Acres Temporary Construction Easement
Purchase price:	400.00
Seller of property:	Jack Russell & Walter Byerley

Property (13):	
Street address:	515 North Illinois Street
Approximate size or description of property:	0.0029 Acres Temporary Construction Easement
Purchase price:	300.00
Seller of property:	Jack Russell

Property (14):	
Street address:	606 North Illinois Street
Approximate size or description of property:	606 North Illinois Street
Purchase price:	88,863.96
Seller of property:	Old Title & Escrow - Steven D. Kiefer

Property (15):	
Street address:	627 North Illinois Street
Approximate size or description of property:	0.0055 Acres Temporary Construction Easement
Purchase price:	300.00
Seller of property:	Mary K. & Edward D. Oetjen

Property (16):	
Street address:	310 North Illinois Street
Approximate size or description of property:	0.0017 Acres Temporary Construction Easement
Purchase price:	300.00
Seller of property:	Ida Myers

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

FY 2014

TIF NAME: TIF #3

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

_____ **No property was acquired by the Municipality Within the Redevelopment Project Area**

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (17):	
Street address:	613 North Illinois Street
Approximate size or description of property:	0.0533 Acres Temporary Construction Easement
Purchase price:	3,700.00
Seller of property:	Hassan Megahy & Rich Hammond

Property (18):	
Street address:	529 North Illinois Street
Approximate size or description of property:	0.0064 Acres Temporary Construction Easement
Purchase price:	500.00
Seller of property:	Otto & Kathryn S. Morales

Property (19):	
Street address:	411 North Illinois Street
Approximate size or description of property:	0.00001 Acres Temporary Construction Easement
Purchase price:	300.00
Seller of property:	Robee Fung Fhan

Property (20):	
Street address:	405 North Illinois Street
Approximate size or description of property:	0.0021 Acres Temporary Construction Easement & Warrenty Deed
Purchase price:	1,650.00
Seller of property:	Paul Fuehne

Property (21):	
Street address:	102 Lebanon Avenue
Approximate size or description of property:	0.0099 Acres Temporary Construction Easement
Purchase price:	700.00
Seller of property:	Thomas & Deirdre Cordie

Property (22):	
Street address:	401 North Illinois Street
Approximate size or description of property:	0.0035 Acres Temporary Construction Easement & Warrenty Deed
Purchase price:	300.00
Seller of property:	S & G Holdings LLC

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

FY 2014

TIF NAME: TIF #3

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

_____ **No property was acquired by the Municipality Within the Redevelopment Project Area**

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (23):	
Street address:	620 North Illinois Street
Approximate size or description of property:	0.1943 Acres Temporary Construction Easement & Warrenty Deed
Purchase price:	12,400.00
Seller of property:	St. Clair Associated Vocational Enterprises, Inc. (SAVE)

Property (24):	
Street address:	314 North Illinois Street
Approximate size or description of property:	753 Sq. Ft. Temporary Construction Easement
Purchase price:	2,200.00
Seller of property:	Excell Belleville, LLC

Property (25):	
Street address:	415 North Illinois Street
Approximate size or description of property:	168 Sq. Ft. Temporary Construction Easement
Purchase price:	1,000.00
Seller of property:	Joseph J. Davinroy

Property (26):	
Street address:	623 North Illinois Street
Approximate size or description of property:	0.0057 Acres Temporary Construction Easement
Purchase price:	800.00
Seller of property:	Angela K. and Wilbert Powell

Property (27):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (28):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)
PAGE 1

FY 2014

TIF NAME: TIF #3

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Check here if **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area: ______

ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*. 104

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	$ 51,327,215	$ -	$ -
Public Investment Undertaken	$ 33,451,769	$ 1,524,021	$ -
Ratio of Private/Public Investment	1 31/58		0

Project 1: Cleveland Ave Bridge Reconstruction			
Private Investment Undertaken (See Instructions)			$ -
Public Investment Undertaken	$ 765,708		
Ratio of Private/Public Investment	0		0

Project 2: Peterson Pond Dam			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 30,286		
Ratio of Private/Public Investment	0		0

Project 3: 20th Street Overlay			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 7,278		
Ratio of Private/Public Investment	0		0

Project 4: Traffic Signal Update			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 67,433		
Ratio of Private/Public Investment	0		0

Project 5: Bikeways			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 494,667		
Ratio of Private/Public Investment	0		0

Project 6: Bellevue Park			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 316,137		
Ratio of Private/Public Investment	0		0

PAGE 2

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 Avenue 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	$ 1,824,436		
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	$ 86,293		
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	$ 195,372		
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	$ 4,859,589		
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	$ 745,067		
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 Manufaturing			
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	$ 24,920	$ 12,000	
Ratio of Private/Public Investment	33 33/38		0

Project 60: Plumbers & Pipefitters Local 101			
Private Investment Undertaken (See Instructions)	$ 3,371,000		
Public Investment Undertaken	$ 41,643	$ 10,500	
Ratio of Private/Public Investment	80 19/20		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	$ 2,000	
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	$ 2,215,580	$ 1,200,000	
Ratio of Private/Public Investment	5 5/12		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: Glaezner 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	$ 104,624	$ 21,800	
Ratio of Private/Public Investment	12 20/47		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	$ 2,356,101	$ 11,766	
Ratio of Private/Public Investment	14/33		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	$ 999,762		
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)	$ 1,680,000		
Public Investment Undertaken	$ -	$ 27,820	
Ratio of Private/Public Investment	0		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	0		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		$ 5,000	
Ratio of Private/Public Investment	0		0

Project 100: TJBC, Inc.			
Private Investment Undertaken (See Instructions)	$ 490,000		
Public Investment Undertaken		$ 10,000	
Ratio of Private/Public Investment	0		0

Project 101: Juanita Place			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 493,154		
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	$ 173,019		
Ratio of Private/Public Investment	0		0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. *even though optional MUST be included as part of complete TIF report

SECTION 6

FY 2014

TIF NAME: TIF #3

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

_____ The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -

SECTION 7

Provide information about job creation and retention

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

Optional Documents	Enclosed	
Legal description of redevelopment project area		
Map of District		

ATTACHMENT B

CITY OF BELLEVILLE, ILLINOIS

MARK W. ECKERT, Mayor
101 South Illinois Street
Belleville, IL 62220-2105
Phone: 618-233-6810

September 19, 2014

C.J. Schlosser & Company, L.L.C.
233 East Center Drive
P.O. Box 416
Alton, IL 62002

RE: Tax Increment Financing District #1, Tax Increment Financing District #2, Tax Increment Financing District #3, Tax Increment Financing District #4, 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 the Sales Tax Increment Financing District.

Dear Gentlemen / Ladies:

I, Mark W. Eckert, the duly elected Mayor of the City of Belleville, Illinois, County of St. Clair, and as such, do hereby certify that the City of Belleville has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the municipal fiscal year ending May 1, 2013- April 30, 2014 to the best of my knowledge and belief.

Sincerely,

City of Belleville

Mark W. Eckert

Mark W. Eckert
Mayor

ATTACHMENT C

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

CITY FLAG
DESIGNED BY
FREDRICK L. LANGE
JULY 6th 1964

October 21, 2014

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

Re: Illinois Tax Increment Redevelopment Act:
Fiscal Year 2014 (May 1, 2013 through April 30, 2014)

Tax Increment Financing District #1, Tax Increment Financing District #2, Tax Increment Financing District #3, Tax Increment Financing District #4, 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 Route15 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 the Sales Tax Increment Financing District.

Mr. Schlosser:

As City Attorney for the City of Belleville, Illinois (City), I have reviewed all information provided to me by the Mayor and his staff for the period May 1, 2013 through April 30, 2014 (FY2014). 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

Garrett P. Hoerner

ATTACHMENT D

(See Activities Statement in Audited Financial Statements at Attachment K)

ATTACHMENT E

DEVELOPMENT AGREEMENT
(AS AMENDED)

This amended agreement made this 17th day of March, 2014 by and between the City of Belleville, Illinois (the "City") and **M. Hubbard Construction, Inc. ("Hubbard Construction"):**

WITNESSETH:

WHEREAS, Hubbard Construction intends on investing a minimum of $350,000.00 to complete remodeling and façade improvements at the existing facility located at 107 West Main Street in Belleville (the "Project"); and

WHEREAS, the parties have reached an agreement in order to set forth the terms upon which the City would provide certain economic incentives for the Project and the terms upon which **Hubbard Construction** would provide jobs at said location via a third party.

Responsibilities of the City of Belleville

1. Certification of project's location in Belleville Enterprise Zone for the Abatement of Sales Tax on Building Materials used exclusively for the remodeling (Savings estimated at $14,175.00) of the commercial portion of the existing facility located at 107 West Main Street and;
2. Façade improvement reimbursement of 20% (Reimbursement not to exceed $5,000.00) of cost of façade improvements at 107 West Main Street, after documentation of costs incurred has been received and approved by the City of Belleville.

Responsibilities of M. Hubbard Construction, Inc.

A. Invest no less than $350,000.00 at 107 West Main Street limited to the remodeling of the existing facility no later than July 1, 2014, and;
B. Create 12 full time jobs via Chatham & Baricevic law firm within the first year of operation, and;
C. Create 4 additional full time jobs via Chatham & Baricevic law firm within the second year of operation, and;
D. M. Hubbard Construction, Inc. 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 **Hubbard Construction** fails to meet its obligations under Sections (A), (B), (C), (D) or (E) of the section entitled "Responsibilities of **M. Hubbard Construction, 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 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. 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 **M. Hubbard Construction, Inc.**".

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

By: Mark W. Eckert
MAYOR

ATTEST: Dallas B. Cook
CITY CLERK

M. Hubbard Construction, Inc.
1311 Hartman Lane
Belleville, IL 62221

By: Martin Hubbard
Martin Hubbard, President

DEVELOPMENT AGREEMENT

This agreement made this 18th day of February, 2014 by and between the City of Belleville, Illinois (the "City") and TJBC, Inc. ("TJBC, Inc."):

WITNESSETH:

WHEREAS, TJBC, Inc. intends on investing a minimum of $490,000.00 to complete remodeling and façade improvements at the existing facility located at 4204 West Main Street in Belleville (the "Project"); and

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

Responsibilities of the City of Belleville

1. Certification of project's location in Belleville Enterprise Zone for the Abatement of Sales Tax on Building Materials used exclusively for the remodeling (Savings estimated at $22,275.00) of the existing facility located at 4204 West Main Street to accommodate Main Street Brewing Co. 4204 and;
2. Rebate 50% of incremental property taxes directly related to improvements for five (5) years and;
3. Façade improvement reimbursement of 20% per facade (Reimbursement not to exceed $10,000.00) of cost of façade improvements for two (2) facades at 4204 West Main Street, after documentation of costs incurred has been received and approved by the City of Belleville, contingent upon successful expansion of Facade Improvement District #3.

Responsibilities of TJBC, Inc.

A. Invest no less than $490,000.00 at 4204 West Main Street limited to the remodeling of the existing facility no later than June 1, 2014, and;
B. Create 30 jobs within the first year of operation, and;
C. Create 20 additional jobs within the second year of operation, and;
D. Commit to annual sales subject to sales tax of no less than $1,800,000.00.
E. TJBC, Inc. and any heirs and/or successors shall remain and operate at the site for no less than ten (10) years, and;
F. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

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

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

By: Mark W. Eckert
MAYOR

ATTEST: Dallas B. Cook
CITY CLERK

TJBC, Inc.
101 Eastgate Plaza
East Alton, ~~IL 62024~~

By: [signature]
Todd Kennedy, President/CEO

ATTACHMENT H

TIF 3 Joint Review Board Minutes
12/20/13 11:00a.m.-11:20a.m.

MEMBERS/TAXING BODIES:
Terry Beach-St. Clair County
Jeff Dosier, School District 201
Ryan Boike, School District 118
Jim Gehrs, SWIC
Dennis Korte-Belleville Township
Lee Spearman-Public Library
Mark Eckert, Mayor of Belleville
Thom Peters, Public Member

STAFF:
Emily Fultz, Economic Development, Planning & Zoning Director
Eric Schauster, Economic Development & Grants Coordinator
Jamie Maitret, Finance Director

GUESTS:

Gene Norber	Melinda Hult
Michael Hagberg	Jim Davidson

The TIF Joint Review Board was held at 11:00 a.m. on the first floor, Council Chambers, City Hall.

TIF 3
Mayor Eckert asked the Board to elect a member from the public. Jim Gehrs made a motion to elect Thom Peters, seconded by Jeff Dosier, with all present members voting aye. Motion carried.

Mayor Eckert asked the Board to elect a Chairperson. Dennis Korte made a motion to elect Thom Peters and seconded by Jim Gehrs with all present members voting aye. Motion carried.

Chairman Peters explained the adoption of rules for public participation (2-3 minutes per person) and asked for a motion to adopt the rules. Mayor Eckert made a motion to adopt the rules of public participation and seconded by Jim Gehrs with all present members voting aye. Chairman Peters opened public participation.

Mike Hagberg, 701 Centreville Ave., discussed the Westfield Plaza project and the many vacancies at that complex. He stated that this is not a successful TIF. Chairman Peters closed public participation.

Eric Schauster gave a description of the TIF 3 status. There are massive amounts of infrastructure projects that take place in this TIF. The TIF will expire in 2021. Property values have increase 261%. Discussion followed regarding the increase in equalized assessed value of property within the district. Ms. Maitret explained the many projects that are currently taking place and the expenses. Chairman Peters discussed the purpose of the TIF. Mayor Eckert explained the Westfield Plaza project. He noted that the city needs to create a plan on what to do when TIF 3 expires. Chairman Peters agreed with the Mayor on creating a plan for the expiration date of the TIF due to how it's going to affect the taxes of citizen's that live outside TIF 3 boundaries. Jeff Dosier discussed the school budgets. Mayor Eckert discussed attempting to extend the TIF for fifteen years as one possible alternative though no TIF has received a second extension.

With no more comments or questions from the Board, Chairman Peters asked for a motion to adjourn. A motion was made by Jeff Dosier to adjourn and seconded by Ryan Boike. Motion carried.

Respectfully Submitted,
Kari L. Tutza
Transcribing Secretary

ATTACHMENT K

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

CITY OF BELLEVILLE, ILLINOIS

TAX INCREMENT FINANCING DISTRICTS
ANNUAL REPORT

FINANCIAL STATEMENTS
APRIL 30, 2014

233 East Center Drive
P.O. Box 416
Alton, Illinois 62002
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THE AICPA ALLIANCE FOR CPA FIRMS

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CITY OF BELLEVILLE, ILLINOIS

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APRIL 30, 2014

PART I – FINANCIAL INFORMATION

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

J. Terry Dooling
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 #1, Tax Increment Financing District #2, Tax Increment Financing District #3, Tax Increment Financing District #4, 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 the Sales Tax Increment Financing District as of and for the year ended April 30, 2014, 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 the modified cash basis of accounting described in Note 1; this includes determining that the modified cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for 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.

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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 cash balances of the City of Belleville, Illinois' Tax Increment Financing Districts, as referred to in the first paragraph, as of April 30, 2014 and the revenues it received and expenditures it paid for the year then ended on the basis of accounting described in Note 1.

Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to that matter.

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 & Co. LLC

Certified Public Accountants
Alton, Illinois

September 19, 2014

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF ASSETS, LIABILITIES
AND FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2014

	Tax Increment Financing						
	District #1	District #2	District #3	District #4	District #8	District #9	District #10
Assets							
Cash	$ 5,480	$ 107,489	$ 3,713,260	$ 25,881	$ 282,142	$ 167,198	$ 717,985
Due Between TIF Funds	(155,000)	-	553,000	-	-	-	-
Notes Receivable	-	-	71,249	-	-	-	-
Total Assets	$ (149,520)	$ 107,489	$ 4,337,509	$ 25,881	$ 282,142	$ 167,198	$ 717,985
Liabilities and Fund Balance							
Liabilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fund Balance:							
Nonspendable	-	-	71,249	-	-	-	-
Restricted for Debt Service	-	-	-	-	-	-	-
Restricted	(149,520)	107,489	4,266,260	25,881	282,142	167,198	717,985
Total Fund Balance	(149,520)	107,489	4,337,509	25,881	282,142	167,198	717,985
Total Liabilities and Fund Balance	$ (149,520)	$ 107,489	$ 4,337,509	$ 25,881	$ 282,142	$ 167,198	$ 717,985

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF ASSETS, LIABILITIES
AND FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2014

	Tax Increment Financing						
	District #11	District #12	District #13	District #14	Carlyle/ Greenmount	District #16	District #17
Assets							
Cash	$ 96,854	$ 225,439	$ 120,805	$ 137,066	$ 3,327,363	$ 5,055	$ 89,782
Due Between TIF Funds	-	-	-	-	-	(200,000)	(98,000)
Notes Receivable	-	-	-	-	-	-	-
Total Assets	$ 96,854	$ 225,439	$ 120,805	$ 137,066	$ 3,327,363	$ (194,945)	$ (8,218)
Liabilities and Fund Balance							
Liabilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fund Balance:							
Nonspendable	-	-	-	-	-	-	-
Restricted for Debt Service	-	-	-	-	3,327,363	-	-
Restricted	96,854	225,439	120,805	137,066	-	(194,945)	(8,218)
Total Fund Balance	96,854	225,439	120,805	137,066	3,327,363	(194,945)	(8,218)
Total Liabilities and Fund Balance	$ 96,854	$ 225,439	$ 120,805	$ 137,066	$ 3,327,363	$ (194,945)	$ (8,218)

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF ASSETS, LIABILITIES
AND FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2014

	Tax Increment Financing					Debt Service Fund	Total
	District #18	Frank Scott Parkway	District #20	District #21	Sales Tax District		
Assets							
Cash	$ 82,834	$ 2,186,559	$ 12,473	$ 84,553	$ -	$ 255,350	$ 11,643,568
Due Between TIF Funds	-	-	-	(100,000)	-	-	-
Notes Receivable	-	-	-	-	-	-	71,249
Total Assets	$ 82,834	$ 2,186,559	$ 12,473	$ (15,447)	$ -	$ 255,350	$ 11,714,817
Liabilities and Fund Balance							
Liabilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fund Balance:							
Nonspendable	-	-	-	-	-	-	71,249
Restricted for Debt Service	-	2,186,559	-	-	-	255,350	5,769,272
Restricted	82,834	-	12,473	(15,447)	-	-	5,874,296
Total Fund Balance	82,834	2,186,559	12,473	(15,447)	-	255,350	11,714,817
Total Liabilities and Fund Balance	$ 82,834	$ 2,186,559	$ 12,473	$ (15,447)	$ -	$ 255,350	$ 11,714,817

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF RECEIPTS, DISBURSEMENTS
AND CHANGES IN FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
FOR THE YEAR ENDED APRIL 30, 2014

	Tax Increment Financing						
	District #1	District #2	District #3	District #4	District #8	District #9	District #10
Receipts:							
Property Taxes	$ 41,694	$ 62,771	$ 10,502,616	$ 5,905	$ 120,310	$ 84,512	$ 1,082,522
Intergovernmental	-	-	555,500	-	-	-	-
Interest	74	132	11,446	47	596	561	1,803
Reimbursements/Other	-	-	48,031	-	-	-	-
Total Receipts	41,768	62,903	11,117,593	5,952	120,906	85,073	1,084,325
Disbursements:							
Contractual Services	255,702	360	192,286	88	388	73	115,404
Capital Outlay	-	-	3,860,068	-	-	-	74,866
Tax Rebates	-	30,000	4,085,293	-	-	-	-
Principal	-	-	1,111,559	-	-	-	-
Interest and Fiscal Charges	-	-	36,207	-	-	-	662,266
Total Disbursements	255,702	30,360	9,285,413	88	388	73	852,536
Excess of Receipts Over (Under) Disbursements	(213,934)	32,543	1,832,180	5,864	120,518	85,000	231,789
Other Financing Sources (Uses)							
Proceeds of Debt	-	-	-	-	-	-	-
Proceeds of Fixed Asset Sales	-	-	98,218	-	-	-	-
Operating Transfers In	-	-	-	-	-	-	-
Operating Transfers Out	-	-	(1,549,383)	-	(150,000)	(200,000)	(200,000)
Total Other Financing Sources (Uses)	-	-	(1,451,165)	-	(150,000)	(200,000)	(200,000)
Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses	(213,934)	32,543	381,015	5,864	(29,482)	(115,000)	31,789
Fund Balance, Beginning of Year	64,414	74,946	3,956,494	20,017	311,624	282,198	686,196
Fund Balance, End of Year	$ (149,520)	$ 107,489	$ 4,337,509	$ 25,881	$ 282,142	$ 167,198	$ 717,985

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF RECEIPTS, DISBURSEMENTS
AND CHANGES IN FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
FOR THE YEAR ENDED APRIL 30, 2014

	Tax Increment Financing						
	District #11	District #12	District #13	District #14	Carlyle/ Greenmount	District #16	District #17
Receipts:							
Property Taxes	$ 27,127	$ 163,013	$ 55,605	$ 96,412	$ 1,315,717	$ 190,812	$ 47,997
Intergovernmental	-	-	-	-	1,445,385	-	-
Interest	144	241	234	422	710	85	238
Reimbursements/Other	-	-	-	-	-	-	-
Total Receipts	27,271	163,254	55,839	96,834	2,761,812	190,897	48,235
Disbursements:							
Contractual Services	500	743	376	1,237	19,312	8,122	49,911
Capital Outlay	-	38,855	30,000	-	-	-	225,383
Tax Rebates	-	-	-	-	657,858	52,375	30,050
Principal	-	-	-	-	545,000	200,000	-
Interest and Fiscal Charges	-	-	-	-	1,548,368	-	-
Total Disbursements	500	39,598	30,376	1,237	2,770,538	260,497	305,344
Excess of Receipts Over (Under) Disbursements	26,771	123,656	25,463	95,597	(8,726)	(69,600)	(257,109)
Other Financing Sources (Uses)							
Proceeds of Debt	-	-	-	-	-	-	99,950
Proceeds of Fixed Asset Sales	-	-	-	-	-	-	-
Operating Transfers In	-	-	-	-	-	-	-
Operating Transfers Out	-	-	-	(159,409)	-	-	-
Total Other Financing Sources (Uses)	-	-	-	(159,409)	-	-	99,950
Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses	26,771	123,656	25,463	(63,812)	(8,726)	(69,600)	(157,159)
Fund Balance, Beginning of Year	70,083	101,783	95,342	200,878	3,336,089	(125,345)	148,941
Fund Balance, End of Year	$ 96,854	$ 225,439	$ 120,805	$ 137,066	$ 3,327,363	$ (194,945)	$ (8,218)

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF RECEIPTS, DISBURSEMENTS
AND CHANGES IN FUND BALANCE ARISING FROM CASH TRANSACTIONS -
ALL TAX INCREMENT FINANCING DISTRICTS
FOR THE YEAR ENDED APRIL 30, 2014

	Tax Increment Financing					Debt	
	District #18	Frank Scott Parkway	District #20	District #21	Sales Tax District	Service Fund	Total
Receipts:							
Property Taxes	$ 37,227	$ 946,468	$ 42,165	$ 4,320	$ 804,685	$ -	$ 15,631,878
Intergovernmental	-	1,143,888	32,534	-	-	-	3,177,307
Interest	99	479	78	31	821	318	18,559
Reimbursements/Other	-	-	-	-	-	-	48,031
Total Receipts	37,326	2,090,835	74,777	4,351	805,506	318	18,875,775
Disbursements:							
Contractual Services	547	23,361	217	2,670	80,601	-	751,898
Capital Outlay	16,898	-	-	21,000	737,789	-	5,004,859
Tax Rebates	-	473,234	53,617	-	1,155,203	-	6,537,630
Principal	-	225,000	-	-	-	235,000	2,316,559
Interest and Fiscal Charges	-	1,366,800	-	-	-	263,474	3,877,115
Total Disbursements	17,445	2,088,395	53,834	23,670	1,973,593	498,474	18,488,061
Excess of Receipts Over (Under) Disbursements	19,881	2,440	20,943	(19,319)	(1,168,087)	(498,156)	387,714
Other Financing Sources (Uses)							
Proceeds of Debt	-	-	-	-	-	-	99,950
Proceeds of Fixed Asset Sales	-	-	-	-	-	-	98,218
Operating Transfers In	-	-	-	-	4,278	254,300	258,578
Operating Transfers Out	-	-	(50,000)	-	(700,000)	(4,278)	(3,013,070)
Total Other Financing Sources (Uses)	-	-	(50,000)	-	(695,722)	250,022	(2,556,324)
Excess of Receipts and Other Financing Sources Over (Under) Disbursements and Financing Uses	19,881	2,440	(29,057)	(19,319)	(1,863,809)	(248,134)	(2,168,610)
Fund Balance, Beginning of Year	62,953	2,184,119	41,530	3,872	1,863,809	503,484	13,883,427
Fund Balance, End of Year	$ 82,834	$ 2,186,559	$ 12,473	$ (15,447)	$ -	$ 255,350	$ 11,714,817

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, 2014

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:

Districts #1 and #2	1984
Districts #3 and #4	1986
Sales Tax District	1992
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

The statements reflect the modified cash basis of accounting. Accordingly, revenue is recognized when cash is received and expenditures are recognized when paid.

The accompanying financial statements were prepared for the Tax Increment Financing Districts only, to reflect their cash balances as of April 30, 2014 and revenues received and expenditures paid 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, 2014.

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.

The carrying amounts and the bank balances of the Tax Increment Financing Districts' deposits were $11,643,568, 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, 2014:

Tax Increment Refunding Revenue Bonds, Series 2007A Bonds, dated September 28, 2007, interest ranging from 5.00% to 5.70% payable May 1 and November 1, with principal payments of $50,000 through $1,955,000 due on May 1 and November 1 through 2024. The balance due on these bonds as of April 30, 2014 is $15,260,000.

Taxable Business District Revenue Bonds, Series 2007B Bonds, dated September 28, 2007, interest at 7.875% payable May 1 and November 1, with principal payments of $220,000 to $790,000 due on May 1 and November 1 through 2021. The balance due on these bonds as of April 30, 2014 is $6,560,000.

General Obligation Bonds, Series 2011, dated February 17, 2011, interest ranging from 5.00% to 5.25% payable January 1 and July 1, with principal payments of $905,000 to $1,100,000 beginning in January 2027 through 2031. The balance due on these bonds as of April 30, 2014 is $5,000,000.

Local Government Program Revenue Bonds, Series 2011A, dated October 27, 2011, interest ranging from 6.00% to 7.00% payable January 1 and July 1, with principal payments of $560,000 to $2,025,000 due on January 1 and July 1 through 2027. The balance due on these bonds as of April 30, 2014 is $15,870,000.

Local Government Program Revenue Bonds, Series 2011B, dated October 27, 2011, interest at 8.75% payable January 1 and July 1, with principal payments of $49,929 to $266,277 due on January 1 beginning in 2019 through 2026. The balance due on these bonds as of April 30, 2014 is $1,560,000.

NOTE 3: LONG-TERM DEBT (Continued)

Local Government Program Revenue Bonds, Series 2011C, dated October 27, 2011, interest ranging from 7.125% to 9.25% payable January 1 and July 1, with principal payments of $160,000 to $845,000 due on January 1 and July 1 through 2022. The balance due on these bonds as of April 30, 2014 is $5,175,000.

The following is a summary of Tax Increment Financing notes and capital leases outstanding for the year ended April 30, 2014:

Seller Financed Loan, dated November 27, 2013, interest rate of 0.00 percent payable in one installment of $99,950 in May 2014. The balance due on this loan as of April 30, 2014 is $99,950.

Capital Lease, dated July 19, 2012, interest rate of 2.55 percent payable in ten annual installments of $56,061 through July 20, 2022. The balance due on this lease as of April 30, 2014 is $445,176.

Capital Lease, dated February 11, 2013, interest rate of 1.97 percent payable in six semiannual installments of $52,224 through August 11, 2015. The balance due on this lease as of April 30, 2014 is $153,621.

Capital Lease, dated February 11, 2013, interest rate of 3.278 percent payable in twenty-four semiannual installments of $19,910 through January 11, 2025. The balance due on this lease as of April 30, 2014 is $364,835.

The annual requirements to amortize Tax Increment Financing related debt as of April 30, 2014 are as follows:

April 30,	Principal	Interest	Totals
2015	$ 3,439,444	$ 2,966,257	$ 6,405,701
2016	2,466,380	2,914,807	5,381,187
2017	2,646,810	2,845,502	5,492,312
2018	2,929,015	2,678,453	5,607,468
2019	3,271,214	2,435,396	5,706,610
2020-2024	19,891,690	7,741,807	27,633,497
2025-2029	13,694,029	2,234,720	15,928,749
2030-2031	2,150,000	169,050	2,319,050
	$ 50,488,582	$ 23,985,992	$ 74,474,574

NOTE 4: REDEVELOPMENT AGREEMENT

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

The City made payments to reduce the principal amount of the Tax Increment Financing notes for the Reunion Development Project agreement by $95,500 during the year ended April 30, 2014. These payments are being reported as development expense in the financial statements. The note balances related to this project in the total amount of $18,999,531 are still outstanding and not reflected in the debt of the City as of April 30, 2014.

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
FOR THE YEAR ENDED APRIL 30, 2014

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #8	District #9	District #10	District #11	District #12	District #13
Beginning Balance - Adjusted	$ 64,414	$ 74,946	$ 3,956,494	$ 20,017	$ 311,624	$ 282,198	$ 686,196	$ 70,083	$ 101,783	$ 95,342
Receipts:										
Property Taxes	41,694	62,771	10,502,616	5,905	120,310	84,512	1,082,522	27,127	163,013	55,605
Local Sales Tax	-	-	-	-	-	-	-	-	-	-
Interest	74	132	11,446	47	596	561	1,803	144	241	234
Reimbursements/Other	-	-	603,531	-	-	-	-	-	-	-
Total Receipts	41,768	62,903	11,117,593	5,952	120,906	85,073	1,084,325	27,271	163,254	55,839
Disbursements:										
Professional Fees/Plan Administration/Development	255,702	360	192,286	88	388	73	115,404	500	743	376
Financing Costs	-	-	1,147,766	-	-	-	662,266	-	-	-
Capital Costs	-	-	3,860,068	-	-	-	74,866	-	38,855	30,000
Tax Rebates	-	30,000	4,085,293	-	-	-	-	-	-	-
Total Disbursements	255,702	30,360	9,285,413	88	388	73	852,536	500	39,598	30,376
Other Financing Sources (Uses)										
Proceeds of Debt	-	-	-	-	-	-	-	-	-	-
Proceeds of Fixed Asset Sales	-	-	98,218	-	-	-	-	-	-	-
Operating Transfer In	-	-	-	-	-	-	-	-	-	-
Operating Transfer Out	-	-	(1,549,383)	-	(150,000)	(200,000)	(200,000)	-	-	-
Total Other Financing Sources (Uses)	-	-	(1,451,165)	-	(150,000)	(200,000)	(200,000)	-	-	-
Excess of Receipts Over (Under) Disbursements	(213,934)	32,543	381,015	5,864	(29,482)	(115,000)	31,789	26,771	123,656	25,463
Ending Fund Balance (Deficit) - Unadjusted	(149,520)	107,489	4,337,509	25,881	282,142	167,198	717,985	96,854	225,439	120,805
Less: Appropriated for Debt Service	-	-	(9,619,124)	-	-	-	(18,999,531)	-	-	-
Ending Fund Balance (Deficit) - Adjusted	$ (149,520)	$ 107,489	$ (5,281,615)	$ 25,881	$ 282,142	$ 167,198	$ (18,281,546)	$ 96,854	$ 225,439	$ 120,805
Property Tax	$ -	$ 107,489	$ -	$ 25,881	$ 282,142	$ 167,198	$ -	$ 96,854	$ 225,439	$ 120,805
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, 2014

	Tax Increment Financing									
	District #14	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	Sales Tax District	Total
Beginning Balance - Adjusted	$ 200,878	$ 3,336,089	$ (125,345)	$ 148,941	$ 62,953	$ 2,184,119	$ 41,530	$ 3,872	$ 2,367,293	$ 13,883,427
Receipts:										
Property Taxes	96,412	1,315,717	190,812	47,997	37,227	946,468	42,165	4,320	804,685	15,631,878
Local Sales Tax	-	1,445,385	-	-	-	1,143,888	32,534	-	-	2,621,807
Interest	422	710	85	238	99	479	78	31	1,139	18,559
Reimbursements/Other	-	-	-	-	-	-	-	-	-	603,531
Total Receipts	96,834	2,761,812	190,897	48,235	37,326	2,090,835	74,777	4,351	805,824	18,875,775
Disbursements:										
Professional Fees/Plan Administration/Development	1,237	19,312	8,122	49,911	547	23,361	217	2,670	80,601	751,898
Financing Costs	-	2,093,368	200,000	-	-	1,591,800	-	-	498,474	6,193,674
Capital Costs	-	-	-	225,383	16,898	-	-	21,000	737,789	5,004,859
Tax Rebates	-	657,858	52,375	30,050	-	473,234	53,617	-	1,155,203	6,537,630
Total Disbursements	1,237	2,770,538	260,497	305,344	17,445	2,088,395	53,834	23,670	2,472,067	18,488,061
Other Financing Sources (Uses)										
Proceeds of Debt	-	-	-	99,950	-	-	-	-	-	99,950
Proceeds of Fixed Asset Sales	-	-	-	-	-	-	-	-	-	98,218
Operating Transfer In	-	-	-	-	-	-	-	-	254,300	254,300
Operating Transfer Out	(159,409)	-	-	-	-	-	(50,000)	-	(700,000)	(3,008,792)
Total Other Financing Sources (Uses)	(159,409)	-	-	99,950	-	-	(50,000)	-	(445,700)	(2,556,324)
Excess of Receipts Over (Under) Disbursements	(63,812)	(8,726)	(69,600)	(157,159)	19,881	2,440	(29,057)	(19,319)	(2,111,943)	(2,168,610)
Ending Fund Balance (Deficit) - Unadjusted	137,066	3,327,363	(194,945)	(8,218)	82,834	2,186,559	12,473	(15,447)	255,350	11,714,817
Less: Appropriated for Debt Service	(318,170)	(35,451,999)	-	(99,950)	-	(28,985,331)	-	-	-	(93,474,105)
Ending Fund Balance (Deficit) - Adjusted	$ (181,104)	$ (32,124,636)	$ (194,945)	$ (108,168)	$ 82,834	$ (26,798,772)	$ 12,473	$ (15,447)	$ 255,350	(81,759,288)
Property Tax	$ -	$ -	$ -	$ -	$ 82,834	$ -	$ 12,473	$ -	$ 253,135	$ 1,374,250
State Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,697	$ 1,697
Local Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 518	$ 518

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2013

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #8	District #9	District #10	District #11	District #12	District #13
Ending Fund Balance (Deficit) - Unadjusted	$ 64,414	$ 74,946	$ 3,956,494	$ 20,017	$ 311,624	$ 282,198	$ 686,196	$ 70,083	$ 101,783	$ 95,342
Less: Appropriated for Debt Service	-	-	(11,187,390)	-	-	-	(18,802,639)	-	-	-
Ending Fund Balance (Deficit) - Adjusted	$ 64,414	$ 74,946	$ (7,230,896)	$ 20,017	$ 311,624	$ 282,198	$ (18,116,443)	$ 70,083	$ 101,783	$ 95,342
Property Tax	$ 63,521	$ 74,946	$ -	$ 20,017	$ 311,624	$ 282,198	$ -	$ 70,083	$ 101,783	$ 95,342
Local Sales Tax	161	-	-	-	-	-	-	-	-	-
State Sales Tax	732	-	-	-	-	-	-	-	-	-
	$ 64,414	$ 74,946	$ -	$ 20,017	$ 311,624	$ 282,198	$ -	$ 70,083	$ 101,783	$ 95,342

	District #14	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	$ 200,878	$ 3,336,089	$ (125,345)	$ 148,941	$ 62,953	$ 2,184,119	$ 41,530	$ 3,872	$ 2,367,293
Less: Appropriated for Debt Service	(327,307)	(37,678,710)	(200,000)	-	-	(30,409,766)	-	-	(244,400)
Ending Fund Balance (Deficit) - Adjusted	$ (126,429)	$ (34,342,621)	$ (325,345)	$ 148,941	$ 62,953	$ (28,225,647)	$ 41,530	$ 3,872	$ 2,122,893
Property Tax	$ -	$ -	$ -	$ 148,941	$ 62,953	$ -	$ 41,530	$ 3,872	$ 2,103,469
Local Sales Tax	-	-	-	-	-	-	-	-	14,881
State Sales Tax	-	-	-	-	-	-	-	-	4,543
	$ -	$ -	$ -	$ 148,941	$ 62,953	$ -	$ 41,530	$ 3,872	$ 2,122,893

NOTE: Schedules for the ten years ended April 30, 2004 through 2013 are being included to report which surplus funds had been generated prior to April 30, 2014.

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2012

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #8	District #9	District #10	District #11	District #12	District #13
Ending Fund Balance (Deficit) - Unadjusted	$ 53,402	$ 34,465	$ 6,199,486	$ 16,744	$ 169,491	$ 247,859	$ 656,380	$ 67,987	$ 104,523	$ 40,419
Less: Appropriated for Debt Service	-	-	(11,045,686)	-	-	-	(18,636,929)	-	-	-
Ending Fund Balance (Deficit) - Adjusted	$ 53,402	$ 34,465	$ (4,846,200)	$ 16,744	$ 169,491	$ 247,859	$ (17,980,549)	$ 67,987	$ 104,523	$ 40,419
Property Tax	$ 52,528	$ 34,465	$ -	$ 16,744	$ 169,491	$ 247,859	$ -	$ 67,987	$ 104,523	$ 40,419
Local Sales Tax	158	-	-	-	-	-	-	-	-	-
State Sales Tax	716	-	-	-	-	-	-	-	-	-
	$ 53,402	$ 34,465	$ -	$ 16,744	$ 169,491	$ 247,859	$ -	$ 67,987	$ 104,523	$ 40,419

	District #14	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	$ 112,619	$ 3,285,076	$ 64,148	$ 238,766	$ 24,984	$ 2,364,221	$ 19,686	$ 125	$ 4,463,830
Less: Appropriated for Debt Service	(336,443)	(39,599,317)	(400,000)	-	-	(32,132,906)	-	-	(487,350)
Ending Fund Balance (Deficit) - Adjusted	$ (223,824)	$ (36,314,241)	$ (335,852)	$ 238,766	$ 24,984	$ (29,768,685)	$ 19,686	$ 125	$ 3,976,480
Property Tax	$ -	$ -	$ -	$ 238,766	$ 24,984	$ -	$ 19,686	$ 125	$ 3,931,391
Local Sales Tax	-	-	-	-	-	-	-	-	34,544
State Sales Tax	-	-	-	-	-	-	-	-	10,545
	$ -	$ -	$ -	$ 238,766	$ 24,984	$ -	$ 19,686	$ 125	$ 3,976,480

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2011

	Tax Increment Financing										
	District #1	District #2	District #3	District #4	District #5	District #6	District #7	District #8	District #9	District #10	District #11
Ending Fund Balance (Deficit) - Unadjusted	$ 58,620	$ 46,525	$ 7,682,243	$ 20,817	$ 498,238	$ 123,114	$ 6,010	$ 338,061	$ 313,156	$ 928,841	$ 164,930
Less: Appropriated for Debt Service	-	-	(11,893,767)	-	-	-	-	-	-	(18,481,614)	-
Ending Fund Balance (Deficit) - Adjusted	$ 58,620	$ 46,525	$ (4,211,524)	$ 20,817	$ 498,238	$ 123,114	$ 6,010	$ 338,061	$ 313,156	$ (17,552,773)	$ 164,930
Property Tax	$ 57,444	$ 46,525	$ -	$ 20,817	$ 498,238	$ 123,114	$ 6,010	$ 338,061	$ 313,156	$ -	$ 164,930
Local Sales Tax	212	-	-	-	-	-	-	-	-	-	-
State Sales Tax	964	-	-	-	-	-	-	-	-	-	-
	$ 58,620	$ 46,525	$ -	$ 20,817	$ 498,238	$ 123,114	$ 6,010	$ 338,061	$ 313,156	$ -	$ 164,930

	District #12	District #13	District #14	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	$ 147,127	$ 113,728	$ 64,516	$ 1,589	$ 27,232	$ 190,540	$ 9,828	$ 2,066,518	$ (22,502)	$ 93	$ 3,625,318
Less: Appropriated for Debt Service	-	-	(344,556)	(19,567,269)	(600,000)	-	-	(33,456,728)	-	-	(733,220)
Ending Fund Balance (Deficit) - Adjusted	$ 147,127	$ 113,728	$ (280,040)	$ (19,565,680)	$ (572,768)	$ 190,540	$ 9,828	$ (31,390,210)	$ (22,502)	$ 93	$ 2,892,098
Property Tax	$ 147,127	$ 113,728	$ -	$ -	$ -	$ 190,540	$ 9,828	$ -	$ -	$ 93	$ 2,848,275
Local Sales Tax	-	-	-	-	-	-	-	-	-	-	33,574
State Sales Tax	-	-	-	-	-	-	-	-	-	-	10,249
	$ 147,127	$ 113,728	$ -	$ -	$ -	$ 190,540	$ 9,828	$ -	$ -	$ 93	$ 2,892,098

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2010

	Tax Increment Financing										
	District #1	District #2	District #3	District #4	District #5	District #6	District #7	District #8	District #9	District #10	District #11
Ending Fund Balance (Deficit) - Unadjusted	$ 64,815	$ 58,121	$ 3,057,581	$ 15,619	$ 420,254	$ 165,585	$ 5,999	$ 329,818	$ 295,133	$ 664,002	$ 133,671
Less: Appropriated for Debt Service	-	-	(3,788,765)	-	-	-	-	-	-	(17,630,369)	-
Ending Fund Balance (Deficit) - Adjusted	$ 64,815	$ 58,121	$ (731,184)	$ 15,619	$ 420,254	$ 165,585	$ 5,999	$ 329,818	$ 295,133	$ (16,966,367)	$ 133,671
Property Tax	$ 63,143	$ 58,121	$ -	$ 15,619	$ 420,254	$ 165,585	$ 5,999	$ 329,818	$ 295,133	$ -	$ 133,671
Local Sales Tax	302	-	-	-	-	-	-	-	-	-	-
State Sales Tax	1,370	-	-	-	-	-	-	-	-	-	-
	$ 64,815	$ 58,121	$ -	$ 15,619	$ 420,254	$ 165,585	$ 5,999	$ 329,818	$ 295,133	$ -	$ 133,671

	District #12	District #13	District #14	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	$ 221,604	$ 86,681	$ 51,228	$ 854	$ 126,508	$ 179,622	$ 11,956	$ 2,716,872	$ (9,117)	$ 100	$ 3,069,629
Less: Appropriated for Debt Service	-	-	-	(20,702,878)	(800,000)	-	-	(34,989,009)	-	-	(981,293)
Ending Fund Balance (Deficit) - Adjusted	$ 221,604	$ 86,681	$ 51,228	$ (20,702,024)	$ (673,492)	$ 179,622	$ 11,956	$ (32,272,137)	$ (9,117)	$ 100	$ 2,088,336
Property Tax	$ 221,604	$ 86,681	$ 51,228	$ -	$ -	$ 179,622	$ 11,956	$ -	$ -	$ 100	$ 2,748,994
Local Sales Tax	-	-	-	-	-	-	-	-	-	-	50,174
State Sales Tax	-	-	-	-	-	-	-	-	-	-	15,316
	$ 221,604	$ 86,681	$ 51,228	$ -	$ -	$ 179,622	$ 11,956	$ -	$ -	$ 100	$ 2,814,484

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2009

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #5	District #6	District #7	District #8	District #9	District #10
Ending Fund Balance (Deficit) - Unadjusted	$ 120,057	$ 121,696	$ 3,465,575	$ 10,378	$ 331,260	$ 152,539	$ 6,239	$ 300,915	$ 226,784	$ 584,211
Less: Appropriated for Debt Service	-	-	(5,435,000)	-	-	-	-	-	-	-
Ending Fund Balance (Deficit) - Adjusted	$ 120,057	$ 121,696	$ (1,969,425)	$ 10,378	$ 331,260	$ 152,539	$ 6,239	$ 300,915	$ 226,784	$ 584,211
Property Tax	$ 115,827	$ 121,696	$ -	$ 10,378	$ 331,260	$ 152,539	$ 6,239	$ 300,915	$ 226,784	$ 584,211
Local Sales Tax	763	-	-	-	-	-	-	-	-	-
State Sales Tax	3,467	-	-	-	-	-	-	-	-	-
	$ 120,057	$ 121,696	$ -	$ 10,378	$ 331,260	$ 152,539	$ 6,239	$ 300,915	$ 226,784	$ 584,211

	District #11	District #12	District #13	District #14	Carlyle/ Greenmount	District #16	District #17	Frank Scott Parkway	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	$ 107,141	$ 352,630	$ 41,870	$ 40,435	$ 396	$ 174,088	$ 90,240	$ 3,702,661	$ 4,052,965
Less: Appropriated for Debt Service	-	-	-	-	-	-	-	(36,624,781)	(1,230,665)
Ending Fund Balance (Deficit) - Adjusted	$ 107,141	$ 352,630	$ 41,870	$ 40,435	$ 396	$ 174,088	$ 90,240	$ (32,922,120)	$ 2,822,300
Property Tax	$ 107,141	$ 352,630	$ 41,870	$ 40,435	$ 54	$ 174,088	$ 90,240	$ -	$ 2,687,431
Local Sales Tax	-	-	-	-	-	-	-	-	103,327
State Sales Tax	-	-	-	-	342	-	-	-	31,542
	$ 107,141	$ 352,630	$ 41,870	$ 40,435	$ 396	$ 174,088	$ 90,240	$ -	$ 2,822,300

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2008

	Tax Increment Financing									
	District #1	District #2	District #3	District #4	District #5	District #6	District #7	District #8	District #9	District #10
Ending Fund Balance (Deficit) - Unadjusted	$ 99,818	$ 101,072	$ 5,962,415	$ 25,162	$ 395,993	$ 240,108	$ 6,170	$ 277,323	$ 160,141	$ 254,333
Less: Appropriated for Debt Service	-	-	(1,097,700)	-	-	-	-	-	-	-
Ending Fund Balance (Deficit) - Adjusted	$ 99,818	$ 101,072	$ 4,864,715	$ 25,162	$ 395,993	$ 240,108	$ 6,170	$ 277,323	$ 160,141	$ 254,333
Property Tax	$ 95,563	$ 101,072	$ 4,864,715	$ 25,162	$ 395,993	$ 240,108	$ 6,170	$ 277,323	$ 160,141	$ 254,333
Local Sales Tax	768	-	-	-	-	-	-	-	-	-
State Sales Tax	3,487	-	-	-	-	-	-	-	-	-
	$ 99,818	$ 101,072	$ 4,864,715	$ 25,162	$ 395,993	$ 240,108	$ 6,170	$ 277,323	$ 160,141	$ 254,333

	District #11	District #12	District #13	District #14	Carlyle/ Greenmount	District #16	District #17	Frank Scott Parkway	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	$ 81,626	$ 225,775	$ 5,784	$ 25,134	$ 75,785	$ 71,683	$ 21,945	$ 4,297,598	$ 3,314,626
Less: Appropriated for Debt Service	-	-	-	-	-	-	-	(38,160,191)	(1,480,573)
Ending Fund Balance (Deficit) - Adjusted	$ 81,626	$ 225,775	$ 5,784	$ 25,134	$ 75,785	$ 71,683	$ 21,945	$ (33,862,593)	$ 1,834,053
Property Tax	$ 81,626	$ 225,775	$ 5,784	$ 25,134	$ -	$ 71,683	$ 21,945	$ -	$ 1,677,904
Local Sales Tax	-	-	-	-	-	-	-	-	101,925
State Sales Tax	-	-	-	-	75,785	-	-	-	54,224
	$ 81,626	$ 225,775	$ 5,784	$ 25,134	$ 75,785	$ 71,683	$ 21,945	$ -	$ 1,834,053

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2007

	Tax Increment Financing							
	District #1	District #2	District #3	District #4	District #5	District #6	District #7	District #8
Ending Fund Balance (Deficit) - Unadjusted	$ 157,849	$ 271,082	$ 6,013,870	$ 19,563	$ 389,107	$ 174,220	$ 5,894	$ 166,110
Less: Appropriated for Debt Service	-	(112,255)	(1,640,773)	-	-	-	-	-
Ending Fund Balance (Deficit) - Adjusted	$ 157,849	$ 158,827	$ 4,373,097	$ 19,563	$ 389,107	$ 174,220	$ 5,894	$ 166,110
Property Tax	$ 149,498	$ 158,827	$ 4,373,097	$ 19,563	$ 389,107	$ 174,220	$ 5,894	$ 166,110
Local Sales Tax	1,507	-	-	-	-	-	-	-
State Sales Tax	6,844	-	-	-	-	-	-	-
	$ 157,849	$ 158,827	$ 4,373,097	$ 19,563	$ 389,107	$ 174,220	$ 5,894	$ 166,110

	District #9	District #10	District #11	District #12	District #13	District #14	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	$ 102,319	$ 56,345	$ 55,107	$ 94,762	$ 7,777	$ 12,860	$ 2,514,848
Less: Appropriated for Debt Service	-	-	-	-	-	-	(1,725,062)
Ending Fund Balance (Deficit) - Adjusted	$ 102,319	$ 56,345	$ 55,107	$ 94,762	$ 7,777	$ 12,860	$ 789,786
Property Tax	$ 102,319	$ 56,345	$ 55,107	$ 94,762	$ 7,777	$ 12,860	$ 717,970
Local Sales Tax	-	-	-	-	-	-	48,402
State Sales Tax	-	-	-	-	-	-	23,414
	$ 102,319	$ 56,345	$ 55,107	$ 94,762	$ 7,777	$ 12,860	$ 789,786

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2006

	Tax Increment Financing							
	District #1	District #2	District #3	District #4	District #5	District #6	District #7	District #8
Ending Fund Balance (Deficit) - Unadjusted	$ 224,884	$ (1,106,435)	$ 333,637	$ (114,031)	$ 184,699	$ 167,557	$ 5,599	$ 61,646
Less: Appropriated for Debt Service	-	(216,360)	(2,188,095)	-	-	-	-	-
Ending Fund Balance (Deficit) - Adjusted	$ 224,884	$ (1,322,795)	$ (1,854,458)	$ (114,031)	$ 184,699	$ 167,557	$ 5,599	$ 61,646
Property Tax	$ 216,533	$ -	$ -	$ -	$ 184,699	$ 167,557	$ 5,599	$ 61,646
Local Sales Tax	1,507	-	-	-	-	-	-	-
State Sales Tax	6,844	-	-	-	-	-	-	-
	$ 224,884	$ -	$ -	$ -	$ 184,699	$ 167,557	$ 5,599	$ 61,646

	District #9	District #10	District #11	District #12	District #13	District #14	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	$ 61,736	$ 24,035	$ 46,315	$ 86,824	$ 16,694	$ 2,450	$ (1,234,806)
Less: Appropriated for Debt Service	-	-	-	-	-	-	(1,973,258)
Ending Fund Balance (Deficit) - Adjusted	$ 61,736	$ 24,035	$ 46,315	$ 86,824	$ 16,694	$ 2,450	$ (3,208,064)
Property Tax	$ 61,736	$ 24,035	$ 46,315	$ 86,824	$ 16,694	$ 2,540	$ -
Local Sales Tax	-	-	-	-	-	-	-
State Sales Tax	-	-	-	-	-	-	-
	$ 61,736	$ 24,035	$ 46,315	$ 86,824	$ 16,694	$ 2,540	$ -

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2005

	Tax Increment Financing						
	District #1	District #2	District #3	District #4	District #5	District #6	District #7
Ending Fund Balance (Deficit) - Unadjusted	$ 186,942	$ (1,029,254)	$ (907,252)	$ (118,283)	$ 66,796	$ 465,595	$ 5,390
Less: Appropriated for Debt Service	-	(321,965)	(1,696,628)	-	-	-	-
Ending Fund Balance (Deficit) - Adjusted	$ 186,942	$ (1,351,219)	$ (2,603,880)	$ (118,283)	$ 66,796	$ 465,595	$ 5,390
Property Tax	$ 178,591	$ -	$ -	$ -	$ 66,796	$ 465,595	$ 5,390
Local Sales Tax	1,507	-	-	-	-	-	-
State Sales Tax	6,844	-	-	-	-	-	-
	$ 186,942	$ -	$ -	$ -	$ 66,796	$ 465,595	$ 5,390

	District #8	District #9	District #10	District #11	District #12	District #13	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	$ 78,108	$ 43,348	$ 16,167	$ 39,733	$ 164,520	$ 22,873	$ (1,323,879)
Less: Appropriated for Debt Service	-	-	-	-	-	-	(738,540)
Ending Fund Balance (Deficit) - Adjusted	$ 78,108	$ 43,348	$ 16,167	$ 39,733	$ 164,520	$ 22,873	$ (2,062,419)
Property Tax	$ 78,108	$ 43,348	$ 16,167	$ 39,733	$ 164,520	$ 22,873	$ -
Local Sales Tax	-	-	-	-	-	-	-
State Sales Tax	-	-	-	-	-	-	-
	$ 78,108	$ 43,348	$ 16,167	$ 39,733	$ 164,520	$ 22,873	$ -

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCES BY SOURCE
(UNAUDITED)
APRIL 30, 2004

	Tax Increment Financing						
	District #1	District #2	District #3	District #4	District #5	District #6	District #7
Ending Fund Balance (Deficit) - Unadjusted	$ 156,058	$ (988,793)	$ (951,981)	$ (121,675)	$ 9,250	$ 419,968	$ 5,304
Less: Appropriated for Debt Service	-	(316,565)	(1,781,287)	-	-	-	-
Ending Fund Balance (Deficit) - Adjusted	$ 156,058	$ (1,305,358)	$ (2,733,268)	$ (121,675)	$ 9,250	$ 419,968	$ 5,304
Property Tax	$ 147,707	$ -	$ -	$ -	$ -	$ 419,968	$ 5,304
Local Sales Tax	1,507	-	-	-	-	-	-
State Sales Tax	6,844	-	-	-	-	-	-
	$ 156,058	$ -	$ -	$ -	$ -	$ 419,968	$ 5,304

	District #8	District #9	District #10	District #11	District #12	District #13	Sales Tax District
Ending Fund Balance (Deficit) - Unadjusted	$ 67,641	$ 23,903	$ 10,866	$ 20,708	$ 97,388	$ 31	$ (1,175,332)
Less: Appropriated for Debt Service	-	-	-	-	-	-	(746,344)
Ending Fund Balance (Deficit) - Adjusted	$ 67,641	$ 23,903	$ 10,866	$ 20,708	$ 97,388	$ 31	$ (1,921,676)
Property Tax	$ 67,641	$ 23,903	$ 10,866	$ 20,708	$ 97,388	$ 31	$ -
Local Sales Tax	-	-	-	-	-	-	-
State Sales Tax	-	-	-	-	-	-	-
	$ 67,641	$ 23,903	$ 10,866	$ 20,708	$ 97,388	$ 31	$ -

PART II - ACTIVITIES

During its Fiscal Year ending April 30, 2014, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

TIF #1	This District incurred expense of $255,000 to the YMCA for reimbursement of improvements.
TIF #2	This District paid tax incentive rebates of $30,000 to a business.
TIF #3	$3,898,037 of tax incentive rebates were issued to school districts and $187,256 of tax incentive rebates were issued to businesses. This District also completed several public works improvements as well as performed needed demolition activity.
TIF #4	No Material Activity.
TIF #8	No Material Activity.
TIF #9	No Material Activity.
TIF #10	$757,766 was paid a developer to reimburse for costs incurred for improvements that are part of a developer agreement. This District also paid $74,866 for lift station and street light improvements.
TIF #11	No Material Activity.
TIF #12	This District incurred expense of $38,855 for street improvements.
TIF #13	This District incurred expense of $30,000 for street improvements.
TIF #14	No Material Activity.
TIF #15	This District paid out tax incentive rebates of $657,858 for costs incurred for improvements that are part of a developer agreement related to a retail complex located near Greenmount Road. This District also retired bond debt related to the retail complex.
TIF #16	This District paid out tax incentive rebates of $52,375 to a business. This District also retired debt related to a parks project note.
TIF #17	This District incurred $198,481 cost for 18 S High Street purchase, including a seller financed loan of $99,950, and also paid for needed demolition activity.
TIF #18	This District paid $16,898 for an asphalt patch.
TIF #19	This District paid out tax incentive rebates of $473,234 to a business as part of a developer agreement and retired bond debt related to that agreement.
TIF #20	This District paid out tax incentive rebates of $53,617 to a business.
TIF #21	This District paid $21,000 for engineering related to the Belle Valley III project.
Sales Tax TIF	$1,155,203 of tax incentive rebates were paid to school districts. $737,789 was paid for equipment & capital outlay projects. This District was dissolved on December 31, 2013.

PART III - OBLIGATIONS

During the fiscal year ending April 30, 2014, the City of Belleville received a Seller Financed Loan of $99,950 but did not issue any additional Bonds. Further descriptions of outstanding debt and future debt service requirements are detailed in the Notes to Financial Statements.

ATTACHMENT L

(See certified letter statement in Audited Financial Statements at Attachment K)

ATTACHMENT M

1.) **Intergovernmental agreement between the City of Belleville and Wolf Branch School District 113. Real estate taxes received in the amount of $4,212.61 were transferred out to District 113.**

2.) **Intergovernmental agreement between the City of Belleville and Whiteside School District 115. Real estate taxes received in the amount of $1,282.66 transferred out to District 115.**

3.) **Intergovernmental agreement between the City of Belleville and High Mount School District 116. Real estate taxes received in the amount of $10,337.75 were transferred out to District 116.**

4.) **Intergovernmental agreement between the City of Belleville and Belleville School District 118. Real estate taxes received in the amount of $1,519,127.28 were transferred out to District 118.**

5.) **Intergovernmental agreement between the City of Belleville and Belle Valley School District 119. Real estate taxes received in the amount of $363,238.29 were transferred out to District 119.**

6.) **Intergovernmental agreement between the City of Belleville and Harmony-Emge School District 175. Real estate taxes received in the amount of $239,382.56 were transferred to District 175.**

7.) **Intergovernmental agreement between the City of Belleville and Signal Hill School District 181. Real estate taxes received in the amount of $109,809.88 were transferred out to District 181.**

8.) **Intergovernmental agreement between the City of Belleville and Belleville High School District 201. Real estate taxes received in the amount of $1,243,187.29 were transferred out to District 201.**

9.) **Intergovernmental agreement between the City of Belleville and Southwestern Illinois College District 522. Real estate taxes received in the amount of $257,458.33 were transferred out to District 522.**