

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area:

Tax Increment Financing District #3

Primary Use of Redevelopment Project Area*: Combination/Mixed	
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
If "Combination/Mixed" List Component Types: Industrial; Other Commercial	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	<input checked="" type="checkbox"/>
Industrial Jobs Recovery Law	<input type="checkbox"/>

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, 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). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality, setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).		X
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	X	

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2022

Name of Redevelopment Project Area:

Tax Increment Financing District #3

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 5,077,432

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 13,433,633	\$ 245,769,214	85%
State Sales Tax Increment		\$ 3,501,444	1%
Local Sales Tax Increment		\$ 1,513,695	1%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ (13,968)	\$ 3,291,319	1%
Land/Building Sale Proceeds		\$ 353,710	0%
Bond Proceeds		\$ 5,399,925	2%
Transfers from Municipal Sources		\$ 8,256,560	3%
Private Sources		\$ 1,024,596	0%
Other (Grants \$3,000,000 - Reimbursements \$1,311,520)	\$ 4,311,520	\$ 18,908,935	7%

All Amount Deposited in Special Tax Allocation Fund \$ 17,731,185

Cumulative Total Revenues/Cash Receipts \$ 288,019,398 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 11,762,683

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 11,762,683

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 5,968,502

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 11,045,934

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

Previous Year Explanation:

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

FY 2022

Name of Redevelopment Project Area:

Tax Increment Financing District #3

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
PAGE 1**

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Professional Services	129,996	
Dues	850	
		\$ 130,846
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
Marketing	213	
		\$ 213
4. Property assembly cost and site preparation costs.		
Property Acquisition	3,009,976	
Property Assembly	29,480	
		\$ 3,039,456
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
Remodeling	384,412	
Transfer to Debt Service Fund 66 for Bonds for Remodeling of Police Dept/City Hall	688,350	
Transfer to Debt Service Fund 46 for Bonds for Remodeling of Police Dept/City Hall	585,288	
Repairs	2,930	
		\$ 1,660,980
6. Costs of the construction of public works or improvements.		
Transfer to Sewer Construction Fund	300,000	
Transfer to Debt Service Fund 64 for Bonds for Infrastructure Projects	33,172	
Centreville Avenue	159,729	
17th - 28th Street Resurfacing	217,610	
Freeburg Avenue Roundabout	55,758	
West Main Streetscape from 6th to 17th Street	3,262	
Infrastructure Improvements / Concrete Patch / Ditching Program / Asphalt Patch	242,860	
Sidewalk Projects	28,779	
West A - 8th to 17th	46,150	
Dawn Heights	93,930	
Bellevue Park Improvements	107,893	
Citizens Park Improvements	53,374	
		\$ 1,342,517

Section 3.2 B [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

FY 2022

Name of Redevelopment Project Area:

Tax Increment Financing District #3

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

Name	Service	Amount
Auffenberg Ford, Inc.	Remodeling	\$ 240,000.00
Bank of Belleville	Capital Costs	\$ 47,229.00
Belle Valley District 119	Capital Costs	\$ 517,737.00
Belleville Americorps	Professional Services	\$ 15,000.00
Belleville Fence Co.	Const. of Public Works & Improve.	\$ 53,374.00
Belleville H.S. District 201	Capital Costs	\$ 1,693,233.00
Belleville School District 118	Capital Costs	\$ 2,127,437.00
C J Schlosser & Co LLC	Professional Services	\$ 11,175.00
Cardinal Buick GMC - Belleville, IL	Capital Costs	\$ 24,899.00
Christ Bros. Asphalt Inc.	Const. of Public Works & Improve.	\$ 106,842.00
Clayton Holdings, LLC	Capital Costs	\$ 139,251.00
Commerce Bank	Capital Costs / Remodeling	\$ 95,881.00
D & D Urban Holding Company LLC	Const. of Public Works & Improve.	\$ 31,500.00
Dahm & Schell, Inc.	Remodeling	\$ 34,592.00
Electrico, Inc.	Professional Services	\$ 49,968.00
Green Wave Consulting, LLC	Professional Services	\$ 20,800.00
Hank's Excavating & Landscaping, Inc.	Const. of Public Works & Improve.	\$ 253,848.00
Harmony School District 175	Capital Costs	\$ 289,006.00
High Mount District 116	Capital Costs	\$ 15,628.00
John Fabick Tractor Company	Capital Costs	\$ 206,665.00
Kaskaskia Engineering Group LLC	Const. of Public Works & Improve.	\$ 156,642.00
Marco Investment Group, LLC	Property Assembly	\$ 29,480.00
McCullough's Flooring Enterprise Inc.	Remodeling	\$ 60,000.00
Rooters American Maintenance Inc.	Const. of Public Works & Improve.	\$ 68,135.00
Rush Truck Center	Capital Costs	\$ 174,406.00
Shiloh Valley Equipment Co	Capital Costs	\$ 141,507.00
Signal Hill District 181	Capital Costs	\$ 149,091.00
Town & Country Title Company	Property Acquisition	\$ 3,006,796.00
Treasurer, State of Illinois	Const. of Public Works & Improve.	\$ 314,316.00
Under the Wood Property, LLC	Remodeling	\$ 10,000.00
Wolf Branch District 113	Capital Costs	\$ 13,677.00
Sewer Construction Fund	Const. of Public Works & Improve.	\$ 300,000.00
PD Construction Debt Service Fund 66	Rehabilitation & Remodeling	\$ 688,350.00
PD Construction Debt Service Fund 46	Rehabilitation & Remodeling	\$ 585,288.00
Debt Service Fund 64	Const. of Public Works & Improve.	\$ 33,172.00

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

FY 2022

Name of Redevelopment Project Area:

Tax Increment Financing District #3

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

FUND BALANCE BY SOURCE	\$ 11,045,934
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Lease Obligations	\$ 2,033,830	\$ 585,719
Total Amount Designated for Obligations	\$ 2,033,830	\$ 585,719

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Construction of Public Works & Improvements		\$ 9,775,500
Property Assembly		\$ 53,135
Remodeling		\$ 529,957
Demolition		\$ 55,275
Renovations & Repairs		\$ 1,228,000
Capital Costs		\$ 2,359,000
Total Amount Designated for Project Costs		\$ 14,000,867

TOTAL AMOUNT DESIGNATED	\$ 14,586,586
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SURPLUS/(DEFICIT)	\$ (3,540,652)
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SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2022

Name of Redevelopment Project Area:

Tax Increment Financing District #3

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

	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
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Property (1):	Campus
Street address:	2300 West Main Street
Approximate size or description of property:	2300 West Main Street, Campus
Purchase price:	3,006,796.00
Seller of property:	Lindenwood University - Town & Country Title Company

Property (2):	South Belt East/Freeburg Avenue Easement
Street address:	South Belt East/Freeburg Avenue Easement
Approximate size or description of property:	South Belt East/Freeburg Avenue Easement
Purchase price:	31,500.00
Seller of property:	D & D Urban Holding Company LLC

Property (3):	914 South Charles
Street address:	914 South Charles
Approximate size or description of property:	914 South Charles
Purchase price:	795.00
Seller of property:	St. Clair County Trustee

Property (4):	318 W C St
Street address:	318 W C St
Approximate size or description of property:	318 W C St
Purchase price:	795.00
Seller of property:	St. Clair County Trustee

Property (5):	634 Benton St
Street address:	634 Benton St
Approximate size or description of property:	634 Benton St
Purchase price:	795.00
Seller of property:	St. Clair County Trustee

Property (6):	217 North 12th St
Street address:	217 North 12th St
Approximate size or description of property:	217 North 12th St
Purchase price:	795.00
Seller of property:	St. Clair County Trustee

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

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2022

Name of Redevelopment Project Area:

Tax Increment Financing District #3

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select **ONE** of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	162

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

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 104,644,867	\$ -	\$ -
Public Investment Undertaken	\$ 50,153,912	\$ -	\$ 946,905
Ratio of Private/Public Investment	2 7/81		0

Project 1 Name: Cleveland Ave Bridge Reconstruction

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

Project 2 Name: Peterson Pond Dam

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

Project 3 Name: 20th Street Overlay

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

Project 4 Name: Traffic Signal Update

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

Project 5 Name: Bikeways

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

Project 6 Name: Bellevue Park

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 374,887		
Ratio of Private/Public Investment	0		0

Project 7 Name: Laderman Park

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

Project 8 Name: Metrolink

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

Project 9 Name: Belle Valley Detention Basin

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

Project 10 Name: Streetscape Lighting

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

Project 11 Name: Forest Gate

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

Project 12 Name: Belle Valley Industrial

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

Project 13 Name: 43rd Street Improvements

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

Project 14 Name: Bellevue Park Restroom

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

Project 15 Name: Pleasant Hill Restroom

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

Project 16 Name: Mascoutah/Garfield Parking Area

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

Project 17 Name: Monroe Ave RR Crossing

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

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

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

Project 19 Name: Pleasant Hill Park Improvements

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

Project 20 Name: Cambridge Park Improvements

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

Project 21 Name: Hwy 15 & 17th St Intersection

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

Project 22 Name: Storm Sewers & Drainage Basin

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

Project 23 Name: Concrete & Sidewalk Improvements

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	2,827,971	
Ratio of Private/Public Investment		0	0

Project 24 Name: Main Street Streetscape

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

Project 25 Name: Garnette Street Improvements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Project 58:			
PTL 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	\$	36,866	
Ratio of Private/Public Investment		22 42/47	0

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Project 91:			
The EDGE			
Private Investment Undertaken (See Instructions)	\$	5,340,000	
Public Investment Undertaken	\$	62,664	\$ 57,800
Ratio of Private/Public Investment		85 8/37	0

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Project 109:			
West Main Streetscape from 6th to 17th Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	2,806,487	
Ratio of Private/Public Investment		0	0

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

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

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

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

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

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

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

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

Project 118:			
29th Street			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	101,506	
Ratio of Private/Public Investment		0	0

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

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

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

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

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

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

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

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

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

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

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

Project 130: Auffenberg Ford (2017)			
Private Investment Undertaken (See Instructions)	\$	2,000,000	
Public Investment Undertaken	\$	720,000	\$ 480,000
Ratio of Private/Public Investment		2 7/9	0

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

Project 132: Marco Investment Group, LLC			
Private Investment Undertaken (See Instructions)	\$	1,180,000	
Public Investment Undertaken	\$	44,705	\$ 60,000
Ratio of Private/Public Investment		26 17/43	0

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

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

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

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

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

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

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

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

Project 141:			
17th - 28th Street Resurfacing			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	150,879	
Ratio of Private/Public Investment		0	0

Project 142:			
Raab Ave			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	362,493	
Ratio of Private/Public Investment		0	0

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

Project 144:			
West A - 8th to 17th			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	95,909	
Ratio of Private/Public Investment		0	0

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

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

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

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

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

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

Project 151:			
Under the Wood Property, LLC			
Private Investment Undertaken (See Instructions)	\$	65,000	
Public Investment Undertaken	\$	5,000	
Ratio of Private/Public Investment		13	0

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

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

Project 154:			
McCullough's Flooring (2021)			
Private Investment Undertaken (See Instructions)	\$	550,000	
Public Investment Undertaken	\$	60,000	\$ 30,000
Ratio of Private/Public Investment		9 1/6	0

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

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

Project 157: STL Keg Company dba Margaritas West			
Private Investment Undertaken (See Instructions)	\$	265,000	
Public Investment Undertaken			\$ 25,000
Ratio of Private/Public Investment		0	0

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

Project 159: Under the Wood Property, LLC (#2)			
Private Investment Undertaken (See Instructions)	\$	70,000	
Public Investment Undertaken	\$	10,000	
Ratio of Private/Public Investment		7	0

Project 160: Oral Facial Surgery Institute of Illinois			
Private Investment Undertaken (See Instructions)	\$	573,500	
Public Investment Undertaken			\$ 100,000
Ratio of Private/Public Investment		0	0

Project 161: Custom Coating Innovations, Inc.			
Private Investment Undertaken (See Instructions)	\$	1,500,000	
Public Investment Undertaken			\$ 75,000
Ratio of Private/Public Investment		0	0

Project 162: MG & FG Group, LLC			
Private Investment Undertaken (See Instructions)	\$	34,490	
Public Investment Undertaken			\$ 10,000
Ratio of Private/Public Investment		0	0

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2022

Name of Redevelopment Project Area:

Tax Increment Financing District #3

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

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

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement	The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

The amount of increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, if any:

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

Tax Increment Financing District #3

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	

CITY OF BELLEVILLE, ILLINOIS

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



September 27, 2022

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

RE: Tax Increment Financing District #3, Tax Increment Financing District # 8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14 Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 West, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Rt.15/South Greenmount, Tax Increment Financing District #21 Belle Valley Phase III, and Tax Increment Financing District #22 Route 15 North.

Dear Gentlemen / Ladies:

I, Patty Gregory, the duly elected Mayor of the City of Belleville, Illinois, County of St. Clair, and as such, do hereby certify that the City of Belleville has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the municipal fiscal year ending May 1, 2021 - April 30, 2022 to the best of my knowledge and belief.

Sincerely,

City of Belleville

Patty Gregory
Mayor

CITY OF BELLEVILLE, ILLINOIS



GARRETT P. HOERNER, CITY ATTORNEY

5111 WEST MAIN STREET
BELLEVILLE, ILLINOIS 62226-4728
Phone: (618) 235-0020
Fax: (618) 235-8558
E-Mail: gphoerner@belleville.net

October 18, 2022

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

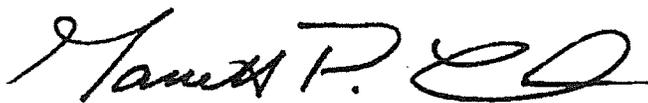
**Re: Illinois Tax Increment Redevelopment Act:
Fiscal Year 2022 (May 1, 2021 through April 30, 2022)**

Tax Increment Financing District #3, Tax Increment Financing District #8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14, Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 West, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Rt.15/South Greenmount, Tax Increment Financing District #21 Belle Valley Phase III and Tax Increment Financing District #22 Route 15 North.

Mr. Schlosser:

As City Attorney for the City of Belleville, Illinois (City), I have reviewed all information provided to me by the Mayor and her staff for the period May 1, 2021 through April 30, 2022 (FY2022). I find that the City has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder, to the best of my knowledge and belief.

This opinion relates only to the time period set forth and is based upon information available to me.

By: 
Garrett P. Hoerner

PART II - ACTIVITIES

During its fiscal year ending April 30, 2022, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #3 This District paid \$4,871,311 of tax incentive rebates to school districts for capital replacement costs and businesses for development agreement rebates. The District performed work on several infrastructure projects such as the Centreville Avenue street resurfacing, 17th to 28th Street resurfacing, and State Rt, 161 infrastructure work. The District also purchased a Caterpillar wheel loader, a John Deere tractor, and a 2022 International Viking, as well as the Lindenwood Campus property.
- TIF #8 This District paid \$28,458 of tax incentive rebates to a business.
- TIF #9 No Material Activity.
- TIF #10 This District paid \$952,490 developer to reimburse for costs incurred for improvements that are part of a developer agreement.
- TIF #11 No Material Activity.
- TIF #12 No Material Activity.
- TIF #13 This District paid \$25,080 for infrastructure work on Drake Road.
- TIF #14 This District paid \$24,451 of tax incentive rebates to a business.
- TIF #15 This District paid tax incentive rebates of \$972,734 for costs incurred for improvements that are part of a developer agreement related to a retail complex located near Greenmount Road. This District also made debt payments on outstanding debt related to the retail complex.
- TIF #16 This District paid tax incentive rebates of \$56,002 to a business.
- TIF #17 This District paid \$38,275 for South Church Street sidewalk work and \$24,250 to install bollards on East Main St.
- TIF #18 This District paid \$16,241 for the Belleville Transformation Project.
- TIF #19 This District paid tax incentive rebates of \$554,921 to a business as part of a developer agreement and also retired bond debt related to that agreement.
- TIF #20 This District paid tax incentive rebates of \$84,909 to a business.
- TIF #21 No Material Activity.
- TIF #22 No Material Activity.

DEVELOPMENT AGREEMENT

This agreement made this 21st day of June, 2021 by and between the City of Belleville, Illinois (the "City") and Under the Wood Property, LLC ("Under the Wood Property, LLC");

WITNESSETH:

WHEREAS, Under the Wood Property, LLC intends on investing a minimum of \$70,000.00 to complete the remodeling of the existing facility located at 103 North 47th St. in Belleville for an event space (the "Project"), and;

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

Responsibilities of the City of Belleville

1. Reimburse Under the Wood Property, LLC \$10,000.00 in TIF #3 funds for remodeling of the existing facility located at 103 North 47th St. for an event space, after receipt of documentation of eligible costs incurred.

Responsibilities of Under the Wood Property, LLC

- A. Invest no less than \$70,000.00 to remodel the existing building located at 103 North 47th St. St. for an event space no later than December 31, 2021, and;
- B. Retain two (2) FTE jobs within the first year of operation and;
- C. Under the Wood Property, LLC and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- D. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

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

Miscellaneous

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

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

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

By: Patty Gregory
MAYOR

ATTEST: 
CITY CLERK

Under the Wood Property, LLC
46 Kings Point Court
Belleville, IL 62223

By: De Carlos Underwood
Decarlos Underwood, Owner

DEVELOPMENT AGREEMENT

This agreement made this 19th day of July, 2021 by and between the City of Belleville, Illinois (the "City") and Oral Facial Surgery Institute of Illinois ("Oral Facial Surgery Institute of Illinois"):

WITNESSETH:

WHEREAS, Oral Facial Surgery Institute of Illinois intends on investing a minimum of \$573,500.00 to complete the remodeling of the existing facility located at 10200 West Main St. in Belleville (the "Project"), and;

WHEREAS, the parties have reached an agreement in order to set forth the terms upon which the City would provide certain economic incentives for the Project and the terms upon which Oral Facial Surgery Institute of Illinois would provide jobs at said location, and;

Responsibilities of the City of Belleville

1. Reimburse Oral Facial Surgery Institute of Illinois \$50,000.00 in TIF #3 funds for acquisition and remodeling of the existing facility located at 10200 West Main St. for an oral surgery center, after receipt of documentation of eligible costs incurred, and;
2. Reimburse Oral Facial Surgery Institute of Illinois \$50,000.00 in TIF #3 funds for acquisition and remodeling of the existing facility located at 10200 West Main St. for an oral surgery center, after receipt of documentation of eligible costs incurred, after May 1, 2022.

Responsibilities of Oral Facial Surgery Institute of Illinois

- A. Invest no less than \$573,500.00 for acquisition and remodeling of the existing building located at 10200 West Main St. no later than April 30, 2022, and;
- B. Retain ten (10) FTE jobs within the first year of operation, and;
- C. Creation one (1) additional FTE job within the first year of operation, and;
- D. Oral Facial Surgery Institute of Illinois 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 Oral Facial Surgery Institute of Illinois fails to meet its obligations under Sections (A), (B), (C), (D) or (E) of the section entitled "Responsibilities of Oral Facial Surgery Institute of Illinois" of the Development Agreement, all public funds provided under (1) and (2) of the section entitled "Responsibilities of the City of Belleville" received to date as per the Development Agreement from the City of Belleville shall be repaid to the City of Belleville and all remaining amounts to be provided if any, shall be terminated.

Miscellaneous

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

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

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

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

By: Patty Gregory
MAYOR

ATTEST: [Signature]
CITY CLERK

Oral Facial Surgery Institute of Illinois
10200 West Main St.
Belleville, IL 62223

By: [Signature]
Dr. Michael W. Noble, Owner

DEVELOPMENT AGREEMENT

This agreement made this 16th day of August, 2021 by and between the City of Belleville, Illinois (the "City") and Custom Coating Innovations, Inc. ("Custom Coating Innovations, Inc.");

WITNESSETH:

WHEREAS, Custom Coating Innovations, Inc., intends on investing a minimum of \$1,500,000.00 to complete the acquisition and remodeling of the existing facility located at 11 Premier Dr. in Belleville (the "Project"), and;

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

Responsibilities of the City of Belleville

1. Reimburse Custom Coating Innovations, Inc. \$37,500.00 in TIF #3 funds for remodeling of the existing manufacturing facility located at 11 Premier Dr., after receipt of documentation of eligible costs incurred, and;
2. Reimburse Custom Coating Innovations, Inc. \$37,500.00 in TIF #3 funds for remodeling of the existing manufacturing facility located at 11 Premier Dr., after receipt of documentation of eligible costs incurred, after May 1, 2022.

Responsibilities of Custom Coating Innovations, Inc.

- A. Invest no less than \$1,500,000.00 for the acquisition and remodeling of the existing manufacturing facility located at 11 Premier Dr. no later than May 31, 2022; and,
- B. Retain fourteen (14) FTE jobs within the first year of operation, and;
- C. Create two (2) additional FTE job within the first year of operation, and;
- D. Create two (2) additional FTE jobs within the second year of operation, and;
- E. Custom Coating Innovations, Inc. and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- F. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

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

Miscellaneous

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

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

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

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

By: _____


MAYOR

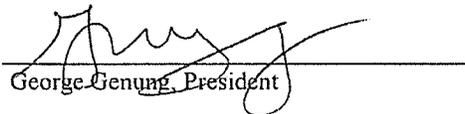
ATTEST: _____



CITY CLERK

Custom Coating Innovations, Inc.
30 Commerce Dr.
Lebanon, IL 62254

By: _____


George Genung, President

**DEVELOPMENT AGREEMENT
(AS AMENDED)**

This amended agreement made this 7th day of September, 2021 by and between the City of Belleville, Illinois (the "City") and McCullough's Flooring Enterprise, Inc. ("McCullough's Flooring Enterprise, Inc.");

WITNESSETH:

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

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

Responsibilities of the City of Belleville

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

Responsibilities of McCullough's Flooring Enterprise, Inc.

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

Penalties

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

Miscellaneous

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

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

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

By: Patty Gregory
MAYOR

ATTEST:



CITY CLERK

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

By: Russell McCullough
Russell McCullough, Owner

DEVELOPMENT AGREEMENT

This agreement made this 18th day of January, 2022 by and between the City of Belleville, Illinois (the "City") and MG & FG, Group, LLC ("MG & FG, Group, LLC"):

WITNESSETH:

WHEREAS, MG & FG, Group, LLC intends on investing a minimum of \$34,490.00 to complete the demolition and parking lot improvements located at 1 North 44th St. and 4401 West Main St. in Belleville (the "Project"), and;

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

Responsibilities of the City of Belleville

1. Reimburse MG & FG Group, LLC \$10,000.00 in TIF #3 funds for demolition of the existing house located at 1 N. 44th St., and site preparation for the expansion of the parking lot., after receipt of documentation of eligible costs incurred.

Responsibilities of MG & FG, Group, LLC

- A. Invest no less than \$34,490.00 for the demolition of the existing house located at 1 North 44th St., site preparation, expansion of the parking lot and remodeling of the existing parking lot located at 4401 West Main St. no later than June 30, 2022; and,
- B. Retain two (2) FTE jobs within the first year of operation, and;
- C. MG & FG Group, LLC and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- D. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

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

Miscellaneous

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

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

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

By: Patty Gregory
MAYOR

ATTEST: 
CITY CLERK

MG & FG Group, LLC
4401 West Main St.
Belleville, IL 62226

By: Dr. Megan Gwinn
Dr. Megan Gwinn, Owner

**DEVELOPMENT AGREEMENT
(SECOND AMENDED)**

This amended agreement made this 18th day of January, 2022 by and between the City of Belleville, Illinois (the "City") and Pinnacle Eateries, LLC ("Pinnacle Eateries, LLC"):

WITNESSETH:

WHEREAS, Pinnacle Eateries, LLC intends on investing a minimum of \$895,000.00 to complete the remodeling of the existing facility for a new restaurant located at 648 Carlyle Avenue in Belleville (the "Project"), and;

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

Responsibilities of the City of Belleville

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

Responsibilities of Pinnacle Eateries, LLC

- A. Invest no less than \$895,000.00 to complete the remodeling of the existing property for a new restaurant facility located at 648 Carlyle no later than November 30, 2022, and;
- B. Create twenty-five (25) FTE jobs within the first year of operation of the new restaurant, and;
- C. Commit to annual sales subject to sales tax of no less than \$1,200,000.00, and;
- D. Pinnacle Eateries, LLC and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- E. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

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

Miscellaneous

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

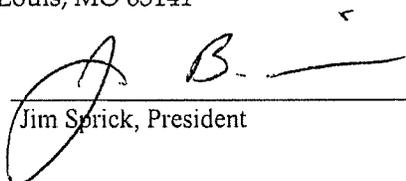
3. Notices. Notices, or other communications required or which may be given under this Agreement shall be in writing, and delivered either personally, or by certified or registered mail, to the addresses indicated for each party below after their respective signatures, or to such other address as designated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

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

By: 
 MAYOR

ATTEST: 
 CITY CLERK

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

By: 
 Jim Sprick, President

**DEVELOPMENT AGREEMENT
(FOURTH AMENDEMENT)**

This amended agreement made this 22nd day of February, 2022 by and between the City of Belleville, Illinois (the "City") and **Women World of Beauty (W.W.O.B.), LLC** ("**Women World of Beauty (W.W.O.B.), LLC**"):

WITNESSETH:

WHEREAS, Women World of Beauty (W.W.O.B.), LLC intends on investing a minimum of \$66,922.50 to complete the remodeling of the existing facility located at 7306 Westfield Plaza in Belleville (the "Project"), and;

WHEREAS, the parties have reached an agreement in order to set forth the terms upon which the City would provide certain economic incentives for the Project and the terms upon which **Women World of Beauty (W.W.O.B.), LLC** would provide jobs at said location, and;

Responsibilities of the City of Belleville

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

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

- A. Invest no less than \$66,922.50 to complete the remodeling the existing facility located at 7306 Westfield Plaza no later than July 31, 2022, and;
- B. Create six (6) FTE jobs within the first year of operation, and;
- C. Create three (3) additional FTE jobs within the second year of operation, and;
- D. Women World of Beauty, LLC and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- E. Commit to annual sales subject to sales tax of no less than \$24,000.00, and;
- F. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

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

Miscellaneous

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

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

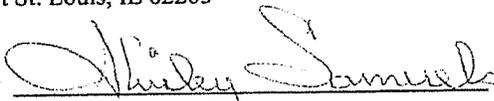
3. Notices. Notices, or other communications required or which may be given under this Agreement shall be in writing, and delivered either personally, or by certified or registered mail, to the addresses indicated for each party below after their respective signatures, or to such other address as designated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

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

By: Patty Gregory
MAYOR

ATTEST: 
CITY CLERK

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

By: 
Shirley Samuels, Owner

**DEVELOPMENT AGREEMENT
(AS AMENDED)**

This amended agreement made this 18th day of April, 2022 by and between the City of Belleville, Illinois (the "City") and STL Keg Company DBA Margaritas West ("STL Keg Company DBA Margaritas West"):

WITNESSETH:

WHEREAS, STL Keg Company DBA Margaritas West intends on investing a minimum of \$265,000.00 to complete the acquisition, remodeling, parking lot improvements and expansion of the existing restaurant facility located at 4817 West Main St. in Belleville (the "Project"), and;

WHEREAS, the parties have reached an agreement in order to set forth the terms upon which the City would provide certain economic incentives for the Project and the terms upon which STL Keg Company DBA Margaritas West would provide jobs at said location, and;

Responsibilities of the City of Belleville

1. Reimburse STL Keg Company DBA Margaritas West \$15,000.00 in TIF #3 funds for acquisition, remodeling and parking lot improvements to the property located at 4817 West Main St. after receipt of documentation of eligible costs incurred, and;
2. Reimburse STL Keg Company DBA Margaritas West \$10,000.00 in TIF #3 funds for expansion of the existing facility located at 4817 West Main St. after receipt of documentation of eligible costs incurred.

Responsibilities of STL Keg Company DBA Margaritas West

- A. Invest no less than \$155,500.00 to acquire and complete remodeling and parking lot improvements to the property located at 4817 West Main St. no later than December 31, 2022, and;
- B. Invest no less than \$109,500.00 to expand the existing building located at 4817 West Main St. no later than December 31, 2024, and;
- C. Retain nine (9) FTE jobs within the first year of operation and;
- D. Create one (1) additional FTE job within the first year of operation, and;
- E. Create one (1) additional FTE job within the second year of operation, and;
- F. Commit to annual sales subject to sales tax of no less than \$500,000.00, and;
- G. STL Keg Company DBA Margaritas West and any heirs and/or successors shall remain and operate at the site for no less than seven (7) years, and;
- H. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

In the event that STL Keg Company DBA Margaritas West fails to meet its obligations under Sections (A), (B), (C), (D), (E), (F), (G) or (H) of the section entitled "Responsibilities of STL Keg Company DBA Margaritas West" of the Development Agreement, all public funds provided under (1) and (2) of the section entitled "Responsibilities of the City of Belleville" received to date as per the Development Agreement from the City of Belleville shall be repaid to the City of Belleville and all remaining amounts to be provided if any, shall be terminated.

Miscellaneous

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

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

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

By: Patty Gregory
 MAYOR

ATTEST: JMS
 CITY CLERK

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

By: Javier Gutierrez
 Javier Gutierrez, President

ATTACHMENT K

CITY OF BELLEVILLE, ILLINOIS

TAX INCREMENT FINANCING DISTRICTS
ANNUAL REPORT

FINANCIAL STATEMENTS

FOR THE YEAR ENDED
APRIL 30, 2022

CITY OF BELLEVILLE, ILLINOIS

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PART I – FINANCIAL INFORMATION

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

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

Opinion

We have audited the financial statements of the City of Belleville, Illinois' Tax Increment Financing District #3, Tax Increment Financing District #8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14 Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 Corridor, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Route 15/South Green Mount Road, Tax Increment Financing District #21 Belle Valley III, and Tax Increment Financing District #22 Route 15 North as of and for the year ended April 30, 2022, as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the City of Belleville, Illinois' Tax Increment Financing Districts, as referred to in the first paragraph, as of April 30, 2022 and the respective changes in financial position, and where applicable, cash flows thereof for the year ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Belleville, Illinois, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United

States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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 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 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 supplementary information was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements themselves, and other procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements taken as a whole.

The supplementary information on Pages 16 through 25 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the financial statements and accordingly, we express no opinion on it.

Compliance with Laws and Regulations

The management of the City of Belleville, Illinois is responsible for the government's compliance with laws and regulations. In connection with our audit, referred to above, we selected and tested transactions and records to determine the government's compliance with 65 ILCS 5/11-74.1-3, "Tax Increment Allocation Redevelopment Act".

The results of our tests indicate that for the items tested, the City of Belleville, Illinois, complied with Subsection (q) of 65 ILCS 5/11-74.4-3, "Tax Increment Allocation Redevelopment Act". Nothing came to our attention that caused us to believe that, for the items not tested, the City of Belleville, Illinois was not in compliance with Subsection (q) of 65 ILCS 5/11-74.4-3, "Tax Increment Allocation Redevelopment Act".

Certified Public Accountants
Alton, Illinois

September 27, 2022

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING BALANCE SHEET
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2022

	Tax Increment Financing										Carlyle/ Greenmont	
	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14				
<u>Assets</u>												
Cash and Investments	\$ 8,645,691	\$ 289,444	\$ 229,097	\$ 1,064,868	\$ 138,840	\$ 619,332	\$ 90,503	\$ 297,069	\$ 1,802,484			
Receivables (Net of allowance for uncollectible):												
Property Tax	14,334,200	208,100	94,100	1,411,600	38,600	252,500	32,500	166,500	2,027,400			
Intergovernmental	3,000,000	-	-	-	-	-	-	-	455,131			
Due Between TIF Funds	263,000	-	-	-	-	-	-	-	-			
Total Assets	<u>\$ 26,242,891</u>	<u>\$ 497,544</u>	<u>\$ 323,197</u>	<u>\$ 2,476,468</u>	<u>\$ 177,440</u>	<u>\$ 871,832</u>	<u>\$ 123,003</u>	<u>\$ 463,569</u>	<u>\$ 4,285,015</u>			
<u>Liabilities, Deferred Inflows of Resources, and Fund Balance</u>												
Liabilities:												
Accounts Payable	\$ 862,757	\$ 2,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Deferred Inflows of Resources:												
Unearned Revenue	14,334,200	208,100	94,100	1,411,600	38,600	252,500	32,500	166,500	2,195,403			
Fund Balance:												
Restricted for Debt Service	-	-	-	-	-	-	-	-	2,089,612			
Restricted	11,045,934	287,434	229,097	1,064,868	138,840	619,332	90,503	297,069	-			
Total Fund Balance	<u>11,045,934</u>	<u>287,434</u>	<u>229,097</u>	<u>1,064,868</u>	<u>138,840</u>	<u>619,332</u>	<u>90,503</u>	<u>297,069</u>	<u>2,089,612</u>			
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 26,242,891</u>	<u>\$ 497,544</u>	<u>\$ 323,197</u>	<u>\$ 2,476,468</u>	<u>\$ 177,440</u>	<u>\$ 871,832</u>	<u>\$ 123,003</u>	<u>\$ 463,569</u>	<u>\$ 4,285,015</u>			

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING BALANCE SHEET
ALL TAX INCREMENT FINANCING DISTRICTS
APRIL 30, 2022

	Tax Increment Financing						Debt Service Fund	Total	
	Frank Scott								
	District #16	District #17	District #18	Parkway	District #20	District #21			District #22
<u>Assets</u>									
Cash and Investments	\$ 569,419	\$ 112,353	\$ 400,793	\$ 2,679,299	\$ 202,017	\$ 4,923	\$ 333,979	\$ 63,982	\$ 17,544,093
Receivables (Net of allowance for uncollectible):									
Property Tax	400,800	129,400	84,000	1,072,700	85,800	9,100	125,100	-	20,472,400
Intergovernmental	-	-	-	509,915	7,686	-	-	-	3,972,732
Due Between TIF Funds	-	(226,000)	-	-	-	(37,000)	-	-	-
Total Assets	\$ 970,219	\$ 15,753	\$ 484,793	\$ 4,261,914	\$ 295,503	\$ (22,977)	\$ 459,079	\$ 63,982	\$ 41,989,225
<u>Liabilities, Deferred Inflows of Resources, and Fund Balance</u>									
<u>Liabilities:</u>									
Accounts Payable	\$ -	\$ 7,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 872,272
Deferred Inflows of Resources:									
Unearned Revenue	400,800	129,400	84,000	1,278,214	89,452	9,100	125,100	-	20,849,569
Fund Balance:									
Restricted for Debt Service	-	-	-	2,983,700	-	-	-	63,982	5,137,294
Restricted	569,419	(121,152)	400,793	-	206,051	(32,077)	333,979	-	15,130,090
Total Fund Balance	569,419	(121,152)	400,793	2,983,700	206,051	(32,077)	333,979	63,982	20,267,384
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 970,219	\$ 15,753	\$ 484,793	\$ 4,261,914	\$ 295,503	\$ (22,977)	\$ 459,079	\$ 63,982	\$ 41,989,225

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
ALL TAX INCREMENT FINANCING DISTRICTS
FOR THE YEAR ENDED APRIL 30, 2022

	Tax Increment Financing										Carlyle/ Greenmont	
	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14				
Revenues:												
Property Taxes	\$ 13,433,633	\$ 198,607	\$ 92,303	\$ 1,360,700	\$ 38,085	\$ 214,398	\$ 32,842	\$ 159,211	\$ 1,945,467			
Intergovernmental	3,000,000	-	-	-	-	-	-	-	1,671,258			
Interest	(13,968)	447	(1,232)	540	5	984	(431)	44	869			
Reimbursements/Other	1,311,520	-	-	-	-	-	-	-	-			
Total Revenues	17,731,185	199,054	91,071	1,361,240	38,090	215,382	32,411	159,255	3,617,594			
Expenditures:												
Contractual Services	531,905	2,010	-	-	-	-	4,918	-	7,500			
Tax Rebates	4,871,311	28,458	-	-	-	-	-	24,451	972,734			
Capital Outlay	4,470,294	-	-	-	-	-	25,080	-	-			
Debt Service:												
Principal	259,038	-	-	-	-	-	-	-	1,390,000			
Interest and Fiscal Charges	23,325	-	-	952,490	-	-	-	-	432,025			
Total Expenditures	10,155,873	30,468	-	952,490	-	-	29,998	24,451	2,802,259			
Excess of Revenues Over (Under) Expenditures	7,575,312	168,586	91,071	408,750	38,090	215,382	2,413	134,804	815,335			
Other Financing Sources (Uses)												
Operating Transfers In (Out)	(1,606,810)	(100,000)	(50,000)	(300,000)	(25,000)	(50,000)	(25,000)	(101,275)	-			
Total Other Financing Sources (Uses)	(1,606,810)	(100,000)	(50,000)	(300,000)	(25,000)	(50,000)	(25,000)	(101,275)	-			
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses	5,968,502	68,586	41,071	108,750	13,090	165,382	(22,587)	33,529	815,335			
Fund Balance, Beginning of Year	5,077,432	218,848	188,026	956,118	125,750	453,950	113,090	263,540	1,274,277			
Fund Balance, End of Year	\$ 11,045,934	\$ 287,434	\$ 229,097	\$ 1,064,868	\$ 138,840	\$ 619,332	\$ 90,503	\$ 297,069	\$ 2,089,612			

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
ALL TAX INCREMENT FINANCING DISTRICTS
FOR THE YEAR ENDED APRIL 30, 2022

	Tax Increment Financing										Debt Service Fund	Total
	Frank Scott											
	District #16	District #17	District #18	Parkway	District #20	District #21	District #22					
Revenues:												
Property Taxes	\$ 282,388	\$ 89,633	\$ 78,572	\$ 1,109,843	\$ 81,446	\$ 8,584	\$ 73,658	\$ -	\$ -	\$ -	\$ 19,199,370	
Intergovernmental	-	-	-	1,759,806	45,275	-	-	-	-	-	6,476,339	
Interest	566	163	670	834	272	13	654	942	-	-	(8,628)	
Reimbursements/Other	-	1,380	-	-	-	-	-	-	-	-	1,312,900	
Total Revenues	282,954	91,176	79,242	2,870,483	126,993	8,597	74,312	942	-	-	26,979,981	
Expenditures:												
Contractual Services	8,130	26,100	814	13,275	-	1,749	-	-	-	-	596,401	
Tax Rebates	56,002	-	3,153	554,921	84,909	-	-	-	-	-	6,595,939	
Capital Outlay	-	62,525	23,979	-	-	-	-	-	-	-	4,581,878	
Debt Service:												
Principal	-	-	-	1,305,000	-	-	-	-	-	50,000	3,004,038	
Interest and Fiscal Charges	-	-	-	1,134,816	-	-	-	-	-	69,093	2,611,749	
Total Expenditures	64,132	88,625	27,946	3,008,012	84,909	1,749	-	-	-	119,093	17,390,005	
Excess of Revenues Over (Under) Expenditures	218,822	2,551	51,296	(137,529)	42,084	6,848	74,312	(118,151)	-	-	9,589,976	
Other Financing Sources (Uses)												
Operating Transfers In (Out)	-	-	-	-	(50,000)	-	-	34,447	-	-	(2,273,638)	
Total Other Financing Sources (Uses)	-	-	-	-	(50,000)	-	-	34,447	-	-	(2,273,638)	
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses	218,822	2,551	51,296	(137,529)	(7,916)	6,848	74,312	(83,704)	-	-	7,316,338	
Fund Balance, Beginning of Year	350,597	(123,703)	349,497	3,121,229	213,967	(38,925)	259,667	147,686	-	-	12,951,046	
Fund Balance, End of Year	\$ 569,419	\$ (121,152)	\$ 400,793	\$ 2,983,700	\$ 206,051	\$ (32,077)	\$ 333,979	\$ 63,982	\$ -	\$ -	\$ 20,267,384	

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, 2022

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues, and expenditures or expenses as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled. Special Revenue Funds are used to account for the financing of public improvements or services deemed to benefit properties within a specific area. The City established the Tax Increment Financing Districts in the fiscal years ended April 30 as follows:

District #3	1986
Districts #8, #9, #10 and #11	2000
District #12	2003
District #13	2004
District #14	2006
Districts #15, #16, #17, #18 and #19	2008
District #20	2009
District #21	2010
District #22	2018

The statements are prepared on the modified accrual basis of accounting.

The accompanying financial statements were prepared for the Tax Increment Financing Districts only, to reflect their financial position as of April 30, 2022 and revenues and expenditures for the year then ended. These statements are not intended to present the financial position and results of operations of the entire City of Belleville, Illinois as of April 30, 2022.

NOTE 2: CASH

The City is authorized by state statute to invest in: obligations of the United States of America; interest bearing accounts of banks; savings and loan associations or credit unions which are insured by the Federal Deposit Insurance Corporation, the Savings Association Insurance Fund or other applicable law, respectively; certain short-term obligations of corporations organized in the United States; money market mutual funds; and in a fund managed, operated and administered by a bank.

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

NOTE 2: CASH (continued)

The carrying amounts and the bank balances of the Tax Increment Financing Districts' deposits were \$17,544,093 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, 2022:

Tax Increment Refunding Revenue Bonds, Series 2007A Bonds, dated September 28, 2007, interest at 5.70% payable May 1 and November 1, with scheduled principal payments of \$340,000 through \$1,955,000 due on May 1 and November 1 through 2024. The balance due on these bonds as of April 30, 2022 is \$11,740,000.

Taxable Business District Revenue Bonds, Series 2007B Bonds, dated September 28, 2007, interest at 7.875% payable May 1 and November 1, with scheduled principal payments of \$180,000 to \$715,000 due on May 1 and November 1 through 2029. The balance due on these bonds as of April 30, 2022 is \$5,220,000.

General Obligation Refunding Bonds, Series 2020, dated October 5, 2020, interest ranging from .75% to 1.55% payable January 1 and July 1, with scheduled principal payments of \$50,000 to \$1,010,000 beginning in January 2022 through 2031. The balance due on these bonds as of April 30, 2022 is \$5,135,000. These bonds were issued to refund the General Obligation Bonds, Series 2011.

Tax Increment and Sales Tax Refunding Revenue Bonds, Series 2021A and 2021B, dated April 7, 2021, interest ranging from 3.25% to 4.75% payable January 1 and July 1, with scheduled principal payments of \$540,000 to \$1,965,000 due on January 1 and July 1 through 2028. The balances due on these bonds as of April 30, 2022 are \$4,410,000 for the Series 2021A and \$9,350,000 for the Series 2021B. These bonds were issued to refinance Local Government Program Revenue Bonds, Series 2011A, Series 2011B, and Series 2011C.

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

NOTE 3: LONG-TERM DEBT (Continued)

The following is a summary of Tax Increment Financing notes and capital leases outstanding for the year ended April 30, 2022:

Capital Lease for a fire truck, dated July 19, 2012, interest rate of 2.55 percent payable in ten annual installments of \$56,061 through July 20, 2022. The balance due on this lease as of April 30, 2022 is \$54,651.

Capital Lease for energy improvements, dated February 11, 2013, interest rate of 3.278 percent payable in twenty-four semiannual installments of \$19,910 through January 11, 2025. The balance due on this lease as of April 30, 2022 is \$112,854.

Capital Lease for an E-One custom pumper, dated November 21, 2017, interest rate of 2.97 percent payable in twenty semiannual installments of \$26,470 through November 22, 2027. The balance due on this lease as of April 30, 2022 is \$288,989.

Capital Lease for a Vactor truck, dated July 30, 2018, interest rate of 1.73 percent payable in ten semi-annual installments of \$43,156 through January 31, 2023. The balance due on this lease as of April 30, 2022 is \$84,296.

Promissory note for street department vehicles, dated January 24, 2020, interest rate of 2.19 percent payable in six annual installments of \$23,614 and one final payment of \$22,013 on February 24, 2023. The balance due on this note payable as of April 30, 2022 is \$44,929.

The annual requirements to amortize Tax Increment Financing related debt as of April 30, 2022 are as follows:

Year Ending <u>April 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2023	\$ 4,129,956	\$ 1,323,509	\$ 5,453,465
2024	4,203,627	1,124,860	5,328,487
2025	11,481,256	916,375	12,397,631
2026	2,858,818	667,885	3,526,703
2027	4,225,279	533,015	4,758,294
2028-2031	<u>9,541,783</u>	<u>682,177</u>	<u>10,223,960</u>
	<u>\$ 36,440,719</u>	<u>\$ 5,247,821</u>	<u>\$ 41,688,540</u>

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

NOTE 4: REDEVELOPMENT AGREEMENT

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

The City made payments of \$333,132 to reduce the principal amount of the Tax Increment Financing notes for the Reunion Development Project agreement during the year ended April 30, 2022. The City made interest payments of \$619,357 related to these notes. Note balances related to this project in the total amount of \$21,277,998 are still outstanding and not reflected in the debt of the City as of April 30, 2022.

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
FOR THE YEAR ENDED APRIL 30, 2022

	District #16	District #17	District #18	Frank Scott		District #20	District #21	District #22	Total
				Parkway					
Beginning Balance - Adjusted	\$ 350,597	\$ (123,703)	\$ 349,497	\$ 3,121,229		\$ 213,967	\$ (38,925)	\$ 259,667	\$ 12,951,046
Receipts:									
Property Taxes	282,388	89,633	78,572	1,109,843		81,446	8,584	73,658	19,199,370
Local Sales Tax	-	-	-	1,759,806		45,275	-	-	3,476,339
Grant Revenue	-	-	-	-		-	-	-	3,000,000
Interest	566	163	670	834		272	13	654	(8,628)
Reimbursements/Other	-	1,380	-	-		-	-	-	1,312,900
Total Receipts	282,954	91,176	79,242	2,870,483		126,993	8,597	74,312	26,979,981
Disbursements:									
Professional Fees/Plan									
Administration/Development	8,130	26,100	814	13,275		-	1,749	-	596,401
Financing Costs	-	-	-	2,439,816		-	-	-	5,615,787
Capital Costs	-	62,525	23,979	-		-	-	-	4,581,878
Tax Rebates	56,002	-	3,153	554,921		84,909	-	-	6,595,939
Total Disbursements	64,132	88,625	27,946	3,008,012		84,909	1,749	-	17,390,005
Other Financing Sources (Uses)									
Operating Transfer In (Out)	-	-	-	-		(50,000)	-	-	(2,273,638)
Total Other Financing Sources (Uses)	-	-	-	-		(50,000)	-	-	(2,273,638)
Excess of Receipts Over (Under) Disbursements	218,822	2,551	51,296	(137,529)		(7,916)	6,848	74,312	7,316,338
Ending Fund Balance (Deficit) - Unadjusted	569,419	(121,152)	400,793	2,983,700		206,051	(32,077)	333,979	20,267,384
Less: Appropriated for Debt Service	-	-	-	(19,768,302)		-	-	-	(62,500,445)
Ending Fund Balance (Deficit) - Adjusted	\$ 569,419	\$ (121,152)	\$ 400,793	\$ (16,784,602)		\$ 206,051	\$ (32,077)	\$ 333,979	(42,233,061)
Property Tax	\$ 569,419	\$ -	\$ 400,793	\$ -		\$ 132,433	\$ -	\$ 333,979	\$ 7,966,047
State Sales Tax	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -		\$ 73,618	\$ -	\$ -	\$ 73,618

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCE BY SOURCE
(UNAUDITED)
APRIL 30, 2022

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	11,109,916	287,434	229,097	1,064,868	138,840	619,332	90,503	297,069
Less: Appropriated for Debt Service	<u>(6,040,532)</u>	-	-	<u>(20,811,907)</u>	-	-	-	<u>(202,236)</u>
Ending Fund Balance (Deficit) - Adjusted	\$ 5,069,384	\$ 287,434	\$ 229,097	\$ (19,747,039)	\$ 138,840	\$ 619,332	\$ 90,503	\$ 94,833
Property Tax	\$ 5,069,384	\$ 287,434	\$ 229,097	\$ -	\$ 138,840	\$ 619,332	\$ 90,503	\$ 94,833
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22
Ending Fund Balance (Deficit) - Unadjusted	2,089,612	569,419	(121,152)	400,793	2,983,700	206,051	(32,077)	333,979
Less: Appropriated for Debt Service	<u>(15,677,468)</u>	-	-	-	<u>(19,768,302)</u>	-	-	-
Ending Fund Balance (Deficit) -	\$ (13,587,856)	\$ 569,419	\$ (121,152)	\$ 400,793	\$ (16,784,602)	\$ 206,051	\$ (32,077)	\$ 333,979
Property Tax	\$ -	\$ 569,419	\$ -	\$ 400,793	\$ -	\$ 132,433	\$ -	\$ 333,979
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,618	\$ -	\$ -

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

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

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

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

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	2,807,954	197,913	170,998	956,469	109,065	334,527	104,805	219,731
Less: Appropriated for Debt Service	<u>(8,295,269)</u>	-	-	<u>(20,982,853)</u>	-	-	-	<u>(263,349)</u>
Ending Fund Balance (Deficit) - Adjusted	<u>\$ (5,487,315)</u>	<u>\$ 197,913</u>	<u>\$ 170,998</u>	<u>\$ (20,026,384)</u>	<u>\$ 109,065</u>	<u>\$ 334,527</u>	<u>\$ 104,805</u>	<u>\$ (43,618)</u>
Property Tax	\$ -	\$ 197,913	\$ 170,998	\$ -	\$ 109,065	\$ 334,527	\$ 104,805	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22
Ending Fund Balance (Deficit) - Unadjusted	3,883,241	119,351	(187,907)	290,770	2,935,466	177,507	(25,337)	130,072
Less: Appropriated for Debt Service	<u>(22,007,715)</u>	-	-	-	<u>(20,665,049)</u>	-	-	-
Ending Fund Balance (Deficit) -	<u>\$ (18,124,474)</u>	<u>\$ 119,351</u>	<u>\$ (187,907)</u>	<u>\$ 290,770</u>	<u>\$ (17,729,583)</u>	<u>\$ 177,507</u>	<u>\$ (25,337)</u>	<u>\$ 130,072</u>
Property Tax	\$ -	\$ 119,351	\$ -	\$ 290,770	\$ -	\$ 112,163	\$ -	\$ 130,072
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,344	\$ -	\$ -

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

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

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	1,479,681	179,523	127,619	911,889	93,575	210,931	105,598	192,758
Less: Appropriated for Debt Service	<u>(8,688,522)</u>	-	-	<u>(20,537,371)</u>	-	-	-	<u>(272,486)</u>
Ending Fund Balance (Deficit) - Adjusted	<u>\$ (7,208,841)</u>	<u>\$ 179,523</u>	<u>\$ 127,619</u>	<u>\$ (19,625,482)</u>	<u>\$ 93,575</u>	<u>\$ 210,931</u>	<u>\$ 105,598</u>	<u>\$ (79,728)</u>
Property Tax	\$ -	\$ 179,523	\$ 127,619	\$ -	\$ 93,575	\$ 210,931	\$ 105,598	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22
Ending Fund Balance (Deficit) - Unadjusted	3,706,041	(31,303)	(221,506)	232,202	2,598,899	139,366	(20,465)	34,759
Less: Appropriated for Debt Service	<u>(24,116,058)</u>	-	-	-	<u>(21,827,953)</u>	-	-	-
Ending Fund Balance (Deficit) -	<u>\$ (20,410,017)</u>	<u>\$ (31,303)</u>	<u>\$ (221,506)</u>	<u>\$ 232,202</u>	<u>\$ (19,229,054)</u>	<u>\$ 139,366</u>	<u>\$ (20,465)</u>	<u>\$ 34,759</u>
Property Tax	\$ -	\$ -	\$ -	\$ 232,202	\$ -	\$ 88,453	\$ -	\$ 34,759
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,913	\$ -	\$ -

PART II - ACTIVITIES

During its fiscal year ending April 30, 2022, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #3 This District paid \$4,871,311 of tax incentive rebates to school districts for capital replacement costs and businesses for development agreement rebates. The District performed work on several infrastructure projects such as the Centreville Avenue street resurfacing, 17th to 28th Street resurfacing, and State Rt, 161 infrastructure work. The District also purchased a Caterpillar wheel loader, a John Deere tractor, and a 2022 International Viking, as well as the Lindenwood Campus property.
- TIF #8 This District paid \$28,458 of tax incentive rebates to a business.
- TIF #9 No Material Activity.
- TIF #10 This District paid \$952,490 developer to reimburse for costs incurred for improvements that are part of a developer agreement.
- TIF #11 No Material Activity.
- TIF #12 No Material Activity.
- TIF #13 This District paid \$25,080 for infrastructure work on Drake Road.
- TIF #14 This District paid \$24,451 of tax incentive rebates to a business.
- TIF #15 This District paid tax incentive rebates of \$972,734 for costs incurred for improvements that are part of a developer agreement related to a retail complex located near Greenmount Road. This District also made debt payments on outstanding debt related to the retail complex.
- TIF #16 This District paid tax incentive rebates of \$56,002 to a business.
- TIF #17 This District paid \$38,275 for South Church Street sidewalk work and \$24,250 to install bollards on East Main St.
- TIF #18 This District paid \$16,241 for the Belleville Transformation Project.
- TIF #19 This District paid tax incentive rebates of \$554,921 to a business as part of a developer agreement and also retired bond debt related to that agreement.
- TIF #20 This District paid tax incentive rebates of \$84,909 to a business.
- TIF #21 No Material Activity.
- TIF #22 No Material Activity.

PART III - OBLIGATIONS

During the fiscal year ending April 30, 2022, the City of Belleville did not issue any new bonds or debt obligations. Descriptions of outstanding debt and future debt service requirements are detailed in the notes to financial statements.

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

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

Opinion

We have audited the financial statements of the City of Belleville, Illinois' Tax Increment Financing District #3, Tax Increment Financing District #8 Downtown South, Tax Increment Financing District #9 Southwinds Estate, Tax Increment Financing District #10 Lower Richland Creek, Tax Increment Financing District #11 Industrial Jobs Recovery, Tax Increment Financing District #12 Sherman Street, Tax Increment Financing District #13 Drake Road, Tax Increment Financing District #14 Route 15 East, Tax Increment Financing District #15 Carlyle/Greenmount, Tax Increment Financing District #16 Route 15 Corridor, Tax Increment Financing District #17 East Main Street, Tax Increment Financing District #18 Scheel Street, Tax Increment Financing District #19 Frank Scott Parkway, Tax Increment Financing District #20 Route 15/South Green Mount Road, Tax Increment Financing District #21 Belle Valley III, and Tax Increment Financing District #22 Route 15 North as of and for the year ended April 30, 2022, as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the City of Belleville, Illinois' Tax Increment Financing Districts, as referred to in the first paragraph, as of April 30, 2022 and the respective changes in financial position, and where applicable, cash flows thereof for the year ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Belleville, Illinois, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United

States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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 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 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 supplementary information was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements themselves, and other procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements taken as a whole.

The supplementary information on Pages 16 through 25 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the financial statements and accordingly, we express no opinion on it.

Compliance with Laws and Regulations

The management of the City of Belleville, Illinois is responsible for the government's compliance with laws and regulations. In connection with our audit, referred to above, we selected and tested transactions and records to determine the government's compliance with 65 ILCS 5/11-74.1-3, "Tax Increment Allocation Redevelopment Act".

The results of our tests indicate that for the items tested, the City of Belleville, Illinois, complied with Subsection (q) of 65 ILCS 5/11-74.4-3, "Tax Increment Allocation Redevelopment Act". Nothing came to our attention that caused us to believe that, for the items not tested, the City of Belleville, Illinois was not in compliance with Subsection (q) of 65 ILCS 5/11-74.4-3, "Tax Increment Allocation Redevelopment Act".

Certified Public Accountants
Alton, Illinois

September 27, 2022

