

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

FY 2023

Name of Redevelopment Project Area:

Tax Increment Financing District #17

Primary Use of Redevelopment Project Area*: Combination/Mixed	
<small>*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.</small>	
If "Combination/Mixed" List Component Types: Retail; Residential	
Under which section of the Illinois Municipal Code was the 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).	<input checked="" type="checkbox"/>	
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).	<input checked="" type="checkbox"/>	
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).		<input checked="" type="checkbox"/>
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).		<input checked="" type="checkbox"/>
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).		<input checked="" type="checkbox"/>
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).		<input checked="" type="checkbox"/>
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).	<input checked="" type="checkbox"/>	
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).	<input checked="" type="checkbox"/>	
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).	<input checked="" type="checkbox"/>	
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).	<input checked="" type="checkbox"/>	
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).	<input checked="" type="checkbox"/>	
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).		<input checked="" type="checkbox"/>
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).		<input checked="" type="checkbox"/>
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).	<input checked="" type="checkbox"/>	
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).	<input checked="" type="checkbox"/>	

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 2023

Name of Redevelopment Project Area:

Tax Increment Financing District #17

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (121,152)

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	\$ 88,533	\$ 992,251	80%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 1,674	\$ 5,169	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 120,146	10%
Private Sources			0%
Other		\$ 127,040	10%

All Amount Deposited in Special Tax Allocation Fund \$ 90,207

Cumulative Total Revenues/Cash Receipts \$ 1,244,606 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 90,019

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 90,019

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 188

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ (120,964)

* 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 2023

Name of Redevelopment Project Area:

Tax Increment Financing District #17

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	20,647	
		\$ 20,647
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
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.		
Repairs	16,500	
Remodeling	40,000	
		\$ 56,500
6. Costs of the construction of public works or improvements.		
Infrastructure Improvements	12,872	

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

FY 2023

Name of Redevelopment Project Area:

Tax Increment Financing District #17

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

FUND BALANCE BY SOURCE	\$ (120,964)
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Construction of Public Works & Improvements		\$ 3,112,105
Professional Services & Administration		\$ 27,377
Financing Costs		\$ 250,000
Property Assembly		\$ 677,368
Relocation Costs		\$ 250,000
Marketing		\$ 237,660
Rehabilitation, Reconstruction, Repair & Remodeling		\$ 1,183,144
Total Amount Designated for Project Costs		\$ 5,737,654

TOTAL AMOUNT DESIGNATED	\$ 5,737,654
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SURPLUS/(DEFICIT)	\$ (5,858,618)
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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 2023

Name of Redevelopment Project Area:

Tax Increment Financing District #17

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

X

Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.

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

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

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

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

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

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

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

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

FY 2023

Name of Redevelopment Project Area:

Tax Increment Financing District #17

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 and 2b.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	17
2b. The total number of NEW projects undertaken by the municipality in fiscal year 2022 and any fiscal year thereafter, within the Redevelopment Project area, if any.	0

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

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
TOTAL:			
Private Investment Undertaken (See Instructions)	\$ 16,067,575	\$ -	\$ -
Public Investment Undertaken	\$ 952,249	\$ -	\$ 70,000
Ratio of Private/Public Investment	16 62/71		0

Project 1 Name: Seven Restaurant Bump Out

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

Project 2 Name: HH Innovations

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

Project 3 Name: Papa Vito's Restaurant

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

Project 4 Name: E Washington Coupler

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

Project 5 Name: Conkright, Inc.

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

Project 6 Name: 401 E Washington Parking Lot

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

Project 7 Name: Bellecourt Banquet Center

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

Project 8 Name: 222 East Main

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

Project 9 Name: Meredith Home Improvements

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

Project 10 Name: Parking Lot Improvements

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

Project 11 Name: Tygracon Properties - 300 East Main St

Private Investment Undertaken (See Instructions)	\$	1,800,000		
Public Investment Undertaken	\$	38,275		\$ 60,000
Ratio of Private/Public Investment		47 2/71		0

Project 12 Name: Lofts on the Square

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

Project 13 Name: Escape 618 - 102 East Main

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

Project 14 Name: Larissa Photography

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

Project 15 Name: Nester Realty

Private Investment Undertaken (See Instructions)	\$	32,500		
Public Investment Undertaken	\$	5,000		
Ratio of Private/Public Investment		6 1/2		0

PAGE 3 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 16 Name: Safety Bollards at District Restaurants

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	24,250	
Ratio of Private/Public Investment		0	0

Project 17 Name: Shoehorn Brewing

Private Investment Undertaken (See Instructions)	\$	432,000	
Public Investment Undertaken	\$	40,000	
Ratio of Private/Public Investment		10 4/5	0

Project 18 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 19 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 20 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 21 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 22 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 23 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 24 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

Project 25 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

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 2023

Name of Redevelopment Project Area:

Tax Increment Financing District #17

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



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

October 4, 2023

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, 2022 - April 30, 2023 to the best of my knowledge and belief.

Sincerely,

City of Belleville

A handwritten signature in cursive script that reads "Patty Gregory".

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 12, 2023

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

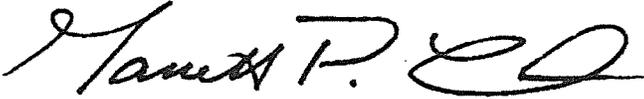
**Re: Illinois Tax Increment Redevelopment Act:
Fiscal Year 2023 (May 1, 2022 through April 30, 2023)**

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, 2022 through April 30, 2023 (FY2023). 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, 2023, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #3 This District paid \$5,144,587 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 Raab Street reconstruction, the 6th Street reconstruction, Periwinkle Circle resurfacing, and West A reconstruction. The District also purchased a new E-One Custom Pumper, several vehicles, a Caterpillar backhoe loader and refurbished an E-75 fire truck.
- TIF #8 This District paid \$29,551 of tax incentive rebates to a business. The District also made a payment of \$40,500 to a business for acquisition and remodeling costs.
- TIF #9 This District closed in the current year and made a surplus distribution to the County.
- TIF #10 This District paid \$995,331 to a developer to reimburse for costs incurred for improvements that are part of a developer agreement. The District also paid for Reunion Blvd pavement improvements.
- TIF #11 This District closed in the current year and made a surplus distribution to the County.
- TIF #12 This District made payments related to engineering costs on the N Charles & Dewey Street reconstruction project.
- TIF #13 This District paid \$90,000 for asphalt patching on various streets.
- TIF #14 This District paid \$23,309 of tax incentive rebates to a business.
- TIF #15 This District paid tax incentive rebates of \$1,014,585 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 \$57,615 to a business.
- TIF #17 This District paid \$12,873 for curb and sidewalk work on Main and Church Streets. The District also made a \$40,000 reimbursement in connection with a developer agreement.
- TIF #18 No Material Activity.
- TIF #19 This District paid tax incentive rebates of \$541,925 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 \$219,897 to a business. This District also closed in the current year and made a surplus distribution to the County.
- TIF #21 No Material Activity.
- TIF #22 No Material Activity.

ATTACHMENT E

DEVELOPMENT AGREEMENT (SECOND AMENDMENT)

This amended agreement made this 2nd day of May, 2022 by and between the City of Belleville, Illinois (the "City") and **Tygracon Properties, Inc.** ("**Tygracon Properties, Inc.**"):

WITNESSETH:

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

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

Responsibilities of the City of Belleville

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

Responsibilities of Tygracon Properties, Inc.

- A. Invest no less than \$1,800,000.00 at 300 East Main St. limited to the purchase and remodeling of the existing facility, including new windows and other façade improvements, to house twelve (12) market rate apartments on the upper floors, no later than December 31, 2022, and;
- B. Make a reasonable effort to gain tenant(s) for first floor commercial space, and; (Completed)
- C. Bury electric line at rear of building, pending approvals of Ameren-Illinois, and;
- D. Construct outdoor common space for residents , and;
- E. Allow for public parking on half of the parking lot located on parcel 08-22.0-340-017 (or any subsequent parcel ID) between the hours of 6:00 p.m. and 6:00 a.m. on weekdays and all day on Saturday and Sunday, and;
- F. Tygracon Properties, Inc. and any heirs and/or successors shall remain and operate at the site for no less than twenty (20) years, and;
- G. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

Penalties

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

Miscellaneous

1. **Entire Agreement.** This Agreement and any written amendments hereto shall constitute the entire agreement between the parties. Neither party shall be bound by any terms, conditions, statements or representatives, not herein contained. Each party hereby acknowledges that in executing this Agreement it has not been induced, persuaded or motivated by any promise or representation made by

the other party, unless expressly set forth herein. All previous negotiations, statements and preliminary agreements by the parties or their representatives are merged in this Agreement.

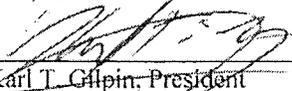
2. Validity. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is held by a court of law to be illegal or in conflict with any law of the State of Illinois, the validity of the remaining portions or provisions shall not be affected, and the rights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

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

By: 
MAYOR

ATTEST: 
CITY CLERK

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

By: 
Karl T. Gilpin, President

ATTACHMENT K



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

CITY OF BELLEVILLE, ILLINOIS

TAX INCREMENT FINANCING DISTRICTS
ANNUAL REPORT

FINANCIAL STATEMENTS

FOR THE YEAR ENDED
APRIL 30, 2023

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

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



CITY OF BELLEVILLE, ILLINOIS

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PART I – FINANCIAL INFORMATION



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

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

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

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

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, 2023, 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, 2023 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 11 and 12 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 13 through 24 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the financial statements and accordingly, we express no opinion on it.

Compliance with Laws and Regulations

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

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

C. J. Schuman & Company LLC

Certified Public Accountants
Alton, Illinois

October 4, 2023

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING BALANCE SHEET
 ALL TAX INCREMENT FINANCING DISTRICTS
 APRIL 30, 2023

	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	\$ 14,836,106	\$ 358,599	\$ -	\$ 1,207,593	\$ -	\$ 779,460	\$ 20,714	\$ 346,639	\$ 1,837,479		
Receivables (Net of allowance for uncollectible):											
Property Tax	15,597,000	-	-	1,522,900	-	285,300	33,800	178,800	2,110,000		
Intergovernmental	-	-	-	-	-	-	-	-	442,154		
Due Between TIF Funds	223,000	-	-	-	-	-	-	-	-		
Total Assets	<u>\$ 30,656,106</u>	<u>\$ 358,599</u>	<u>\$ -</u>	<u>\$ 2,730,493</u>	<u>\$ -</u>	<u>\$ 1,064,760</u>	<u>\$ 54,514</u>	<u>\$ 525,439</u>	<u>\$ 4,389,633</u>		
<u>Liabilities, Deferred Inflows of Resources, and Fund Balance</u>											
<u>Liabilities:</u>											
Accounts Payable	\$ 909,160	\$ -	\$ -	\$ 300,554	\$ -	\$ 7,243	\$ -	\$ -	\$ -		
Deferred Inflows of Resources:											
Unearned Revenue	15,597,000	-	-	1,522,900	-	285,300	33,800	178,800	2,250,229		
Fund Balance:											
Restricted for Debt Service	-	-	-	-	-	-	-	-	2,139,404		
Restricted	14,149,946	358,599	-	907,039	-	772,217	20,714	346,639	-		
Total Fund Balance	<u>14,149,946</u>	<u>358,599</u>	<u>-</u>	<u>907,039</u>	<u>-</u>	<u>772,217</u>	<u>20,714</u>	<u>346,639</u>	<u>2,139,404</u>		
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 30,656,106</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,730,493</u>	<u>\$ -</u>	<u>\$ 1,064,760</u>	<u>\$ 54,514</u>	<u>\$ 525,439</u>	<u>\$ 4,389,633</u>		

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING BALANCE SHEET
 ALL TAX INCREMENT FINANCING DISTRICTS
 APRIL 30, 2023

Assets	Tax Increment Financing							Debt Service Fund	Total
	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22		
	\$	\$	\$	\$	\$	\$	\$		
Cash and Investments	927,823	94,320	488,517	2,765,274	-	4,263	467,822	14,320	24,148,929
Receivables (Net of allowance for uncollectible):									
Property Tax	436,700	164,100	100,900	1,113,000	-	9,700	128,800	-	21,681,000
Intergovernmental	-	-	-	483,393	-	-	-	-	925,547
Due Between TIF Funds	-	(196,000)	-	-	-	(27,000)	-	-	-
Total Assets	<u>1,364,523</u>	<u>62,420</u>	<u>589,417</u>	<u>4,361,667</u>	<u>-</u>	<u>(13,037)</u>	<u>596,622</u>	<u>14,320</u>	<u>46,755,476</u>
<u>Liabilities, Deferred Inflows of Resources, and Fund Balance</u>									
Liabilities:									
Accounts Payable	21,458	19,284	-	-	-	-	-	-	1,257,699
Deferred Inflows of Resources:									
Unearned Revenue	436,700	164,100	100,900	1,287,921	-	9,700	128,800	-	21,996,150
Fund Balance:									
Restricted for Debt Service	-	-	-	3,073,746	-	-	-	14,320	5,227,470
Restricted	906,365	(120,964)	488,517	-	-	(22,737)	467,822	-	18,274,157
Total Fund Balance	<u>906,365</u>	<u>(120,964)</u>	<u>488,517</u>	<u>3,073,746</u>	<u>-</u>	<u>(22,737)</u>	<u>467,822</u>	<u>14,320</u>	<u>23,501,627</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>1,364,523</u>	<u>62,420</u>	<u>589,417</u>	<u>4,361,667</u>	<u>-</u>	<u>(13,037)</u>	<u>596,622</u>	<u>14,320</u>	<u>46,755,476</u>

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
ALL TAX INCREMENT FINANCING DISTRICTS
FOR THE YEAR ENDED APRIL 30, 2023

	Tax Increment Financing										Carryfe/ Greenmount	
	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14				
Revenues:												
Property Taxes	\$ 14,313,699	\$ 207,573	\$ 95,038	\$ 1,421,901	\$ 38,988	\$ 244,728	\$ 31,434	\$ 168,222	\$ 2,029,169			
Intergovernmental	-	-	-	-	-	-	-	-	1,752,690			
Interest	277,330	5,665	1,026	31,656	745	11,868	357	7,192	51,945			
Reimbursements/Other	30,219	-	-	-	-	-	-	-	-			
Total Revenues	14,621,248	213,238	96,064	1,453,557	39,733	256,596	31,791	175,414	3,833,804			
Expenditures:												
Contractual Services	1,475,728	62,522	19,650	31,350	-	223	101,580	-	30,771			
Tax Rebates	5,144,587	29,551	-	-	-	-	-	23,309	1,014,585			
Surplus Payment	-	-	205,511	-	178,573	-	-	-	-			
Capital Outlay	2,928,891	-	-	284,705	-	53,488	-	-	-			
Debt Service:												
Principal	264,956	-	-	-	-	-	-	-	2,215,000			
Interest and Fiscal Charges	15,804	-	-	995,331	-	-	-	-	523,656			
Total Expenditures	9,829,966	92,073	225,161	1,311,386	178,573	53,711	101,580	23,309	3,784,012			
Excess of Revenues Over (Under) Expenditures	4,791,282	121,165	(129,097)	142,171	(138,840)	202,885	(69,789)	152,105	49,792			
Other Financing Sources (Uses)												
Operating Transfers In (Out)	(1,687,270)	(50,000)	(100,000)	(300,000)	-	(50,000)	-	(102,535)	-			
Total Other Financing Sources (Uses)	(1,687,270)	(50,000)	(100,000)	(300,000)	-	(50,000)	-	(102,535)	-			
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses	3,104,012	71,165	(229,097)	(157,829)	(138,840)	152,885	(69,789)	49,570	49,792			
Fund Balance, Beginning of Year	11,045,934	287,434	229,097	1,064,868	138,840	619,332	90,503	297,069	2,089,612			
Fund Balance, End of Year	\$ 14,149,946	\$ 358,599	\$ -	\$ 907,039	\$ -	\$ 772,217	\$ 20,714	\$ 346,639	\$ 2,139,404			

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, 2023

	Tax Increment Financing							Debt Service Fund	Total
	District #16	District #17	District #18	Parkway	District #20	District #21	District #22		
Revenues:									
Property Taxes	\$ 404,937	\$ 88,533	\$ 84,767	\$ 1,083,850	\$ 86,661	\$ 9,184	\$ 126,401	\$ -	\$ 20,435,085
Intergovernmental	-	-	-	1,790,260	52,922	-	-	-	3,595,872
Interest	13,080	1,674	6,862	51,115	2,608	156	7,442	539	471,260
Reimbursements/Other	-	-	-	-	-	-	-	-	30,219
Total Revenues	418,017	90,207	91,629	2,925,225	142,191	9,340	133,843	539	24,532,436
Expenditures:									
Contractual Services	23,456	90,019	-	16,979	-	-	-	-	1,852,278
Tax Rebates	57,615	-	3,905	541,925	219,897	-	-	-	7,035,374
Surplus Payment	-	-	-	-	128,345	-	-	-	512,429
Capital Outlay	-	-	-	-	-	-	-	-	3,267,084
Debt Service:									
Principal	-	-	-	1,220,000	-	-	-	50,000	3,749,956
Interest and Fiscal Charges	-	-	-	1,056,275	-	-	-	68,718	2,659,784
Total Expenditures	81,071	90,019	3,905	2,835,179	348,242	-	-	118,718	19,076,905
Excess of Revenues Over (Under) Expenditures	336,946	188	87,724	90,046	(206,051)	9,340	133,843	(118,179)	5,455,531
Other Financing Sources (Uses)									
Operating Transfers In (Out)	-	-	-	-	-	-	-	68,517	(2,221,288)
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	68,517	(2,221,288)
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses	336,946	188	87,724	90,046	(206,051)	9,340	133,843	(49,662)	3,234,243
Fund Balance, Beginning of Year	569,419	(121,152)	400,793	2,983,700	206,051	(32,077)	333,979	63,982	20,267,384
Fund Balance, End of Year	\$ 906,365	\$ (120,964)	\$ 488,517	\$ 3,073,746	\$ -	\$ (22,737)	\$ 467,822	\$ 14,320	\$ 23,501,627

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, 2023

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, 2023 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, 2023.

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 \$24,148,929 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, 2023:

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 \$390,000 through \$1,955,000 due on May 1 and November 1 through 2024. The balance due on these bonds as of April 30, 2023 is \$10,935,000.

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 \$205,000 to \$715,000 due on May 1 and November 1 through 2029. The balance due on these bonds as of April 30, 2023 is \$4,805,000.

General Obligation Refunding Bonds, Series 2020, dated October 5, 2020, interest ranging from .85% to 1.55% payable January 1 and July 1, with scheduled principal payments of \$55,000 to \$1,010,000 through 2031. The balance due on these bonds as of April 30, 2023 is \$5,085,000. 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 \$580,000 to \$1,965,000 due on January 1 and July 1 through 2028. The balances due on these bonds as of April 30, 2023 are \$3,575,000 for the Series 2021A and \$7,970,000 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, 2023:

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, 2023 is \$76,460.

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, 2023 is \$244,303.

The annual requirements to amortize Tax Increment Financing related debt as of April 30, 2023 are as follows:

Year Ending April 30,	Principal	Interest	Totals
2024	\$ 4,203,627	\$ 1,500,034	\$ 5,703,661
2025	12,126,256	1,287,697	13,413,953
2026	2,858,818	638,226	3,497,044
2027	4,160,279	506,756	4,667,035
2028	4,196,783	345,389	4,542,172
2029-2031	<u>5,145,000</u>	<u>301,820</u>	<u>5,446,820</u>
	<u>\$ 32,690,763</u>	<u>\$ 4,579,922</u>	<u>\$ 37,270,685</u>

NOTE 4: REDEVELOPMENT AGREEMENT

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

The City made payments of \$296,502 to reduce the principal amount of the Tax Increment Financing notes for the Reunion Development Project agreement during the year ended April 30, 2023. The City made interest payments of \$698,828 related to these notes. Note balances related to this project in the total amount of \$21,538,678 are still outstanding and not reflected in the debt of the City as of April 30, 2023.

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
 FOR THE YEAR ENDED APRIL 30, 2023

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14	Carlyle/ Greenmont
Beginning Balance - Adjusted	\$ 11,109,916	\$ 287,434	\$ 229,097	\$ 1,064,868	\$ 138,840	\$ 619,332	\$ 90,503	\$ 297,069	\$ 2,089,612
Receipts:									
Property Taxes	14,313,699	207,573	95,038	1,421,901	38,988	244,728	31,434	168,222	2,029,169
Local Sales Tax	-	-	-	-	-	-	-	-	1,752,690
Interest	277,869	5,665	1,026	31,656	745	11,868	357	7,192	51,945
Reimbursements/Other	30,219	-	-	-	-	-	-	-	-
Total Receipts	14,621,787	213,238	96,064	1,453,557	39,733	256,596	31,791	175,414	3,833,804
Disbursements:									
Professional Fees/Plan									
Administration/Development	4,404,619	62,522	19,650	316,055	-	53,711	101,580	-	30,771
Financing Costs	399,478	-	-	995,331	-	-	-	-	2,738,656
Surplus Payment	-	-	205,511	-	178,573	-	-	-	-
Capital Costs	-	-	-	-	-	-	-	-	-
Tax Rebates	5,144,587	29,551	-	-	-	-	-	23,309	1,014,585
Total Disbursements	9,948,684	92,073	225,161	1,311,386	178,573	53,711	101,580	23,309	3,784,012
Other Financing Sources (Uses)									
Operating Transfer In (Out)	(1,618,753)	(50,000)	(100,000)	(300,000)	-	(50,000)	-	(102,535)	-
Total Other Financing Sources (Uses)	(1,618,753)	(50,000)	(100,000)	(300,000)	-	(50,000)	-	(102,535)	-
Excess of Receipts Over (Under) Disbursements	3,054,350	71,165	(229,097)	(157,829)	(138,840)	152,885	(69,789)	49,570	49,792
Ending Fund Balance (Deficit) - Unadjusted	14,164,266	358,599	-	907,039	-	772,217	20,714	346,639	2,139,404
Less: Appropriated for Debt Service	(5,645,521)	-	-	(21,538,678)	-	-	-	(197,969)	(12,873,561)
Ending Fund Balance (Deficit) - Adjusted	\$ 8,518,745	\$ 358,599	\$ -	\$ (20,631,639)	\$ -	\$ 772,217	\$ 20,714	\$ 148,670	\$ (10,734,157)
Property Tax	\$ 8,518,745	\$ 358,599	\$ -	\$ -	\$ -	\$ 772,217	\$ 20,714	\$ 148,670	\$ -
State Sales Tax	-	-	-	-	-	-	-	-	-
Local Sales Tax	-	-	-	-	-	-	-	-	-

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF SPECIAL ALLOCATION FUNDS
 FOR THE YEAR ENDED APRIL 30, 2023

	District #16	District #17	District #18	Frank Scott Parkway		District #20	District #21	District #22	Total
Beginning Balance - Adjusted	\$ 569,419	\$ (121,152)	\$ 400,793	\$ 2,983,700	\$ 206,051	\$ (32,077)	\$ 333,979	\$ 20,267,384	
Receipts:									
Property Taxes	404,937	88,533	84,767	1,083,850	86,661	9,184	126,401	20,435,085	
Local Sales Tax	-	-	-	1,790,260	52,922	-	-	3,595,872	
Interest	13,080	1,674	6,862	51,115	2,608	156	7,442	471,260	
Reimbursements/Other	-	-	-	-	-	-	-	30,219	
Total Receipts	418,017	90,207	91,629	2,925,225	142,191	9,340	133,843	24,532,436	
Disbursements:									
Professional Fees/Plan	23,456	90,019	-	16,979	-	-	-	5,119,362	
Administration/Development	-	-	-	2,276,275	-	-	-	6,409,740	
Financing Costs	-	-	-	-	128,345	-	-	512,429	
Surplus Payment	-	-	-	-	-	-	-	-	
Capital Costs	-	-	-	-	-	-	-	-	
Tax Rebates	57,615	-	3,905	541,925	219,897	-	-	7,035,374	
Total Disbursements	81,071	90,019	3,905	2,835,179	348,242	-	-	19,076,905	
Other Financing Sources (Uses)									
Operating Transfer In (Out)	-	-	-	-	-	-	-	(2,221,288)	
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	(2,221,288)	
Excess of Receipts Over (Under) Disbursements	336,946	188	87,724	90,046	(206,051)	9,340	133,843	3,234,243	
Ending Fund Balance (Deficit) - Unadjusted	906,365	(120,964)	488,517	3,073,746	-	(22,737)	467,822	23,501,627	
Less: Appropriated for Debt Service	-	-	-	(18,553,633)	-	-	-	(58,809,362)	
Ending Fund Balance (Deficit) - Adjusted	\$ 906,365	\$ (120,964)	\$ 488,517	\$ (15,479,887)	\$ -	\$ (22,737)	\$ 467,822	\$ (35,307,735)	
Property Tax	\$ 906,365	\$ -	\$ 488,517	\$ -	\$ -	\$ -	\$ 467,822	\$ 11,681,649	
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCE BY SOURCE
 (UNAUDITED)
 APRIL 30, 2023

	District #3	District #8	District #10	District #12	District #13	District #14	Carlyle/ Greenmont
Ending Fund Balance (Deficit) - Unadjusted	14,164,266	358,599	907,039	772,217	20,714	346,639	2,139,404
Less: Appropriated for Debt Service	(5,645,521)	-	(21,538,678)	-	-	(197,969)	(12,873,561)
Ending Fund Balance (Deficit) - Adjusted	\$ 8,518,745	\$ 358,599	\$ (20,631,639)	\$ 772,217	\$ 20,714	\$ 148,670	\$ (10,734,157)
Property Tax	\$ 8,518,745	\$ 358,599	\$ -	\$ 772,217	\$ 20,714	\$ 148,670	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	District #16	District #17	District #18	Frank Scott Parkway	District #21	District #22	
Ending Fund Balance (Deficit) - Unadjusted	906,365	(120,964)	488,517	3,073,746	(22,737)	467,822	
Less: Appropriated for Debt Service	-	-	-	(18,553,633)	-	-	
Ending Fund Balance (Deficit) - Adjusted	\$ 906,365	\$ (120,964)	\$ 488,517	\$ (15,479,887)	\$ (22,737)	\$ 467,822	
Property Tax	\$ 906,365	\$ -	\$ 488,517	\$ -	\$ -	\$ 467,822	
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

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

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCE BY SOURCE
 (UNAUDITED)
 APRIL 30, 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) - Adjusted	<u>\$ (20,410,017)</u>	<u>\$ (31,303)</u>	<u>\$ (221,506)</u>	<u>\$ 232,202</u>	<u>\$ (19,229,054)</u>	<u>\$ 139,366</u>	<u>\$ (20,465)</u>	<u>\$ 34,759</u>
Property Tax	\$ -	\$ -	\$ -	\$ 232,202	\$ -	\$ 88,453	\$ -	\$ 34,759
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,913	\$ -	\$ -

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

ANALYSIS OF FUND BALANCE BY SOURCE
 (UNAUDITED)
 APRIL 30, 2018

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	1,324,176	163,527	118,500	901,916	78,832	77,492	192,700	206,436
Less: Appropriated for Debt Service	<u>(8,837,893)</u>	-	-	<u>(19,938,426)</u>	-	-	-	<u>(281,623)</u>
Ending Fund Balance (Deficit) - Adjusted	<u>\$ (7,513,717)</u>	<u>\$ 163,527</u>	<u>\$ 118,500</u>	<u>\$ (19,036,510)</u>	<u>\$ 78,832</u>	<u>\$ 77,492</u>	<u>\$ 192,700</u>	<u>\$ (75,187)</u>
Property Tax	\$ -	\$ 163,527	\$ 118,500	\$ -	\$ 78,832	\$ 77,492	\$ 192,700	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					Frank Scott Parkway			
Ending Fund Balance (Deficit) - Unadjusted	3,796,969	13,653	(263,470)	172,085	2,548,988	108,284	(20,203)	16,326
Less: Appropriated for Debt Service	<u>(26,596,951)</u>	-	-	-	<u>(23,264,059)</u>	-	-	-
Ending Fund Balance (Deficit) - Adjusted	<u>\$ (22,799,982)</u>	<u>\$ 13,653</u>	<u>\$ (263,470)</u>	<u>\$ 172,085</u>	<u>\$ (20,715,071)</u>	<u>\$ 108,284</u>	<u>\$ (20,203)</u>	<u>\$ 16,326</u>
Property Tax	\$ -	\$ 13,653	\$ -	\$ 172,085	\$ -	\$ 64,272	\$ -	\$ 16,326
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,012	\$ -	\$ -

CITY OF BELLEVILLE, ILLINOIS
TAX INCREMENT FINANCING DISTRICTS

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

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

PART II - ACTIVITIES

During its fiscal year ending April 30, 2023, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #3 This District paid \$5,144,587 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 Raab Street reconstruction, the 6th Street reconstruction, Periwinkle Circle resurfacing, and West A reconstruction. The District also purchased a new E-One Custom Pumper, several vehicles, a Caterpillar backhoe loader and refurbished an E-75 fire truck.
- TIF #8 This District paid \$29,551 of tax incentive rebates to a business. The District also made a payment of \$40,500 to a business for acquisition and remodeling costs.
- TIF #9 This District closed in the current year and made a surplus distribution to the County.
- TIF #10 This District paid \$995,331 to a developer to reimburse for costs incurred for improvements that are part of a developer agreement. The District also paid for Reunion Blvd pavement improvements.
- TIF #11 This District closed in the current year and made a surplus distribution to the County.
- TIF #12 This District made payments related to engineering costs on the N Charles & Dewey Street reconstruction project.
- TIF #13 This District paid \$90,000 for asphalt patching on various streets.
- TIF #14 This District paid \$23,309 of tax incentive rebates to a business.
- TIF #15 This District paid tax incentive rebates of \$1,014,585 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 \$57,615 to a business.
- TIF #17 This District paid \$12,873 for curb and sidewalk work on Main and Church Streets. The District also made a \$40,000 reimbursement in connection with a developer agreement.
- TIF #18 No Material Activity.
- TIF #19 This District paid tax incentive rebates of \$541,925 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 \$219,897 to a business. This District also closed in the current year and made a surplus distribution to the County.
- TIF #21 No Material Activity.
- TIF #22 No Material Activity.

PART III - OBLIGATIONS

During the fiscal year ending April 30, 2023, 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.



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

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

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

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, 2023, 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, 2023 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 11 and 12 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 13 through 24 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the financial statements and accordingly, we express no opinion on it.

Compliance with Laws and Regulations

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

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

C. J. Schlosser & Company

Certified Public Accountants
Alton, Illinois

October 4, 2023