



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

FY 2024

Name of Redevelopment Project Area:

**Tax Increment Financing District #3**

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

**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)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	X	
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)] <b>If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).</b>		
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)] <b>Please enclose the CEO Certification (labeled Attachment B).</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)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		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)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>		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)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>		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)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	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)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	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)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>	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)] <b>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).</b>	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)] <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).</b>	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) <b>If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		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)] <b>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).</b>		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)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>		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. <b>If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).</b>	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 2024

**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 \$ 14,149,946

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	\$ 15,478,558	\$ 275,561,471	86%
State Sales Tax Increment		\$ 3,501,444	1%
Local Sales Tax Increment		\$ 1,513,695	0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 858,757	\$ 4,427,406	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 (identify source <u>Multiple</u> ; if multiple other sources, attach schedule)	\$ 1,382,603	\$ 20,321,757	6%

All Amount Deposited in Special Tax Allocation Fund \$ 17,719,918

Cumulative Total Revenues/Cash Receipts \$ 320,360,564 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 12,796,432

Transfers to Municipal Sources \$ 7,739,279

Distribution of Surplus \$ 20,535,711

Total Expenditures/Disbursements \$ (2,815,793)

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 11,334,153

Previous Year Adjustment (Explain Below) \$ 11,334,153

**FUND BALANCE, END OF REPORTING PERIOD\***

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

**Previous Year Explanation:**

**OTHER SOURCES OF REVENUE**  
**FY 2024**

---

Source of Revenue	Amount
Reimbursements	\$ 11,531.00
Lease/Debt Proceeds	\$ 915,950.00
Proceeds of Fixed Asset Sales	\$ 455,122.00
Total	\$ 1,382,603.00

**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 2024

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	228,820	
Dues	850	
		\$ 229,670
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
Marketing	604	
		\$ 604
4. Property assembly cost and site preparation costs.		
Demolitions	262,742	
		\$ 262,742
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	165,672	
Transfer to Debt Service Fund 66 for Bonds for Remodeling of Police Dept/City Hall	688,750	
Transfer to Debt Service Fund 46 for Bonds for Remodeling of Police Dept/City Hall	584,288	
Repairs	515,758	
Building Improvements	42,669	
		\$ 1,997,137
6. Costs of the construction of public works or improvements.		
Transfer to Debt Service Fund 64 for Bonds for Infrastructure Projects	107,006	
Transfer to Sewer Construction Fund	400,000	
Bellevue Park Improvements	680,429	
6th Street	1,859,348	
Raab Avenue	212,833	
Infrastructure Improvement / Concrete Patch / Ditching Program / Asphalt Patch	551,749	



SECTION 3.2 A  
PAGE 3

13. Relocation costs.		
14. Payments in lieu of taxes.		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		\$ -
17. Cost of day care services.		\$ -
18. Other.		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 12,796,432</b>

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 2024

TIF NAME:

Tax Increment Financing District #3

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs )

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
6. Costs of construction.		
Sidewalk Projects	89,363	
Lebanon Ave	911,347	
South Church	89,397	
South 16th Street	488,178	
Cool Valley Improvements	40,258	
Alum Feed Facility Sewer Upgrades	3,825	
Citizens Park Improvements	11,500	
West Main Improvements from 28th - 44th St	86,593	
Freeburg Avenue Roundabout	99,838	
Belleville Bike Trail	186,099	
Total Carried Forward to Section 3.2A, Page 1, Item #6		\$ 2,006,398

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

FY 2024

**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.**

<b>Name</b>	<b>Service</b>	<b>Amount</b>
A1 Professional Asphalt & Sealing LLC	Professional Services	\$ 18,971.00
Baer Heating & Cooling, Inc.	Repairs	\$ 310,159.00
Banner Fire Equipment Inc	Capital Costs	\$ 1,922,278.00
Baxmeyer Construction, Inc.	Const. of Public Works & Improve.	\$ 1,688,681.00
Belle Valley Dist. 119	Capital Costs	\$ 30,789.00
Belleville Americorps	Professional Services	\$ 15,000.00
Belleville H.S. District 201	Capital Costs	\$ 371,937.00
Belleville School District 118	Capital Costs	\$ 454,303.00
BP Roofing	Repairs	\$ 25,245.00
Broadway Ford Truck Sales Inc.	Capital Costs	\$ 305,949.00
Cardinal Buick GMC	Capital Costs	\$ 48,537.00
Clara B's, LLC	Remodeling	\$ 10,000.00
Clayton Holdings, LLC	Capital Costs	\$ 252,152.00
CMW Equipment	Capital Costs	\$ 38,246.00
Commerce Bank Equipment Finance	Remodeling	\$ 39,820.00
DMS Contracting Inc.	Const. of Public Works & Improve.	\$ 51,328.00
Electrico, Inc.	Professional Services	\$ 47,810.00
Emergency Lights Specialist, LLC	Capital Costs	\$ 12,167.00
Fournie Contracting Company, Inc.	Const. of Public Works & Improve.	\$ 420,676.00
Gametime	Const. of Public Works & Improve.	\$ 45,085.00
GIVSCO Construction Company	Remodeling	\$ 65,852.00
Gonzalez Companies, LLC	Const. of Public Works & Improve/PS	\$ 174,957.00
Hank's Excavating & Landscaping, Inc.	Const. of Public Works & Improve.	\$ 1,094,111.00
Harmony School Dist. 175	Capital Costs	\$ 80,332.00
Hickey Global Eco Dev Consulting, LLC	Professional Services	\$ 29,000.00
K.R.B. Excavating, Inc.	Const. of Public Works & Improve.	\$ 183,783.00
Kaskaskia Engineering Group LLC	Const. of Public Works & Improve.	\$ 99,838.00
Lochmueller Group	Const. of Public Works & Improve/PS	\$ 190,445.00
McCullough's Flooring Enterprise Inc.	Remodeling	\$ 30,000.00
Midwest Elevator Co., Inc.	Repairs	\$ 147,084.00
Miles Chevrolet	Capital Costs	\$ 52,983.00
Morrow Brothers Ford, Inc.	Capital Costs	\$ 208,445.00
See Attached Schedule for Additional Vendors		



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

FY 2024

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

\$ 11,334,153
---------------

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Lease Obligations	\$ 1,308,956	\$ 954,806
<b>Total Amount Designated for Obligations</b>	<b>\$ 1,308,956</b>	<b>\$ 954,806</b>

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Construction of Public Works & Improvements		\$ 12,362,000
Property Assembly		\$ 1,290,714
Remodeling		\$ 995,695
Demolition		\$ 515,275
Renovations & Repairs		\$ 502,100
Capital Costs		\$ 3,409,250
<b>Total Amount Designated for Project Costs</b>		<b>\$ 19,075,034</b>

<b>TOTAL AMOUNT DESIGNATED</b>	<b>\$ 20,029,840</b>
--------------------------------	----------------------

<b>SURPLUS/(DEFICIT)</b>	<b>\$ (8,695,687)</b>
--------------------------	-----------------------

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

FY 2024

**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.**

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 2024

**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. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	169
2b. Did the municipality undertake any <u>NEW</u> projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?	3

**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
<b>TOTAL:</b>			
Private Investment Undertaken (See Instructions)	\$ 121,559,867	\$ -	\$ -
Public Investment Undertaken	\$ 50,954,884	\$ -	\$ 2,311,684
Ratio of Private/Public Investment	2 27/70		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

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

**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

<b>Project 26:</b>			
West Main Parking Lot			
Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken	\$ 17,750		
Ratio of Private/Public Investment	0		0
<b>Project 27:</b>			
City Hall Windows			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 37,610		
Ratio of Private/Public Investment	0		0
<b>Project 28:</b>			
Douglas & E Main; 6th & W Main Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 33,579		
Ratio of Private/Public Investment	0		0
<b>Project 29:</b>			
North Charles Streetscape			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 109,069		
Ratio of Private/Public Investment	0		0
<b>Project 30:</b>			
West Main Welcome Sign			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 75,190		
Ratio of Private/Public Investment	0		0
<b>Project 31:</b>			
Walnut Hill Cemetery Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 70,504		
Ratio of Private/Public Investment	0		0
<b>Project 32:</b>			
Parking Lots			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 223,352		
Ratio of Private/Public Investment	0		0
<b>Project 33:</b>			
Citizen Park Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 133,868		
Ratio of Private/Public Investment	0		0
<b>Project 34:</b>			
Pool Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 33,223		
Ratio of Private/Public Investment	0		0

<b>Project 35:</b>			
Scheel Street Station			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	51,255	
Ratio of Private/Public Investment		0	0
<b>Project 36:</b>			
South Jackson Street Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	134,355	
Ratio of Private/Public Investment		0	0
<b>Project 37:</b>			
11th Street Construction			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	508,047	
Ratio of Private/Public Investment		0	0
<b>Project 38:</b>			
Belleville Streetscape			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	855,260	
Ratio of Private/Public Investment		0	0
<b>Project 39:</b>			
North 15th Street & Donna Drive			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	322,725	
Ratio of Private/Public Investment		0	0
<b>Project 40:</b>			
Public Works Office			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	69,156	
Ratio of Private/Public Investment		0	0
<b>Project 41:</b>			
South Belt West Sewer Separation			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	2,870,268	
Ratio of Private/Public Investment		0	0
<b>Project 42:</b>			
South Fire Station			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	3,196,225	
Ratio of Private/Public Investment		0	0
<b>Project 43:</b>			
17th Street Extension and Widening			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	4,943,856	
Ratio of Private/Public Investment		0	0
<b>Project 44:</b>			
Old Caseyville/15th Street Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	111,419	
Ratio of Private/Public Investment		0	0

<b>Project 45:</b>			
Sandwedge @ 159 Project			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	291,179	
Ratio of Private/Public Investment		0	0
<b>Project 46:</b>			
512 West Main - Parks & Recreation Bldg			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,809,720	
Ratio of Private/Public Investment		0	0
<b>Project 47:</b>			
Maintenance Campus/Salt Storage Bldg			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	606,967	
Ratio of Private/Public Investment		0	0
<b>Project 48:</b>			
Frank Scott Parkway Widening			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	820,273	
Ratio of Private/Public Investment		0	0
<b>Project 49:</b>			
Tower Plaza Road Extension			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	119,166	
Ratio of Private/Public Investment		0	0
<b>Project 50:</b>			
95th & IL 157			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	278,090	
Ratio of Private/Public Investment		0	0
<b>Project 51:</b>			
U-Mark Inc.			
Private Investment Undertaken (See Instructions)	\$	70,000	
Public Investment Undertaken	\$	11,000	
Ratio of Private/Public Investment		6 4/11	0
<b>Project 52:</b>			
White Cottage			
Private Investment Undertaken (See Instructions)	\$	55,000	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0
<b>Project 53:</b>			
Watt's Copy Systems			
Private Investment Undertaken (See Instructions)	\$	290,800	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0
<b>Project 54:</b>			
Yaekel & Associates			
Private Investment Undertaken (See Instructions)	\$	145,000	
Public Investment Undertaken	\$	36,800	
Ratio of Private/Public Investment		3 63/67	0

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

<b>Project 56:</b>			
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

<b>Project 57:</b>			
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

<b>Project 58:</b>			
PTL Manufacturing			
Private Investment Undertaken (See Instructions)	\$	1,850,000	
Public Investment Undertaken	\$	169,071	
Ratio of Private/Public Investment		10 65/69	0

<b>Project 59:</b>			
RST LLC			
Private Investment Undertaken (See Instructions)	\$	844,000	
Public Investment Undertaken	\$	36,866	
Ratio of Private/Public Investment		22 42/47	0

<b>Project 60:</b>			
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

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

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

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

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

<b>Project 65:</b>			
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

<b>Project 66:</b>			
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

<b>Project 67:</b>			
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

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

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

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

<b>Project 71:</b>			
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

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

<b>Project 73:</b>			
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

<b>Project 74:</b>			
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

<b>Project 75:</b>			
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

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

<b>Project 77:</b>			
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

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

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

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

<b>Project 81:</b>			
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

<b>Project 82:</b>			
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

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

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

<b>Project 85:</b>			
Legend Holdings			
Private Investment Undertaken (See Instructions)	\$	870,000	
Public Investment Undertaken	\$	17,500	
Ratio of Private/Public Investment		49 5/7	0
<b>Project 86:</b>			
Contractors Roofing & Supply			
Private Investment Undertaken (See Instructions)	\$	590,000	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0
<b>Project 87:</b>			
North Illinois Streetscape			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	2,274,255	
Ratio of Private/Public Investment		0	0
<b>Project 88:</b>			
Dapron Drive			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,060,712	
Ratio of Private/Public Investment		0	0
<b>Project 89:</b>			
BiCentennial Park			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	1,178,624	
Ratio of Private/Public Investment		0	0
<b>Project 90:</b>			
North 37th Street Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	46,059	
Ratio of Private/Public Investment		0	0
<b>Project 91:</b>			
The EDGE			
Private Investment Undertaken (See Instructions)	\$	5,340,000	
Public Investment Undertaken	\$	115,639	
Ratio of Private/Public Investment		46 13/73	0
<b>Project 92:</b>			
IL 15 Interchange @ 158			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	32,732	
Ratio of Private/Public Investment		0	0
<b>Project 93:</b>			
East Washington Coupler			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$	112,000	
Ratio of Private/Public Investment		0	0
<b>Project 94:</b>			
Fletcher's Kitchen & Tap			
Private Investment Undertaken (See Instructions)	\$	45,000	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

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

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

<b>Project 97:</b> 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

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

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

<b>Project 100:</b> 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

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

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

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

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

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

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

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

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

<b>Project 109:</b> 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<b>Project 124:</b> 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

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

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

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

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

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

<b>Project 130:</b> Auffenberg Ford (2017)			
Private Investment Undertaken (See Instructions)	\$	2,000,000	
Public Investment Undertaken	\$	1,200,000	
Ratio of Private/Public Investment		1 2/3	0

<b>Project 131:</b> 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

<b>Project 132:</b> Marco Investment Group, LLC			
Private Investment Undertaken (See Instructions)	\$	1,180,000	
Public Investment Undertaken	\$	107,702	
Ratio of Private/Public Investment		10 22/23	0

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

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

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

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

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

<b>Project 138:</b> 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

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

<b>Project 140:</b> 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

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

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

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

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

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

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

<b>Project 147:</b> 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

<b>Project 148:</b> 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		13	0

<b>Project 149:</b> Women World of Beauty, LLC			
Private Investment Undertaken (See Instructions)	\$	66,923	
Public Investment Undertaken	\$	5,000	
Ratio of Private/Public Investment		13 5/13	0

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

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

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

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

<b>Project 154:</b> McCullough's Flooring (2021)			
Private Investment Undertaken (See Instructions)	\$	550,000	
Public Investment Undertaken	\$	90,000	
Ratio of Private/Public Investment		6 1/9	0

<b>Project 155:</b> 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

<b>Project 156:</b> White Cottage Ice Cream, Inc			
Private Investment Undertaken (See Instructions)	\$	54,300	
Public Investment Undertaken	\$	20,000	
Ratio of Private/Public Investment		2 5/7	0

<b>Project 157:</b> 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

<b>Project 158:</b> Pinnacle Eateries, LLC			
Private Investment Undertaken (See Instructions)	\$	895,000	
Public Investment Undertaken	\$	20,000	
Ratio of Private/Public Investment		44 3/4	0

<b>Project 159:</b> 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

<b>Project 160:</b> Oral Facial Surgery Institute of Illinois			
Private Investment Undertaken (See Instructions)	\$	573,500	
Public Investment Undertaken	\$	100,000	
Ratio of Private/Public Investment		5 61/83	0

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

<b>Project 162:</b> MG & FG Group, LLC			
Private Investment Undertaken (See Instructions)	\$	34,490	
Public Investment Undertaken	\$	10,000	
Ratio of Private/Public Investment		3 22/49	0

<b>Project 163:</b> Tropical Breeze Café			
Private Investment Undertaken (See Instructions)	\$	123,000	
Public Investment Undertaken			\$ 10,000
Ratio of Private/Public Investment		0	0

<b>Project 164:</b> Knipp Roofing & Exteriors, Inc			
Private Investment Undertaken (See Instructions)	\$	190,000	
Public Investment Undertaken			\$ 15,155
Ratio of Private/Public Investment		0	0

<b>Project 165:</b> George Renner & Sons Funeral Homes, Inc			
Private Investment Undertaken (See Instructions)	\$	1,440,000	
Public Investment Undertaken			\$ 209,034
Ratio of Private/Public Investment		0	0

<b>Project 166:</b> Clara B's, LLC			
Private Investment Undertaken (See Instructions)	\$	32,000	
Public Investment Undertaken	\$	10,000	
Ratio of Private/Public Investment		3 1/5	0

<b>Project 167:</b> Trolley Circle Limited Partnership			
Private Investment Undertaken (See Instructions)	\$	13,000,000	
Public Investment Undertaken			\$ 1,043,390
Ratio of Private/Public Investment		0	0

<b>Project 168:</b> Tygracon Properties (107 E D St)			
Private Investment Undertaken (See Instructions)	\$	330,000	
Public Investment Undertaken			\$ 80,000
Ratio of Private/Public Investment		0	0

<b>Project 169:</b> Blounts & Moore, LLC			
Private Investment Undertaken (See Instructions)	\$	1,800,000	
Public Investment Undertaken			\$ 800,000
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 2024

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.

Project Name	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.	
	Temporary	Permanent	Temporary	Permanent
Trolley Circle Limited Partnership	0	2	0	0
Tygracon Properties (107 E D St)	0	0	0	0
Blounts & Moore, LLC	0	32	0	0

**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.

Project Name	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.
Trolley Circle Limited Partnership	\$417,356	\$0
Tygracon Properties (107 E D St)	\$7,822	\$0
Blounts & Moore, LLC	\$57,788	\$0

**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:

Project Name	Stated Rate of Return
Trolley Circle Limited Partnership	None identified
Tygracon Properties (107 E D St)	None identified
Blounts & Moore, LLC	None identified

**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 2024

**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

---

---



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

September 30, 2024

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 #10 Lower Richland Creek, 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 #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, 2023 - April 30, 2024 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 17, 2024

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

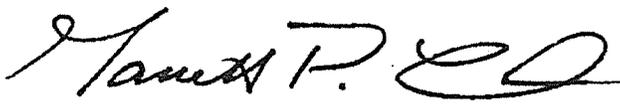
**Re: Illinois Tax Increment Redevelopment Act:  
Fiscal Year 2024 (May 1, 2023 through April 30, 2024)**

**Tax Increment Financing District #3, Tax Increment Financing District #8 Downtown South, Tax Increment Financing District #10 Lower Richland Creek, 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 #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, 2023 through April 30, 2024 (FY2024). I find that the City has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder, to the best of my knowledge and belief.

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

By:   
Garrett P. Hoerner

ATTACHMENT D

**PART II - ACTIVITIES**

During its fiscal year ending April 30, 2024, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #3 This District paid \$988,466 of tax rebates to school districts for capital replacement costs. This District also made a surplus distribution to the County. The District performed work on several infrastructure projects such as the Raab Street reconstruction, the 6<sup>th</sup> Street reconstruction, South 16<sup>th</sup> Street reconstruction, Lebanon Avenue reconstruction, and Bellevue Park improvements. The District also purchased a new aerial ladder truck, several vehicles, a Vermeer brush chipper, a street sweeper, and a Typhoon rescue pumper fire truck.
- TIF #8 This District paid \$31,171 of tax incentive rebates to a business. The District also made payments related to the resurfacing of East Adams Street.
- TIF #10 This District paid \$1,075,129 to a developer to reimburse for costs incurred for improvements that are part of a developer agreement.
- TIF #12 This District made payments related to costs of the N Charles & Dewey Street reconstruction project.
- TIF #13 No Material Activity
- TIF #14 No Material Activity
- TIF #15 This District paid tax incentive rebates of \$1,058,608 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 \$59,826 to a business. This District also made payments related to improvement costs at Belleville Bicentennial Park.
- TIF #17 This District paid \$16,500 for condensing units on the Art on the Square building. This District also paid \$8,203 of tax incentive rebates to a business as well as made \$50,000 of reimbursements in connection with developer agreements.
- TIF #18 This District made miscellaneous infrastructure improvements in the current year.
- TIF #19 This District paid tax incentive rebates of \$524,385 to a business as part of a developer agreement and also retired bond debt related to that agreement.
- TIF #21 No Material Activity.
- TIF #22 No Material Activity.

## ATTACHMENT E

### DEVELOPMENT AGREEMENT

This agreement made this 20<sup>th</sup> day of June, 2023 by and between the City of Belleville, Illinois (the "City") and Trolley Circle Limited Partnership. ("Trolley Circle Limited Partnership"):

#### WITNESSETH:

WHEREAS, Trolley Circle Limited Partnership, intends on investing a minimum of \$13,000,000 to complete the construction of a new 70 Unit 55+ Senior Independent Living apartment community located at 1110 Comwest Parkway 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 Trolley Circle Limited Partnership would provide jobs at said location.

#### Responsibilities of the City of Belleville

1. Rebate of incremental property taxes directly related to improvements on parcel 07-13.0-108-005 (or any subsequent parcel numbers) for five (5) years:
  - a. Year 1: 50%
  - b. Year 2: 50%
  - c. Year 3: 50%
  - d. Year 4: 50%
  - e. Year 5: 50%

#### Responsibilities of Trolley Circle Limited Partnership

- A. Invest no less than \$13,000,000 for the construction of a 70 Unit 55+ Senior Independent Living apartment community no later than December 31, 2024; and,
- B. Create two (2) FTE jobs within the first year of operation, and;
- C. Trolley Circle Limited Partnership, and any heirs and/or successors shall remain and operate at the site for no less than ten (10) years, and;
- D. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

#### Penalties

In the event that Trolley Circle Limited Partnership fails to meet its obligations under Sections (A), (B), (C), (D), (E) or (F) of the section entitled "Responsibilities of Trolley Circle Limited Partnership" 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 Trolley Circle Limited Partnership 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 Trolley Circle Limited Partnership".
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 Trolley Circle Limited Partnership". 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 Trolley Circle Limited Partnership".

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

By: Patty Gregory  
 MAYOR

ATTEST: [Signature]  
 CITY CLERK

Trolley Circle Limited Partnership  
 500 S. Front Street - 10<sup>th</sup> Floor  
 Columbus, Ohio 43215

By: [Signature]  
 Barry A. Accountius  
 Vice President - Development  
 Liam P. McGuigan  
 Authorized Signor

## DEVELOPMENT AGREEMENT

This agreement made this 20<sup>th</sup> day of February, 2024 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 \$330,000.00 to complete the acquisition and remodeling of the existing single-family residential home located at 107 East D 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.

#### **Responsibilities of the City of Belleville**

1. Sell the property located at 107 East D St. (parcel 08-22.0-302-012) for the sum of \$1.00 to Tygracon Properties, Inc., and;
2. Provide clean title to the property located at 107 East D St. (parcel 08-22.0-302-012) at the time of closing or reimburse Tygracon Properties, Inc. for the cost of removing any liens that exist on the property; and,
3. Provide Tygracon Properties, Inc. \$80,000.00 in TIF #3 funding for remodeling costs for the Project upon issuance of a building permit, and;
4. Rebate 50% of incremental property taxes on parcel 08-22.0-302-012 for five (5) years, and;
5. Remove scrub trees and grind existing tree stumps prior to closing on the property, and;
6. Install sidewalk along East D St. and tie into existing sidewalk on North Jackson St subject to completion of Item A under Responsibilities of Tygracon Properties, Inc.

#### **Responsibilities of Tygracon Properties, Inc.**

- A. Purchase the property located at 107 East D St. (parcel 08-22.0-302-012) from the City of Belleville for the sum of \$1.00, and;
- B. Return the property to the City of Belleville in the event the project is not completed, or substantial progress has not been completed within twenty-four (24) months of the date of this agreement, and;
- C. Invest no less than \$250,000.00, plus an additional \$80,000.00 in TIF #3 funding, at 107 East D St. (parcel 08-22.0-302-012) including but not limited to the remodeling of the existing single-family residential home, no later than twenty-four (24) months after closing on the property, and;
- D. Commit to maintain the appearance of the entire property in compliance with City codes and ordinances, including but not limited to landscaping/weeds/grass, fencing, trash, etc., and;
- E. Tygracon Properties, Inc. and any heirs and/or successors shall own and maintain the property as a single family residence for no less than ten (10) years, and;
- F. Compliance with Historic District Design Guidelines/Policies & Procedures Manual for exterior improvements, 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, all public funds provided under (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 shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid.
3. Notices. Notices, or other communications required or which may be given under this Agreement shall be in writing, and delivered either personally, or by certified or registered mail, to the addresses indicated for each party below after their respective signatures, or to such other address as designated by a party similar notice to the other party. Date of notice shall be the date of delivery in the case of delivered notice or the date of posting in the mail in the case of mail notice.
4. Signage. Agree to allow City to place on the premises a sign indicating financial assistance has been provided by the City of Belleville for a minimum of fifteen (15) days each before and after opening of the facility.
5. Current with Payments. Agree to pay in full the City of Belleville on any outstanding invoices containing the name or names of the individual, company and/or corporation receiving the said inducements.
6. Execution of Agreement. If this agreement is not fully executed within sixty (60) days of City Council approval, it shall be considered null and void.
7. Prevailing Wage. Projects receiving incentives/inducements from the City of Belleville will be required to comply with the President's executive order no. 11246, as amended (prevailing wage).
8. Supersedes. This Agreement supersedes and replaces any and all prior agreements and understandings between the City and Tygracon Properties, Inc. with respect to the subject matter hereof.
9. Request of Payment. The party receiving inducements must officially request payment from the City. This must be done via letter to include documentation of costs incurred as outlined in the section titled "Responsibilities of Tygracon Properties, Inc.".
10. Compliance Reporting. Agree to submit Annual Certification of Compliance With Development Agreement form to document compliance with items as outlined in the section titled "Responsibilities of Tygracon Properties, Inc.". Such reporting is required for the life of the agreement, which is defined as the timeframe of the commitment to remain and operate at the project location as identified in the section titled "Responsibilities of Tygracon Properties, Inc.".

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

By: Patty Gregory  
 MAYOR

ATTEST: [Signature]  
 CITY CLERK

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

By: [Signature]  
 Karl Gilpin, President

## DEVELOPMENT AGREEMENT

This agreement made this 20<sup>th</sup> day of February, 2024 by and between the City of Belleville, Illinois (the "City") and **Blounts & Moore, LLC** ("**Blounts & Moore, LLC**");

### WITNESSETH:

**WHEREAS, Blounts & Moore, LLC,** intends on investing a minimum of \$1,800,000.00 to complete the remodeling of the existing facility located at 7300 Twin Pyramid Parkway 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 **Blounts & Moore, LLC** would provide jobs at said location.

#### **Responsibilities of the City of Belleville**

1. Reimburse Blounts & Moore, LLC. \$800,000.00 in TIF #3 funds, for remodeling and renovation of the existing facility located at 7300 Twin Pyramid Parkway, after receipt of documentation of eligible costs incurred. Payments will be due to Blounts & Moore, LLC. in two installments of \$400,000.00 with the first payment to be paid no later than April 30, 2024 and the second payment no earlier than May 1, 2024 and no later than April 30, 2025.

#### **Responsibilities of Blounts & Moore, LLC**

- A. Invest no less than \$1,800,000.00 for the remodeling of the existing facility located at 7300 Twin Pyramid Parkway no later than August 31, 2024; and,
- B. Commit to create (30) FTE jobs within the first year of operation, and;
- C. Commit to create (2) additional FTE jobs within two years of operation, and;
- D. Commit to annual sales subject to sales tax of no less than \$8,500,000.00, and;
- E. Blounts & Moore, LLC and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- F. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

#### **Penalties**

In the event that **Blounts & Moore, LLC,** fails to meet its obligations under Sections (A), (B), (C), (D), (E), or (F) of the section entitled "Responsibilities of **Blounts & Moore, 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 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 Blounts & Moore, 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 Blounts & Moore, 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 Blounts & Moore, 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 Blounts & Moore, LLC".

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

By: Patty Gregory  
MAYOR

ATTEST: [Signature]  
CITY CLERK

BLOUNTS & MOORE, LLC  
527 S. Wells Street  
Chicago, IL 62223

DocuSigned by:  
By: [Signature] 4/16/2024  
RITA SCOTT, PRINCIPAL

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, 2024

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**

**TABLE OF CONTENTS  
APRIL 30, 2024**

	<u>Page</u>
Part I – Financial Information	
Independent Auditor’s Report	1 - 3
Combining Balance Sheet – All Tax Increment Financing Districts	4 - 5
Combining Statement of Revenues, Expenditures, and Changes In Fund Balances - All Tax Increment Financing Districts	6 - 7
Notes to Financial Statements	8 - 10
Supplementary Information:	
Analysis of Special Allocation Funds	11 - 12
Analysis of Fund Balances by Source	13 - 22
Part II – Activities	23
Part III – Obligations	24

**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 #10 Lower Richland Creek, 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 #21 Belle Valley III, and Tax Increment Financing District #22 Route 15 North as of and for the year ended April 30, 2024, 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, 2024 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. Q. Schlosser & Company LLC*

Certified Public Accountants  
Alton, Illinois  
September 30, 2024

**CITY OF BELLEVILLE, ILLINOIS**  
**TAX INCREMENT FINANCING DISTRICTS**

COMBINING BALANCE SHEET  
ALL TAX INCREMENT FINANCING DISTRICTS  
APRIL 30, 2024

	Tax Increment Financing							
	District #3	District #8	District #10	District #12	District #13	District #14	Carlyle/ Greenmont	District #16
<u>Assets</u>								
Cash and Investments	\$ 12,856,321	\$ -	\$ 1,138,335	\$ 894,549	\$ 49,865	\$ 441,568	\$ 1,928,187	\$ 1,301,021
Receivables (Net of allowance for uncollectible):								
Property Tax	17,874,000	-	1,668,800	345,000	37,000	200,300	2,176,000	472,500
Intergovernmental	-	-	-	-	-	-	451,596	-
Due Between TIF Funds	163,000	-	-	-	-	-	-	-
Total Assets	<u>\$ 30,893,321</u>	<u>\$ -</u>	<u>\$ 2,807,135</u>	<u>\$ 1,239,549</u>	<u>\$ 86,865</u>	<u>\$ 641,868</u>	<u>\$ 4,555,783</u>	<u>\$ 1,773,521</u>
<u>Liabilities, Deferred Inflows of Resources, and Fund Balance</u>								
Liabilities:								
Accounts Payable	\$ 1,685,168	\$ -	\$ -	\$ 31,389	\$ -	\$ -	\$ -	\$ 232,528
Deferred Inflows of Resources:								
Unearned Revenue	17,874,000	-	1,668,800	345,000	37,000	200,300	2,309,529	472,500
Fund Balance:								
Restricted for Debt Service	-	-	-	-	-	-	2,246,254	-
Restricted	11,334,153	-	1,138,335	863,160	49,865	441,568	-	1,068,493
Total Fund Balance	<u>11,334,153</u>	<u>-</u>	<u>1,138,335</u>	<u>863,160</u>	<u>49,865</u>	<u>441,568</u>	<u>2,246,254</u>	<u>1,068,493</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 30,893,321</u>	<u>\$ -</u>	<u>\$ 2,807,135</u>	<u>\$ 1,239,549</u>	<u>\$ 86,865</u>	<u>\$ 641,868</u>	<u>\$ 4,555,783</u>	<u>\$ 1,773,521</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, 2024

Assets	Tax Increment Financing					Debt Service Fund	Total
	District #17	District #18	Frank Scott Parkway	District #21	District #22		
Cash and Investments	\$ 109,767	\$ 549,428	\$ 2,870,126	\$ 2,373	\$ 615,744	\$ 2,407	\$ 22,759,691
Receivables (Net of allowance for uncollectible):							
Property Tax	205,100	126,500	1,269,700	10,600	125,100	-	24,510,600
Intergovernmental	-	-	485,099	-	-	-	936,695
Due Between TIF Funds	(146,000)	-	-	(17,000)	-	-	-
Total Assets	\$ 168,867	\$ 675,928	\$ 4,624,925	\$ (4,027)	\$ 740,844	\$ 2,407	\$ 48,206,986
<b>Liabilities, Deferred Inflows of Resources, and Fund Balance</b>							
Liabilities:							
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,949,085
Deferred Inflows of Resources:							
Unearned Revenue	205,100	126,500	1,439,207	10,600	125,100	-	24,813,636
Fund Balance:							
Restricted for Debt Service	-	-	3,185,718	-	-	2,407	5,434,379
Restricted	(36,233)	549,428	-	(14,627)	615,744	-	16,009,886
Total Fund Balance	(36,233)	549,428	3,185,718	(14,627)	615,744	2,407	21,444,265
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 168,867	\$ 675,928	\$ 4,624,925	\$ (4,027)	\$ 740,844	\$ 2,407	\$ 48,206,986

**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, 2024

	Tax Increment Financing							
	District #3	District #8	District #10	District #12	District #13	District #14	Carlyle/ Greenmont	District #16
<b>Revenues:</b>								
Property Taxes	\$ 15,478,558	\$ -	\$ 1,535,898	\$ 285,523	\$ 34,278	\$ 181,290	\$ 2,117,216	\$ 442,740
Intergovernmental	-	-	-	-	-	-	1,711,201	-
Interest	858,757	5,294	73,551	42,445	1,048	19,750	110,535	52,295
Proceeds of Fixed Asset Sales	455,122	-	-	-	-	-	-	-
Reimbursements/Other	11,531	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>16,803,968</b>	<b>5,294</b>	<b>1,609,449</b>	<b>327,968</b>	<b>35,326</b>	<b>201,040</b>	<b>3,938,952</b>	<b>495,035</b>
<b>Expenditures:</b>								
Contractual Services	1,431,761	8,992	3,024	16,738	6,175	2,000	21,000	39,200
Tax Rebates	988,466	31,171	-	-	-	-	1,058,608	59,826
Surplus Payment	7,686,340	-	-	-	-	-	-	-
Capital Outlay	8,292,128	323,730	-	170,287	-	-	-	233,881
Debt Service:								
Principal	281,907	-	-	-	-	-	2,315,000	-
Interest and Fiscal Charges	10,064	-	1,075,129	-	-	-	437,494	-
<b>Total Expenditures</b>	<b>18,690,666</b>	<b>363,893</b>	<b>1,078,153</b>	<b>187,025</b>	<b>6,175</b>	<b>2,000</b>	<b>3,832,102</b>	<b>332,907</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>(1,886,698)</b>	<b>(358,599)</b>	<b>531,296</b>	<b>140,943</b>	<b>29,151</b>	<b>199,040</b>	<b>106,850</b>	<b>162,128</b>
<b>Other Financing Sources (Uses)</b>								
Proceeds from Debt	915,950	-	-	-	-	-	-	-
Operating Transfers In (Out)	(1,845,045)	-	(300,000)	(50,000)	-	(104,111)	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>(929,095)</b>	<b>-</b>	<b>(300,000)</b>	<b>(50,000)</b>	<b>-</b>	<b>(104,111)</b>	<b>-</b>	<b>-</b>
<b>Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses</b>	<b>(2,815,793)</b>	<b>(358,599)</b>	<b>231,296</b>	<b>90,943</b>	<b>29,151</b>	<b>94,929</b>	<b>106,850</b>	<b>162,128</b>
<b>Fund Balance, Beginning of Year</b>	<b>14,149,946</b>	<b>358,599</b>	<b>907,039</b>	<b>772,217</b>	<b>20,714</b>	<b>346,639</b>	<b>2,139,404</b>	<b>906,365</b>
<b>Fund Balance, End of Year</b>	<b>\$ 11,334,153</b>	<b>\$ -</b>	<b>\$ 1,138,335</b>	<b>\$ 863,160</b>	<b>\$ 49,865</b>	<b>\$ 441,568</b>	<b>\$ 2,246,254</b>	<b>\$ 1,068,493</b>

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, 2024**

	Tax Increment Financing					Debt Service Fund	Total
	District #17	District #18	Frank Scott Parkway	District #21	District #22		
<b>Revenues:</b>							
Property Taxes	\$ 148,500	\$ 101,148	\$ 1,048,769	\$ 9,838	\$ 130,614	\$ -	\$ 21,514,372
Intergovernmental	-	-	1,832,167	-	-	-	3,543,368
Interest	5,869	24,493	110,726	272	19,308	287	1,324,630
Proceeds of Fixed Asset Sales	-	-	-	-	-	-	455,122
Reimbursements/Other	-	17,699	-	-	-	-	29,230
<b>Total Revenues</b>	<b>154,369</b>	<b>143,340</b>	<b>2,991,662</b>	<b>10,110</b>	<b>149,922</b>	<b>287</b>	<b>26,866,722</b>
<b>Expenditures:</b>							
Contractual Services	61,435	32,429	11,616	2,000	2,000	-	1,638,370
Tax Rebates	8,203	-	524,385	-	-	-	2,670,659
Surplus Payment	-	-	-	-	-	-	7,686,340
Capital Outlay	-	-	-	-	-	-	9,020,026
<b>Debt Service:</b>							
Principal	-	-	1,365,000	-	-	55,000	4,016,907
Interest and Fiscal Charges	-	-	978,689	-	-	68,318	2,569,694
<b>Total Expenditures</b>	<b>69,638</b>	<b>32,429</b>	<b>2,879,690</b>	<b>2,000</b>	<b>2,000</b>	<b>123,318</b>	<b>27,601,996</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>84,731</b>	<b>110,911</b>	<b>111,972</b>	<b>8,110</b>	<b>147,922</b>	<b>(123,031)</b>	<b>(735,274)</b>
<b>Other Financing Sources (Uses)</b>							
Proceeds from Debt	-	-	-	-	-	-	915,950
Operating Transfers In (Out)	-	(50,000)	-	-	-	111,118	(2,238,038)
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>(50,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>111,118</b>	<b>(1,322,088)</b>
<b>Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses</b>	<b>84,731</b>	<b>60,911</b>	<b>111,972</b>	<b>8,110</b>	<b>147,922</b>	<b>(11,913)</b>	<b>(2,057,362)</b>
<b>Fund Balance, Beginning of Year</b>	<b>(120,964)</b>	<b>488,517</b>	<b>3,073,746</b>	<b>(22,737)</b>	<b>467,822</b>	<b>14,320</b>	<b>23,501,627</b>
<b>Fund Balance, End of Year</b>	<b>\$ (36,233)</b>	<b>\$ 549,428</b>	<b>\$ 3,185,718</b>	<b>\$ (14,627)</b>	<b>\$ 615,744</b>	<b>\$ 2,407</b>	<b>\$ 21,444,265</b>

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, 2024

**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 and #10	2000
District #12	2003
District #13	2004
District #14	2006
Districts #15, #16, #17, #18 and #19	2008
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, 2024 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, 2024.

**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 \$22,759,691 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, 2024:

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 \$445,000 through \$1,995,000 due on May 1 and November 1 through 2024 and a final balance of \$7,660,000 due on May 1, 2036. The balance due on these bonds as of April 30, 2024 is \$10,060,000.

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 \$225,000 to \$715,000 due on May 1 and November 1 through 2029. The balance due on these bonds as of April 30, 2024 is \$4,315,000.

General Obligation Refunding Bonds, Series 2020, dated October 5, 2020, interest ranging from .95% 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, 2024 is \$5,030,000. 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 \$620,000 to \$1,820,000 due on January 1 and July 1 through 2028. The balances due on these bonds as of April 30, 2024 are \$2,735,000 for the Series 2021A and \$6,495,000 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, 2024:

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, 2024 is \$38,856.

Capital Lease for an aerial ladder truck, dated November 21, 2023, interest rate of 4.77 percent payable in fourteen semiannual installments of \$77,724 through November 21, 2030. The balance due on this lease as of April 30, 2024 is \$915,950.

The annual requirements to amortize Tax Increment Financing related debt as of April 30, 2024 are as follows:

Year Ending April 30,	Principal	Interest	Totals
2025	\$ 5,226,947	\$ 1,349,830	\$ 6,576,777
2026	2,928,550	1,093,326	4,021,876
2027	4,194,272	953,842	5,148,114
2028	4,070,270	790,912	4,861,182
2029	1,831,558	649,702	2,481,260
2030-2034	3,678,209	2,300,739	5,978,948
2035-2037	<u>7,660,000</u>	<u>1,091,550</u>	<u>8,751,550</u>
	<u>\$ 29,589,806</u>	<u>\$ 8,229,901</u>	<u>\$ 37,819,707</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 did not make any payments to reduce the principal amount of the Tax Increment Financing notes for the Reunion Development Project agreement during the year ended April 30, 2024. The City made interest payments of \$1,075,129 related to these notes. Note balances related to this project in the total amount of \$22,601,016 are still outstanding and not reflected in the debt of the City as of April 30, 2024.

**CITY OF BELLEVILLE, ILLINOIS**  
**TAX INCREMENT FINANCING DISTRICTS**

ANALYSIS OF SPECIAL ALLOCATION FUNDS  
 FOR THE YEAR ENDED APRIL 30, 2024

	District #3	District #8	District #10	District #12	District #13	District #14	Caryle/ Greenmount
Beginning Balance - Adjusted	\$ 14,164,266	\$ 358,599	\$ 907,039	\$ 772,217	\$ 20,714	\$ 346,639	\$ 2,139,404
Receipts:							
Property Taxes	15,478,558	-	1,535,898	285,523	34,278	181,290	2,117,216
Local Sales Tax	859,044	5,294	73,551	42,445	1,048	19,750	1,711,201
Interest	466,653	-	-	-	-	-	110,535
Reimbursements/Other	16,804,255	5,294	1,609,449	327,968	35,326	201,040	3,938,952
Total Receipts							
Disbursements:							
Professional Fees/Plan							
Administration/Development	1,431,761	8,992	3,024	16,738	6,175	2,000	21,000
Financing Costs	415,289	-	1,075,129	-	-	-	2,752,494
Surplus Payment	7,686,340	-	-	-	-	-	-
Capital Costs	8,292,128	323,730	-	170,287	-	-	-
Tax Rebates	988,466	31,171	-	-	-	-	-
Total Disbursements	18,813,984	363,893	1,078,153	187,025	6,175	2,000	1,058,608
Other Financing Sources (Uses)							
Proceeds from Debt	915,950	-	-	-	-	-	-
Operating Transfer In (Out)	(1,733,927)	-	(300,000)	(50,000)	-	(104,111)	-
Total Other Financing Sources (Uses)	(817,977)	-	(300,000)	(50,000)	-	(104,111)	-
Excess of Receipts Over (Under) Disbursements	(2,827,706)	(358,599)	231,296	90,943	29,151	94,929	106,850
Ending Fund Balance (Deficit) - Unadjusted	11,336,560	-	1,138,335	863,160	49,865	441,568	2,246,254
Less: Appropriated for Debt Service	(6,310,458)	-	(22,601,016)	-	-	(193,537)	(10,076,991)
Ending Fund Balance (Deficit) - Adjusted	\$ 5,026,102	\$ -	\$ (21,462,681)	\$ 863,160	\$ 49,865	\$ 248,031	\$ (7,830,737)
Property Tax	\$ 5,026,102	\$ -	\$ -	\$ 863,160	\$ 49,865	\$ 248,031	\$ -
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, 2024

	District #16	District #17	District #18	Frank Scott Parkway	District #21	District #22	Total
Beginning Balance - Adjusted	\$ 906,365	\$ (120,964)	\$ 488,517	\$ 3,073,746	\$ (22,737)	\$ 467,822	\$ 23,501,627
<b>Receipts:</b>							
Property Taxes	442,740	148,500	101,148	1,048,769	9,838	130,614	21,514,372
Local Sales Tax	-	-	-	1,832,167	-	-	3,543,368
Interest	52,295	5,869	24,493	110,726	272	19,308	1,324,630
Reimbursements/Other	-	-	17,699	-	-	-	484,352
Total Receipts	495,035	154,369	143,340	2,991,662	10,110	149,922	26,866,722
<b>Disbursements:</b>							
Professional Fees/Plan	39,200	61,435	32,429	11,616	2,000	2,000	1,638,370
Administration/Development	-	-	-	2,343,689	-	-	6,586,601
Financing Costs	233,881	-	-	-	-	-	7,686,340
Surplus Payment	59,826	8,203	-	524,385	-	-	9,020,026
Capital Costs	332,907	69,638	32,429	2,879,690	2,000	2,000	2,670,659
Tax Rebates	-	-	-	-	-	-	27,601,996
Total Disbursements	1,068,493	149,276	65,287	3,969,380	4,000	4,000	27,601,996
Other Financing Sources (Uses)	-	-	-	-	-	-	915,950
Proceeds from Debt	-	-	(50,000)	-	-	-	(2,238,038)
Operating Transfer In (Out)	-	-	(50,000)	-	-	-	(1,322,088)
Total Other Financing Sources (Uses)	-	-	(50,000)	-	-	-	(1,322,088)
Excess of Receipts Over (Under) Disbursements	162,128	84,731	60,911	111,972	8,110	147,922	(2,057,362)
Ending Fund Balance (Deficit) - Unadjusted	1,068,493	(36,233)	549,428	3,185,718	(14,627)	615,744	21,444,265
Less: Appropriated for Debt Service	-	-	-	(21,238,721)	-	-	(60,420,723)
Ending Fund Balance (Deficit) - Adjusted	\$ 1,068,493	\$ (36,233)	\$ 549,428	\$ (18,053,003)	\$ (14,627)	\$ 615,744	\$ (38,976,458)
Property Tax	\$ 1,068,493	\$ -	\$ 549,428	\$ -	\$ -	\$ 615,744	\$ 8,420,823
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**CITY OF BELLEVILLE, ILLINOIS**  
**TAX INCREMENT FINANCING DISTRICTS**

ANALYSIS OF FUND BALANCE BY SOURCE  
 (UNAUDITED)  
 APRIL 30, 2024

	District #3	District #10	District #12	District #13	District #14	Carlyle/ Greenmount
Ending Fund Balance (Deficit) - Unadjusted	11,336,560	1,138,335	863,160	49,865	441,568	2,246,254
Less: Appropriated for Debt Service	(6,310,458)	(22,601,016)	-	-	(193,537)	(10,076,991)
Ending Fund Balance (Deficit) - Adjusted	\$ 5,026,102	\$ (21,462,681)	\$ 863,160	\$ 49,865	\$ 248,031	\$ (7,830,737)
Property Tax	\$ 5,026,102	\$ -	\$ 863,160	\$ 49,865	\$ 248,031	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	District #16	District #17	District #18	Frank Scott Parkway	District #21	District #22
Ending Fund Balance (Deficit) - Unadjusted	1,068,493	(36,233)	549,428	3,185,718	(14,627)	615,744
Less: Appropriated for Debt Service	-	-	-	(21,238,721)	-	-
Ending Fund Balance (Deficit) - Adjusted	\$ 1,068,493	\$ (36,233)	\$ 549,428	\$ (18,053,003)	\$ (14,627)	\$ 615,744
Property Tax	\$ 1,068,493	\$ -	\$ 549,428	\$ -	\$ -	\$ 615,744
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	<u>(5,645,521)</u>	-	<u>(21,538,678)</u>	-	-	<u>(197,969)</u>	<u>(12,873,561)</u>
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance (Deficit) - Unadjusted	906,365	(120,964)	488,517	3,073,746	(22,737)	467,822	
Less: Appropriated for Debt Service	-	-	-	<u>(18,553,633)</u>	-	-	
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, 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) - Adjusted	<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	\$ -	\$ <u>179,523</u>	\$ <u>127,619</u>	\$ -	\$ <u>93,575</u>	\$ <u>210,931</u>	\$ <u>105,598</u>	\$ -
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	\$ -	\$ -	\$ -	\$ <u>232,202</u>	\$ -	\$ <u>88,453</u>	\$ -	\$ <u>34,759</u>
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ <u>50,913</u>	\$ -	\$ -

**CITY OF BELLEVILLE, ILLINOIS**  
**TAX INCREMENT FINANCING DISTRICTS**

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

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	1,324,176	163,527	118,500	901,916	78,832	77,492	192,700	206,436
Less: Appropriated for Debt Service	<u>(8,837,893)</u>	-	-	<u>(19,938,426)</u>	-	-	-	<u>(281,623)</u>
Ending Fund Balance (Deficit) - Adjusted	<u>\$ (7,513,717)</u>	<u>\$ 163,527</u>	<u>\$ 118,500</u>	<u>\$ (19,036,510)</u>	<u>\$ 78,832</u>	<u>\$ 77,492</u>	<u>\$ 192,700</u>	<u>\$ (75,187)</u>
Property Tax	\$ -	\$ 163,527	\$ 118,500	\$ -	\$ 78,832	\$ 77,492	\$ 192,700	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Carlyle/ Greenmount				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	\$ -	\$ -







## PART II - ACTIVITIES

During its fiscal year ending April 30, 2024, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #3 This District paid \$988,466 of tax rebates to school districts for capital replacement costs. This District also made a surplus distribution to the County. The District performed work on several infrastructure projects such as the Raab Street reconstruction, the 6<sup>th</sup> Street reconstruction, South 16<sup>th</sup> Street reconstruction, Lebanon Avenue reconstruction, and Bellevue Park improvements. The District also purchased a new aerial ladder truck, several vehicles, a Vermeer brush chipper, a street sweeper, and a Typhoon rescue pumper fire truck.
- TIF #8 This District paid \$31,171 of tax incentive rebates to a business. The District also made payments related to the resurfacing of East Adams Street.
- TIF #10 This District paid \$1,075,129 to a developer to reimburse for costs incurred for improvements that are part of a developer agreement.
- TIF #12 This District made payments related to costs of the N Charles & Dewey Street reconstruction project.
- TIF #13 No Material Activity
- TIF #14 No Material Activity
- TIF #15 This District paid tax incentive rebates of \$1,058,608 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 \$59,826 to a business. This District also made payments related to improvement costs at Belleville Bicentennial Park.
- TIF #17 This District paid \$16,500 for condensing units on the Art on the Square building. This District also paid \$8,203 of tax incentive rebates to a business as well as made \$50,000 of reimbursements in connection with developer agreements.
- TIF #18 This District made miscellaneous infrastructure improvements in the current year.
- TIF #19 This District paid tax incentive rebates of \$524,385 to a business as part of a developer agreement and also retired bond debt related to that agreement.
- TIF #21 No Material Activity.
- TIF #22 No Material Activity.

### **PART III - OBLIGATIONS**

During the fiscal year ending April 30, 2024, the City of Belleville entered into one new capital lease agreement to purchase an aerial ladder truck. Descriptions of outstanding debt and future debt service requirements are detailed in the notes to financial statements.



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

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

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

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

**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 #10 Lower Richland Creek, 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 #21 Belle Valley III, and Tax Increment Financing District #22 Route 15 North as of and for the year ended April 30, 2024, 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, 2024 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 LLC*

Certified Public Accountants  
Alton, Illinois  
September 30, 2024

