



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

FY 2025

**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>	
<b>Tax Increment Allocation Redevelopment Act</b>	<input checked="" type="checkbox"/>
<b>Industrial Jobs Recovery Law</b>	<input type="checkbox"/>

**Please utilize the information below to properly label the Attachments.**

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment (Labeled Attachment A).</b> 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>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <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 <b>submitted to</b> the municipality <b>by</b> 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	
Letter from the Mayor/Village President designating the municipality's TIF Administrator. <b>Must include the phone number and email address of the designated party (Labeled Attachment O.)</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 2025

**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 \$ 11,334,153

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	\$ 17,884,971	\$ 293,446,442	87%
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	\$ 779,054	\$ 5,206,460	2%
Land/Building Sale Proceeds		\$ 353,710	0%
Bond Proceeds		\$ 5,399,925	2%
Transfers from Municipal Sources	\$ 14,535	\$ 8,271,095	2%
Private Sources		\$ 1,024,596	0%
Other (Multiple, please see attached schedule)	\$ 109,608	\$ 20,431,365	6%

**All Amount Deposited in Special Tax Allocation Fund** \$ 18,788,168

**Cumulative Total Revenues/Cash Receipts** \$ 339,148,732 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ 7,952,953

**Transfers to Municipal Sources**  
**Distribution of Surplus** \$ 8,942,486

**Total Expenditures/Disbursements** \$ 16,895,439

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements** \$ 1,892,729

**Previous Year Adjustment (Explain Below)**  

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 13,226,882

\* 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 2025**

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<b>Source of Revenue</b>	<b>Amount</b>
Reimbursements/Sidewalk Replacement	\$ 9,608.00
Grants	\$ 100,000.00
Total	\$ 109,608.00

**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 2025**

**Name of Redevelopment Project Area:**

**Tax Increment Financing District #3**

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

**PAGE 1**

<b>Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]</b>	<b>Amounts</b>	<b>Reporting Fiscal Year</b>
<b>1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.</b>		
Professional Services	\$ 334,520	
Dues	\$ 850	
		\$ 335,370
<b>2. Annual administrative cost.</b>		
		\$ -
<b>3. Cost of marketing sites.</b>		
Marketing	\$ 408	
		\$ 408
<b>4. Property assembly cost and site preparation costs.</b>		
Property Acquisition	\$ 3,930	
		\$ 3,930
<b>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.</b>		
Remodeling	\$ 519,820	
Transfer to Debt Service Fund 66 for Bonds for Remodeling of Police Dept/City Hall	\$ 685,350	
Transfer to Debt Service Fund 46 for Bonds for Remodeling of Police Dept/City Hall	\$ 582,425	
Repairs	\$ 147,625	
		\$ 1,935,220
<b>6. Costs of the construction of public works or improvements.</b>		
Transfer to Sewer Construction Fund	\$ 400,000	
Transfer to Debt Service Fund 64 for Bonds for Infrastructure Projects	\$ 118,112	
State Street Sidewalks	\$ 61,481	
Raab Avenue	\$ 130,511	
Bellevue Park Improvements	\$ 256,858	
Infrastructure Improvement / Concrete Patch / Ditching Program / Asphalt Patch	\$ 955,956	
Other - See Attached Schedule for Additional Projects	\$ 1,108,251	\$ 3,031,169





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 2025

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	173,577	
Lebanon Ave	6,778	
South Church	140,767	
South 16th Street	12,147	
Cool Valley Improvements	149,480	
Pleasant Hill Park Improvements	12,575	
Citizens Park Improvements	397,705	
West Main Improvements from 28th - 44th St	147,362	
Freeburg Avenue Roundabout	7,087	
West Main Improvements from 12th - 17th St	7,958	
6th Street	1,855	
N 28th Street Culvert Improvements	6,073	
Laderman Park Improvements	26,727	
Heritage Park Improvements	18,160	
Total Carried Forward to Section 3.2A, Page 1, Item #6		\$ 1,108,251

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

FY 2025

**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>
Belle Valley Dist. 119	Capital Costs	\$ 38,607.00
Belleville Americorps	Professional Services	\$ 15,000.00
Belleville HS District 201	Capital Costs	\$ 383,364.00
Belleville School District 118	Capital Costs	\$ 449,111.00
Blounts & Moore Holdings, LLC	Remodeling	\$ 400,000.00
BP Roofing	Repairs	\$ 53,890.00
Broadway Ford Truck Sales Inc	Capital Costs	\$ 367,410.00
Camper Exchange, Inc.	Capital Costs	\$ 18,498.00
Cardinal Buick GMC	Capital Costs	\$ 27,842.00
Clayton Holdings, LLC	Capital Costs	\$ 155,449.00
Commerce Bank Equipment Finance	Remodeling	\$ 39,820.00
DMS Contracting	Const. of Public Works & Improve.	\$ 140,821.00
Doosan Bobcat North America, Inc	Capital Costs	\$ 95,496.00
Drake-Scruggs Equipment	Capital Costs	\$ 240,901.00
Electrico, Inc.	Professional Services	\$ 154,239.00
Fournie Contracting Company, Inc.	Const. of Public Works & Improve.	\$ 157,320.00
Gametime	Const. of Public Works & Improve.	\$ 70,807.00
Gonzalez Companies, LLC	Const. of Public Works & Improve/PS	\$ 129,810.00
Hank's Excavating & Landscaping, Inc.	Const. of Public Works & Improve.	\$ 1,138,723.00
Harmony School Dist. 175	Capital Costs	\$ 85,970.00
K.R.B. Excavating, Inc.	Const. of Public Works & Improve.	\$ 103,981.00
Kaskaskia Engineering Group LLC	Const. of Public Works & Improve.	\$ 12,183.00
The Kilian Corp.	Const. of Public Works & Improve.	\$ 315,949.00
Lochmueller Group	Const. of Public Works & Improve/PS	\$ 37,139.00
Midwest Plumbing & Backflow LLC	Repairs	\$ 39,262.00
Morrow Brothers Ford, Inc.	Capital Costs	\$ 387,663.00
Oates Associates, Inc.	Const. of Public Works & Improve/PS	\$ 359,010.00
Rush Truck Center	Capital Costs	\$ 105,157.00
Signal Hill Dist 181	Capital Costs	\$ 44,353.00
St. Clair County Treasurer	Surplus/Professional Services	\$ 8,992,615.00
Thouvenot, Wade, & Moerchen Inc.	Const. of Public Works & Improve/PS	\$ 12,412.00
Town & Country Title Company	Professional Services	\$ 78,255.00
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 2025

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

\$	13,226,882
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Lease Obligations	\$ 915,950	\$ 802,859
<b>Total Amount Designated for Obligations</b>	<b>\$ 915,950</b>	<b>\$ 802,859</b>

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Construction of Public Works & Improvements		\$ 12,188,350
Property Assembly		\$ 1,260,390
Remodeling		\$ 575,695
Demolition		\$ 575,275
Renovations & Repairs		\$ 438,500
Capital Costs		\$ 2,555,310
<b>Total Amount Designated for Project Costs</b>		<b>\$ 17,593,520</b>

<b>TOTAL AMOUNT DESIGNATED</b>	\$ 18,396,379
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<b>SURPLUS/(DEFICIT)</b>	\$ (5,169,497)
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**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

FY 2025

**Name of Redevelopment Project Area:**

**Tax Increment Financing District #3**

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

	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
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Property (1):	
Street address:	1901 Mascoutah Ave
Approximate size or description of property:	1901 Mascoutah Ave
Purchase price:	75,455.00
Seller of property:	Belleville Christian School

Property (2):	
Street address:	807 Scheel
Approximate size or description of property:	807 Scheel
Purchase price:	786.00
Seller of property:	St. Clair County Trustee

Property (3):	
Street address:	12 E D St
Approximate size or description of property:	12 E D St
Purchase price:	786.00
Seller of property:	St. Clair County Trustee

Property (4):	
Street address:	121 South 17th St
Approximate size or description of property:	121 South 17th St
Purchase price:	786.00
Seller of property:	St. Clair County Trustee

Property (5):	
Street address:	113 South 18th St
Approximate size or description of property:	113 South 18th St
Purchase price:	786.00
Seller of property:	St. Clair County Trustee

Property (6):	
Street address:	647 S 19th St
Approximate size or description of property:	647 S 19th St
Purchase price:	786.00
Seller of property:	St. Clair County Trustee

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

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

FY 2025

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. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	174
2b. The <b>NUMBER</b> of new projects undertaken in fiscal year 2022 or any fiscal year thereafter, within the Redevelopment Project Area.	5

**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)	\$ 122,336,567	\$ -	\$ -
Public Investment Undertaken	\$ 51,434,884	\$ -	\$ 1,861,360
Ratio of Private/Public Investment	2 14/37		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			
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			\$ 178,710
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		4 1/8	0

<b>Project 169:</b>			
Blounts & Moore, LLC			
Private Investment Undertaken (See Instructions)	\$	1,800,000	
Public Investment Undertaken	\$	400,000	\$ 400,000
Ratio of Private/Public Investment		4 1/2	0

<b>Project 170:</b>			
G Level & Squared (Harp Pub)			
Private Investment Undertaken (See Instructions)	\$	395,000	
Public Investment Undertaken			\$ 25,000
Ratio of Private/Public Investment		0	0

<b>Project 171:</b>			
Sophie Powell & Monya Nikahd			
Private Investment Undertaken (See Instructions)	\$	7,000	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 172:</b>			
Anytime Heating & Cooling			
Private Investment Undertaken (See Instructions)	\$	34,700	
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 173:</b>			
Lange Enterprises, LLC (Save the Girls)			
Private Investment Undertaken (See Instructions)	\$	180,000	
Public Investment Undertaken			\$ 45,000
Ratio of Private/Public Investment		0	0

<b>Project 174:</b>			
Monopoly Boss Market, LLC			
Private Investment Undertaken (See Instructions)	\$	160,000	
Public Investment Undertaken			\$ 15,000
Ratio of Private/Public Investment		0	0



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

FY 2025

**Name of Redevelopment Project Area:**

**Tax Increment Financing District #3**

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

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



# CITY OF BELLEVILLE, ILLINOIS

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September 23, 2025

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P.O. Box 416  
Alton, IL 62002

RE: Tax Increment Financing District #3, 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, Tax Increment Financing District #22 Route 15 North, and Tax Increment Financing District #23 Bellevue Plaza.

Dear Gentlemen / Ladies:

I, Jennifer Gain Meyer, 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, 2024 - April 30, 2025 to the best of my knowledge and belief.

Sincerely,

Jennifer Gain Meyer, MS  
Mayor City of Belleville

# CITY OF BELLEVILLE, ILLINOIS



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

October 16, 2025

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

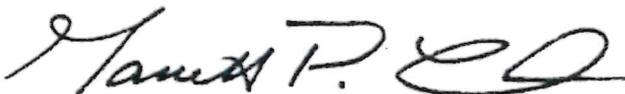
**Re: Illinois Tax Increment Redevelopment Act:  
Fiscal Year 2025 (May 1, 2024 through April 30, 2025)**

**Tax Increment Financing District #3, 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, Tax Increment Financing District #22 Route 15 North and Tax Increment Financing District #23 Bellevue Plaza.**

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, 2024 through April 30, 2025 (FY2025). I find that the City has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder, to the best of my knowledge and belief.

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

By:   
Garrett P. Hoerner

**PART II - ACTIVITIES**

During its fiscal year ending April 30, 2025, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #3 This District paid \$1,007,519 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 South Church Street resurfacing, West Main improvements, State Street sidewalk improvements, Raab Avenue construction, and Bellevue Park improvements. The District also purchased several vehicles, a Versalift bucket truck, a 2024 Vermeer brush chipper, a bobcat compact excavator, and property at 1901 Mascoutah Avenue.
- TIF #10 This District paid \$1,181,381 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 as well as work on the Dewey Street detention pond.
- TIF #13 This District made payments related to costs of culvert repairs.
- TIF #14 No Material Activity
- TIF #15 This District paid tax incentive rebates of \$1,101,619 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 \$65,174 to a business. This District also made payments related to improvement costs at Belleville Bicentennial Park.
- TIF #17 This District made \$55,000 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 \$522,498 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.
- TIF #23 This District, established as the Bellevue Plaza Tax Increment Financing District, was created in the current year. This District had no financial activity in this year.

ATTACHMENT E

DEVELOPMENT AGREEMENT

This agreement made this 15<sup>th</sup> day of July, 2024 by and between the City of Belleville, Illinois (the "City") and G Level and Squared Inc. – Harp Pub ("G Level and Squared Inc.");

WITNESSETH:

WHEREAS, G Level and Squared Inc., intends on investing a minimum of \$395,000.00 to complete the remodeling of the commercial building located at 1112 West Main Street in Belleville (the "Project"), and;

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

Responsibilities of the City of Belleville

1. Reimburse G Level and Squared \$25,000 in TIF #3 funds, for remodeling and renovation of the existing building located at 1112 West Main Street, after receipt of documentation of eligible costs incurred..

Responsibilities of G Level and Squared Inc.

- A. Invest no less than \$395,000.00 for the remodeling of the existing building located at 1112 West Main no later than October 31, 2024; and,
- B. Commit to create (3) FTE jobs within the first year of operation, and;
- C. Commit to create (7) additional PTE jobs within two years of operation, and;
- D. Commit to annual sales subject to sales tax of no less than \$300,000.00, and;
- E. G Level and Squared 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 G Level and Squared Inc. fails to meet its obligations under Sections (A), (B), (C), (D), (E), or (F) of the section entitled "Responsibilities of G Level and Squared Inc." 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 G Level and Squared 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 G Level and Squared 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 G Level and Squared 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 G Level and Squared Inc.".

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

By: Patty Gregory  
MAYOR

ATTEST: [Signature]  
CITY CLERK

G Level and Squared Inc.  
2012 Lasalle Street  
Belleville, Illinois 62221

By: \_\_\_\_\_  
Greg Partlow, Owner

## DEVELOPMENT AGREEMENT

This agreement made this 15<sup>th</sup> day of July, 2024 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 a prior 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.

**WHEREAS**, delays in funding approval have pushed the projected timeframe for project completion into the 2025 calendar year resulting in a need for an extension to the original agreement the parties entered into in June 2023

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

- I. 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, 2025; 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**

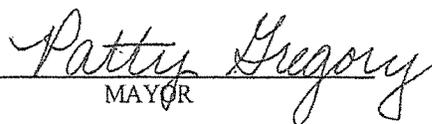
In the event that **Trolley Circle Limited Partnership** fails to meet its obligations under Sections (A), (B), (C), (D), (E) or (F) of the section entitled "Responsibilities of **Trolley Circle Limited Partnership** of the Development Agreement, all public funds provided under (I) of the section entitled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

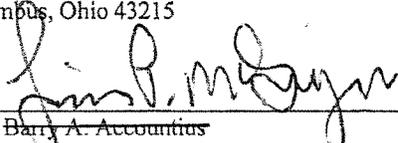
3. Notices. Notices, or other communications required or which may be given under this Agreement shall be in writing, and delivered either personally, or by certified or registered mail, to the addresses indicated for each party below after their respective signatures, or to such other address as designated 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:   
 MAYOR

ATTEST:   
 CITY CLERK

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

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

## DEVELOPMENT AGREEMENT

This agreement made this 3<sup>rd</sup> day of September, 2024 by and between the City of Belleville, Illinois (the "City") and **Blounts & Moore Holdings, LLC ("Blounts & Moore Holdings, LLC")**:

### WITNESSETH:

WHEREAS, **Blounts & Moore Holdings, 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 Holdings, LLC** would provide jobs at said location.

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

1. Reimburse Blounts & Moore Holdings, LLC. \$800,000.00 in TIF #3 funds, consisting of a reimbursement of \$400,000.00 prior to September 15, 2024 and \$400,000.00 no later than December 31, 2024 for the 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 Holdings, LLC.

#### **Responsibilities of Blounts & Moore Holdings, 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 December 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 Holdings, 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**

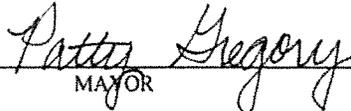
In the event that **Blounts & Moore Holdings, LLC**, fails to meet its obligations under Sections (A), (B), (C), (D), (E), or (F) of the section entitled "Responsibilities of **Blounts & Moore Holdings, LLC**" of the Development Agreement, all public funds provided under (1) of the section entitled "Responsibilities 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.

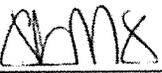
#### **Miscellaneous**

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 Holdings, 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 Holdings, 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 Holdings, 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 Holdings, LLC**".

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

By:   
MAJOR

ATTEST:   
CITY CLERK

BLOUNTS & MOORE HOLDINGS, LLC  
527 S. Wells Street  
Chicago, IL 60607

By:   
RITA SCOTT, PRINCIPAL

## DEVELOPMENT AGREEMENT

This agreement made this 16<sup>th</sup> day of December, 2024 by and between the City of Belleville, Illinois (the "City") and Sophie Powell & Monya Nikahd ("Sophie Powell & Monya Nikahd"):

### WITNESSETH:

WHEREAS, Sophie Powell & Monya Nikahd intends on investing a minimum of \$7,000.00 to complete the acquisition and development of the existing vacant lot located at 1115 West Main St. in Belleville (the "Project").

#### Responsibilities of the City of Belleville

1. Sell the property located at 1115 West Main St. (parcel 08-21.0-327-015) for the sum of \$1.00 to Sophie Powell & Monya Nikahd, and;
2. Provide clean title to the property located at 1115 West Main St. (parcel 08-21.0-327-015) at the time of closing or reimburse Sophie Powell & Monya Nikahd for the cost of removing any liens that exist on the property

#### Responsibilities of Sophie Powell & Monya Nikahd

- A. Purchase the property located at 1115 West Main St. (parcel 08-21.0-327-015) 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 \$7,000.00 for the improvements to the property, including but not limited to fencing and lighting, located at 1115 West Main St. no later than December 31, 2025; and,
- D. Sophie Powell & Monya Nikahd and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- E. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

#### Penalties

In the event that Sophie Powell & Monya Nikahd fails to meet its obligations under Sections (A), (B), (C), (D), or (E) of the section entitled "Responsibilities of Sophie Powell & Monya Nikahd" 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. Superseder. This Agreement supersedes and replaces any and all prior agreements and understandings between the City and Sophie Powell & Monya Nikahd 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 Sophie Powell & Monya Nikahd".
  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 Sophie Powell & Monya Nikahd". 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 Sophie Powell & Monya Nikahd".

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

By: Patty Gregory  
 MAYOR

ATTEST: [Signature]  
 CITY CLERK

Sophie Powell & Monya Nikahd  
 1111 West Main St.  
 Belleville, IL 62220

By: [Signature]  
 Sophie Powell

By: [Signature]  
 Monya Nikahd

## DEVELOPMENT AGREEMENT

This agreement made this 18<sup>th</sup> day of February, 2025 by and between the City of Belleville, Illinois (the "City") and Anytime Heating & Cooling, LLC ("Anytime Heating & Cooling, LLC"):

### WITNESSETH:

WHEREAS, Anytime Heating & Cooling, LLC intends on investing a minimum of \$34,700.00 to complete the acquisition and development of the existing vacant lot located at 416 North First St. in Belleville (the "Project").

#### Responsibilities of the City of Belleville

1. Sell the property located at 416 North First St. (parcel 08-21.0-412-038) for the sum of \$1.00 to Anytime Heating & Cooling, LLC, and;
2. Provide clean title to the property located at 416 North First St. (parcel 08-21.0-412-038) at the time of closing or reimburse Anytime Heating & Cooling, LLC for the cost of removing any liens that exist on the property.

#### Responsibilities of Anytime Heating & Cooling, LLC

- A. Purchase the property located at 416 North First St. (parcel 08-21.0-412-038) 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 by December 31, 2025, and;
- C. Invest no less than \$34,700.00 for the improvements to the property, including but not limited to development of a parking lot, located at 416 North First St. no later than December 31, 2025; and,
- D. Anytime Heating & Cooling, LLC and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and;
- E. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.

#### Penalties

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

#### Miscellaneous

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

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

By: Patty Gregory  
MAYOR

ATTEST: [Signature]  
CITY CLERK

Anytime Heating & Cooling, LLC  
405 North Illinois St.  
Belleville, IL 62220

By: [Signature]  
Matt Maple, Owner

## DEVELOPMENT AGREEMENT

This agreement made this 17<sup>th</sup> day of March, 2025 by and between the City of Belleville, Illinois (the "City") and Lange Enterprise, LLC d/b/a Save the Girls ("Lange Enterprise, LLC d/b/a Save the Girls");

### WITNESSETH:

WHEREAS, Lange Enterprise, LLC d/b/a Save the Girls intends on investing a minimum of \$180,000.00 to complete the remodeling of the existing facility located at 9300 West Main St. in Belleville (the "Project"), and;

WHEREAS, the parties have reached an agreement in order to set forth the terms upon which the City would provide certain economic incentives for the Project and the terms upon which Lange Enterprise, LLC d/b/a Save the Girls would provide jobs at said location.

#### Responsibilities of the City of Belleville

1. Reimburse Lange Enterprise, LLC d/b/a Save the Girls \$45,000.00 in TIF #3 funds for remodeling of the existing facility located at 9300 W. Main St., after receipt of documentation of eligible costs incurred.

#### Responsibilities of Lange Enterprise, LLC d/b/a Save the Girls

- A. Invest no less than \$180,000.00 for the remodeling of the existing facility located at 9300 W. Main St. no later than August 31, 2025; and,
- B. Retain seven (7) FTE jobs at the facility, and
- C. Create two (2) additional FTE jobs within the first year of operation, and;
- D. Commit to annual Illinois +sales subject to sales tax of no less than \$200,000.00, and;
- E. Lange Enterprise, LLC d/b/a Save the Girls 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 Lange Enterprise, LLC d/b/a Save the Girls fails to meet its obligations under Sections (A), (B), (C), (D), (E) or (F) of the section entitled "Responsibilities of Lange Enterprise, LLC d/b/a Save the Girls" 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. Supersedes. This Agreement supersedes and replaces any and all prior agreements and understandings between the City and Lange Enterprise, LLC d/b/a Save the Girls 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 Lange Enterprise, LLC d/b/a Save the Girls".
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 Lange Enterprise, LLC d/b/a Save the Girls". 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 Lange Enterprise, LLC d/b/a Save the Girls".

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

By: Patty Gregory  
MAYOR

ATTEST: [Signature]  
CITY CLERK

Lange Enterprise, LLC d/b/a Save the Girls  
9300 East Main St.  
Belleville, IL 62223

By: Tami Lange  
Tami Lange, CEO

## DEVELOPMENT AGREEMENT

This agreement made this 17<sup>th</sup> day of March, 2025 by and between the City of Belleville, Illinois (the "City") and Monopoly Boss Market, LLC d/b/a Monopoly Beauty ("Monopoly Boss Market, LLC d/b/a Monopoly Beauty"):

### WITNESSETH:

WHEREAS, Monopoly Boss Market, LLC d/b/a Monopoly Beauty intends on investing a minimum of \$160,000.00 to complete the remodeling of the existing facility located at 1723 West Main St. in Belleville (the "Project"), and;

WHEREAS, the parties have reached an agreement in order to set forth the terms upon which the City would provide certain economic incentives for the Project and the terms upon which Monopoly Boss Market, LLC d/b/a Monopoly Beauty would provide jobs at said location.

#### Responsibilities of the City of Belleville

1. Reimburse Monopoly Boss Market, LLC d/b/a Monopoly Beauty \$15,000.00 in TIF #3 funds for remodeling of the existing facility located at 1723 W. Main St., after receipt of documentation of eligible costs incurred.

#### Responsibilities of Monopoly Boss Market, LLC d/b/a Monopoly Beauty

- A. Invest no less than \$160,000.00 for the remodeling of the existing facility located at 1723 W. Main St. no later than October 31, 2025; and,
- B. Create two (2) FTE jobs within the first year of operation, and;
- C. Creation one (1) additional FTE jobs within the second year of operation, and;
- D. Commit to annual sales subject to sales tax of no less than \$160,000.00, and;
- E. Monopoly Boss Market, LLC d/b/a Monopoly Beauty 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

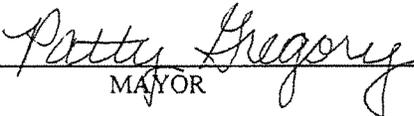
In the event that Monopoly Boss Market, LLC d/b/a Monopoly Beauty fails to meet its obligations under Sections (A), (B), (C), (D), (E) or (F) of the section entitled "Responsibilities of Monopoly Boss Market, LLC d/b/a Monopoly Beauty" of the Development Agreement, all public funds provided under (1) 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.

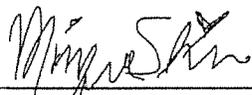
3. Notices. Notices, or other communications required or which may be given under this Agreement shall be in writing, and delivered either personally, or by certified or registered mail, to the addresses indicated for each party below after their respective signatures, or to such other address as designated 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 **Monopoly Boss Market, LLC d/b/a Monopoly Beauty** 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 **Monopoly Boss Market, LLC d/b/a Monopoly Beauty**".
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 **Monopoly Boss Market, LLC d/b/a Monopoly Beauty**". 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 **Monopoly Boss Market, LLC d/b/a Monopoly Beauty**".

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

By:   
 MAYOR

ATTEST:   
 CITY CLERK

Monopoly Boss Market, LLC d/b/a  
 Monopoly Beauty  
 1723 East Main St.  
 Belleville, IL 62220

By:   
 Monique Shine, Brand Manager



**CITY OF BELLEVILLE, ILLINOIS**

TAX INCREMENT FINANCING DISTRICTS  
ANNUAL REPORT

FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
APRIL 30, 2025

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

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

**CITY OF BELLEVILLE, ILLINOIS**

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**PART I – FINANCIAL INFORMATION**

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

COMBINING BALANCE SHEET  
 ALL TAX INCREMENT FINANCING DISTRICTS  
 APRIL 30, 2025

	Tax Increment Financing						
	District #3	District #10	District #12	District #13	District #14	Carlyle/ Greenmount	District #16
<u>Assets</u>							
Cash and Investments	\$ 14,214,775	\$ 1,259,768	\$ 696,615	\$ -	\$ 534,277	\$ 1,940,510	\$ 741,018
Receivables (Net of allowance for uncollectible):							
Property Tax	19,310,400	1,887,600	-	-	199,700	2,197,000	521,800
Intergovernmental	-	-	-	-	-	458,223	-
Due Between TIF Funds	123,000	-	-	-	-	-	-
Total Assets	<u>\$ 33,648,175</u>	<u>\$ 3,147,368</u>	<u>\$ 696,615</u>	<u>\$ -</u>	<u>\$ 733,977</u>	<u>\$ 4,595,733</u>	<u>\$ 1,262,818</u>
<u>Liabilities, Deferred Inflows of Resources, and Fund Balance</u>							
Liabilities:							
Accounts Payable	<u>\$ 1,110,893</u>	<u>\$ 6,285</u>	<u>\$ 142,022</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 152,053</u>
Deferred Inflows of Resources:							
Unearned Revenue	<u>19,310,400</u>	<u>1,887,600</u>	<u>-</u>	<u>-</u>	<u>199,700</u>	<u>2,341,090</u>	<u>521,800</u>
Fund Balance:							
Restricted for Debt Service	-	-	-	-	-	2,254,643	-
Restricted	<u>13,226,882</u>	<u>1,253,483</u>	<u>554,593</u>	<u>-</u>	<u>534,277</u>	<u>-</u>	<u>588,965</u>
Total Fund Balance	<u>13,226,882</u>	<u>1,253,483</u>	<u>554,593</u>	<u>-</u>	<u>534,277</u>	<u>2,254,643</u>	<u>588,965</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 33,648,175</u>	<u>\$ 3,147,368</u>	<u>\$ 696,615</u>	<u>\$ -</u>	<u>\$ 733,977</u>	<u>\$ 4,595,733</u>	<u>\$ 1,262,818</u>

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

COMBINING BALANCE SHEET  
 ALL TAX INCREMENT FINANCING DISTRICTS  
 APRIL 30, 2025

	Tax Increment Financing					Debt Service Fund	Total
	District #17		District #21		District #22		
	District #18	Frank Scott Parkway	District #18	District #21	District #22		
<u>Assets</u>							
Cash and Investments	\$ 199,789	\$ 553,638	\$ 2,884,908	\$ 3,322	\$ 770,743	\$ 2,292	\$ 23,801,655
Receivables (Net of allowance for uncollectible):							
Property Tax	233,300	167,100	1,231,700	10,900	132,700	-	25,892,200
Intergovernmental	-	-	497,074	-	-	-	955,297
Due Between TIF Funds	(116,000)	-	-	(7,000)	-	-	-
Total Assets	<u>\$ 317,089</u>	<u>\$ 720,738</u>	<u>\$ 4,613,682</u>	<u>\$ 7,222</u>	<u>\$ 903,443</u>	<u>\$ 2,292</u>	<u>\$ 50,649,152</u>
<u>Liabilities, Deferred Inflows of Resources, and Fund Balance</u>							
Liabilities:							
Accounts Payable	\$ 14,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425,993
Deferred Inflows of Resources:							
Unearned Revenue	233,300	167,100	1,409,356	10,900	132,700	-	26,213,946
Fund Balance:							
Restricted for Debt Service	-	-	3,204,326	-	-	2,292	5,461,261
Restricted	69,049	553,638	-	(3,678)	770,743	-	17,547,952
Total Fund Balance	<u>69,049</u>	<u>553,638</u>	<u>3,204,326</u>	<u>(3,678)</u>	<u>770,743</u>	<u>2,292</u>	<u>23,009,213</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>\$ 317,089</u>	<u>\$ 720,738</u>	<u>\$ 4,613,682</u>	<u>\$ 7,222</u>	<u>\$ 903,443</u>	<u>\$ 2,292</u>	<u>\$ 50,649,152</u>

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

COMBINING STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
ALL TAX INCREMENT FINANCING DISTRICTS  
FOR THE YEAR ENDED APRIL 30, 2025

	Tax Increment Financing							District #16
	District #3	District #8	District #10	District #12	District #13	District #14	Carlyle/ Greenmont	
<b>Revenues:</b>								
Property Taxes	\$ 17,884,971	\$ -	\$ 1,687,687	\$ 352,306	\$ 37,454	\$ 203,031	\$ 2,203,237	\$ 478,872
Intergovernmental	100,000	-	-	-	-	-	1,780,700	-
Interest	779,054	-	77,047	32,070	1,028	23,722	110,168	40,697
Reimbursements/Other	9,608	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>18,773,633</b>	<b>-</b>	<b>1,764,734</b>	<b>384,376</b>	<b>38,482</b>	<b>226,753</b>	<b>4,094,105</b>	<b>519,569</b>
<b>Expenditures:</b>								
Contractual Services	2,104,939	-	168,205	55,814	73,812	-	21,903	66,472
Tax Rebates	1,007,519	-	-	-	-	-	1,101,619	65,174
Surplus Payment	8,942,486	-	-	-	-	-	-	-
Capital Outlay	2,859,339	-	-	587,129	-	29,506	-	867,451
Debt Service:								
Principal	151,947	-	-	-	-	-	2,615,000	-
Interest and Fiscal Charges	43,322	-	1,181,381	-	-	-	347,194	-
<b>Total Expenditures</b>	<b>15,109,552</b>	<b>-</b>	<b>1,349,586</b>	<b>642,943</b>	<b>73,812</b>	<b>29,506</b>	<b>4,085,716</b>	<b>999,097</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>3,664,081</b>	<b>-</b>	<b>415,148</b>	<b>(258,567)</b>	<b>(35,330)</b>	<b>197,247</b>	<b>8,389</b>	<b>(479,528)</b>
<b>Other Financing Sources (Uses)</b>								
Operating Transfers In (Out)	(1,771,352)	-	(300,000)	(50,000)	(14,535)	(104,538)	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>(1,771,352)</b>	<b>-</b>	<b>(300,000)</b>	<b>(50,000)</b>	<b>(14,535)</b>	<b>(104,538)</b>	<b>-</b>	<b>-</b>
<b>Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses</b>	<b>1,892,729</b>	<b>-</b>	<b>115,148</b>	<b>(308,567)</b>	<b>(49,865)</b>	<b>92,709</b>	<b>8,389</b>	<b>(479,528)</b>
<b>Fund Balance, Beginning 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>
<b>Fund Balance, End of Year</b>	<b>\$ 13,226,882</b>	<b>\$ -</b>	<b>\$ 1,253,483</b>	<b>\$ 554,593</b>	<b>\$ -</b>	<b>\$ 534,277</b>	<b>\$ 2,254,643</b>	<b>\$ 588,965</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, 2025

	Tax Increment Financing				Debt Service Fund	Total
	District #17	District #18	Frank Scott Parkway	District #21		
<b>Revenues:</b>						
Property Taxes	\$ 207,942	\$ 128,252	\$ 1,044,995	\$ 10,694	\$ 126,827	\$ 24,366,268
Intergovernmental	-	-	1,932,254	-	-	3,812,954
Interest	6,615	25,157	108,930	255	28,172	1,233,000
Reimbursements/Other	-	-	-	-	-	9,608
<b>Total Revenues</b>	<b>214,557</b>	<b>153,409</b>	<b>3,086,179</b>	<b>10,949</b>	<b>154,999</b>	<b>29,421,830</b>
<b>Expenditures:</b>						
Contractual Services	109,275	99,199	13,635	-	-	2,713,254
Tax Rebates	-	-	522,498	-	-	2,696,810
Surplus Payment	-	-	-	-	-	8,942,486
Capital Outlay	-	-	-	-	-	4,343,425
Debt Service:						
Principal	-	-	1,645,000	-	-	4,466,947
Interest and Fiscal Charges	-	-	886,438	-	-	2,526,185
<b>Total Expenditures</b>	<b>109,275</b>	<b>99,199</b>	<b>3,067,571</b>	<b>-</b>	<b>122,850</b>	<b>25,689,107</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>105,282</b>	<b>54,210</b>	<b>18,608</b>	<b>10,949</b>	<b>154,999</b>	<b>3,732,723</b>
<b>Other Financing Sources (Uses)</b>						
Operating Transfers In (Out)	-	(50,000)	-	-	-	(2,167,775)
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>(50,000)</b>	<b>-</b>	<b>-</b>	<b>122,650</b>	<b>(2,167,775)</b>
<b>Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Financing Uses</b>	<b>105,282</b>	<b>4,210</b>	<b>18,608</b>	<b>10,949</b>	<b>154,999</b>	<b>1,564,948</b>
<b>Fund Balance, Beginning 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>21,444,265</b>
<b>Fund Balance, End of Year</b>	<b>\$ 69,049</b>	<b>\$ 553,638</b>	<b>\$ 3,204,326</b>	<b>\$ (3,678)</b>	<b>\$ 770,743</b>	<b>\$ 23,009,213</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, 2025

**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
District #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
District #23	2025

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, 2025 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, 2025.

**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 \$23,801,655 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, 2025:

Tax Increment Refunding Revenue Bonds, Series 2007A Bonds, dated September 28, 2007, interest at 5.70% payable May 1 and November 1, with a final balance of \$8,960,000 due on May 1, 2036. The balance due on these bonds as of April 30, 2025 is \$8,960,000.

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 \$255,000 to \$715,000 due on May 1 and November 1 through 2029. The balance due on these bonds as of April 30, 2025 is \$3,770,000.

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, 2025 is \$4,975,000. 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 \$660,000 to \$1,765,000 due on January 1 and July 1 through 2028. The balances due on these bonds as of April 30, 2025 are \$1,840,000 for the Series 2021A and \$4,775,000 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, 2025:

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, 2025 is \$802,859.

The annual requirements to amortize Tax Increment Financing related debt as of April 30, 2025 are as follows:

Year Ending <u>April 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2026	\$ 2,928,550	\$ 1,161,520	\$ 4,090,070
2027	4,139,272	1,022,036	5,161,308
2028	3,660,270	859,105	4,519,375
2029	1,831,558	717,896	2,549,454
2030	2,443,150	604,362	3,047,512
2031-2035	1,160,059	2,574,645	3,734,704
2036-2037	<u>8,960,000</u>	<u>766,080</u>	<u>9,726,080</u>
	<u>\$ 25,122,859</u>	<u>\$ 7,705,644</u>	<u>\$ 32,828,503</u>

**NOTE 4: REDEVELOPMENT AGREEMENT**

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

The City made payments of \$117,756 to reduce the principal amount of the Tax Increment Financing notes for the Reunion Development Project agreement during the year ended April 30, 2025. The City made interest payments of \$2,021,964 related to these notes. Note balances related to this project in the total amount of \$23,441,599 are still outstanding and not reflected in the debt of the City as of April 30, 2025.

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

ANALYSIS OF SPECIAL ALLOCATION FUNDS  
FOR THE YEAR ENDED APRIL 30, 2025

	District #3	District #10	District #12	District #13	District #14	Carlyle/ Greenmont	District #16	District #17	District #18	Frank Scott Parkway	District #21	District #22	Total
<b>Beginning Balance - Adjusted</b>	\$ 11,336,560	\$ 1,138,335	\$ 863,160	\$ 49,865	\$ 441,568	\$ 2,246,254	\$ 1,068,493	\$ (36,233)	\$ 549,428	\$ 3,185,718	\$ (14,627)	\$ 615,744	\$ 21,444,265
<b>Receipts:</b>													
Property Taxes	17,884,971	1,687,687	352,306	37,454	203,031	2,203,237	478,872	207,942	128,252	1,044,995	10,694	126,827	24,366,268
Local Sales Tax	-	-	-	-	-	1,780,700	-	-	-	1,932,254	-	-	3,712,954
Grant Revenue	100,000	-	-	-	-	-	-	-	-	-	-	-	100,000
Interest	779,139	77,047	32,070	1,028	23,722	110,168	40,697	6,615	25,157	108,930	255	28,172	1,233,000
Reimbursements/Other	9,608	-	-	-	-	-	-	-	-	-	-	-	9,608
<b>Total Receipts</b>	18,773,718	1,764,734	384,376	38,482	226,753	4,094,105	519,569	214,557	153,409	3,086,179	10,949	154,999	29,421,830
<b>Disbursements:</b>													
Professional Fees/Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
Administration/Development	2,104,939	168,205	55,814	73,812	-	21,903	66,472	109,275	99,199	13,635	-	-	2,713,254
Financing Costs	318,119	1,181,381	-	-	-	2,962,194	-	-	-	2,531,438	-	-	6,993,132
Surplus Payment	8,942,486	-	-	-	-	-	-	-	-	-	-	-	8,942,486
Capital Costs	2,859,339	-	587,129	-	29,506	-	867,451	-	-	-	-	-	4,343,425
Tax Rebates	1,007,519	-	-	-	-	1,101,619	65,174	-	-	522,498	-	-	2,696,810
<b>Total Disbursements</b>	15,232,402	1,349,586	642,943	73,812	29,506	4,083,716	999,097	109,275	99,199	3,067,571	-	-	25,689,107
<b>Other Financing Sources (Uses)</b>													
Operating Transfer In (Out)	(1,648,702)	(300,000)	(50,000)	(14,535)	(104,538)	-	-	-	(50,000)	-	-	-	(2,167,775)
<b>Total Other Financing Sources (Uses)</b>	(1,648,702)	(300,000)	(50,000)	(14,535)	(104,538)	-	-	-	(50,000)	-	-	-	(2,167,775)
<b>Excess of Receipts Over (Under) Disbursements</b>	1,892,614	115,148	(308,567)	(49,865)	92,709	8,389	(479,528)	105,282	4,210	18,608	10,949	154,999	1,564,948
<b>Ending Fund Balance (Deficit) - Unadjusted</b>	13,229,174	1,233,483	554,593	-	534,277	2,254,643	588,965	69,049	553,638	3,204,326	(3,678)	770,743	23,009,213
<b>Less: Appropriated for Debt Servit</b>	(5,996,954)	(23,441,599)	-	-	(189,122)	(7,114,817)	-	-	-	(18,702,037)	-	-	(55,444,529)
<b>Ending Fund Balance (Deficit) - Adjusted</b>	\$ 7,232,220	\$ (22,188,116)	\$ 554,593	\$ -	\$ 345,155	\$ (4,860,174)	\$ 588,965	\$ 69,049	\$ 553,638	\$ (15,497,711)	\$ (3,678)	\$ 770,743	\$ (32,435,316)
Property Tax	\$ 7,232,220	\$ -	\$ 554,593	\$ -	\$ 345,155	\$ -	\$ 588,965	\$ 69,049	\$ 553,638	\$ -	\$ -	\$ 770,743	\$ 10,114,563
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

ANALYSIS OF FUND BALANCE BY SOURCE  
(UNAUDITED)  
APRIL 30, 2025

	District #3	District #10	District #12	District #13	District #14	Carlyle/ Greenmont
Ending Fund Balance (Deficit) - Unadjusted	13,229,174	1,253,483	554,593	-	534,277	2,254,643
Less: Appropriated for Debt Service	(5,996,954)	(23,441,599)	-	-	(189,122)	(7,114,817)
Ending Fund Balance (Deficit) - Adjusted	\$ 7,232,220	\$ (22,188,116)	\$ 554,593	\$ -	\$ 345,155	\$ (4,860,174)
Property Tax	\$ 7,232,220	\$ -	\$ 554,593	\$ -	\$ 345,155	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	District #16	District #17	District #18	Frank Scott Parkway	District #21	District #22
Ending Fund Balance (Deficit) - Unadjusted	588,965	69,049	553,638	3,204,326	(3,678)	770,743
Less: Appropriated for Debt Service	-	-	-	(18,702,037)	-	-
Ending Fund Balance (Deficit) - Adjusted	\$ 588,965	\$ 69,049	\$ 553,638	\$ (15,497,711)	\$ (3,678)	\$ 770,743
Property Tax	\$ 588,965	\$ 69,049	\$ 553,638	\$ -	\$ -	\$ 770,743
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTE: Schedules for the ten years ended April 30, 2016 through 2024 are being included to report which surplus funds had been generated prior to April 30, 2025.

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

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

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

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

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

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

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	5,225,118	218,848	188,026	956,118	125,750	453,950	113,090	263,540
Less: Appropriated for Debt Service	(6,437,504)	-	-	(20,704,292)	-	-	-	(206,516)
Ending Fund Balance (Deficit) - Adjusted	\$ (1,212,386)	\$ 218,848	\$ 188,026	\$ (19,748,174)	\$ 125,750	\$ 453,950	\$ 113,090	\$ 57,024
Property Tax	\$ -	\$ 218,848	\$ 188,026	\$ -	\$ 125,750	\$ 453,950	\$ 113,090	\$ 57,024
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22
Ending Fund Balance (Deficit) - Unadjusted	1,274,277	350,597	(123,703)	349,497	3,121,229	213,967	(38,925)	259,667
Less: Appropriated for Debt Service	(17,499,494)	-	-	-	(19,311,473)	-	-	-
Ending Fund Balance (Deficit) - Adjusted	\$ (16,225,217)	\$ 350,597	\$ (123,703)	\$ 349,497	\$ (16,190,244)	\$ 213,967	\$ (38,925)	\$ 259,667
Property Tax	\$ -	\$ 350,597	\$ -	\$ 349,497	\$ -	\$ 149,576	\$ -	\$ 259,667
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,391	\$ -	\$ -

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

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

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	2,807,954	197,913	170,998	956,469	109,065	334,527	104,805	219,731
Less: Appropriated for Debt Service	<u>(8,295,269)</u>	-	-	<u>(20,982,853)</u>	-	-	-	<u>(263,349)</u>
Ending Fund Balance (Deficit) - Adjusted	<u>\$ (5,487,315)</u>	<u>\$ 197,913</u>	<u>\$ 170,998</u>	<u>\$ (20,026,384)</u>	<u>\$ 109,065</u>	<u>\$ 334,527</u>	<u>\$ 104,805</u>	<u>\$ (43,618)</u>
Property Tax	\$ -	\$ 197,913	\$ 170,998	\$ -	\$ 109,065	\$ 334,527	\$ 104,805	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22
Ending Fund Balance (Deficit) - Unadjusted	3,883,241	119,351	(187,907)	290,770	2,935,466	177,507	(25,337)	130,072
Less: Appropriated for Debt Service	<u>(22,007,715)</u>	-	-	-	<u>(20,665,049)</u>	-	-	-
Ending Fund Balance (Deficit) - 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	(8,688,522)	-	-	(20,537,371)	-	-	-	(272,486)
Ending Fund Balance (Deficit) - Adjusted	\$ (7,208,841)	\$ 179,523	\$ 127,619	\$ (19,625,482)	\$ 93,575	\$ 210,931	\$ 105,598	\$ (79,728)
Property Tax	\$ -	\$ 179,523	\$ 127,619	\$ -	\$ 93,575	\$ 210,931	\$ 105,598	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22
Ending Fund Balance (Deficit) - Unadjusted	3,706,041	(31,303)	(221,506)	232,202	2,598,899	139,366	(20,465)	34,759
Less: Appropriated for Debt Service	(24,116,058)	-	-	-	(21,827,953)	-	-	-
Ending Fund Balance (Deficit) - Adjusted	\$ (20,410,017)	\$ (31,303)	\$ (221,506)	\$ 232,202	\$ (19,229,054)	\$ 139,366	\$ (20,465)	\$ 34,759
Property Tax	\$ -	\$ -	\$ -	\$ 232,202	\$ -	\$ 88,453	\$ -	\$ 34,759
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,913	\$ -	\$ -

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

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

	District #3	District #8	District #9	District #10	District #11	District #12	District #13	District #14
Ending Fund Balance (Deficit) - Unadjusted	1,324,176	163,527	118,500	901,916	78,832	77,492	192,700	206,436
Less: Appropriated for Debt Service	(8,837,893)	-	-	(19,938,426)	-	-	-	(281,623)
Ending Fund Balance (Deficit) - Adjusted	\$ (7,513,717)	\$ 163,527	\$ 118,500	\$ (19,036,510)	\$ 78,832	\$ 77,492	\$ 192,700	\$ (75,187)
Property Tax	\$ -	\$ 163,527	\$ 118,500	\$ -	\$ 78,832	\$ 77,492	\$ 192,700	\$ -
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Carlyle/ Greenmount	District #16	District #17	District #18	Frank Scott Parkway	District #20	District #21	District #22
Ending Fund Balance (Deficit) - Unadjusted	3,796,969	13,653	(263,470)	172,085	2,548,988	108,284	(20,203)	16,326
Less: Appropriated for Debt Service	(26,596,951)	-	-	-	(23,264,059)	-	-	-
Ending Fund Balance (Deficit) - Adjusted	\$ (22,799,982)	\$ 13,653	\$ (263,470)	\$ 172,085	\$ (20,715,071)	\$ 108,284	\$ (20,203)	\$ 16,326
Property Tax	\$ -	\$ 13,653	\$ -	\$ 172,085	\$ -	\$ 64,272	\$ -	\$ 16,326
State Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,012	\$ -	\$ -

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

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

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



## PART II - ACTIVITIES

During its fiscal year ending April 30, 2025, the City of Belleville undertook or assisted in the following activities within its Tax Increment Financing Districts:

- TIF #3 This District paid \$1,007,519 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 South Church Street resurfacing, West Main improvements, State Street sidewalk improvements, Raab Avenue construction, and Bellevue Park improvements. The District also purchased several vehicles, a Versalift bucket truck, a 2024 Vermeer brush chipper, a bobcat compact excavator, and property at 1901 Mascoutah Avenue.
- TIF #10 This District paid \$1,181,381 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 as well as work on the Dewey Street detention pond.
- TIF #13 This District made payments related to costs of culvert repairs.
- TIF #14 No Material Activity
- TIF #15 This District paid tax incentive rebates of \$1,101,619 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 \$65,174 to a business. This District also made payments related to improvement costs at Belleville Bicentennial Park.
- TIF #17 This District made \$55,000 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 \$522,498 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.
- TIF #23 This District, established as the Bellevue Plaza Tax Increment Financing District, was created in the current year. This District had no financial activity in this year.

### **PART III - OBLIGATIONS**

During the fiscal year ending April 30, 2025, the City of Belleville did not enter into any new debt agreements through TIF financing. 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

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**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 #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, Tax Increment Financing District #22 Route 15 North, and Tax Increment Financing District #23 Bellevue Plaza as of and for the year ended April 30, 2025, 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, 2025 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 page 11 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 12 through 21 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. Schlem & Company, L.L.C.*

Certified Public Accountants

Alton, Illinois

September 23, 2025

