PRELIMINARY OFFICIAL STATEMENT DATED ___________, 2026

New Issue – Bank Qualified **Non-rated**

*In the opinion of Gilmore & Bell, P.C., Bond Counsel to the City, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on the Bonds (including any original issue discount properly allocable to an owner thereof) is excludable from gross income for federal income tax purposes, and is not an item of tax preference for purposes of the federal alternative minimum tax. The Bonds are "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code. The interest on the Bonds is not exempt from present State of Illinois income taxes. Bond Counsel notes that interest on the Bonds may be included in adjusted financial statement income of applicable corporations for purposes of determining the applicability and amount of the federal corporate alternative minimum tax. See **"TAX MATTERS"** in this Official Statement.*

CITY OF BELLEVILLE
ST. CLAIR COUNTY, ILLINOIS
$1,500,000*
SPECIAL SERVICE AREA NUMBER FOUR (DOWNTOWN BUSINESS DISTRICT) SPECIAL AD VALOREM TAX BONDS, SERIES 2026

Dated: **Date of Original Issuance** Due: **As shown on inside cover page**

The Bonds will be issued in fully registered form, without coupons, as herein described, and, when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the Bonds. Purchases of the Bonds will be made in book-entry only form. The Bonds will be issued in the denomination of $5,000 or any authorized integral multiple thereof. Purchasers will not receive certificates representing their interest in Bonds purchased. See "APPENDIX C – BOOK-ENTRY ONLY SYSTEM" herein.

Interest on the Bonds will be payable semiannually on January 1 and July 1, commencing January 1, 2028. So long as DTC or its nominee, Cede & Co., is the registered owner, such payments will be made by UMB Bank, N.A., Kansas City, Missouri, as paying agent and bond registrar (the "Paying Agent") directly to such registered owner. Disbursement of such payments to the DTC Participants is the responsibility of DTC. Distribution of such payments to beneficial owners is the responsibility of the DTC Participants and Indirect Participants, as more fully described herein.

The proceeds of the Bonds will be used to finance certain infrastructure and related capital improvements in the City's Special Service Area Number Four (Downtown Business District) ("Special Service Area Four"), fund a reserve fund and pay the costs of issuance of the Bonds. See "THE PROJECT" herein. The Bonds are payable from taxes levied on all taxable property within Special Service Area Four without limitation as to rate or amount.

THE BONDS ARE SPECIAL AND LIMITED OBLIGATIONS OF THE CITY SOLELY PAYABLE, EXCEPT AS TO A RESERVE FUND, FROM THE COLLECTION OF A SPECIAL TAX LEVIED AGAINST EACH LOT, BLOCK, TRACT AND PARCEL OF PROPERTY IN SPECIAL SERVICE AREA #4, IF, AS AND WHEN COLLECTED, AND NOT OTHERWISE, AS PLEDGED UNDER THE HEREINAFTER DEFINED BOND ORDINANCE TO SECURE THE PAYMENT THEREOF. THE BONDS ARE NOT GENERAL OBLIGATIONS OF THE CITY, AND NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY, THE STATE OF ILLINOIS, OR ANY POLITICAL SUBDIVISION OF THE STATE OF ILLINOIS IS PLEDGED TO THE PAYMENT THEREOF.

The Bonds are offered subject to prior sale, when, as and if issued by the City and accepted by the Underwriter, and subject to the approval of their legality by Gilmore & Bell, P.C., Edwardsville, Illinois, Bond Counsel. It is expected that the Bonds will be available for delivery through the facilities of DTC on or about November 12, 2026.

[UNDERWRITER'S LOGO]

This Official Statement is dated _________, 2026.

* Subject to change

MATURITY SCHEDULE*

January 1	Principal Amount	Yield	Price	CUSIP
2029				
2030				
2031				
2032				
2033				
2034				
2035				
2036				
2037				
2038				
2039				
2040				
2041				
2042				
2043				
2044				
2045				
2046				
2047				

* Subject to change

No dealer, broker, salesman, or other person has been authorized by the City, the Municipal Advisor, or the Underwriter to give any information or to make any representations, other than those contained in this Official Statement, and, if given or made, such other information or representations must not be relied upon as having been authorized by the City, the Municipal Advisor, or the Underwriter. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation, or sale.

The information set forth herein has been furnished by the City and from other sources which are believed to be reliable, but it is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation by the Municipal Advisor or the Underwriter. This Official Statement is not to be construed as a contract or agreement between the City or the Underwriter and the purchasers or owner of any of the Bonds. The information and expressions of opinion contained herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof.

Any statements made in this Official Statement, including the Appendices, involving matters of opinion or estimates, whether or not so expressly stated, are set forth as such and are not representations of fact, and no representation is made that any of such estimates will be realized. This Official Statement contains certain forward-looking statements and information that is based on the City's beliefs as well as assumptions made by and information currently available to the City. Such statements are subject to certain risks, uncertainties and assumptions. Should one or more of these risks or uncertainties materialize, or should underlying assumptions prove incorrect, actual results may vary materially from those anticipated, estimated or expected.

This Official Statement is in a form deemed final by the City for purposes of Rule 15c2-12 issued under the Securities Exchange Act of 1934, as amended, except for certain information to be omitted pursuant to Rule 15c2-12(B)(1).

TABLE OF CONTENTS

CITY OF BELLEVILLE

MAYOR
Jenny Gain Meyer

CITY CLERK	**CITY TREASURER**
Shelly Schaefer	Sarah Biermann

DIRECTOR OF FINANCE
Jamie Maitret

ALDERMEN

Lillian Schneider, Ward 1	Bryan Whitaker, Ward 1
Gigi Dowling Urban, Ward 2	Carmen Duco, Ward 2
Kent Randle, Ward 3	Scott Ferguson, Ward 3
Johnnie Anthony, Ward 4	Raffi Ovian, Ward 4
Jeffrey Collier, Ward 5	Kathy Kaiser, Ward 5
Chris Rothweiler, Ward 6	Dr. Mary G. Stiehl, Ward 6
Phillip Elmore, Ward 7	Dennis C. Weygandt, Ward 7
Nora Sullivan, Ward 8	Kara Osthoff, Ward 8

CITY ATTORNEY
Becker, Hoerner & Ysursa, P.C.
Belleville, Illinois

BOND COUNSEL
Gilmore & Bell, P.C.
Edwardsville, Illinois

CITY'S MUNICIPAL ADVISOR
WM Financial Strategies
St. Louis, Missouri

OFFICIAL STATEMENT
OF THE
CITY OF BELLEVILLE, ST. CLAIR COUNTY, ILLINOIS
Relating to
$1,500,000*
SPECIAL SERVICE AREA NUMBER FOUR (DOWNTOWN BUSINESS DISTRICT)
SPECIAL AD VALOREM TAX BONDS, SERIES 2026

INTRODUCTION

This Official Statement including the cover page and Appendices hereto, is provided by the City of Belleville, St. Clair County, Illinois (the "City"), to furnish information in connection with its issuance of $1,500,000* principal amount of Special Service Area Number Four (Downtown Business District) Special Ad Valorem Tax Bonds, Series 2026 (the "Bonds"). The Special Service Area Number Four (Downtown Business District) is referred to herein as "Special Service Area Four.

The proceeds of the Bonds will be used to finance certain infrastructure and related capital improvements in the City's Special Service Area Four, to fund a reserve fund and to pay the costs of issuance of the Bonds (the "Project"). See the caption "THE PROJECT" herein.

The Bonds are issued pursuant to the 1970 Constitution of the State of Illinois, including without limitation the power and authority of the City as a home rule unit under Section 6 of Article VII of the 1970 Constitution of the State of Illinois, the Special Service Area Tax Law, 35 ILCS 200/27-5, et. seq., as supplemented and amended (the "Act"), and pursuant to and in accordance with an authorizing ordinance of the City Council to be adopted on November 12, 2026 (the "Bond Ordinance"). The Bonds are payable from taxes levied on all taxable property within Special Service Area Four without limitation as to rate or amount.

THE BONDS ARE SPECIAL AND LIMITED OBLIGATIONS OF THE CITY SOLELY PAYABLE, EXCEPT AS TO A RESERVE FUND, FROM THE COLLECTION OF A SPECIAL TAX LEVIED AGAINST EACH LOT, BLOCK, TRACT AND PARCEL OF PROPERTY IN SPECIAL SERVICE AREA FOUR, IF, AS AND WHEN COLLECTED, AND NOT OTHERWISE, AS PLEDGED UNDER THE BOND ORDINANCE TO SECURE THE PAYMENT THEREOF. THE BONDS ARE NOT GENERAL OBLIGATIONS OF THE CITY, AND NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY, THE STATE OF ILLINOIS, OR ANY POLITICAL SUBDIVISION OF THE STATE OF ILLINOIS IS PLEDGED TO THE PAYMENT THEREOF.

Brief descriptions of the Bonds, Special Service Area Four, the City and the Project are included in this Official Statement. Such descriptions and summaries do not purport to be comprehensive or definitive. All references herein to the Bond Ordinance or any other documents are qualified in their entirety by reference to such documents, and references herein to the Bonds are qualified in their entirety by reference to the form thereof included in the Bond Ordinance. Copies of the Bond Ordinance are available for inspection upon request from the City.

THE BONDS

General Description

The Bonds will be issued in fully registered form and, when issued, will be registered in the name of Cede & Co., as Bondowner and nominee for The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the Bonds. Purchases of the Bonds will be made in book-entry only form. The Bonds will be issued in the denomination of $5,000 or any authorized integral multiple thereof. Purchasers will not receive certificates representing their interest in Bonds purchased. See "APPENDIX C - BOOK-ENTRY ONLY SYSTEM."

* Subject to change

The Bonds are dated as of the date of original issuance and will mature on January 1 in each of the years and in the amounts shown on the inside cover page of this Official Statement. Interest on the Bonds will be payable semiannually thereafter on January 1 and July 1, commencing January 1, 2028. The Bonds will be issued in fully registered form in the denomination of $5,000 or any integral multiple thereof. So long as DTC or its nominee, Cede & Co., is the Bondowner, such payments will be made by Paying Agent directly to such Bondowner. Disbursement of such payments to the DTC Participants is the responsibility of DTC. Distribution of such payments to the Beneficial Owners is the responsibility of the DTC Participants and Indirect Participants, as more fully described in APPENDIX C - BOOK-ENTRY ONLY SYSTEM to this Official Statement.

Authority

The Bonds are issued pursuant to the 1970 Constitution of the State of Illinois, including without limitation the power and authority of the City as a home rule unit under Section 6 of Article VII of the 1970 Constitution of the State of Illinois, the ACT and pursuant to and in accordance with the Bond Ordinance.

Redemption

The Bonds maturing on and after January 1, ______ are subject to redemption and payment prior to maturity at the option of the City on January 1, _____ and thereafter in whole or in part on any date in any order of maturity as specified by the City (but in inverse order if none is specified) at the price of par plus accrued interest thereon to the date of redemption.

In the event the City elects to exercise its option to redeem Bonds pursuant to the Bond Ordinance, written notice shall be given by first class mail to the registered owners of the Bonds to be redeemed at least 30 days but not more than 60 days prior to the redemption date.

Security For The Bonds

The Bonds, together with the interest thereon, shall be special and limited obligations of the City, payable from special ad valorem taxes to be levied in the amounts specified in the Bond Ordinance on each lot, block, tract or parcel of the taxable property within Special Service Area Four, without limitation as to rate or amount (the "Special Tax"). The Bonds shall not constitute general obligations of the City, and neither the full faith and credit nor the general taxing power of the City (other than the Special Tax levied in respect of Special Service Area Four) shall be pledged for payment of the Bonds, but the full faith and credit of the various lots, blocks, tracts and parcels in Special Service Area Four shall be so pledged for such payment.

As further security for the Bonds, a Reserve Fund shall be funded from the proceeds of the Bonds in the amount of $20,000.*

The Special Tax referred to above shall be extended upon the tax rolls in each year in which the Bonds remain outstanding and are expected to be levied and collected at the same time and in the same manner as the other property taxes of the City are levied and collected. (See the caption "SPECIAL SERVICE AREA NUMBER FOUR – Levy, Extension and Collection of Taxes"). The proceeds derived from such Special Taxes shall be deposited in the Debt Service Fund, shall be kept separate and apart from all other funds of the City, and shall be used solely for the payment of the principal of, premium, if any, and interest on the Bonds as and when the same shall become due. In the event the City pays all or a portion of the principal of and interest on the Bonds from the Reserve Fund as a result of a late payment of Special Taxes that are subsequently collected, such Special Taxes shall first be used to restore any deficiency in the Reserve Fund and then to the Debt Service Fund.

* Subject to Change

SPECIAL SERVICE AREA NUMBER FOUR

Special Service Area Financing in Illinois

Special Service Area Financing involves the levy of taxes upon all taxable property within a special service area, without limitation as to rate or amount, all in accordance with and pursuant to the Act.

Section 7(6) of Article VII of the Illinois Constitution of 1970, as implemented by the Act, permits a county or municipality to levy or impose additional taxes upon areas within its boundaries to provide special services to those areas and to pay debt incurred in order to provide those special services in the manner provided by law. Such areas are established pursuant to the provisions of the Act. Under the Act, the Corporate Authorities of the municipality within which the special service area lies constitute the governing body of such special service area.

The Act provides that bonds may be issued to provide for the special services. Such bonds do not constitute indebtedness of the municipality in which the special service area is situated for the purpose of any limitation imposed by any law. Such bonds shall be retired by a tax which may be either an ad valorem property tax, a special tax, or a combination of an ad valorem property and a special tax. A special tax may be levied or imposed on any basis that provides a rational relationship between the amount of special tax levied or imposed against each lot or parcel within the special service area and the special service benefit conferred. The Act further provides that the lien and foreclosure remedies provided in Article 9 of the Illinois Municipal Code shall apply on non-payment of any special tax.

The Act contains a provision that allows residents of a special service area to petition the circuit court having jurisdiction to disconnect territory from the special service area if, among other things, such territory was not, is not, and is not intended by the corporate authorities which created the special service area to be benefited or served by services then existing or authorized, and that such territory constitutes less than 1½% of the special service area's total equalized assessed valuation.

Establishment of Special Service Area Four

Pursuant to the Act, the Corporate Authorities of the City adopted an ordinance, proposing to establish Special Service Area Four. A public hearing was held on February 17, 2026 to further consider establishment of Special Service Area Four. Pursuant to the Act, if a petition signed by at least 51% of the electors residing within a special service area and by at least 51% of the owners of record of land included within the boundaries of such special service area as of the date of the public hearing is filed with the municipal clerk within 60 days following the final adjournment of the public hearing objecting to creation of such special service area, the issuance of the Bonds or the provision of the special services, then such special service area may not be created. The City adopted an ordinance establishing Special Service Area Four on April 20, 2026.

Special Service Area Four encompasses an area approximately 12 blocks long by 4 blocks wide and represents substantially all of the City's central business district. Within the Special Service Area Four there are approximately 150 parcels of land of which several are tax-exempt properties owned by the City of Belleville (City Hall, the City's square and several parking lots), St. Clair County Public Building Commission and St. Clair County (County government building and several parking lots), Jerald J Bonifield Trustee, 20 E. Main LLC, Faith Baptist Church, Public Library Building, Belleville Bible Way Church, and the Belleville School District #118 (School District Administration Building). Taxable properties include several multi-family residential units, including an independent senior living facility, a bank, numerous restaurants, a banquet center, a motel, a post office, a private ambulance company, numerous small shops and several mixed use (retail/apartment) buildings. Four (4) commercial parcels are located in a local historic district. The boundaries of Special Service Area Four are similar with a special service area in the City established in 2007 ("Special Service Area #3") with some additions and deletions of properties.

Assessed Valuation

The following table sets forth the assessed valuation of the Special Service Area #3 for the past five years which has boundaries coterminous with Special Service Area Four and is therefore indicative of the assessed valuation for Special Service Area Four:

Year	Assessed Valuation
2021	$ 8,517,444
2022	9,092,838
2023	9,879,015
2024	10,315,017
2025	10,616,398

Source: Office of the St. Clair County Clerk

The following table sets forth the composition of the 2025 equalized assessed valuation of Special Service Area #3 including property in tax increment financing areas, and the estimated market value:

Assessment Category	Assessed Value	Market Value
Residential	$ 156,533	$ 469,599
Commercial	10,459,865	31,379,595
Industrial	–	–
Total	10,616,398	31,849,194
Incremental Property Value in TIF Areas	5,558,353	16,675,059
Total all properties	$16,174,751	$48,524,253

Source: Equalized assessed values were provided by the St. Clair County Clerk

Taxpayers

The largest taxpayers in Special Service Area #3 in tax year 2025 were as follows:

Taxpayer(1)	2025 Assessed Valuation	% of Total Assessed Valuation
Richland Plaza LLC	$1,747,062	10.80%
MMRG Building LLC	777,276	4.81
Kern, Mark	533,331	3.30
MH Bellevillle Associated LP	511,928	3.16
Tygacon Properties Inc.	473,790	2.93
NEX Home Inc.	399,181	2.47
Kern Mark A & Fred J	322,348	1.99
218 W Main LLC	258,442	1.60
Colee II LLC	258,427	1.60
HH Innovations LLC	257,964	1.59

Footnotes to Prior Page
(1) Some of the taxpayers above are located in tax increment financing areas.
(2) Based on the ratio of the assessed valuation of the taxpayer to the taxable assessment of the Special Service Area #3 including the incremental property value in TIF Areas which is equal to $16,174,751.
Source: Office of the St. Clair County Assessor.

Levy, Extension and Collection of Taxes

Special Taxes

The City will levy the Special Tax on all taxable tangible real property within Special Service Area Four, without limitation as to rate or amount, in an amount sufficient to retire the Bonds. This levy will be in addition to and exclusive of all other taxes authorized to be levied by the City.

The Special Tax will be extended upon the tax rolls in each year in which the Bonds remain outstanding and are expected to be levied and collected by St. Clair County at the same time and in the same manner as property taxes are levied and collected by St. Clair County (see the subcaption "Tax Procedures"). The Special Taxes derived from Special Service Area Four shall be deposited in the Debt Service Fund, shall be kept separate and apart from all other funds of the City, and shall be used solely for the payment of the principal of, premium, if any, and interest on the Bonds as and when the same shall become due.

These Special Taxes are a lien against the real property to which they apply. Detailed procedures covering the sale of property for delinquent taxes are prescribed in the Illinois Property Tax Code.

The Special Tax rate for payment if the Bonds is expected to equal approximately $1.00 per $100 of assessed valuation.

Tax Procedures

Real estate and railroad property, not used for transportation, are assessed by the St. Clair County Assessor. Railroad property used for transportation, private car lines, pollution control equipment and capital stock are assessed by the Illinois Department of Revenue. The Department is also responsible for establishing the rules and supervising the assessment of property and assigning multipliers or equalization ratios to each county.

The assessor's valuations are subject to appeal by the taxpayer and then to equalization by the Illinois Department of Revenue. The purpose of equalization is to develop a common level of assessment among counties to provide, among other things, a uniform basis for the distribution of State grant-in-aid programs and to minimize problems in the distribution of the tax burden of a governmental unit in more than one county. The multiplier is applied to all assessments, other than farmland, in a county in order to bring the level of assessment as close as possible to the statutory standard. The statutory standard for assessed values is 33 1/3% of fair cash value for non-farmland and 33 1/3% of the agricultural economic value for farmland. Agricultural economic value is determined on the basis of a productivity index. The index is based on moving averages for the most recent five-year period for which statistics are available relating to various information, including (i) gross income, (ii) production costs and (iii) net return to land.

Taxable property is reassessed quadrennially. Between these quadrennial assessments, the assessor has the authority to revalue properties whose condition has altered significantly since the last assessment and any other properties which may be incorrectly assessed.

An annual tax levy, in dollar amounts, is established by the City each fiscal year and is certified and filed with the County Clerk of St. Clair County (the "County") not later than the last Tuesday in December. Taxes levied for the current year are collected in the next succeeding year. The County Clerk is responsible for establishing the rate of tax required to produce a net amount of funds not less than the total amount directed to be levied by the City. Pursuant to "The Truth in Taxation Act" of the state of Illinois (P.A. 82-102, approved and effective July 29, 1981), the City is required to disclose by publication and to hold a public hearing on its intention to adopt an aggregate levy in amounts more than 105% of the amount of property taxes extended or estimated to be extended upon the levy of the preceding year, exclusive of election costs, as a condition precedent to such increased levy by the City of the extension thereof by the County Clerk. The provisions of the Truth in Taxation Act in its present form, do not apply to levies made to pay debt service on the Bonds.

Taxes on real property are due in two equal installments on July 1 and September 1 of each year following the date of the tax levy. The volume of assessment complaints required to be reviewed by the Board of Review, changes in assessment procedures and late submission of assessment data by taxing districts to the Board of Review, among other things, can substantially affect the date in which bills are actually mailed and taxes are due. Delinquent taxes accrue interest at the rate of 1½% per month until they are paid or until the property is forfeited.

By Illinois statute, the County has a first lien upon real property for payment of taxes. Delinquent taxes may be collected by judicial foreclosure. If an arrearage remains after the second tax payment is due, a Treasurer's tax sale occurs, usually within six months. Participants in this sale are not purchasing the actual property, but merely the taxes owed. If the taxes are not sold, the property remains with a county trustee. If the property owner fails to pay all owed taxes plus interest within two years, the property itself is sold in an auction. The new owner must then pay the tax agent or county trustee the back taxes and interest.

The County Treasurer is responsible for tax collections and distributions to the City and other taxing districts. Distributions are made as soon as sufficient funds are available for this purpose.

Tax Levies and Collections

As noted hereinbefore Special Service Area Four has boundaries coterminous with the boundaries of Special Service Area #3. The following table sets forth historical tax collections for Special Service Area #3 which should be indicative of future collections for Special Service Area Four:

Tax Year	Taxes Extended	Taxes Collected	% Collected
2021	$138,374	$137,254	99.19%
2022	138,411	137.326	99.22
2023	138,286	138,236	99.96

Source: The City's Director of Finance.

Direct and Overlapping Debt

The following table sets forth information relating to the direct and overlapping general obligation debt of Special Service Area Four:

	Outstanding Bonds	Percent Applicable to The SSA (1)	SSA's Direct and Overlapping Debt
Special Service Area Four	$ 1,500,000	100.00%	$1,500,000
, The City of Belleville(2)	15,250,000	2.80	427,000
St. Clair County(3)	58,795,000	.29	170,506
Southwestern Illinois College	74,110,000	.15	111,165
Belleville School District #118	32,991,120	3.17	1,045,819
Belleville Township High SD #201	42,012,314	.69	289,885
	$224,658,434		$3,544,375

(1) Based on 2025 assessed valuation.

(2) Includes all general obligation bonds although such bonds are paid from Special Revenue and Enterprise Funds and the City does not levy taxes for the payment of such bonds.

(3) Includes lease revenue bonds of the St. Clair County Public Building Commission. Lease payments on such bonds are a general obligation of the County.

Source: Bond amounts were derived from records available through the Municipal Securities Rulemaking Board's Electric Municipal Market Access system ("EMMA"). Assessments were provided by records of the County Clerk.

BONDHOLDER'S RISKS

Investment in the Bonds involves risks that may not be appropriate for certain investors. The following is a discussion of certain risk factors that should be considered, in addition to other matters set forth in this Official Statement, in evaluating the Bonds. This discussion does not purport to be comprehensive or definitive. The occurrence of one or more of the events discussed herein could adversely affect the ability or willingness of property owners in Special Service Area Four to pay their Special Tax when due. Such failures to pay Special Taxes could result in the inability of Special Service Area #4 to make full and punctual payments of the debt service on the Bonds. In addition, the occurrence of one or more of the events discussed herein could adversely affect the value of the property in Special Service Area Four.

Limited Source of Payment

The Bonds, together with the interest thereon, are special and limited obligations of the City, payable solely from the Special Tax and the amounts on deposit in the various funds and accounts established and maintained under the Bond Ordinance, all as more fully set forth therein. The Bonds are not general obligations of the City and do not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation. No holder of the Bonds shall have the right to compel the exercise of any taxing power of the City for payment of principal thereof or interest or premium, if any, thereon (other than the levy of the Special Tax as provided in the Bond Ordinance).

If for any reason Special Taxes are not timely paid and collected, there may not be sufficient revenue to pay the principal of and interest on the Bonds. Unlike general obligation bonds, which are payable from any source even if levied taxes are unavailable, the Bonds are payable only from the Special Taxes from Special Service Area Four if, as and when collected and from funds in the Reserve Fund, and not otherwise.

Concentration of Ownership

Ownership of the land in Special Service Area Four is limited to approximately 136 tax payers. The timely payment of the Bonds depends on the willingness and ability of the landowners to pay the Special Taxes when due. A failure to make payments when due could result in the rapid, total depletion of the Reserve Fund prior to the replenishment from the collection of delinquent Special Taxes or the resale of property upon the foreclosure or otherwise. In that event, there could be a default in payment of the principal of, and/or interest on the Bonds.

Each lot will be subject to its allocable share of the Special Tax only, and in the event an owner of a lot fails to pay its allocated share of the Special Tax, the owners of the other property will have no obligation to pay the deficiency, nor will the other lots be subject to an additional tax to pay the deficiency for the respective tax year. There is no assurance that all owners of the real property within Special Service Area Four will timely pay their allocated share of the Special Tax, or that the value of each owner's real property subject to the Special Tax will be sufficient to pay such property's allocated share of the Special Tax.

Tax Delinquencies

In order to pay debt service on the Bonds, it is necessary that the Special Tax within Special Service Area Four be paid in a timely manner. Under provisions of the Act, the Special Tax from which funds necessary for the payment of principal of, and interest on, the Bonds are derived, are customarily billed to the property owners (or as property owners direct, for example a lending bank) within Special Service Area Four on the regular general ad valorem property tax bills sent to owners of such properties or on a special tax bill delivered at the same time as the regular ad valorem property tax bills. Such Special Tax installments are due and payable, and bear the same penalties and interest for non-payment, as do general ad valorem property tax installments. The unwillingness or inability of a property owner to pay ad valorem property tax bills as evidenced by general ad valorem tax delinquencies may also indicate an unwillingness or inability to make general ad valorem tax payments and Special Tax payments in the future.

Potential Delay and Limitations in Foreclosure Proceedings

The payment of the Special Tax and the ability of the City to foreclose the lien of a delinquent unpaid Special Tax may be limited by bankruptcy, insolvency and other laws generally affecting creditors' rights or by the laws of the State relating to judicial foreclosure. See "BONDHOLDER'S RISKS – Bankruptcy."

Judicial foreclosure proceedings are not summary remedies and can be subject to significant procedural and other delays caused by crowded court calendars, lengthy procedural delays and other factors beyond the control of the City. In addition, the Illinois Constitution prescribes certain minimum redemption periods, which may be as long as three years, in the event of foreclosure. It should be assumed that, under current conditions, it is estimated that a judicial foreclosure of the lien of the Special Tax could take several years from initiation of litigation to the lien foreclosure sale.

Delays and uncertainties in the Special Tax lien foreclosure process create significant risks for Bondowners. High rates of Special Tax payment delinquencies which continue during the pendency of protracted Special Tax lien foreclosure proceedings could result in the total depletion of the Reserve Fund prior to replenishment from the resale of Parcels in Special Service Area Four upon foreclosure. In that event, there could be a default in payments of the principal of, and interest on, the Bonds.

Bankruptcy

The legal opinions to be delivered concurrently with the delivery of the Bonds (including Bond Counsel's approving legal opinion) will be qualified, as to the enforceability on the various legal instruments, by moratorium, bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

Although a bankruptcy proceeding would not cause the Special Tax to become extinguished, the amount and priority of any Special Tax lien could be modified if the value of the property falls below the value of the lien. If the value of the property is less than the lien, such excess amount could be treated as an unsecured claim by a bankruptcy court having jurisdiction. In addition, bankruptcy of a property owner could result in a delay in commencement and completion of foreclosure proceedings. Such delay would increase the likelihood of a delay or default in payment of the principal of, and interest on, the Bonds and the possibility of delinquent Special Tax installments not being paid in full.

Disclosure to Future Purchasers

The City has recorded the ordinance establishing Special Service Area Four in the Office of the Recorder of Deeds of St. Clair County. While title companies normally refer to such notices in title reports, there can be no guarantee that such reference will be made or, if made, that a prospective purchaser or lender will consider such Special Tax obligation in the purchase of lots within Special Service Area Four or the lending of money thereon. Failure to disclose the existence of the Special Tax may affect the willingness and ability of future owners of land within Special Service Area Four to pay the Special Tax when due.

Limited Secondary Market

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions, lack of current information, the absence of a credit rating for the Bonds or because of adverse history or economic prospects connected with a particular issue, secondary marketing practices in connection with a particular issue are suspended or terminated. In addition, prices of issues for which a market is being made will depend on then prevailing circumstances. Such prices could be substantially different from the original purchase price.

The Underwriter presently does not intend to engage in secondary market trading of the Bonds. The Underwriter is not obligated to engage in secondary trading or to repurchase any of the Bonds at the request of the Owners thereof. No assurance can be given that a secondary market for any of the Bonds will be available and no assurance can be given that the initial offering prices for the Bonds will continue for any period of time.

Risk of Legislative and Judicial Changes

Future legislation, regulations, governmental or judicial interpretation of regulations or legislation or practices and procedures related to property tax assessment, levy, collections or distribution could have a material effect on the calculation or availability of the Special Tax. There is no assurance that legislation will not be considered or enacted in the future, and unless provision is made in such legislation for special service areas generally in Illinois, the generation of the Special Tax could be materially adversely affected.

THE PROJECT

The Project consists of certain public improvements, infrastructure and facilities constituting “special services” to be provided in Special Service Area Four. In particular the capital improvements may include acquiring, constructing, renovating, maintaining and improving streets, sidewalks and parking facilities, including landscaping, stormwater, lighting improvements and a new parking garage.

Estimated Sources and Uses of Funds*

The estimated sources and uses of funds are set forth below:

Sources of Funds	
The Bonds	$1,500,000
Interest During Construction(1)	____
Total	$
Uses of Funds	
Project Fund	$
Reserve Fund	20,000
Contingencies	
Costs of Issuance including Underwriter’s Discount	____
Total	$

(1) Based on an assumed rate of 3.0%.

APPROVAL OF LEGALITY

Legal matters incident to the authorization, issuance and sale of the Bonds are subject to the approving legal opinion of Gilmore & Bell, P.C., Edwardsville, Illinois, whose approving opinion will be furnished upon the delivery of the Bonds. In its capacity as Bond Counsel, Gilmore & Bell, P.C., Edwardsville, Illinois has reviewed the information under the portions of this Official Statement captioned “THE BONDS,” “APPROVAL OF LEGALITY,” “TAX MATTERS,” and APPENDIX B. Bond Counsel expresses no opinion as to the accuracy or sufficiency of other portions of this Official Statement or as to the financial statements contained herein.

TAX MATTERS

The following is a summary of the material federal and State of Illinois income tax consequences of holding and disposing of the Bonds. This summary is based upon laws, regulations, rulings and judicial decisions now in effect, all of which are subject to change (possibly on a retroactive basis). This summary does not discuss all aspects of federal income taxation that may be relevant to investors in light of their personal investment circumstances or describe the tax consequences to certain types of owners subject to special treatment under the federal income tax laws (for example, dealers in securities or other persons who do not hold the Bonds as a capital asset, tax-exempt organizations, individual retirement accounts and other tax deferred accounts, and foreign taxpayers), and, except for the income tax laws of the State of Illinois, does not discuss the consequences to an owner under any state, local or foreign tax laws. The summary does not deal with the tax treatment of persons who purchase the Bonds in the secondary market. Prospective investors are advised to consult their own tax advisors regarding federal, state, local and other tax considerations of holding and disposing of the Bonds.

* Subject to change

Opinion of Bond Counsel

In the opinion of Gilmore & Bell, P.C., Bond Counsel to the City, under the law existing as of the issue date of the Bonds:

Federal Tax Exemption. The interest on the Bonds (including any original issue discount properly allocable to an owner thereof) is excludable from gross income for federal income tax purposes.

Alternative Minimum Tax. The interest on the Bonds is not an item of tax preference for purposes of computing the federal alternative minimum tax.

Bank Qualification. The Bonds are "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

Bond Counsel's opinions are provided as of the date of the original issue of the Bonds, subject to the condition that the City comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal income tax purposes. The City has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes retroactive to the date of issuance of the Bonds. Bond Counsel is expressing no opinion regarding other federal, state or local tax consequences arising with respect to the Bonds, but has reviewed the discussion under the heading **"TAX MATTERS."**

Other Tax Consequences

Interest Taxable. The interest on the Bonds is not exempt from income taxation by the State of Illinois.

Original Issue Discount. For federal income tax purposes, original issue discount is the excess of the stated redemption price at maturity of a Bond over its issue price. The stated redemption price at maturity of a Bond is the sum of all payments on the Bond other than "qualified stated interest" (*i.e.*, interest unconditionally payable at least annually at a single fixed rate). The issue price of a Bond is generally the first price at which a substantial amount of the Bonds of that maturity have been sold to the public. Because the January 1, 2028 interest payment on the Bonds will be paid more than one year after the original issue date of the Bonds, such interest payment does not constitute qualified stated interest, and the stated redemption price at maturity of each Bond includes all payments on such Bond. Under Section 1288 of the Code, original issue discount on tax-exempt bonds accrues on a compound basis. The amount of original issue discount that accrues to an owner of a Bond during any accrual period generally equals (1) the issue price of that Bond, plus the amount of original issue discount accrued in all prior accrual periods, multiplied by (2) the yield to maturity on that Bond (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period), minus (3) any interest payable on that Bond during that accrual period. The amount of original issue discount accrued in a particular accrual period will be considered to be received ratably on each day of the accrual period, will be excludable from gross income for federal income tax purposes, and will increase the owner's tax basis in that Bond. Prospective investors should consult their own tax advisors concerning the calculation and accrual of original issue discount, if any.

Original Issue Premium. For federal income tax purposes, premium is the excess of the issue price of a Bond over its stated redemption price at maturity. The stated redemption price at maturity of a Bond is the sum of all payments on the Bond other than "qualified stated interest" (i.e., interest unconditionally payable at least annually at a single fixed rate). The issue price of a Bond is generally the first price at which a substantial amount of the Bonds of that maturity have been sold to the public. Under Section 171 of the Code, premium on tax-exempt obligations amortizes over the term of the Bond using constant yield principles, based on the purchaser's yield to maturity. As premium is amortized, the owner's basis in the Bond and the amount of tax-exempt interest received will be reduced by the amount of amortizable premium properly allocable to the owner, which will result in an increase in the gain (or decrease in the loss) to be recognized for federal income tax purposes on sale or disposition of the Bond prior to its maturity. Even though the owner's basis is reduced, no federal income tax deduction is allowed. Prospective investors should consult their own tax advisors concerning the calculation and accrual of bond premium, if any.

Sale, Exchange or Retirement of Bonds. Upon the sale, exchange or retirement (including redemption) of a Bond, an owner of the Bond generally will recognize gain or loss in an amount equal to the difference between the amount of cash and the fair market value of any property actually or constructively received on the sale, exchange or retirement of the Bond (other than in respect of accrued and unpaid interest) and such owner's adjusted tax basis in the Bond. To the extent a Bond is held as a capital asset, such gain or loss will be capital gain or loss and will be long-term capital gain or loss if the Bond has been held for more than 12 months at the time of sale, exchange or retirement.

Reporting Requirements. In general, information reporting requirements will apply to certain payments of principal, interest and premium paid on the Bonds, and to the proceeds paid on the sale of the Bonds, other than certain exempt recipients (such as corporations and foreign entities). A backup withholding tax will apply to such payments if the owner fails to provide a taxpayer identification number or certification of foreign or other exempt status or fails to report in full dividend and interest income. The amount of any backup withholding from a payment to an owner will be allowed as a credit against the owner's federal income tax liability.

Collateral Federal Income Tax Consequences. Prospective purchasers of the Bonds should be aware that ownership of the Bonds may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, certain applicable corporations subject to the corporate alternative minimum tax, financial institutions, property and casualty insurance companies, individual recipients of Social Security or Railroad Retirement benefits, certain S corporations with "excess net passive income," foreign corporations subject to the branch profits tax, life insurance companies, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry or have paid or incurred certain expenses allocable to the Bonds. Bond Counsel expresses no opinion regarding these tax consequences. Purchasers of Bonds should consult their tax advisors as to the applicability of these tax consequences and other federal income tax consequences of the purchase, ownership and disposition of the Bonds, including the possible application of state, local, foreign and other tax laws.

Bond Counsel notes that interest on the Bonds may be included in adjusted financial statement income of applicable corporations for purposes of determining the applicability and amount of the federal corporate alternative minimum tax.

MUNCIPAL ADVISOR

WM Financial Strategies, St. Louis, Missouri (the "Municipal Advisor"), is a registered municipal advisor with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board. The Municipal Advisor is employed by the City to render certain professional services, including advising the City on a plan of financing and assisting in preparing the Official Statement for the sale of the Bonds. The Municipal Advisor does not guaranty, warrant or represent the accuracy or completeness of the information contained in this Official Statement.

UNDERWRITING

___________________________ (the "Underwriter"), has agreed to purchase the Bonds from the City at a price equal to $_______________ (representing $________________ original principal amount of the Bonds, plus an original issue premium of __________________, and less an underwriting discount of $____________________). The Bond Purchase Agreement provides that the Underwriter will purchase all of the Bonds if any are purchased. The obligation of the Underwriter to accept delivery of the Bonds is subject to various conditions contained in the Bond Purchase Agreement.

The Bonds will be offered to the public initially at the prices set forth on the cover page of this Official Statement. The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into investment trusts) at prices other than the price stated on the cover page hereof and may change the initial offering price from time to time subsequent to the date hereof. In connection with the offering, the Underwriter may overallot or effect transactions which stabilize or maintain the market price of the Bonds at a level above that which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

NO LITIGATION CERTIFICATE

Simultaneously with the delivery of the Bonds, the City will furnish to the Underwriter a certificate which shall state, among other things, that there is no controversy, suit or other proceeding of any kind pending or to its knowledge, threatened in any court (either State or Federal) restraining or enjoining the issuance or delivery of the Bonds or questioning (i) the proceedings under which the Bonds are to be issued, (ii) the validity of the Bonds, (iii) the pledge of the City of the moneys under the Bond Ordinance to pay the Bonds, or (iv) the legal existence of the City or the title to office of the present officials of the City.

CERTIFICATION OF OFFICIAL STATEMENT

Simultaneously with the delivery of the Bonds, the City will furnish to the Underwriter a certificate which shall state, among other things, that this Official Statement (and any amendment or supplement hereto) as of the date of sale and as of the date of delivery of the Bonds does not contain any untrue statement of a material fact and does not omit to state a material fact required to be stated therein or necessary to make the statements herein, in light of the circumstances under which they were made, not misleading in any material respect.

CONTINUING DISCLOSURE UNDERTAKING

The City will covenant in a Continuing Disclosure Undertaking to provide certain financial information and operating data relating to the City as described below (the "Annual Report") and to provide notices of the occurrence of certain enumerated events. The City shall file the Annual Reports with the Municipal Securities Rulemaking Board (the "MSRB") via the Electronic Municipal Market Access system ("EMMA") as follows:

(i) Within 240 days following the end of each Fiscal Year, commencing with the Fiscal Year ending April 30, 2027, the audited financial statements of the City and financial information and operating data generally consistent with the information contained in this Official Statement under the captions "SPECIAL SERVICE AREA NUMBER FOUR – Assessed Valuation" and "SPECIAL SERVICE AREA NUMBER FOUR – Levy, Extension and Collection of Taxes – Tax Levies and Collections.

(ii) Notice of the occurrence of any of the following events with respect to the Bonds, within 10 business days after the occurrence:

(1) principal and interest payment delinquencies;

(2) non-payment related defaults, if material;

(3) modifications to rights of bondholders, if material;

(4) bond calls, if material, and tender offers;

(5) defeasances;

(6) rating changes;

(7) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Forms 570-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax-exempt status of the Bonds;

(8) unscheduled draws on debt service reserves reflecting financial difficulties;

(9) unscheduled draws on credit enhancements reflecting financial difficulties;

(10) substitution of credit or liquidity providers, or their failure to perform;

(11) release, substitution or sale of property securing repayment of the Bonds, if material;

(12) bankruptcy, insolvency, receivership or similar event of the City;

(13) the consummation of a merger, consolidation or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(14) appointment of a successor or additional trustee or the change of name of the trustee, if material;

(15) incurrence of a financial obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a financial obligation of the City, any of which affect security holders, if material; and

(16) default, event of acceleration, termination event, modification of terms or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties.

For purposes of (15) and (16) above, "financial obligation" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of (a) or (b) in this definition; *provided however*, the term financial obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with Rule 15c-12.

The City may also, from time to time, choose to provide notice of other events or matters, but the City does not undertake to commit to provide any such notice of any event or matter except those indicated herein.

The City may amend its disclosure obligations provided that the City receives an opinion from nationally recognized bond counsel to the effect that such modifications are in compliance with the Rule.

If the City fails to comply with its disclosure obligations, any holder or Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the City to comply with its obligations. A default by the City in its disclosure obligations shall not be deemed a default under the Bond Ordinance and the sole remedy shall be an action to compel performance.

Prior Compliance

The City has complied with all of its prior continuing disclosure obligations under the Rule.

MISCELLANEOUS

This Official Statement is not to be construed as a contract or agreement between the City and the purchaser of any of the Bonds. Any statement made in this Official Statement involving matters of opinion is intended merely as an opinion and not as a representation of fact. The information and expressions of opinion contained herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof.

CITY OF BELLEVILLE,
ST. CLAIR COUNTY, ILLINOIS

BY: ___________________________
Mayor

APPENDIX A
THE CITY OF BELLEVILLE

TABLE OF CONTENTS

The following appendix is presented to provide information regarding the City and is not intended to imply that the City's credit or taxing power is in any way pledged to the payment of the Bonds.

General Information Regarding the City

The City of Belleville, St. Clair County, Illinois ("the City") is located in Southwestern Illinois approximately 20 miles east of downtown St. Louis and covers an area of approximately 12.7 square miles. The City is the county seat of St. Clair County, Illinois and is a part of the St. Louis Metropolitan Statistical Area ("St. Louis MSA") which, at the time of the 2020 census, was comprised of the City of St. Louis, St. Louis County, and parts of the counties of St. Clair, Madison, Jersey, Clinton and Monroe in Illinois, and parts of other counties in Missouri and Illinois.

The City was incorporated in 1850 and is a "Home Rule Unit" organized and existing pursuant to the constitution and laws of the State of Illinois.

The City has a diverse economic base which includes manufacturing, retail trade, professional services, agriculture and mining.

Government

The City is a Home Rule Unit. The governing body is the City Council which is comprised of a mayor and sixteen aldermen elected from wards. Two aldermen are elected from each of the City's eight wards and serve four-year staggered terms. The Mayor, City Clerk and Treasurer are elected at large to serve four-year terms and are full-time officials of the City.

The Mayor's responsibilities include; presiding over City Council meetings, enforcing laws and ordinances of the City, and supervising City departments. The Mayor may cast a vote in the event of a tie, if a measure has received a favorable vote of one-half of the City Council and there is no tie, or in the event of a tie when a vote greater than a majority is required. The Mayor may veto any ordinance, motion or resolution which creates a liability against the City or provides for the expenditure or appropriation of funds; provided, however, that a veto may be overridden by a two-thirds vote of the council members.

The City Council is divided into 9 committees. The committees are as follows: Economic Development & Annexation, Finance, Ordinance & Legal Review, Personnel & Strategic Planning, Public Health & Housing, Traffic and Parking, Police and Fire, Streets, and Master Sewer. City business is referred to the appropriate committee where it is considered for action. Committees are responsible for presenting their opinions and recommendations to the City Council as a whole.

Flood Plain

A portion of the City lies in a flood plain. Environmental flood risk assessments like one prepared by a group known as the First Street part of MSCI estimates that 1,914 properties face some risk of flooding over a 30-year horizon, representing roughly 7.2% of all properties in the City.

Community Services

Utilities

The City owns and operates its sewer utility. The City's sewage treatment plant was built in 1938 and has undergone several additions and/or improvements since that time. A $26 million expansion was completed in 2014.

The plant is an activated sludge-type tertiary treatment facility. The plant has a design capacity to treat an average flow of 12.4 million gallons per day with a peak capacity of 20 million gallons per day including stormwater holding and high flow treatment.

Water service is provided by Illinois-American Water Company. The company has treatment capacity of 69.3 million gallons per day. Natural gas and electricity are provided by Ameren Corporation.

Public Safety

The City's Fire Department (the "Fire Department") employs 63 full-time firefighters and 2 full-time clerical employees. The Fire Department provides service from 4 fire stations located in the City's corporate limits. The City's fire insurance rating is presently "2," among ratings ranging from 1 to 10 with 1 as the highest rating. This rating is based on several factors including the number of firefighters and their training, the water distribution system, response time, firefighting equipment and fire prevention programs of the Fire Department. Small portions of the City along its boundaries are served by fire protection districts.

The City's Police Department provides police protection throughout the corporate limits of the City. Services are provided by 76 full-time officers, 26 civilian staff and 3 part-time support staff. The police department provides several community service programs including Gang Awareness, Seminars and Neighborhood Watch.

Communications and Media

Telecommunication services are provided principally by AT&T. The City receives all St. Louis radio stations and television channels. Local newspapers include the Illinois Edition of the St. Louis Post Dispatch, published daily online and in print twice weekly, and the Belleville News-Democrat, published daily. The City receives cable television from Charter Communication and AT&T.

The City owns a public library housed in a main library building and in a branch. An appointed Library Board is responsible for the operation and management of the City's library.

The main library encompasses 19,649 square feet. The library has an adult book collection, a children's book collection, as well as numerous periodicals, records and audio materials, and videos.

Recreation Activities and Attractions

The City's park system includes 20 parks encompassing 250 acres of land. The City's park system also includes the Nichols Center, a 17,000 square foot community center, and 12 playgrounds. Facilities are available at City parks for picnicking, tennis, softball and other ball sports, and hiking. There are lakes at three parks with fishing. In addition to City parks, there is a public golf course, several private swimming pools, a tennis club, a skating center, a bowling alley and a nearby country club.

There are several attractions in or near the City including the following: the National Shrine of Our Lady of the Snows, a 200-acre expanse of unique architecture, imaginative landscaping and devotional areas; the Victorian Home-Museum, an 1866 home that now houses historic artifacts; the Emma Kunz Home Museum, a recreated 1830 Greek Revival house; the Cathedral of St. Peter, an 1842 cathedral rich with sculpture and stained glass; and Eckert's Country Store and Farms, an orchard open to the public that features seasonal fresh fruits and vegetables as well as holiday festivals and events. The Koerner House, a historic home, is presently being restored.

Medical Services

There are numerous hospitals located in the St. Louis Metropolitan Area, many of which are within easy access of the City. Within the City is Memorial Hospital with approximately 222 beds. Long-term care is provided by 13 state licensed nursing homes and retirement communities in the City. In addition, numerous dentists and doctors provide medical services from offices located in the City.

Education

The public school system within the City is operated under the administration and control of school districts that are independent of the City, having their own elected or appointed officials, budgets and administrators. The majority of the City is served by Belleville Township High School District #201, providing high school education, and Belleville Public School District #118, providing elementary and middle school education. More than 10 other school districts overlap small portions of the City. Each of the districts is empowered to levy taxes, separate and distinct from those levied by the City. Within the City, the school districts collectively own and operate fifteen elementary, three junior high and two senior high schools.

Higher education is provided by the Southwestern Illinois College, a tax supported junior college district. In addition, there are ten major universities and colleges within commuting distance of the City including: Southern Illinois University of Edwardsville; McKendree University in Lebanon, Illinois; Washington University in St. Louis; and Saint Louis University.

Economic and Demographic Data

Economy

The City has a diverse economic base which includes manufacturing, retail trade, professional services, agriculture and mining.

The City is located approximately 7 miles from Scott Air Force Base which is the headquarters of several major and small Air Force commands. Scott Air Force Base employs approximately 13,100 employees. Many civilian and military personnel and retired personnel from Scott Air Force Base reside in the City.

Transportation

The City is intersected by Highway 159 which intersects with Interstate Highway 64 ten miles from the City. Interstate 64 intersects Interstate 55, connecting the City with St. Louis to the west, and Springfield and Chicago to the north. State Highway 15, which runs through the City, connects to Interstate 255 approximately 5 miles west of the City.

Regularly scheduled air passenger and freight service is available at Lambert-St. Louis International Airport approximately 35 miles west of the City. Private air service is available at the Parks Airport in Cahokia approximately 11 miles from the City.

MidAmerica Airport is located adjacent to Scott Air Force Base. MidAmerica Airport was constructed in order to convert the base to a joint military/commercial facility to enhance military operations and is intended to provide the St. Louis region with a second major commercial airport. MidAmerica is presently used for private and charter air service.

Commercial rail transport is provided by the Illinois Central Gulf Railroad and Norfolk & Southern railroad which traverses the Belleville area. In addition, Amtrak serves the City.

Public bus transportation is provided by the Bi-State Development Agency of the Missouri-Illinois Metropolitan District, a body corporate and politic established by a compact between Missouri and Illinois and approved by an Act of Congress. The public bus system provides access to and from most parts of the St. Louis Metropolitan Area.

MetroLink, the commuter railroad that serves the St. Louis area, offers service in St. Clair County and has 3 stations in Belleville that extend to Scott Air Force Base.

Population

The following table sets forth population statistics for the City:

Year	Population	Change From Prior Census
1970	41,223	—
1980	41,580	.87%
1990	42,705	2.71
2000[1]	42,685	(.05)
2010	44,478	4.20
2020	42,404	(4.67)

(1) The United States Census Bureau released a 2000 population count of 41,410. The City determined that the Bureau of Census had omitted several annexed areas. As a result, the City paid for a recount by the Bureau of Census. The figure above reflects the revised census count.

Source: United States Department of Commerce, Bureau of Census.

Employment

The following table sets forth certain statistics relating to employment for the City and, for comparative purposes, St. Clair County and the State of Illinois:

	Civilian Labor Force	Number Employed	Percent Unemployed
The City of Belleville	21,110	19,455	6.1%
Other Entities:			
St. Clair County	124,124	116,728	6.0
State of Illinois	6,652,134	6,263,764	5.8

Source: US Bureau of Census, 2020-2024 American Community Survey 5-Year Estimates.

Major Employers

The largest employer in the area is Scott Air Force Base. Located approximately 7 miles from the City, Scott Air Force Base has approximately 13,100 employees. Scott Air Force Base is the home to the United States Transportation Command, which coordinates all military transportation movements, the Air Mobility Command which handles transportation movements for the United States Air Force, the 375th Airlift Wing, 932nd Reserve Airlift Wing and the 126th Air National Guard Refueling Wing. In May 2005, the United States government announced the proposed closure of several bases throughout the nation under a program known as the Base Realignment and Closure Commission (BRAC). Scott Air Force Base was not a base proposed for closure.

The top ten largest employers located within a seven-mile radius of the City are as follows:

Name	Service	Number of Employees
Scott Air Force Base	Military/airport	13,100
Memorial Hospital	Healthcare	2,277
Southwestern Illinois College	Higher Education	1,600
St Clair County	County Government	894
Allsup, Inc.	Consulting	550
Belleville School District 118	Education	536
Walmart	Retail Sales	376
Eckerts Country Store & Farm	Specialty Destination Retail Sales	350
Belleville High School Dist. 201	Education	236
Empire Comfort Systems	Manufacturer Heating Systems	197

Source: City of Belleville, Economic Development and Planning Department, 2026 Survey.

Building and Construction Data

The following table sets forth the number and value of building permits issued for new construction in the City for the past five fiscal years:

Fiscal	Residential		Commercial		Total	
Year	# Units	Value	Number	Value	Number	Value
2022	13	$2,616,200	1	$ 4,219,779	14	$ 6,835,979
2023	15	4,255,586	5	9,821,674	20	14,077,260
2024	19	4,015,243	7	31,951,103	26	35,966,346
2025	20	4,817,452	3	3,930,010	23	8,747,572
2026	5	2,211,753	1	2,000,000	6	4,211,753

Source: Office of the Building Inspector.

Housing

The following table sets forth certain statistics relating to housing for the City and, for comparative purposes, St. Clair County and the State of Illinois:

	Median Value of Owner Occupied Housing	% Built from 2000 or later	% Built Before 1940
City of Belleville	$141,300	11.9%	26.4%
Other Entities:			
St. Clair County	180,300	22.4	13.5
State of Illinois	263,300	16.9	20.2

Source: US Bureau of Census, 2020-2024 American Community Survey 5-Year Estimates.

Income

The following table sets forth certain income statistics for the City and, for comparative purposes, St. Clair County and the State of Illinois:

	Per Capita Income	Median Family Income	% Population Below Poverty Level
City of Belleville	$34,085	$ 84,124	14.6%
Other Entities:			
St. Clair County	38,942	97,289	13.6
State of Illinois	46,406	106,018	11.8

Source: US Bureau of Census, 2020-2024 American Community Survey 5-Year Estimates.

Property Assessment

The following table indicates the equalized assessed valuation for the City for the past five tax years:

	Non-Farm	Farm	Total Equalized Assessed Value
2021	$432,579,663	$2,055,678	$434,635,341
2022	466,504,462	2,239,996	468,744,458
2023	507,053,371	2,422,698	509,476,069
2024	551,127,153	2,559,095	553,686,248
2025	576,774,625	2,662,769	579,437,394

Source: Office of the St. Clair County Clerk.

Major Taxpayers

The following table sets forth information regarding the top taxpayers in the City based on 2025 assessed valuation:

Taxpayer[(1)]	Assessed Valuation	% of Total Assessed Valuation[(2)]
THF Green Mount Development LLC	$8,827,921	0.99%
St. Pauls Property LLC	4,243,200	0.48
Target	3,105,228	0.35
Stokes Distributing LLC	2,730,368	0.31
Belleville Villas LLC	2,706,973	0.30
Illinois American Water	2,666,294	0.30
REO Fundit 2 Asset LLC	2,528,430	0.28
Belleville Holdings LLC	2,457,859	0.28
THF Belleville Development LP	2,417,602	0.27
Eckert S. Holdings LLC	2,264,715	0.25

(1) Some of the taxpayers above are located in tax increment financing areas.

(2) Based on the ratio of the assessed valuation of the taxpayer to the taxable assessment of the City including the incremental property value in TIF Areas which is equal to $891,276,455 ($579,437,394 plus $311,839,061).

Source: Office of the St. Clair County Assessor.

APPENDIX B

SUMMARY OF THE BOND ORDINANCE

[TO BE PROVIDED BY BOND COUNSEL]

APPENDIX C

BOOK-ENTRY ONLY SYSTEM

General. The Bonds are available in book-entry only form. Purchasers of the Bonds will not receive certificates representing their interests in the Bonds. Ownership interests in the Bonds will be available to purchasers only through a book-entry system (the “Book-Entry System”) maintained by The Depository Trust Company (“DTC”), New York, New York.

The following information concerning DTC and DTC’s book-entry system has been obtained from DTC. The City (defined in this section as the “Issuer”) takes no responsibility for the accuracy or completeness thereof and neither the Indirect Participants nor the Beneficial Owners should rely on the following information with respect to such matters, but should instead confirm the same with DTC or the Direct Participants, as the case may be. There can be no assurance that DTC will abide by its procedures or that such procedures will not be changed from time to time.

1. DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

2. DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

3. Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual purchaser of each Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

4. To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

6. Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Redemption proceeds, distributions, and dividend payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Issuer or the Paying Agent, on the payment date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent, or the Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Issuer or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the Issuer or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

10. The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

11. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that Issuer believes to be reliable, but the Issuer takes no responsibility for the accuracy thereof.