

CITY OF MATTOON, ILLINOIS
CITY COUNCIL AGENDA
December 4, 2007

6:30 PM Work Study Caucus Session Discussion

- Pending agenda items

7:00 PM Business Meeting

Pledge of Allegiance

Roll Call

CONSENT AGENDA:

Items listed on the Consent Agenda are considered to be routine in nature and will be enacted by one motion. Prior to asking for a motion to approve the Consent Agenda, the mayor will ask if anyone desires to remove an item from the Consent Agenda for public discussion. No separate discussion of these items will occur unless a Council Member requests the item to be removed from the Consent Agenda. If an item is removed from the Consent Agenda, it will be considered elsewhere on the agenda for this meeting.

Minutes of the regular meeting November 20 and joint council meeting November 27, 2007

Police Department Report for the month of October, 2007.

Payroll and Bills for the last half of November, 2007

PRESENTATIONS, PETITIONS AND COMMUNICATIONS

This portion of the City Council meeting is reserved for persons who desire to address the Council. The Illinois Open Meeting Act mandates that the City Council may NOT take action on comments received on matters that have not been identified on this agenda, but the Council may direct staff to address the topic or refer the matter for action on the agenda for another meeting. Persons addressing the Council are requested to limit their presentations to three minutes and to avoid repetitious comments.

NEW BUSINESS:

Motion – Approve Council Decision Request 2007-823: Approving a \$5,000 grant by the Tourism Advisory Committee from hotel/motel tax funds to the Mattoon Wrestling Club for hosting the Mattoon Kids Open January 6, 2008. (Ervin)

Motion – Approve Council Decision Request 2007-824: Approving \$23,000 in grants by the Tourism Advisory Committee from hotel/motel tax funds to Mattoon Pride Softball, Inc. for hosting five 2008 softball tournaments [ASA Season Opener;

National Jr. College Association Region 24; Mattoon Pride Memorial Day Classic; Mattoon NSA World Series Qualifier; Mattoon Bagelfest Tournament]. (Ervin)

Motion – Adopt Resolution 2007-2724: Authorizing an agreement with the Coles County Regional Planning & Development Commission for the administration and coordination services of the State of Illinois Public Improvements in Support of Economic Development CDAP Grant [Family Farmers Meats]. (Cline)

Motion – Adopt Resolution 2007-2725: Authorizing a \$20,000 maximum agreement with the Coles County Regional Planning & Development Commission for Technical Assistance for services to be rendered from December 1, 2007 to November 30, 2008 on a time and expense basis. (Cline)

Motion– Adopt Resolution 2007-2726: Authorizing a \$2,100.00 agreement with the Coles County Regional Planning & Development Commission for administration of the Mattoon Revolving Loan Fund for services to be rendered from December 1, 2007 to November 30, 2008 on a time and expense basis. (Cline)

Motion – Approve Council Decision Request 2007-825: Ratifying the Mayor’s re-appointments of Merle Lowry, Jeff Collings, Mark Cox, and Mike Hamblen to the Public Works Advisory Board with three-year terms expiring December 31, 2010. (Cline)

Motion – Approve Council Decision Request 2007-826: Appropriating \$239,000 of motor fuel tax funds for street maintenance uses for the calendar year 2008; approving the bid specifications for Seal Coat, Rock, Crack Sealer, Asphalt Hot Mix & Concrete for street maintenance uses; and authorizing the mayor to sign the document. (McKenzie)

Motion – Approve Council Decision Request 2007-827: Accepting three utility easements located at 3320 DeWitt Avenue, 3321 DeWitt Avenue, and 3405 DeWitt Avenue for placement of a waterline at the Dollar General Store; and authorizing the mayor to sign the documents. (Schilling) Gibson Holdings/Peniel Group; Robert and Diana Michaels; and Joe Gillette – Property Owners.

Motion - Adopt Special Ordinance 2007-1255: Declaring Police Department personal property owned by the municipality as surplus and authorizing its sale or disposal by any means necessary. (Cline)

Motion – Adopt Ordinance 2007-5243: Approving the Tax Increment Redevelopment Plan and Project for the Broadway East Redevelopment Project Area. (Cline)

Motion – Adopt Ordinance 2007-5244: Designating the Broadway East Redevelopment Project Area. (Cline)

Motion – Adopt Ordinance 2007-5245: Adopting Tax Increment Financing (TIF) for the Broadway East Redevelopment Project Area. (Cline)

Motion – Adopt Ordinance 2007-5246: Establishing and designating the Broadway East Business District and approving the Broadway East Business District Plan within the City of Mattoon, Illinois. (Cline)

Motion - Adopt Ordinance 2007-5247: Adopting a Municipal Retailers' Occupation Business District Tax, Business District Service Occupation Tax and Business District Hotel Operators' Occupation Tax for the Broadway East Business District. (Cline)

Motion – Adopt Special Ordinance 2007-1256: Authorizing a renewal contract with PersonalCare for the Administration of the self-insured health plan and Delta Dental of Illinois for the Administration of the self-insured dental plan for employees and retirees of the municipality. (Cline)

Adjourn

UNAPPROVED MINUTES:

The City Council of the City of Mattoon held a regular meeting in the Council Chambers at City Hall on November 20, 2007 at 6.59 p.m. after the 6:30 p.m. caucus session, where the Council discussed pending agenda items; an announcement of August 16, 2008 USAT Regional Triathlon; and Mr. Joe Kimery and family approached the Council regarding an increase in liquor licenses to accommodate a proposed Mid-town establishment.

Mayor Cline presiding.

Mayor Cline led the Pledge of Allegiance.

The following members of the Council answered roll call in person: YEA Commissioner Randy Ervin, YEA Commissioner Joseph McKenzie, YEA Commissioner David Schilling, YEA Mayor David Cline.

Also in attendance in person were City personnel: City Administrator Alan Gilmore, City Attorney/Treasurer J. Preston Owen, Public Works Director David Wortman, Water Treatment Plant Superintendent Jim Lang, Fire Chief Mike Chism, Assistant Fire Chief Andy Adair, Police Chief David Griffith, Community Development Coordinator Kyle Gill, and City Clerk Susan J. O'Brien.

Mayor Cline seconded by Commissioner Ervin moved to approve Council Decision Request 2007-821, ratifying the Mayor's appointment of Rick Hall as Commissioner to succeed Commissioner David Cline for a term on the City Council expiring with the next municipal election, due to the resignation of Mayor Charles E. White.

Mayor Cline opened the floor for questions or comments. No questions or comments.

Mayor Cline declared the motion carried by the following vote: YEA Commissioner Ervin, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor Cline.

Rick Hall took the Oath of Office as Commissioner given by City Clerk O'Brien.

Mayor Cline opened a public hearing in the City of Mattoon Council Chambers at 7:03 p.m. for the consideration of the adoption of the Broadway East Redevelopment Plan and Project. Mayor Cline announced Mr. Jeremy Hayes, Senior Project Manager, of Peckham, Guyton, Albers & Viets, Inc. Urban Consulting (PGAV) would conduct the hearing. Mr. Hayes reviewed the Broadway East Redevelopment Plan and proposed TIF District, including the notice requirements, inducement of private investment, uses of TIF funding, eligibility study, redevelopment plan and conclusions, principle goals of TIF, and benefits to properties. He noted the Council must pass the ordinances within 14 to 90 days after the hearing. Mayor Cline opened the floor for questions or comments. Mr. Herb Meeker of the Mattoon Journal Gazette inquired as to the exception areas with Mr. Hayes responding certain properties did not meet the qualifying criteria, other areas' connectivity to existing redevelopment project areas and redevelopment goals. Mr. Ed Dowling and Mr. Bill Isley inquired about the effect on Crestview Drive with Administrator Gilmore stating the preliminary plan for the Cross County Mall entrance did not effect Crestview Drive, the rerouting mall traffic north of Route 16. Mr. Charles Sims inquired as to the length of the TIF and possibility of expansion with Mr. Hayes stating up to 23 years for the TIF and any expansion would require the same process as a TIF.

Administrator Gilmore presented the preliminary design of the intersection with public discussion following. Mayor Cline called for additional questions or comments with no additional questions or comments from the public. Mayor Cline closed the public hearing at 7:20 p.m.

Mayor Cline opened a public hearing in the City of Mattoon Council Chambers at 7:20 p.m. for the consideration of the adoption of the Broadway East Business District Plan and Business District Project. [This is the second hearing for the Broadway East Business District Plan and Business District Project as required by statute.] Mayor Cline announced Mr. Jeremy Hayes, Senior Project Manager, of Peckham, Guyton, Albers & Viets, Inc. Urban Consulting (PGAV) would conduct the hearing. Mr. Hayes reviewed the proposed Broadway East Business District Project boundaries map; advised notices to public hearing; advised of the filed Business District Plan; explained the municipal authority and eligibility factors, development plan and findings; and reviewed the Business District Plan, including blighted areas, statutory qualifications, economic liabilities, declining assessed values, intervention to promote business, general land use plan, budget, taxes and other findings, conformity to Comprehensive Plan as amended, and the Council action 14 to 90 days after the hearing. Mayor Cline opened the floor for questions or comments. Mr. Herb Meeker of the Mattoon Journal Gazette inquired as to the sales taxes with Attorney/Treasurer Owen responding with an undetermined gain from the one percent tax, which has to be utilized within the district. With no other questions or comments Mayor Cline closed the meeting at 7:30 p.m.

CONSENT AGENDA:

Items listed on the Consent Agenda are considered to be routine in nature and will be enacted by one motion. Prior to asking for a motion to approve the Consent Agenda, the mayor will ask if anyone desires to remove an item from the Consent Agenda for public discussion. No separate discussion of these items will occur unless a Council Member requests the item to be removed from the Consent Agenda. If an item is removed from the Consent Agenda, it will be considered elsewhere on the agenda for this meeting.

Mayor Cline seconded by Commissioner Schilling moved to approve the consent agenda consisting of minutes of the regular meeting November 6 and special meeting November 13, 2007, payroll and bills for the first half of November, 2007.

Bills & Payroll for the first half of November

| | | |
|---------|-----------------------------------|----------------------|
| | <u>General Fund</u> | |
| Payroll | | \$ 532,630.80 |
| Bills | | <u>\$ 143,540.71</u> |
| | Total | \$ 676,171.51 |
| | <u>Hotel Tax Fund</u> | |
| Payroll | | \$ 3,781.90 |
| Bills | | <u>\$ 4,798.57</u> |
| | Total | \$ 8,580.47 |
| | <u>Festival Management</u> | |
| Bills | | <u>\$ 563.08</u> |

| | | | | |
|---------|------------------------------------|-------|----|------------------|
| | | Total | \$ | 563.08 |
| | <u>Insurance & Tort</u> | | | |
| Bills | | | \$ | <u>4,178.73</u> |
| | | Total | \$ | 4,178.73 |
| | <u>Capital Project Fund</u> | | | |
| Bills | | | \$ | <u>2,453.44</u> |
| | | Total | \$ | 2,453.44 |
| | <u>Midtown TIF Fund</u> | | | |
| Bills | | | \$ | <u>1,000.00</u> |
| | | Total | \$ | 1,000.00 |
| | <u>Water Fund</u> | | | |
| Payroll | | | \$ | 57,597.88 |
| Bills | | | \$ | <u>68,454.88</u> |
| | | Total | \$ | 126,052.76 |
| | <u>Sewer Fund</u> | | | |
| Payroll | | | \$ | 49,262.24 |
| Bills | | | \$ | <u>60,498.05</u> |
| | | Total | \$ | 109,760.29 |
| | <u>Cemetery Fund</u> | | | |
| Payroll | | | \$ | 7,130.63 |
| Bills | | | \$ | <u>477.60</u> |
| | | Total | \$ | 7,608.23 |
| | <u>Health Insurance</u> | | | |
| Bills | | | \$ | <u>72,391.42</u> |
| | | Total | \$ | 72,391.42 |
| | <u>Motor Fuel Tax Fund</u> | | | |
| Bills | | | \$ | <u>7,103.89</u> |
| | | Total | \$ | 7,103.89 |
| | <u>Revolving Loan Fund</u> | | | |
| Bills | | | \$ | <u>1,000.00</u> |
| | | Total | \$ | 1,000.00 |

Mayor Cline opened the floor for questions or comments. No questions or comments.

Mayor Cline declared the motion carried by the following vote: YEA Commissioner Ervin, YEA Commissioner Hall, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor Cline.

PRESENTATIONS, PETITIONS AND COMMUNICATIONS

This portion of the City Council meeting is reserved for persons who desire to address the

Council. The Illinois Open Meeting Act mandates that the City Council may NOT take action on comments received on matters that have not been identified on this agenda, but the Council may direct staff to address the topic or refer the matter for action on the agenda for another meeting. Persons addressing the Council are requested to limit their presentations to three minutes and to avoid repetitious comments.

There was no public discussion.

NEW BUSINESS:

Mayor Cline seconded by Commissioner McKenzie moved to adopt Resolution 2007-2723, assigning members of the City Council to departments for the administration of the municipal government.

CITY OF MATTOON, ILLINOIS

RESOLUTION NO. 2007-2723

A RESOLUTION ASSIGNING MEMBERS OF THE CITY COUNCIL TO DEPARTMENTS FOR THE ADMINISTRATION OF THE MUNICIPAL GOVERNMENT

BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, ILLINOIS, as follows:

BE IT RESOLVED that the powers and duties of the Commissioners assigned to the following Departments were established by Ordinance 2005-5202, adopted May 3, 2005 for the administration of the municipal government of the City of Mattoon, Coles County, Illinois:

- (A) Department of Public Affairs,
- (B) Department of Accounts and Finances,
- (C) Department of Streets and Public Improvement,
- (D) Department of Public Property
- (E) Department of Public Health and Safety.

BE IT FURTHER RESOLVED that the following members of the City Council are assigned to the foregoing Departments:

- (A) David W. Cline to the Department of Public Affairs.
- (B) David R. Schilling to the Department of Accounts and Finances.
- (C) Joseph McKenzie to the Department of Streets and Public Improvement.
- (D) Rick Hall to the Department of Public Property.
- (E) Randy Ervin to the Department of Public Health and Safety.

Upon motion by Mayor Cline seconded by Commissioner McKenzie, adopted this 20th day of November, 2007, by a roll call vote, as follows:

AYES (Names): Commissioner Ervin, Commissioner Hall,

Commissioner McKenzie, Commissioner Schilling,
Mayor Cline

NAYS (Names): None

ABSENT (Names): None

Approved this 20th day of November, 2007.

/s/ David W. Cline
David W. Cline, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/ Susan J. O'Brien
Susan J. O'Brien, City Clerk

/s/ J. Preston Owen
J. Preston Owen, City Attorney

Recorded in the Municipality's Records on November 21, 2007.

Mayor Cline opened the floor for questions and comments. No questions or comments.

Mayor Cline declared the motion carried by the following vote: YEA Commissioner Ervin, YEA Commissioner Hall, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor Cline.

Mayor Cline seconded by Commissioner Schilling moved to adopt Ordinance 2007-5242, adopting the amendment to the Mattoon Comprehensive Plan to include the Broadway East Study Area.

CITY OF MATTOON, ILLINOIS

ORDINANCE NO. 2007-5242

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE CITY OF MATTOON
COMPREHENSIVE PLAN
FOR THE BROADWAY EAST STUDY AREA**

WHEREAS, the City Council of the City of Mattoon (hereinafter referred to as the City Council), pursuant to 65 ILCS 5/11-12-6, is authorized to adopt a comprehensive plan for guiding the physical growth and development of Mattoon and contiguous unincorporated areas within one and one-half mile of the corporate boundaries of Mattoon; and

WHEREAS, such plan may be adopted for the whole area or in separate geographical or functional parts; and

WHEREAS, the City Council is pursuing a community development strategy for the Broadway East Study Area of the City and desires to establish long-range development policy for this Area; and

WHEREAS, the firm of Peckham Guyton Albers & Viets, Inc. (PGAV), a firm specializing in the field of urban planning, was retained to advise and assist with the preparation of an Amendment to the City of Mattoon Comprehensive Plan for the Broadway East Study Area; and

WHEREAS, the City Council passed a motion on October 2, 2007, directing the Planning Commission to consider the “Amendment to the City of Mattoon Comprehensive Plan for the Broadway East Study Area” prepared by PGAV, dated September 26, 2007, and provide its recommendation thereon to the City Council; and

WHEREAS, this draft Plan was reviewed and considered by the Planning Commission at a public meeting, held on October 22, 2007 at Mattoon City Hall. At this meeting, the Planning Commission passed a motion recommending to the City Council that the Amendment to the City of Mattoon Comprehensive Plan for the Broadway East Study Area, dated September 26, 2007 be adopted by the City Council; and

WHEREAS, the City Council held a public hearing as required by law on November 6, 2007 regarding the 2007 Amendment to the City of Mattoon Comprehensive Plan for the Broadway East Study Area, dated September 26, 2007.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MATTOON, ILLINOIS, as follows:

SECTION 1: The recitals contained in this ordinance are restated herein and adopted as the findings of the City of Mattoon, Illinois.

SECTION 2: The Amendment to the City of Mattoon Comprehensive Plan for the Broadway East Study Area, dated September 26, 2007, which contains descriptive narrative and maps relating to proposed land uses, is hereby adopted as the official Comprehensive Plan for the Broadway East Study Area.

SECTION 3: Any portion of any official Comprehensive Plan for the City of Mattoon previously adopted that is in conflict with the Comprehensive Plan for the Broadway East Study Area is hereby declared null and void.

SECTION 4: The City Clerk is hereby directed to record a copy of this Ordinance to serve as a notice in the public records with the Coles County Recorder of Deeds.

SECTION 5: This Ordinance shall be in full force and effect upon the expiration of ten days from and after its passage and the filing of notice with the Coles County Recorder of Deeds.

Upon motion by Mayor Cline, seconded by Commissioner Schilling, adopted this 20th day of November, 2007, by a roll call vote, as follows:

AYES (Names): Commissioner Ervin, Commissioner Hall,
Commissioner McKenzie, Commissioner Schilling,
Mayor Cline
NAYS (Names): None
ABSENT (Names): None

Approved this 20th day of November, 2007.

/s/ David W. Cline
David W. Cline, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:
/s/ Susan J. O'Brien
Susan J. O'Brien, City Clerk

APPROVED AS TO FORM:
/s/ J. Preston Owen
J. Preston Owen, City Attorney

Recorded in the Municipality's Records on November 21, 2007.

Mayor Cline opened the floor for questions or comments. No questions or comments.

Mayor Cline declared the motion carried by the following vote: YEA Commissioner Ervin, YEA Commissioner Hall, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor Cline.

Commissioner Ervin seconded by Commissioner McKenzie moved to approve Council Decision Request 2007-822, approving the promotion of Jason Weiss from probationary fireman to full-time status, effective November 22, 2007.

Mayor Cline opened the floor for questions or comments. No questions or comments.

Mayor Cline declared the motion carried by the following vote: YEA Commissioner Ervin, YEA Commissioner Hall, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor Cline.

Commissioner McKenzie seconded by Commissioner Ervin moved to approve Council Decision Request 2007-823, declaring two Public Works Department trucks as surplus and authorizing their use for trade-in allowances on replacement vehicles.

Mayor Cline opened the floor for questions or comments. No questions or comments.

Mayor Cline declared the motion carried by the following vote: YEA Commissioner Ervin, YEA Commissioner Hall, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor Cline.

Mayor Cline seconded by Commissioner Schilling moved to adopt Special Ordinance 2007-1252, authorizing the rezoning of 1001, 1005, 1009, 1013, 1017 and 1021 Champaign Avenue from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residence) for an eight-unit apartment building. Gregory & Janette Maroon and Timothy Banks – Petitioners.

CITY OF MATTOON

SPECIAL ORDINANCE NO. 2007 - 1252

ORDINANCE TO APPROVE PETITION FOR REZONING

WHEREAS, a Petition for Rezoning was filed with the City Clerk for the City of Mattoon by J & J RENTALS, GREGORY L. MAROON and JANETTE L. MAROON and TIMOTHY JOE BANKS on the 18th day of October, 2007 requesting that the City of Mattoon, Illinois rezone from Single-Family Residence District (R-1) to Multiple-Family Residence District (R-3) the real estate described as follows:

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5) AND SIX (6) IN
BLOCK EIGHTY EIGHT (88) IN THE ORIGINAL TOWN, NOW CITY OF
MATTOON, COLES COUNTY, ILLINOIS

(COMMONLY KNOWN AS 1001, 1005, 1009, 1013, 1017 and 1021
CHAMPAIGN AVENUE, MATTOON, ILLINOIS)

WHEREAS, a public hearing was held before the Zoning Board of Appeals for the City of Mattoon on the 6th day of November, 2007 pursuant to published notice;

WHEREAS, the Zoning Board of Appeals forwarded the report of the public hearing to the Mattoon Planning Commission;

WHEREAS, said Mattoon Planning Commission considered said Petition for Rezoning and recommended the Petition for Rezoning to the Zoning Board of Appeals and the City Council of the City of Mattoon;

WHEREAS, said Zoning Board of Appeals considered said Petition for Rezoning and recommended that said Petition for Rezoning be approved;

WHEREAS, the City Council believes that said Petitioner for Rezoning should be approved.

THEREFORE, be it ordained by the Council of the City of Mattoon, Illinois as follows, to wit:

It is hereby determined and found by the City Council of the City of Mattoon, Illinois and corporate authorities of said City of Mattoon that the Petition for Rezoning submitted by J & J RENTALS, GREGORY L. MAROON and JANETTE L. MAROON and TIMOTHY JOE BANKS is in compliance with Ordinance No. 96-4835 and is hereby approved and that the premises described in said Petition for Rezoning shall henceforth be zoned as Multiple-Family Residence District (R-3).

Upon motion by Mayor Cline, seconded by Commissioner Schilling, adopted this 20th day of November, 2007, by a roll call vote, as follows:

AYES (Names): Commissioner Ervin, Commissioner Hall,
 Commissioner McKenzie, Commissioner Schilling,
 Mayor Cline

NAYS (Names): None

ABSENT (Names): None

Approved this 20th day of November, 2007.

/s/ David W. Cline
David W. Cline, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/ Susan J. O'Brien
Susan J. O'Brien, City Clerk

/s/ J. Preston Owen
J. Preston Owen, City Attorney

Recorded in the Municipality's Records on November 21, 2007.

Mayor Cline opened the floor for questions or comments. No questions or comments.

Mayor Cline declared the motion carried by the following vote: YEA Commissioner Ervin, YEA Commissioner Hall, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor Cline.

Mayor Cline seconded by Commissioner Ervin moved to adopt Special Ordinance 2007-1253, approving a special use permit for operation of a daycare center located at 700 Shelby Avenue – John Polston, owner and Terry & Angela Pearson, Applicants.

CITY OF MATTOON, ILLINOIS

SPECIAL ORDINANCE NO. 2007-1253

AN ORDINANCE GRANTING A SPECIAL USE FOR THE OPERATION OF A CHILD CARE CENTER LOCATED AT 700 SHELBY AVENUE.

WHEREAS there has been filed a written Petition by John Polston, Terry Pearson and Angela Pearson for a special use, respecting the property legally described as:

Lots eight (8), nine (9), ten (10), eleven (11) and twelve (12) in Block Fifty-nine (59) of the Original Town, now City of Mattoon, Coles County, Illinois

Commonly known as 700 Shelby Ave., Mattoon, Illinois

WHEREAS, said petition requests that a special use be granted pursuant to applicable ordinances of the municipality to allow the operation of a child care center; and

WHEREAS, the zoning of the property is C3, Service Commercial District, and child care centers are allow in C3, Service Commercial District with a special use; and

WHEREAS, the Board of Zoning Appeals held a properly noticed public hearing on November 6, 2007 regarding petitioners' request for said special use; and

WHEREAS, both the Planning Commission for the City of Mattoon, Coles County, Illinois, and the Zoning Board of Appeals for the City of Mattoon, Coles County, Illinois, have recommended that the requested special use permit be granted; and

WHEREAS, the City Council for the City of Mattoon, Coles County, Illinois, deems that it would be in the public interest to approve a special use permit for the operation of a child care center at 700 Shelby Avenue.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, ILLINOIS, as follows:

Section 1. Pursuant to enabling authority provided at Section §159.05 of the Mattoon Code of Ordinances, the property legally described as aforesaid, be and the same is granted a special use permit for the operation of a child care center.

Section 2. This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

Section 3. This ordinance shall be effective upon its approval as provided by law.

Section 4. The City Clerk shall make and file a duly certified copy of this ordinance with the Clerk and Recorder's Office of Coles County, Illinois.

Upon motion by Mayor Cline, seconded by Commissioner Ervin, adopted this 20th day of November, 2007, by a roll call vote, as follows:

AYES (Names): Commissioner Ervin, Commissioner McKenzie,
Commissioner Schilling, Mayor Cline

NAYS (Names): None

ABSTAIN (Names) Commissioner Hall

ABSENT (Names): None

Approved this 20th day of November, 2007.

/s/ David W. Cline
David W. Cline, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/ Susan J. O'Brien
Susan J. O'Brien, City Clerk

/s/ J. Preston Owen
J. Preston Owen, City Attorney

Recorded in the Municipality's Records on November 21, 2007.

Mayor Cline opened the floor for questions or comments. No questions or comments.

Mayor Cline declared the motion carried by the following vote: YEA Commissioner Ervin, Abstain Commissioner Hall, YEA Commissioner McKenzie, YEA Commissioner

Schilling, YEA Mayor Cline.

Commissioner Hall seconded by Commissioner Schilling moved to adopt Special Ordinance 2007-1254, declaring surplus property and authorizing its sale or disposal of Lightworks equipment.

CITY OF MATTOON, ILLINOIS

SPECIAL ORDINANCE NO. 2007-1254

AN ORDINANCE DECLARING PERSONAL PROPERTY OWNED BY THE MUNICIPALITY SURPLUS AND AUTHORIZING ITS SALE

BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, ILLINOIS, as follows:

Section 1. Supplies and equipment identified in Exhibit A to this ordinance are hereby declared surplus to the needs of the City of Mattoon.

Section 2. The City of Mattoon, Illinois does not express any warranty or imply any statement of condition in regard to this equipment.

Section 3. The Parks Superintendent is hereby authorized to advertise this unit for sale by the most advantageous means and to negotiate the conditions for its sale with any interested parties. The City of Mattoon shall reserve the right to accept or reject any and/or all offers for this unit.

Section 4 The Mayor, City Clerk, and Parks Superintendent are hereby authorized to administratively sell the property listed on Exhibit A to this ordinance without further formal consideration or approval by the City Council.

Section 5. This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

Section 6. This ordinance shall be effective upon its approval as provided by law.

Upon motion by Commissioner Hall seconded by Commissioner Schilling, adopted this 20th day of November, 2007, by a roll call vote, as follows:

AYES (Names): Commissioner Ervin, Commissioner Hall,
Commissioner McKenzie, Commissioner Schilling,
Mayor Cline

NAYS (Names): None

ABSENT (Names): None

Approved this 20th day of November, 2007.

/s/ David W. Cline

David W. Cline, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/ Susan J. O'Brien
Susan J. O'Brien, City Clerk

/s/ J. Preston Owen
J. Preston Owen, City Attorney

Recorded in the Municipality's Records on November 21, 2007.

Mayor Cline opened the floor for questions or comments. No questions or comments.

Mayor Cline declared the motion carried by the following vote: YEA Commissioner Ervin, YEA Commissioner Hall, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor Cline.

Commissioner McKenzie seconded by Commissioner Schilling moved to approve Council Decision Request 2007-812, awarding the contract for 35th Street Storm Sewer project to Fuller-Wente in the amount of \$74,516.98.

Mayor Cline opened the floor for questions or comments. Mayor Cline inquired whether everything was in line with Director Wortman responding affirmatively.

Mayor Cline declared the motion carried by the following vote: YEA Commissioner Ervin, YEA Commissioner Hall, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor Cline.

Commissioner Ervin seconded by Commissioner Hall moved to adjourn at 7:42 p.m.

Mayor Cline opened the floor for questions or comments. No questions or comments.

Mayor Cline declared the motion carried by the following vote: YEA Commissioner Ervin, YEA Commissioner Hall, YEA Commissioner McKenzie, YEA Commissioner Schilling, YEA Mayor Cline.

/s/ Susan J. O'Brien
City Clerk

The City Councils of the City of Mattoon and the City of Charleston held a joint meeting in the Education Center, Lincoln/Adams Room, of Sarah Bush Lincoln Health Center on November 27, 2007 at 3:00 p.m.

The meeting was called to order at 3:03 p.m.

Mattoon Mayor David Cline introduced the following personnel who attended the meeting in person: Commissioners Randy Ervin, Rick Hall, Joe McKenzie, David Schilling,

City Attorney/Treasurer Preston Owen, and City Clerk Susan O'Brien. [Other Mattoon City Staff in attendance were: Public Works Director David Wortman, Water Treatment Plant Superintendent Jim Lang, Fire Chief Mike Chism, Tourism Director Angelia Burgett, Intern Courtney Cooper, and Community Development Coordinator Kyle Gill.] Charleston Mayor John Inyart introduced the following personnel who attended the meeting in person: Council Members Lorelei Sims, Larry Rennels, Jeff Lahr, Jim Dunn, and City Manager Scott Smith, and City Clerk Deborah Muller.

Pledge of Allegiance

Mr. Anthony Pleasant of Coles Together updated the Councils on the County Industrial Park and replatting of lots, Enterprise Zone boundary near interchange, and FutureGen project announcement within the next three weeks in December with a final step of securing seismic permits.

Mr. Doug McDermand of Coles County Regional Planning and Development Commission updated the Councils on the Coles County Urban Facilities Areas with Land Use Map, and described the need to change the FPA while preserving the farmland with Director Wortman describing Mattoon's FPA. Both cities discussed the map with questions from the public. Next, Mr. McDermand requested representatives from Johnson Control to present performance contracting to the cities and other attending entities. Mr. Ermin Arslangic, Rob Brown, and Harvey Horton described the concept of performance contracting, energy saving for Mattoon High School, benefits of the project, funding, flexibility of the project, and project development timelines. Attendees discussed a unified approach, RFPs, and Lake Land's use of another firm.

Mr. Rick Johnson, Coles County Engineer, updated the Councils on the current construction, I-57 Interchange at County Road 1000N, future projects: concrete overlay (white top) project from Route 121 to Dole Road, IL 130 (final design phases and right-of-way acquisitions), funding, and the current Capitol bill. Attendees discussed the sections involving Route 130.

Mr. David Wortman updated the Councils on the equipment sharing, the fully-functional water interconnect, and the FutureGen water intergovernmental agreement upon announcement of FutureGen's favorable decision.

Charleston Manager Scott Smith and Mattoon Attorney & Treasurer Owen discussed extending energy contracts and tub grinder utilization.

Mr. R. Scott Smith, Charleston City Manager, updated the Councils on Retail Recruitment Project, announcing the Buxton ID project had stalled while waiting for the \$50,000 State grant, and the cities' visit to the International Council on Shopping Centers convention. Mayor Inyart and Manager Smith elaborated on the convention. Mayor Inyart announced the Las Vegas Convention as May 17 – 21, 2008. Manager Smith and Attorney/Treasurer Owen discussed bringing the Buxton ID agreement to the Councils in January.

Charleston Mayor Inyart invited other topics of interest to be discussed. No other topics were discussed.

Charleston Mayor Inyart called for any public questions. No public discussion occurred.

Mattoon Commissioner David Schilling seconded by Charleston Council Member Larry Rennels moved to adjourn. By unanimous acknowledgement, the meeting was adjourned at 4:38 p.m.

/s/ Susan J. O'Brien
City Clerk

BILLS & PAYROLL:

CITY OF MATTOON
 11-30-07 PAYROLL
 11-10-07/11-23-07

| | G/L ACCOUNT | ACCOUNT NAME | AMOUNT |
|--------------------------|--------------|-----------------------------|-----------|
| CITY COUNCIL | 110 5110-111 | SALARIES OF REG EMPLOYEES | 1,311.03 |
| CITY CLERK | 110 5120-111 | SALARIES OF REG EMPLOYEES | 4,434.77 |
| | 110 5120-114 | COMPENSATED ABSENCES | 369.92 |
| CITY ADMINISTRATOR | 110 5130-111 | SALARIES OF REG EMPLOYEES | 2,558.47 |
| | 110 5130-114 | COMPENSATED ABSENCES | 950.76 |
| FINANCIAL ADMINISTRATION | 110 5150-111 | SALARIES OF REG EMPLOYEES | 1,077.10 |
| | 110 5150-113 | OVERTIME | 52.93 |
| | 110 5150-114 | COMPENSATED ABSENCES | 62.64 |
| LEGAL SERVICES | 110 5160-111 | SALARIES OF REG EMPLOYEES | 2,116.04 |
| | 110 5160-114 | COMPENSATED ABSENCES | 235.12 |
| COMPUTER INFO SYSTEMS | 110 5170-111 | SALARIES OF REG EMPLOYEES | 3,699.10 |
| PLANNING & ZONING | 110 5180-111 | SALARIES OF REG EMPLOYEES | 1,705.00 |
| POLICE ADMINISTRATION | 110 5211-111 | SALARIES OF REG EMPLOYEES | 11,995.27 |
| CRIMINAL INVESTIGATION | 110 5212-111 | SALARIES OF REG EMPLOYEES | 7,798.95 |
| | 110 5212-113 | OVERTIME | 287.7 |
| | 110 5212-114 | COMPENSATED ABSENCES | 4,679.42 |
| PATROL | 110 5213-111 | SALARIES OF REG EMPLOYEES | 64,089.37 |
| | 110 5213-113 | OVERTIME | 1,987.04 |
| | 110 5213-114 | COMPENSATED ABSENCES | 38,453.92 |
| K-9 SERVICE | 110 5214-111 | SALARIES OF REG EMPLOYEES | 2,040.43 |
| | 110 5214-113 | OVERTIME | 133.9 |
| | 110 5214-114 | COMPENSATED ABSENCES | 1,224.24 |
| POLICE RECORDS | 110 5216-111 | SALARIES OF REG EMPLOYEES | 4,079.56 |
| TRAFFIC CONTROL | 110 5220-111 | SALARIES OF REG EMPLOYEES | 315 |
| COMMUNICATION SERVICES | 110 5222-111 | SALARIES OF REG EMPLOYEES | 7,861.82 |
| SCHOOL RESOURCE PROGRA | 110 5227-111 | SALARIES OF REG EMPLOYEES | 1,878.16 |
| | 110 5227-114 | COMPENSATED ABSENCES | 1,126.90 |
| FIRE PROTECTION ADMIN | 110 5241-111 | SALARIES OF REG EMPLOYEES | 71,011.06 |
| | 110 5241-113 | OVERTIME | 3,009.73 |
| | 110 5241-114 | COMPENSATED ABSENCES | 8,243.91 |
| CODE ENFORCEMENT ADMIN | 110 5261-111 | SALARIES OF REG EMPLOYEES | 3,355.21 |
| | 110 5261-114 | COMPENSATED ABSENCES | 81.81 |
| PUBLIC WORKS ADMIN | 110 5310-111 | SALARIES OF REG EMPLOYEES | 4,590.04 |
| STREETS | 110 5320-111 | SALARIES OF REG EMPLOYEES | 11,941.85 |
| | 110 5320-113 | OVERTIME | 489.68 |
| | 110 5320-114 | COMPENSATED ABSENCES | 18,385.66 |
| YARD WASTE COLLECTION | 110 5335-111 | SALARIES OF REG EMPLOYEES | 671.74 |
| | 110 5335-112 | SALARIES OF TEMP EMPLOYEES | 892.5 |
| | 110 5335-113 | OVERTIME | 65.01 |
| CONSTRUCTION INSPECTION | 110 5370-111 | SALARIES OF REG EMPLOYEES | 3,243.25 |
| | 110 5370-112 | SALARIES OF TEMP. EMPLOYEES | 672 |
| | 110 5370-113 | OVERTIME | 142.76 |
| CUSTODIAL SERVICES | 110 5381-111 | SALARIES OF REG EMPLOYEES | 2,229.63 |
| | 110 5381-113 | OVERTIME | 190.5 |
| | 110 5381-114 | COMPENSATED ABSENCES | 134.85 |
| EQUIPMENT MAINTENANCE | 110 5390-111 | SALARIES OF REG EMPLOYEES | 2,186.05 |
| PARK ADMINISTRATION | 110 5511-111 | SALARIES OF REG EMPLOYEES | 6,925.24 |
| | 110 5511-112 | SALARIES OF TEMP EMPLOYEES | 408 |
| | 110 5511-113 | OVERTIME | 1,075.15 |

CITY OF MATTOON

11-30-07 PAYROLL

11-10-07/11-23-07

| | | | |
|--------------------------|--------------|----------------------------|------------|
| LAKE ADMINISTRATION | 110 5512-111 | SALARIES OF REG EMPLOYEES | 1,814.23 |
| | 110 5512-112 | SALARIES OF TEMP EMPLOYEES | 247.5 |
| | 110 5512-114 | COMPENSATED ABSENCES | 82.08 |
| | | *** FUND 110 TOTALS *** | 308,614.00 |
| HOTEL TAX ADMINISTRATION | 122 5653-111 | SALARIES OF REG EMPLOYEES | 1,842.95 |
| | 122 5653-112 | SALARIES OF TEMP EMPLOYEES | 16 |
| | | *** FUND 122 TOTALS *** | 1,858.95 |
| RESERVOIRS & WTR SOURCE | 211 5351-111 | SALARIES OF REG EMPLOYEES | 2,178.99 |
| WATER TREATMENT PLANT | 211 5353-111 | SALARIES OF REG EMPLOYEES | 10,719.19 |
| | 211 5353-113 | OVERTIME | 306.21 |
| | 211 5353-114 | COMPENSATED ABSENCES | 3,812.86 |
| WATER DISTRIBUTION | 211 5354-111 | SALARIES OF REG EMPLOYEES | 5,787.14 |
| | 211 5354-113 | OVERTIME | 522.82 |
| ACCOUNTING & COLLECTION | 211 5355-111 | SALARIES OF REG EMPLOYEES | 3,291.56 |
| | 211 5355-113 | OVERTIME | 51.38 |
| | 211 5355-114 | COMPENSATED ABSENCES | 301.75 |
| ADMINISTRATIVE & GENERAL | 211 5356-111 | SALARIES OF REG EMPLOYEES | 3,998.53 |
| | | *** FUND 211 TOTALS *** | 30,970.43 |
| SANITARY SWR MTCE & CLEA | 212 5342-111 | SALARIES OF REG EMPLOYEES | 5,045.63 |
| | 212 5342-113 | OVERTIME | 461.41 |
| WASTEWATER TREATMNT PL | 212 5344-111 | SALARIES OF REG EMPLOYEES | 11,594.31 |
| | 212 5344-114 | COMPENSATED ABSENCES | 1,232.68 |
| ACCOUNTING & COLLECTION | 212 5345-111 | SALARIES OF REG EMPLOYEES | 3,291.58 |
| | 212 5345-113 | OVERTIME | 51.38 |
| | 212 5345-114 | COMPENSATED ABSENCES | 301.77 |
| ADMINISTRATIVE & GENERAL | 212 5346-111 | SALARIES OF REG EMPLOYEES | 3,998.52 |
| | | *** FUND 212 TOTALS *** | 25,977.28 |
| MAINTENANCE & OPERATIONS | 213 5361-111 | SALARIES OF REG EMPLOYEES | 2,585.31 |
| | 213 5361-112 | SALARIES OF TEMP EMPLOYEES | 744 |
| | | *** FUND 213 TOTALS *** | 3,329.31 |
| | | *** GRAND TOTALS *** | 370,749.97 |

CITY OF MATTOON
 11-30-07 PAYROLL
 11-10-07/11-23-07
 *** PAY CODE TOTALS ***

| PAY CODE | NO OF TIMES | HOURS | AMOUNT |
|-------------------|-------------|-----------|------------|
| REG REGULAR PAY | 34 | 1,726.50 | 31,631.63 |
| HOL HOL PAY-REG | 52 | 2,667.72 | 62,356.14 |
| SAL SALARY PAY | 39 | 11,960.72 | 249,785.18 |
| SICK SICK PAY-AFS | 4 | 56.5 | 1,199.73 |
| SHFP SHIFT PAY | 4 | 356 | 249.2 |
| HOT HOL PAY-OT | 3 | 72 | 2,399.26 |
| OT OVERTIME PAY | 25 | 289 | 8,756.14 |
| VAC VACATION PAY | 15 | 344 | 7,849.69 |
| FUS SICK-FD UNIO | 5 | 135.5 | 2,836.38 |
| FUV VACATION PAY | 4 | 144 | 2,822.68 |
| SHFT SHIFT PAY | 2 | 415 | 249 |
| BURL BURIAL PAY | 1 | 1 | 100 |
| CTP COMP PAID | 0 | 8 | 171.97 |
| SOTP STR OT POLIC | 0 | 3 | 71.46 |
| SKNU SICK-NON UNI | 1 | 17 | 271.51 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 110 GENERAL FUND

DEPARTMENT: 110 CITY COUNCIL

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|---|------------------------|----------------|--------------|----------------|----------------------|---------|-----------|
| 01-000720 | CARDMEMBER SERVICE | I-1931 | 110 5110-562 | TRAVEL & TRAI: | MEAL 10/20 | 091567 | 62.30 |
| 01-000720 | CARDMEMBER SERVICE | I-2306 | 110 5110-562 | TRAVEL & TRAI: | MEAL 10/18/ | 091567 | 476.47 |
| 01-000720 | CARDMEMBER SERVICE | I-3504 | 110 5110-562 | TRAVEL & TRAI: | MEAL 10/19 | 091567 | 188.54 |
| 01-023800 | CONSOLIDATED COMMUNICA | I-200711293364 | 110 5110-532 | TELEPHONE | : 234-4633 | 091545 | 43.25 |
| 01-037936 | ONE STOP COPY SHOP | I-14521 | 110 5110-319 | MISCELLANEOUS: | MAGNETIC SIGNS | 091628 | 59.99 |
| 01-043202 | SPECTRUM | I-7-577 | 110 5110-319 | MISCELLANEOUS: | BUSINESS CARDS | 091642 | 159.00 |
| DEPARTMENT 110 CITY COUNCIL | | | | | | TOTAL: | 989.55 |
| 01-004395 | PETTY CASH | I-200711293341 | 110 5120-531 | POSTAGE | : POSTAGE | 091633 | 8.20 |
| 01-024060 | IL DEPT OF NATURAL RES | I-200711213281 | 110 5120-802 | HUNTING/FISHI: | HUNT/FISH 11/14-19 | 000000 | 24.00 |
| 01-024075 | IL DEPT OF PUBLIC HEAL | I-200711293330 | 110 5120-801 | VITAL RECORDS: | NOV 07 VR FEES | 091607 | 818.00 |
| 01-043522 | STAPLES CREDIT PLAN | I-58712 | 110 5120-311 | OFFICE SUPPLI: | OFFICE SUPPLIES | 091550 | 27.98 |
| 01-043522 | STAPLES CREDIT PLAN | I-9177304036 | 110 5120-311 | OFFICE SUPPLI: | PAPER, ENVELOPES | 091550 | 35.96 |
| 01-043522 | STAPLES CREDIT PLAN | I-9177304036 | 110 5120-311 | OFFICE SUPPLI: | PAPER, ENVELOPES | 091550 | 132.80 |
| DEPARTMENT 120 CITY CLERK | | | | | | TOTAL: | 1,046.94 |
| 01-000720 | CARDMEMBER SERVICE | I-0350 | 110 5130-562 | TRAVEL & TRAI: | MEAL 11/6 | 091566 | 32.16 |
| 01-000720 | CARDMEMBER SERVICE | I-0659 | 110 5130-562 | TRAVEL & TRAI: | MEAL 11/8 | 091566 | 14.62 |
| 01-000720 | CARDMEMBER SERVICE | I-1593 | 110 5130-562 | TRAVEL & TRAI: | LODGING 11/8 | 091566 | 73.45 |
| 01-000720 | CARDMEMBER SERVICE | I-200711293347 | 110 5130-562 | TRAVEL & TRAI: | MEAL 10/31 | 091567 | 50.14 |
| 01-000720 | CARDMEMBER SERVICE | I-3793 | 110 5130-562 | TRAVEL & TRAI: | LODGING 10/17-19 | 091567 | 497.55 |
| 01-000720 | CARDMEMBER SERVICE | I-5672 | 110 5130-562 | TRAVEL & TRAI: | MEAL 10/20 | 091567 | 49.55 |
| 01-000720 | CARDMEMBER SERVICE | I-7616 | 110 5130-562 | TRAVEL & TRAI: | MEAL 10/24 | 091568 | 35.00 |
| 01-000720 | CARDMEMBER SERVICE | I-7742 | 110 5130-562 | TRAVEL & TRAI: | FUEL | 091568 | 50.00 |
| 01-000720 | CARDMEMBER SERVICE | I-8684 | 110 5130-562 | TRAVEL & TRAI: | LODGING 10/24-26 | 091568 | 158.86 |
| 01-000720 | CARDMEMBER SERVICE | I-8702 | 110 5130-562 | TRAVEL & TRAI: | MEAL 10/29 | 091568 | 48.50 |
| 01-043202 | SPECTRUM | I-7-577 | 110 5130-550 | PRINTING & BI: | BUSINESS CARDS | 091642 | 159.00 |
| DEPARTMENT 130 CITY ADMINISTRATOR | | | | | | TOTAL: | 1,168.83 |
| 01-000913 | LANDMARK FORD, INC. | I-200711163249 | 110 5150-811 | BANK SERVICE : | 2 PUBLIC WORKS TRUCK | 091478 | 51,887.96 |
| 01-004395 | PETTY CASH | I-200711293331 | 110 5150-319 | MISCELLANEOUS: | SUPPLIES | 091633 | 38.10 |
| 01-004395 | PETTY CASH | I-200711293332 | 110 5150-319 | MISCELLANEOUS: | SUPPLIES | 091633 | 29.30 |
| DEPARTMENT 150 FINANCIAL ADMINISTRATION | | | | | | TOTAL: | 51,955.36 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 110 GENERAL FUND

DEPARTMENT: 160 LEGAL SERVICES

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|---------------------------------------|----------------------|----------------|--------------|----------------|----------------------|---------|----------|
| 01-000720 | CARDMEMBER SERVICE | I-0174 | 110 5160-562 | TRAVEL & TRAI: | MEAL 11/7 | 091566 | 113.00 |
| 01-000720 | CARDMEMBER SERVICE | I-3785 | 110 5160-562 | TRAVEL & TRAI: | LODGING 10/18-19 | 091567 | 132.38 |
| 01-000720 | CARDMEMBER SERVICE | I-6144 | 110 5160-562 | TRAVEL & TRAI: | MEAL 10/18 | 091567 | 41.00 |
| DEPARTMENT 160 LEGAL SERVICES | | | | | | TOTAL: | 286.38 |
| 01-000720 | CARDMEMBER SERVICE | I-0657 | 110 5170-562 | TRAVEL & TRAI: | LODGING 11/4-7 | 091566 | 532.20 |
| 01-043202 | SPECTRUM | I-7-577 | 110 5170-319 | MISCELLANEOUS: | BUSINESS CARDS | 091642 | 159.00 |
| DEPARTMENT 170 COMPUTER INFO SYSTEMS | | | | | | TOTAL: | 691.20 |
| 01-005600 | CATER-VEND | I-202741 | 110 5211-579 | MISC OTHER PU: | COFFEE,SUGAR,CREAM | 091569 | 103.54 |
| 01-007401 | CNA SURETY | I-200711213274 | 110 5211-522 | NOTARY FEES : | NOTARY-SMITH | 091575 | 30.00 |
| 01-038400 | PITNEY BOWES INC | I-5093316-NV07 | 110 5211-531 | POSTAGE : | POSTAGE MACHINE 8/30 | 091527 | 140.00 |
| 01-043522 | STAPLES CREDIT PLAN | I-1J41015001 | 110 5211-311 | OFFICE SUPPLI: | CALENDARS,FOLDERS | 091529 | 173.20 |
| 01-043522 | STAPLES CREDIT PLAN | I-55645 | 110 5211-311 | OFFICE SUPPLI: | PRINTERS | 091529 | 119.96 |
| 01-046715 | WAVE GRAPHICS | I-17426 | 110 5211-550 | PRINTING & BI: | GRIFFITH BUSINESS CA | 091651 | 71.94 |
| 01-046715 | WAVE GRAPHICS | I-17427 | 110 5211-550 | PRINTING & BI: | WEINSTOCK BUSINESS C | 091651 | 71.94 |
| 01-046715 | WAVE GRAPHICS | I-17428 | 110 5211-550 | PRINTING & BI: | BRANSON BUSINESS CAR | 091651 | 71.94 |
| 01-047000 | WEST PAYMENT CENTER | I-560669 | 110 5211-571 | DUE & MEMBERS: | ARREST LAW BULLETIN | 091652 | 168.00 |
| 01-048405 | WINNING STITCH | I-10701 | 110 5211-315 | UNIFORMS & CL: | RESOURCE OFCR SHIRTS | 091653 | 60.00 |
| DEPARTMENT 211 POLICE ADMINISTRATION | | | | | | TOTAL: | 1,010.52 |
| 01-000613 | IDENTI-KIT SOLUTIONS | I-95792 | 110 5212-579 | MISC OTHER PU: | SOFTWARE ANNUAL LEAS | 091606 | 408.00 |
| DEPARTMENT 212 CRIMINAL INVESTIGATION | | | | | | TOTAL: | 408.00 |
| 01-001401 | JEREMY CLARK | I-200711283322 | 110 5221-562 | TRAVEL & TRAI: | MEALS 11/26 | 091574 | 13.00 |
| 01-001401 | JEREMY CLARK | I-200711283323 | 110 5221-562 | TRAVEL & TRAI: | MEALS 11/20-21 | 091574 | 14.41 |
| 01-003424 | JEFFREY BRANSON | I-200711283324 | 110 5221-562 | TRAVEL & TRAI: | TRAVEL 11/8/07 | 091562 | 60.19 |
| DEPARTMENT 221 POLICE TRAINING | | | | | | TOTAL: | 87.60 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 110 GENERAL FUND

DEPARTMENT: 222 COMMUNICATION SERVICES

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|---------------------------------------|------------------------|-----------------|--------------|----------------|----------------------|---------|----------|
| 01-009057 | COMM REVOLVING FUND | I-T0810375 | 110 5222-537 | I-WIN ACCESS : | COMM SVCS 9/07 | 091577 | 542.50 |
| 01-023800 | CONSOLIDATED COMMUNICA | I-200711213252 | 110 5222-534 | PAGERS : | 400-5965 | 091522 | 135.52 |
| 01-036880 | NEXTEL PARTNERS, INC | I-519603086-068 | 110 5222-533 | CELLULAR PHON: | MOBILES | 091625 | 484.01 |
| DEPARTMENT 222 COMMUNICATION SERVICES | | | | | | TOTAL: | 1,162.03 |
| 01-001875 | PATRIOT ENTERPRISES US | I-2814 | 110 5223-316 | TOOL & EQUIPM: | HYDRAULIC CYLINDER T | 091630 | 75.00 |
| 01-002958 | BATTERY SPECIALISTS | I-65803 | 110 5223-318 | VEHICLE PARTS: | BATTERY | 091557 | 59.95 |
| 01-009075 | CUSD #2 TRANSPORTATION | I-276 | 110 5223-326 | FUEL : | FUEL 10/1-31 POLICE | 091583 | 5,259.74 |
| 01-013900 | D-R AUTO BODY SHOP | I-200711213275 | 110 5223-434 | REPAIR OF VEH: | REPAIRS 2-A-2 | 091584 | 2,589.14 |
| DEPARTMENT 223 AUTOMOTIVE SERVICES | | | | | | TOTAL: | 7,983.83 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711213251 | 110 5224-322 | ELECTRICITY : | PISTOL RANGE | 091521 | 81.87 |
| 01-031300 | MAB PAINT STORE #822 | I-200711213273 | 110 5224-432 | REPAIR OF BUI: | PAINT SUPPLIES | 091618 | 8.49 |
| 01-033800 | MATTOON WATER DEPT | I-200711143115 | 110 5224-410 | UTILITY SERVI: | 1710 WABASH | 000000 | 123.20 |
| 01-033800 | MATTOON WATER DEPT | I-200711143116 | 110 5224-410 | UTILITY SERVI: | 221 S 17TH | 000000 | 29.91 |
| 01-041800 | SHERWIN WILLIAMS CO | I-5644-3 | 110 5224-432 | REPAIR OF BUI: | PAINT SUPPLIES | 091641 | 99.15 |
| DEPARTMENT 224 POLICE BUILDINGS | | | | | | TOTAL: | 342.62 |
| 01-000151 | INDUSTRIAL/ORGANIZATIO | I-C19304A | 110 5241-562 | TRAVEL & TRAI: | WRITTEN EXAMS | 091609 | 320.00 |
| 01-000239 | JASON ROOT | I-200711293362 | 110 5241-562 | TRAVEL & TRAI: | MEALS 11/26-30 | 091549 | 32.50 |
| 01-000720 | CARDMEMBER SERVICE | I-0068 | 110 5241-562 | TRAVEL & TRAI: | MEAL 10/27 | 091566 | 210.75 |
| 01-000720 | CARDMEMBER SERVICE | I-0220 | 110 5241-311 | OFFICE SUPPLI: | CLIPBOARDS | 091566 | 12.43 |
| 01-000720 | CARDMEMBER SERVICE | I-0791 | 110 5241-562 | TRAVEL & TRAI: | LODGING 10/18 | 091566 | 75.47 |
| 01-000720 | CARDMEMBER SERVICE | I-0820 | 110 5241-562 | TRAVEL & TRAI: | MEAL 10/23 | 091566 | 10.47 |
| 01-000720 | CARDMEMBER SERVICE | I-200711293346 | 110 5241-562 | TRAVEL & TRAI: | MEAL 10/21 | 091567 | 19.52 |
| 01-000720 | CARDMEMBER SERVICE | I-6696 | 110 5241-562 | TRAVEL & TRAI: | LODGING 10/21-24 | 091567 | 317.79 |
| 01-000720 | CARDMEMBER SERVICE | I-7715 | 110 5241-562 | TRAVEL & TRAI: | WATER | 091568 | 11.21 |
| 01-000720 | CARDMEMBER SERVICE | I-8427 | 110 5241-562 | TRAVEL & TRAI: | LODGING 10/30-31 | 091568 | 75.47 |
| 01-000720 | CARDMEMBER SERVICE | I-9414 | 110 5241-315 | UNIFORMS & CL: | UNIFORMS | 091568 | 45.00 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 110 GENERAL FUND

DEPARTMENT: 241 FIRE PROTECTION ADMIN.

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|-----------|------------------------|----------------|--------------|----------------|----------------------|---------|----------|
| 01-001070 | AMERENCIPS | I-200711293366 | 110 5241-321 | NATURAL GAS & | HWY 16 STA 2 | 091542 | 250.40 |
| 01-004395 | PETTY CASH | I-200711293333 | 110 5241-315 | UNIFORMS & CL: | PATCHES | 091633 | 10.00 |
| 01-004395 | PETTY CASH | I-200711293337 | 110 5241-562 | TRAVEL & TRAI: | FUEL | 091633 | 25.00 |
| 01-004395 | PETTY CASH | I-200711293338 | 110 5241-579 | MISC OTHER PU: | KEY | 091633 | 1.75 |
| 01-004395 | PETTY CASH | I-200711293339 | 110 5241-579 | MISC OTHER PU: | KEY | 091633 | 1.75 |
| 01-004395 | PETTY CASH | I-200711293340 | 110 5241-579 | MISC OTHER PU: | PANTS FOR DUMMY | 091633 | 5.34 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711213256 | 110 5241-321 | NATURAL GAS & | HWY 16 STA 2 | 091521 | 359.32 |
| 01-011875 | DENNING AUTOMOTIVE | I-200711213276 | 110 5241-434 | REPAIR OF VEH: | REPAIR 94 CHEVY | 091587 | 1,200.41 |
| 01-014713 | EMERGENCY MEDICAL PROD | I-INV1006158 | 110 5241-313 | MEDICAL & SAF: | MEDICAL SUPPLIES | 091591 | 616.26 |
| 01-016000 | FARM PLAN | I-2988919 | 110 5241-316 | TOOLS & EQUIP: | MOP BUCKET,DUCT TAPE | 091552 | 64.96 |
| 01-016000 | FARM PLAN | I-2993336 | 110 5241-319 | MISCELLANEOUS: | MOUSE BAIT | 091552 | 21.93 |
| 01-017000 | FIRE EQUIPMENT SERVICE | I-77321 | 110 5241-316 | TOOLS & EQUIP: | EXTINGUISHER MNTCE | 091596 | 65.25 |
| 01-021515 | JEFF HILLIGOSS | I-200711213255 | 110 5241-562 | TRAVEL & TRAI: | MEALS 11/12-16 | 091524 | 32.50 |
| 01-023800 | CONSOLIDATED COMMUNICA | I-200711283291 | 110 5241-532 | TELEPHONE | : 235-0947 | 091580 | 40.48 |
| 01-023800 | CONSOLIDATED COMMUNICA | I-200711283295 | 110 5241-532 | TELEPHONE | : 235-0924 | 091580 | 49.23 |
| 01-023800 | CONSOLIDATED COMMUNICA | I-200711283296 | 110 5241-532 | TELEPHONE | : 235-0942 | 091580 | 111.57 |
| 01-028980 | SEAN JUNGE | I-200711293363 | 110 5241-562 | TRAVEL & TRAI: | MEALS 11/26-30 | 091547 | 32.50 |
| 01-029825 | KIRCHNER BUILDING CENT | I-40046676 | 110 5241-460 | OTHER PROP MA: | MASKING TAPE,CRACK F | 091613 | 40.86 |
| 01-029825 | KIRCHNER BUILDING CENT | I-40046691 | 110 5241-460 | OTHER PROP MA: | CRACK FILLER | 091613 | 30.76 |
| 01-029825 | KIRCHNER BUILDING CENT | I-40046698 | 110 5241-460 | OTHER PROP MA: | ROPE,CRACK SEALER | 091613 | 58.16 |
| 01-031000 | LORENZ SUPPLY CO. | I-122535-00 | 110 5241-312 | CLEANING SUPP: | TOWELS | 091617 | 104.30 |
| 01-031157 | MACS FIRE & SAFETY INC | I-87019 | 110 5241-315 | UNIFORMS & CL: | FACESHIELD,BOOTS | 091619 | 188.80 |
| 01-040358 | ROY WALKER COMM. INC. | I-16883 | 110 5241-535 | RADIOS | : RADIO INSTALLATION | 091635 | 1,575.00 |
| 01-040358 | ROY WALKER COMM. INC. | I-17223 | 110 5241-535 | RADIOS | : RADIO REPAIRS | 091635 | 174.50 |
| 01-040451 | S & S SERVICE CO | I-41025 | 110 5241-434 | REPAIR OF VEH: | SERVICE CALL STA 1 | 091636 | 145.22 |
| 01-040463 | SARAH BUSH LINCOLN HEA | I-200711213277 | 110 5241-562 | TRAVEL & TRAI: | ITLS | 091638 | 900.00 |
| 01-040463 | SARAH BUSH LINCOLN HEA | I-200711213278 | 110 5241-562 | TRAVEL & TRAI: | PALS | 091638 | 200.00 |
| 01-043522 | STAPLES CREDIT PLAN | I-22323 | 110 5241-311 | OFFICE SUPPLI: | OFFICE SUPPLIES | 091550 | 43.98 |
| 01-043522 | STAPLES CREDIT PLAN | I-24093 | 110 5241-311 | OFFICE SUPPLI: | OFFICE SUPPLIES | 091550 | 61.22 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 110 GENERAL FUND

DEPARTMENT: 241 FIRE PROTECTION ADMIN.

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|-----------|------------------------|----------------|--------------|-------------------------------------|-------------|---|----------|
| 01-044200 | KC SUMMERS BUICK | I-108994 | 110 5241-318 | VEHICLE PARTS: C-20 DOOR PARTS | | 091612 | 34.10 |
| 01-045820 | WALMART COMMUNITY BRC | I-09546 | 110 5241-312 | CLEANING SUPP: DAWN, TRASH BAGS,COF | | 091650 | 72.45 |
| | | | | | | DEPARTMENT 241 FIRE PROTECTION ADMIN. TOTAL: | 7,648.61 |
| 01-000720 | CARDMEMBER SERVICE | I-0229 | 110 5243-319 | MISCELLANEOUS: SPEED BUMP | | 091566 | 100.37 |
| | | | | | | DEPARTMENT 243 FIRE PREVENTION TOTAL: | 100.37 |
| 01-040356 | MIKE ROMINE | I-200711293389 | 110 5251-316 | TOOLS & EQUIP: REIMB LOAD TESTER | | 091548 | 58.98 |
| | | | | | | DEPARTMENT 251 FEMA GRANT EXPENDITURES TOTAL: | 58.98 |
| 01-023800 | CONSOLIDATED COMMUNICA | I-200711213270 | 110 5261-532 | TELEPHONE : 234-7367 | | 091522 | 238.31 |
| 01-043522 | STAPLES CREDIT PLAN | I-58712 | 110 5261-311 | OFFICE SUPPLI: OFFICE SUPPLIES | | 091550 | 33.99 |
| 01-043522 | STAPLES CREDIT PLAN | I-9177304036 | 110 5261-311 | OFFICE SUPPLI: PAPER, ENVELOPES | | 091550 | 15.84 |
| | | | | | | DEPARTMENT 261 CODE ENFORCEMENT ADMIN TOTAL: | 288.14 |
| 01-000720 | CARDMEMBER SERVICE | I-0013 | 110 5310-562 | TRAVEL & TRAI: TRAINING MANUALS | | 091566 | 340.00 |
| 01-000720 | CARDMEMBER SERVICE | I-3785 | 110 5310-562 | TRAVEL & TRAI: LODGING 10/18-19 | | 091567 | 132.38 |
| 01-000776 | STATE FARM | I-200711283318 | 110 5310-519 | OTHER PROFESS: NOTARY BOND-WHITLEY | | 091644 | 35.00 |
| 01-001293 | BRAD STROHL | I-200711283293 | 110 5310-564 | PRIVATE VEHIC: MILEAGE 10/1-31 | | 091645 | 45.35 |
| 01-001620 | VERIZON WIRELESS | I-1783581352 | 110 5310-533 | CELLULAR PHON: MOBILES | | 091649 | 1,406.43 |
| 01-001620 | VERIZON WIRELESS | I-1783581352 | 110 5310-316 | TOOLS & EQUIP: MOBILES | | 091649 | 222.48 |
| 01-041000 | SECRETARY OF STATE | I-200711283317 | 110 5310-519 | OTHER PROFESS: NOTARY-WHITLEY | | 091639 | 10.00 |
| 01-043522 | STAPLES CREDIT PLAN | I-9177304036 | 110 5310-311 | OFFICE SUPPLI: PAPER, ENVELOPES | | 091550 | 110.88 |
| 01-046000 | NIEMANN FOODS INC | I-894886 | 110 5310-319 | MISCELLANEOUS: COFFEE & FILTERS | | 091626 | 16.46 |
| 01-049003 | XEROX CORPORATION | I-028940899 | 110 5310-814 | PRINT/COPY MA: COPIER TFW-015052 | | 091655 | 189.19 |
| 01-049003 | XEROX CORPORATION | I-028940900 | 110 5310-814 | PRINT/COPY MA: COPIER TFW-015052 | | 091655 | 189.19 |
| | | | | | | DEPARTMENT 310 PUBLIC WORKS ADMIN TOTAL: | 2,697.36 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 110 GENERAL FUND

DEPARTMENT: 320 STREETS

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|------------------------|------------------------|----------------|--------------|----------------|----------------------|---------|----------|
| 01-000550 | ALEXANDERS AUTO PARTS | I-200711293348 | 110 5320-319 | MISCELLANEOUS: | BRUSHES,GEAR OIL,GAS | 091553 | 13.30 |
| 01-000550 | ALEXANDERS AUTO PARTS | I-200711293348 | 110 5320-318 | VEHICLE PARTS: | BRUSHES,GEAR OIL,GAS | 091553 | 14.04 |
| 01-001070 | AMERENCIPS | I-200711293357 | 110 5320-321 | NATURAL GAS &: | 212 N 12TH | 091554 | 130.32 |
| 01-001467 | COADY SUPPLY CO., INC. | I-93305 | 110 5320-359 | OTHER STREET : | 1ST DIVISION & B'DWA | 091576 | 1,281.86 |
| 01-002800 | CHAMBER OF COMMERCE | I-200711213272 | 110 5320-313 | MEDICAL & SAF: | CHAMBER BUCKS | 091571 | 200.00 |
| 01-003206 | BIRKEYS | I-T55060 | 110 5320-318 | VEHICLE PARTS: | NUT ASSEMBLY | 091561 | 3.96 |
| 01-003206 | BIRKEYS | I-T55325 | 110 5320-318 | VEHICLE PARTS: | LOADER REPAIRS | 091561 | 31.12 |
| 01-003206 | BIRKEYS | I-T55639 | 110 5320-318 | VEHICLE PARTS: | BACKHOE REPAIRS | 091561 | 231.57 |
| 01-004395 | PETTY CASH | I-200711293341 | 110 5320-531 | POSTAGE : | POSTAGE | 091633 | 1.64 |
| 01-011875 | DENNING AUTOMOTIVE | I-200711283292 | 110 5320-434 | REPAIR OF VEH: | REPLACE REAR BRAKES | 091587 | 665.22 |
| 01-016000 | FARM PLAN | I-2986540 | 110 5320-434 | REPAIR OF VEH: | WIRE,SCREWS | 091546 | 8.97 |
| 01-016000 | FARM PLAN | I-2998017 | 110 5320-318 | VEHICLE PARTS: | BOWL | 091594 | 13.99 |
| 01-016140 | FASTENAL COMPANY | I-ILMAT69586 | 110 5320-319 | MISCELLANEOUS: | SUPPLIES | 091595 | 2.20 |
| 01-021402 | CHARLES HEUERMAN TRUCK | I-5219 | 110 5320-359 | OTHER STREET : | 1ST DIVISION & B'DWA | 091572 | 355.28 |
| 01-023800 | CONSOLIDATED COMMUNICA | I-200711293351 | 110 5320-532 | TELEPHONE : | 235-5522 | 091580 | 74.96 |
| 01-023800 | CONSOLIDATED COMMUNICA | I-200711293352 | 110 5320-532 | TELEPHONE : | 235-5663 | 091580 | 37.53 |
| 01-023800 | CONSOLIDATED COMMUNICA | I-200711293353 | 110 5320-532 | TELEPHONE : | 235-5171 | 091580 | 219.92 |
| 01-030021 | L & S SAFETY | I-2007-1114 | 110 5320-313 | MEDICAL & SAF: | GLOVES,BOOTS | 091616 | 39.56 |
| 01-033800 | MATTOON WATER DEPT | I-200711143073 | 110 5320-410 | UTILITY SERVI: | 221 N 12TH | 000000 | 141.84 |
| 01-038300 | PERRY'S LOCKSMITH | I-45409 | 110 5320-319 | MISCELLANEOUS: | KEYS | 091632 | 10.00 |
| 01-038375 | DAN PILSON AUTO CENTER | I-123600 | 110 5320-434 | REPAIR OF VEH: | FAN | 091585 | 122.40 |
| 01-040250 | MATTOON FARM PRIDE | C-CM12549 | 110 5320-318 | VEHICLE PARTS: | RETURNS | 091620 | 14.04- |
| 01-040250 | MATTOON FARM PRIDE | I-CM12515 | 110 5320-318 | VEHICLE PARTS: | BEARING ASSEMBLY | 091620 | 69.14 |
| 01-040250 | MATTOON FARM PRIDE | I-CM12535 | 110 5320-318 | VEHICLE PARTS: | SUPPLIES | 091620 | 136.83 |
| 01-040250 | MATTOON FARM PRIDE | I-CM12655 | 110 5320-318 | VEHICLE PARTS: | KNIFE CLIP | 091620 | 27.74 |
| 01-040300 | STEVE RITTER | I-200711213262 | 110 5320-313 | MEDICAL & SAF: | REIMBURSE BOOTS | 091528 | 75.00 |
| 01-045820 | WALMART COMMUNITY BRC | I-003684 | 110 5320-313 | MEDICAL & SAF: | ELBOW STRAP | 091650 | 39.32 |
| DEPARTMENT 320 STREETS | | | | | | TOTAL: | 3,933.67 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 110 GENERAL FUND

DEPARTMENT: 326 STREET LIGHTING

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|--------------------------------------|------------------------|----------------|--------------|----------------|------------------------|---------|----------|
| 01-001070 | AMERENCIPS | I-200711293380 | 110 5326-321 | NATURAL GAS & | 208 N 19TH | 091542 | 417.06 |
| 01-001070 | AMERENCIPS | I-200711293387 | 110 5326-321 | NATURAL GAS & | 19TH & RICHMOND | 091543 | 50.47 |
| 01-001070 | AMERENCIPS | I-200711293388 | 110 5326-321 | NATURAL GAS & | 208 N 19TH | 091543 | 32.97 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10101826-1 | 110 5326-321 | NATURAL GAS & | 19TH & RICHMOND | 091610 | 96.68 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10231188-1 | 110 5326-321 | NATURAL GAS & | 19TH & RICHMOND | 091610 | 100.95 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10332692-1 | 110 5326-321 | NATURAL GAS & | 19TH & RICHMOND | 091610 | 103.27 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711293369 | 110 5326-322 | ELECTRIC | : S RT 45 & PARADISE | 091544 | 135.32 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711293370 | 110 5326-322 | ELECTRIC | : S RT 45 | 091544 | 53.54 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711293371 | 110 5326-322 | ELECTRIC | : EAST RT 16 | 091544 | 73.50 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711293372 | 110 5326-322 | ELECTRIC | : SUNRISE APTS | 091544 | 6.96 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711293373 | 110 5326-322 | ELECTRIC | : S RT 45 & PARADISE | 091544 | 12.83 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711293374 | 110 5326-322 | ELECTRIC | : S 9TH ST | 091544 | 6.70 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711293375 | 110 5326-322 | ELECTRIC | : OLD STATE VILLAGE | 091544 | 6.96 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711293376 | 110 5326-322 | ELECTRIC | : 3020 LAKELAND BLVD | 091544 | 5.46 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711293377 | 110 5326-322 | ELECTRIC | : S RT 45 & PARADISE | 091544 | 12.83 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711293378 | 110 5326-322 | ELECTRIC | : PIATT & RT 316 | 091544 | 11.20 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711293379 | 110 5326-322 | ELECTRIC | : LAKELAND INN ENTRANC | 091544 | 6.70 |
| DEPARTMENT 326 STREET LIGHTING | | | | | | TOTAL: | 1,133.40 |
| 01-003206 | BIRKEYS | I-T55552 | 110 5331-318 | VEHICLE PARTS: | SWEEPER REPAIRS | 091561 | 39.37 |
| DEPARTMENT 331 STREET CLEANING | | | | | | TOTAL: | 39.37 |
| 01-000092 | DIEPHOLZ TRUCKING LLC | I-200711293349 | 110 5335-421 | DISPOSAL SERV: | HAULING MULCH | 091588 | 9,037.25 |
| 01-000914 | SERVICE EQUIPMENT & TR | I-01112195 | 110 5335-318 | VEHICLE PARTS: | MOVE EQUIPMENT | 091640 | 70.95 |
| 01-003206 | BIRKEYS | I-T55375 | 110 5335-318 | VEHICLE PARTS: | ELBOW | 091561 | 8.77 |
| 01-016000 | FARM PLAN | I-2988846 | 110 5335-318 | VEHICLE PARTS: | SCREEN | 091594 | 11.97 |
| 01-033800 | MATTOON WATER DEPT | I-200711143094 | 110 5335-410 | UTILITY SERVI: | 420 LOGAN | 000000 | 31.67 |
| DEPARTMENT 335 YARD WASTE COLLECTION | | | | | | TOTAL: | 9,160.61 |
| 01-001874 | BRIGHT GUY | I-304374 | 110 5370-319 | MISCELLANEOUS: | FLASHLIGHT | 091564 | 23.10 |
| 01-015410 | EZ PARCEL & BUSINESS S | I-46829 | 110 5370-319 | MISCELLANEOUS: | SHIPPING | 091593 | 19.47 |
| 01-045820 | WALMART COMMUNITY BRC | I-02540 | 110 5370-319 | MISCELLANEOUS: | STORAGE BAGS | 091657 | 1.12 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 110 GENERAL FUND

DEPARTMENT: 370 CONSTRUCTION INSPECTION

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|--|------------------------|----------------|--------------|----------------|----------------------|---------|--------|
| 01-050893 | ZOLLMAN AUTO CARE | I-15437 | 110 5370-319 | MISCELLANEOUS: | INVERTOR FOR SEWER C | 091656 | 265.00 |
| DEPARTMENT 370 CONSTRUCTION INSPECTION | | | | | | TOTAL: | 308.69 |
| 01-023800 | CONSOLIDATED COMMUNICA | I-200711293368 | 110 5381-534 | PAGERS | : 402-2636 | 091545 | 11.30 |
| 01-045820 | WALMART COMMUNITY BRC | I-00664 | 110 5381-312 | CLEANING SUPP: | TISSUE | 091650 | 59.07 |
| 01-045820 | WALMART COMMUNITY BRC | I-08097 | 110 5381-312 | CLEANING SUPP: | BATTERIES,SPACKLING, | 091650 | 26.24 |
| DEPARTMENT 381 CUSTODIAL SERVICES | | | | | | TOTAL: | 96.61 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10772052-1 | 110 5383-321 | NATURAL GAS &: | 1701 WABASH | 091610 | 93.15 |
| 01-033800 | MATTOON WATER DEPT | I-200711143098 | 110 5383-410 | UTILITY SERVI: | 1701 WABASH | 000000 | 28.72 |
| DEPARTMENT 383 BURGESS OSBORNE | | | | | | TOTAL: | 121.87 |
| 01-000614 | EATON PLUMBING & HEATI | I-39579 | 110 5384-319 | MISCELLANEOUS: | SERVICE CALL | 091590 | 99.69 |
| DEPARTMENT 384 RAILROAD DEPOT | | | | | | TOTAL: | 99.69 |
| 01-001245 | KSI LABORATORIES | I-2385 | 110 5386-460 | OTHER PROP MA: | SOIL TESTS | 091614 | 20.00 |
| 01-021348 | CENTRAL IL NEWSPAPER | I-20110031 | 110 5386-460 | OTHER PROP MA: | TREE AD | 091570 | 44.36 |
| DEPARTMENT 386 TREE MAINTENANCE | | | | | | TOTAL: | 64.36 |
| 01-002958 | BATTERY SPECIALISTS | I-65128 | 110 5511-434 | REPAIR OF VEH: | TRUCK BATTERY | 091557 | 51.45 |
| 01-016000 | FARM PLAN | I-118580 | 110 5511-434 | REPAIR OF VEH: | KEY | 091546 | 9.99 |
| 01-016000 | FARM PLAN | I-2978787 | 110 5511-316 | TOOLS & EQUIP: | HAMMER,TOOL BOX | 091546 | 40.98 |
| 01-030000 | KULL LUMBER CO | I-200711283285 | 110 5511-316 | TOOLS & EQUIP: | LUMBER,BATTERIES,VAL | 091615 | 18.95 |
| 01-039600 | BEN TIRE AUTO SERVICE | I-200711293345 | 110 5511-433 | REPAIR OF MAC: | TIRE REPAIRS | 091559 | 8.00 |
| DEPARTMENT 511 PARK ADMINISTRATION | | | | | | TOTAL: | 129.37 |
| 01-016000 | FARM PLAN | I-120545 | 110 5512-433 | REPAIR OF MAC: | REPAIRS | 091546 | 345.14 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 110 GENERAL FUND

DEPARTMENT: 512 LAKE ADMINISTRATION

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|------------------------------------|------------------------|----------------|--------------|----------------|----------------------|---------|----------|
| 01-024101 | IL DEPARTMENT OF REVEN | I-200711203250 | 110 5512-803 | SALES TAX REM: | OCTOBER 07 SALES TAX | 091510 | 115.00 |
| 01-036600 | NEAL TIRE SERVICE | I-200711293344 | 110 5512-433 | REPAIR OF MAC: | TIRE REPAIR | 091624 | 50.95 |
| 01-037050 | NIEMEYER REPAIR SERVIC | I-13017 | 110 5512-433 | REPAIR OF MAC: | REWIRE CLUTCH WIRES | 091627 | 144.25 |
| DEPARTMENT 512 LAKE ADMINISTRATION | | | | | | TOTAL: | 655.34 |
| 01-031000 | LORENZ SUPPLY CO. | I-119796-00 | 110 5521-321 | NATURAL GAS &: | LINERS,CLEANERS | 091617 | 249.70 |
| 01-033800 | MATTOON WATER DEPT | I-200711143095 | 110 5521-410 | UTILITY SERVI: | 418 RICHMOND | 000000 | 29.76 |
| 01-044325 | TERMINIX | I-283361 | 110 5521-436 | PEST CONTROL : | PEST CONTROL | 091646 | 50.00 |
| DEPARTMENT 521 DEMARS CENTER | | | | | | TOTAL: | 329.46 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10772052-1 | 110 5541-321 | NATURAL GAS &: | 500 B'DWAY | 091610 | 5.18 |
| 01-009093 | CONNOR CO | I-S3094217.001 | 110 5541-432 | REPAIR OF BUI: | AUTO FLUSH TOILETS | 091579 | 1,702.32 |
| 01-016000 | FARM PLAN | I-2965866 | 110 5541-319 | MISCELLANEOUS: | GARDEN HOSE | 091546 | 39.98 |
| 01-016000 | FARM PLAN | I-2977581 | 110 5541-319 | MISCELLANEOUS: | STAKES | 091546 | 26.82 |
| 01-016000 | FARM PLAN | I-2981557 | 110 5541-319 | MISCELLANEOUS: | HASP | 091546 | 14.98 |
| 01-030000 | KULL LUMBER CO | I-200711283285 | 110 5541-319 | MISCELLANEOUS: | LUMBER,BATTERIES,VAL | 091615 | 19.43 |
| 01-030000 | KULL LUMBER CO | I-200711283285 | 110 5541-432 | REPAIR OF BUI: | LUMBER,BATTERIES,VAL | 091615 | 46.16 |
| 01-031300 | MAB PAINT STORE #822 | I-0076-2 | 110 5541-319 | MISCELLANEOUS: | MATERIAL TO TAPE FLO | 091618 | 12.61 |
| 01-033800 | MATTOON WATER DEPT | I-200711143091 | 110 5541-410 | UTILITY SERVI: | 500 B'DWAY | 000000 | 11.76 |
| 01-033800 | MATTOON WATER DEPT | I-200711143092 | 110 5541-410 | UTILITY SERVI: | 500 B'DWAY SHED | 000000 | 88.67 |
| 01-033800 | MATTOON WATER DEPT | I-200711143099 | 110 5541-410 | UTILITY SERVI: | 305 RICHMOND | 000000 | 221.03 |
| 01-033800 | MATTOON WATER DEPT | I-200711143104 | 110 5541-410 | UTILITY SERVI: | 301 RICHMOND | 000000 | 252.52 |
| 01-033800 | MATTOON WATER DEPT | I-200711143106 | 110 5541-410 | UTILITY SERVI: | 307 RICHMOND | 000000 | 219.22 |
| 01-033800 | MATTOON WATER DEPT | I-200711143108 | 110 5541-410 | UTILITY SERVI: | 500 B'DWAY | 000000 | 55.95 |
| 01-044325 | TERMINIX | I-283376 | 110 5541-436 | PEST CONTROL : | PEST CONTROL | 091646 | 50.00 |
| DEPARTMENT 541 PETERSON PARK | | | | | | TOTAL: | 2,766.63 |
| 01-001070 | AMERENCIPS | I-200711293383 | 110 5544-321 | NATURAL GAS &: | 1200 CHAMPAIGN | 091542 | 44.16 |
| DEPARTMENT 544 CUNNINGHAM PARK | | | | | | TOTAL: | 44.16 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 110 GENERAL FUND

DEPARTMENT: 551 BOYS COMPLEX

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|------------------------------------|------------------------|----------------|--------------|----------------|----------------------|---------|----------|
| 01-001070 | AMERENCIPS | I-200711293382 | 110 5551-321 | NATURAL GAS & | 312 N 10TH | 091542 | 31.07 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10772052-1 | 110 5551-321 | NATURAL GAS & | 312 N 10TH | 091610 | 58.56 |
| 01-033800 | MATTOON WATER DEPT | I-200711143102 | 110 5551-410 | UTILITY SERVI: | 801 SHELBY | 000000 | 24.04 |
| DEPARTMENT 551 BOYS COMPLEX | | | | | | TOTAL: | 113.67 |
| 01-001070 | AMERENCIPS | I-200711293385 | 110 5552-321 | NATURAL GAS & | 311 N 6TH | 091543 | 14.20 |
| 01-001070 | AMERENCIPS | I-200711293386 | 110 5552-321 | NATURAL GAS & | 311 N 6TH | 091543 | 45.24 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10772052-1 | 110 5552-321 | NATURAL GAS & | 311 N 6TH | 091610 | 141.52 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10772052-1 | 110 5552-321 | NATURAL GAS & | 311 N 6TH | 091610 | 356.24 |
| 01-033800 | MATTOON WATER DEPT | I-200711143090 | 110 5552-410 | UTILITY SERVI: | 713 SHELBY | 000000 | 1,184.31 |
| DEPARTMENT 552 GIRLS COMPLEX | | | | | | TOTAL: | 1,741.51 |
| 01-001070 | AMERENCIPS | I-200711293381 | 110 5553-321 | NATURAL GAS & | 409 SHELBY | 091542 | 36.13 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10772052-1 | 110 5553-321 | NATURAL GAS & | 409 SHELBY | 091610 | 351.36 |
| 01-011600 | DEBUHR'S SEED STORE | I-19268 | 110 5553-319 | MISCELLANEOUS: | STRAW | 091586 | 15.96 |
| 01-033800 | MATTOON WATER DEPT | I-200711143093 | 110 5553-410 | UTILITY SERVI: | 421 SHELBY | 000000 | 1,065.35 |
| DEPARTMENT 553 JR FOOTBALL COMPLEX | | | | | | TOTAL: | 1,468.80 |
| 01-001070 | AMERENCIPS | I-200711293384 | 110 5556-321 | NATURAL GAS & | 221 SHELBY | 091543 | 29.83 |
| 01-031300 | MAB PAINT STORE #822 | I-0005-1 | 110 5556-319 | MISCELLANEOUS: | T-BALL SUPPLIES | 091618 | 16.56 |
| 01-031300 | MAB PAINT STORE #822 | I-0035-8 | 110 5556-319 | MISCELLANEOUS: | MATERIAL TO SEAL BLD | 091618 | 13.07 |
| DEPARTMENT 556 T-BALL COMPLEX | | | | | | TOTAL: | 59.46 |
| 01-016000 | FARM PLAN | I-2971976 | 110 5561-316 | TOOLS & EQUIP: | WISE,HOSE,SOCKETS | 091546 | 72.92 |
| 01-030000 | KULL LUMBER CO | I-200711283285 | 110 5561-432 | REPAIR OF BUI: | LUMBER,BATTERIES,VAL | 091615 | 109.55 |
| 01-030000 | KULL LUMBER CO | I-200711283285 | 110 5561-319 | MISCELLANEOUS: | LUMBER,BATTERIES,VAL | 091615 | 20.94 |
| DEPARTMENT 561 EAST CAMPGROUND | | | | | | TOTAL: | 203.41 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 110 GENERAL FUND

DEPARTMENT: 562 WEST CAMPGROUND

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|--|----------------------|----------------|--------------|-------------------------------------|-------------|---------|------------|
| 01-016000 | FARM PLAN | I-2968251 | 110 5562-319 | MISCELLANEOUS: HOSE | | 091546 | 30.42 |
| DEPARTMENT 562 WEST CAMPGROUND | | | | | | TOTAL: | 30.42 |
| 01-020534 | VERIZON NORTH | I-200711293367 | 110 5563-532 | TELEPHONE | : 895-2922 | 091551 | 57.57 |
| DEPARTMENT 563 MARINA AREA | | | | | | TOTAL: | 57.57 |
| 01-010118 | CRITES TITLE COMPANY | I-072247 | 110 5651-519 | OTHER PROFESS: TITLE CERTIFICATE | | 091582 | 140.00 |
| DEPARTMENT 651 ECONOMIC DEVELOPMENT | | | | | | TOTAL: | 140.00 |
| 01-001557 | HDC ENGINEERING | I-22314 | 110 5652-511 | SOUTH RT45 BU: B'DWAY EAST REDEVELO | | 091604 | 1,236.37 |
| DEPARTMENT 652 SOUTH RT45 BUSINESS DISTRTOTAL: | | | | | | TOTAL: | 1,236.37 |
| VENDOR SET 110 GENERAL FUND | | | | | | TOTAL: | 101,860.76 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 122 HOTEL TAX FUND

DEPARTMENT: 653 HOTEL TAX ADMINISTRATION

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|--|------------------------|----------------|--------------|----------------|----------------------|---------|----------|
| 01-000720 | CARDMEMBER SERVICE | C-7376 | 122 5653-319 | MISCELLANEOUS: | RETURNS | 091566 | 39.44- |
| 01-000720 | CARDMEMBER SERVICE | I-0142 | 122 5653-561 | BUSINESS MEET: | MEAL 11/9 | 091566 | 7.08 |
| 01-000720 | CARDMEMBER SERVICE | I-4026 | 122 5653-562 | TRAVEL & TRAI: | LODGING 10/17 | 091567 | 66.60 |
| 01-000720 | CARDMEMBER SERVICE | I-5737 | 122 5653-562 | TRAVEL & TRAI: | MEAL 10/18 | 091567 | 7.72 |
| 01-000720 | CARDMEMBER SERVICE | I-6845 | 122 5653-562 | TRAVEL & TRAI: | MEAL 10/17 | 091568 | 3.63 |
| 01-000720 | CARDMEMBER SERVICE | I-7899 | 122 5653-561 | BUSINESS MEET: | RETREAT 11/2 | 091568 | 194.20 |
| 01-000720 | CARDMEMBER SERVICE | I-8039 | 122 5653-562 | TRAVEL & TRAI: | LODGING 11/6 | 091568 | 89.27 |
| 01-000720 | CARDMEMBER SERVICE | I-9515 | 122 5653-562 | TRAVEL & TRAI: | MEAL 11/7 | 091568 | 5.30 |
| 01-001070 | AMERENCIPS | I-200711293360 | 122 5653-321 | NATURAL GAS &: | 3901 MARSHALL WELCOM | 091542 | 18.65 |
| 01-001070 | AMERENCIPS | I-200711293361 | 122 5653-321 | NATURAL GAS &: | 4219 DEWITT WELCOME | 091542 | 14.89 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10772052-1 | 122 5653-321 | NATURAL GAS &: | 3901 MARSHALL SIGN | 091610 | 11.04 |
| 01-001735 | ICCVB | I-200711283288 | 122 5653-562 | TRAVEL & TRAI: | MEETING 10/16-18 | 091605 | 75.00 |
| 01-001735 | ICCVB | I-200711283289 | 122 5653-562 | TRAVEL & TRAI: | MEETING 10/18 | 091605 | 5.00 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711293365 | 122 5653-322 | ELECTRICITY (: | WELCOME SIGN | 091544 | 29.20 |
| 01-023800 | CONSOLIDATED COMMUNICA | I-200711293325 | 122 5653-532 | TELEPHONE : | 800-500-6286 | 091580 | 6.28 |
| 01-023800 | CONSOLIDATED COMMUNICA | I-200711293359 | 122 5653-532 | TELEPHONE : | 258-6286 | 091545 | 209.79 |
| 01-024499 | IL GOVERNORS CONFERENC | I-659 | 122 5653-562 | TRAVEL & TRAI: | REGISTRATION BURGETT | 091608 | 335.00 |
| 01-043522 | STAPLES CREDIT PLAN | I-9177304036 | 122 5653-311 | OFFICE SUPPLI: | PAPER, ENVELOPES | 091550 | 5.28 |
| 01-045820 | WALMART COMMUNITY BRC | I-09469 | 122 5653-311 | OFFICE SUPPLI: | ENVELOPES | 091650 | 12.68 |
| 01-045820 | WALMART COMMUNITY BRC | I-09510 | 122 5653-562 | TRAVEL & TRAI: | BANANAS,WATER | 091650 | 7.63 |
| DEPARTMENT 653 HOTEL TAX ADMINISTRATION TOTAL: | | | | | | | 1,064.80 |
| VENDOR SET 122 HOTEL TAX FUND TOTAL: | | | | | | | 1,064.80 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 123 FESTIVAL MGMT FUND

DEPARTMENT: 586 LIGHTWORKS

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|-----------------------------------|------------------------|----------------|--------------|----------------|------------------------|---------|----------|
| 01-000393 | ASSOCIATED ADVERTISERS | I-64243 | 123 5586-540 | ADVERTISING | : ELITE MAGAZINE | 091555 | 330.00 |
| 01-001876 | FOX 55/27 | I-120 | 123 5586-540 | ADVERTISING | : HOLIDAY INTERNET PAC | 091598 | 195.00 |
| 01-016000 | FARM PLAN | I-2987890 | 123 5586-316 | TOOLS & EQUIP: | FENCE TIES | 091546 | 79.94 |
| 01-016000 | FARM PLAN | I-2987899 | 123 5586-316 | TOOLS & EQUIP: | FENCE TIES | 091546 | 41.97 |
| 01-030000 | KULL LUMBER CO | I-200711283285 | 123 5586-316 | TOOLS & EQUIP: | LUMBER,BATTERIES,VAL | 091615 | 16.86 |
| 01-031000 | LORENZ SUPPLY CO. | I-120983-01 | 123 5586-330 | FOOD | : CANDY CANES | 091617 | 437.40 |
| 01-031000 | LORENZ SUPPLY CO. | I-120983-02 | 123 5586-330 | FOOD | : CANDY CANES | 091617 | 1,312.20 |
| 01-034250 | MCFARLAND STEEL SUPPLY | I-200711283321 | 123 5586-432 | REPAIR OF STR: | STEEL FOR DISPLAYS | 091622 | 211.20 |
| 01-038082 | PELICAN SIGNS | I-3662 | 123 5586-540 | ADVERTISING | : SPONSOR SIGNS | 091631 | 250.00 |
| 01-043202 | SPECTRUM | I-7-587 | 123 5586-550 | PRINTING & BI: | BROCHURES | 091642 | 2,880.00 |
| 01-043371 | SPRINGFIELD ELECTRIC | I-S2142247.002 | 123 5586-432 | REPAIR OF STR: | LIGHTWORKS SUPPLIES | 091643 | 244.62 |
| 01-043371 | SPRINGFIELD ELECTRIC | I-S2186427.001 | 123 5586-316 | TOOLS & EQUIP: | DISPLAY TIES | 091643 | 50.36 |
| | | | | | | TOTAL: | 6,049.55 |
| DEPARTMENT 586 LIGHTWORKS | | | | | | TOTAL: | 6,049.55 |
| VENDOR SET 123 FESTIVAL MGMT FUND | | | | | | TOTAL: | 6,049.55 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 128 MIDTOWN TIF FUND

DEPARTMENT: 604 MIDTOWN TIF DISTRICT

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|-------------------------------------|--------------------|--------|--------------|----------------|------------------|---------|--------|
| 01-000720 | CARDMEMBER SERVICE | I-3793 | 128 5604-561 | BUSINESS MEET: | LODGING 10/17-19 | 091567 | 248.77 |
| DEPARTMENT 604 MIDTOWN TIF DISTRICT | | | | | | TOTAL: | 248.77 |
| VENDOR SET 128 MIDTOWN TIF FUND | | | | | | TOTAL: | 248.77 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 211 WATER FUND

DEPARTMENT: 351 RESERVOIRS & WTR SOURCES

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|--|-------------------------|---------------------------|--------------|-------------------------------|------------------------|---------|-----------|
| 01-001070 | AMERENCIPS | I-200711293355 | 211 5351-321 | NATURAL GAS & | LAKE PARADISE RD | 091554 | 90.42 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711213259 | 211 5351-322 | ELECTRICITY | : RESERVOIR CONTROL AC | 091521 | 5.20 |
| DEPARTMENT 351 RESERVOIRS & WTR SOURCES TOTAL: | | | | | | | 95.62 |
| 01-010000 | CRAWFORD MURPHY & TILL | I-74618 | 211 5352-730 | IMPROVEMNTS O: | L PARADISE RESTORATI | 091581 | 281.25 |
| | PROJ: 127-502 | LAKE PARADISE CLEAN LAKES | | ENGINEERING - (CONSTR. PHASE) | | | |
| DEPARTMENT 352 RESTRICTED RELIANT EXPS TOTAL: | | | | | | | 281.25 |
| 01-000189 | BALLINGER AUTO COMPANY | I-200711283286 | 211 5353-432 | REPAIR OF STR: | CLEAN LARGE LAGOON | 091556 | 5,000.00 |
| 01-000839 | BRENNITAG MID-SOUTH INC | C-BMS675094 | 211 5353-314 | CHEMICALS | : RETURNS | 091563 | 1,350.00- |
| 01-000839 | BRENNITAG MID-SOUTH INC | I-BMS389494 | 211 5353-314 | CHEMICALS | : CHEMICALS | 091563 | 4,161.90 |
| 01-001121 | PULSAFEEDER, INC. | I-725632RI | 211 5353-377 | PLANT EQUIPME: | VALVES,GASKETS | 091634 | 1,473.71 |
| 01-001414 | GENERAL CHEMICAL PERFO | I-90073269 | 211 5353-314 | CHEMICALS | : CHEMICALS | 091601 | 2,391.90 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711213264 | 211 5353-322 | ELECTRICITY | : WATER PURIFICATION P | 091521 | 3,845.42 |
| 01-010000 | CRAWFORD MURPHY & TILL | I-74633 | 211 5353-730 | IMPROVEMENTS | : DESIGN & PREPARE BID | 091581 | 187.50 |
| | PROJ: 166-501 | LP Pump St Renov | | Engineering - Design | | | |
| 01-017425 | FISHER SCIENTIFIC | I-4072392 | 211 5353-319 | MISCELLANEOUS: | LAB SUPPLIES | 091597 | 821.08 |
| 01-020540 | HACH COMPANY | I-5367183 | 211 5353-319 | MISCELLANEOUS: | CHEMICALS | 091602 | 283.14 |
| 01-029307 | WIRELESS MIKE'S | I-71800 | 211 5353-316 | TOOLS & EQUIP: | VERIZON HOLSTER | 091654 | 24.95 |
| 01-040465 | SAL CHEMICAL | I-77579 | 211 5353-314 | CHEMICALS | : CHEMICALS | 091637 | 1,853.96 |
| 01-045155 | UNITED PARCEL SERVICE | I-8Y610467 | 211 5353-531 | POSTAGE | : SHIPPING | 091647 | 22.61 |
| DEPARTMENT 353 WATER TREATMENT PLANT TOTAL: | | | | | | | 18,716.17 |
| 01-000914 | SERVICE EQUIPMENT & TR | I-01112248 | 211 5354-460 | OTHER PROPERT: | MOVE PIPE | 091640 | 175.00 |
| 01-001070 | AMERENCIPS | I-200711293354 | 211 5354-321 | NATURAL GAS &: | 2800 E LAKE PARADISE | 091554 | 770.25 |
| 01-001070 | AMERENCIPS | I-200711293356 | 211 5354-321 | NATURAL GAS &: | RR2, WATER DEPT | 091554 | 75.62 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10772052-1 | 211 5354-321 | NATURAL GAS &: | RR2, WATER DEPT | 091610 | 7.63 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 211 WATER FUND

DEPARTMENT: 354 WATER DISTRIBUTION

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|---|------------------------|----------------|--------------|--------------------------------------|-------------|---------|-----------|
| 01-002970 | BEACHY'S ICE COMPANY | I-35667 | 211 5354-319 | MISCELLANEOUS: ICE | | 091558 | 31.00 |
| 01-003206 | BIRKEYS | I-T55639 | 211 5354-318 | VEHICLE PARTS: BACKHOE REPAIRS | | 091561 | 231.57 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711213263 | 211 5354-321 | NATURAL GAS &: SBLHC PUMP STA | | 091521 | 145.93 |
| 01-016000 | FARM PLAN | I-2988636 | 211 5354-316 | TOOLS & EQUIP: SCREWDRIVER SET, PIPE | | 091594 | 21.97 |
| 01-016140 | FASTENAL COMPANY | I-ILMAT69688 | 211 5354-313 | MEDICAL & SAF: GLOVES | | 091595 | 134.49 |
| 01-038375 | DAN PILSON AUTO CENTER | I-123920 | 211 5354-434 | REPAIR OF VEH: CLAMPS | | 091585 | 13.48 |
| 01-038375 | DAN PILSON AUTO CENTER | I-123953 | 211 5354-434 | REPAIR OF VEH: NUTS | | 091585 | 25.56 |
| 01-039600 | BEN TIRE AUTO SERVICE | I-200711293350 | 211 5354-433 | REPAIR OF MAC: TIRE REPAIRS | | 091559 | 43.00 |
| DEPARTMENT 354 WATER DISTRIBUTION | | | | | | TOTAL: | 1,675.50 |
| 01-033000 | UNITED STATES POSTAL S | I-200711283290 | 211 5355-531 | POSTAGE : FIRST CLASS PRESORT | | 091648 | 87.50 |
| 01-043371 | SPRINGFIELD ELECTRIC | I-S2155429.001 | 211 5355-319 | MISCELLANEOUS: METER PIT JUMP ACROS | | 091643 | 12.38 |
| 01-043371 | SPRINGFIELD ELECTRIC | I-S2155429.002 | 211 5355-319 | MISCELLANEOUS: METER PIT JUMP ACROS | | 091643 | 32.42 |
| DEPARTMENT 355 ACCOUNTING & COLLECTION | | | | | | TOTAL: | 132.30 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10772052-1 | 211 5356-321 | NATURAL GAS &: 12TH ST POWER | | 091610 | 99.55 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10772052-1 | 211 5356-321 | NATURAL GAS &: 12TH ST POWER | | 091610 | 99.55 |
| 01-001707 | MIKE JOHNSON | I-200711213261 | 211 5356-562 | TRAVEL & TRAI: MEAL 11/16/07 | | 091525 | 6.50 |
| 01-020830 | CHRIS HARTBANK | I-200711283294 | 211 5356-565 | CELLULAR PHON: MOBILE 10/07 | | 091603 | 50.00 |
| DEPARTMENT 356 ADMINISTRATIVE & GENERAL | | | | | | TOTAL: | 255.60 |
| VENDOR SET 211 WATER FUND | | | | | | TOTAL: | 21,156.44 |

VENDOR SET: 01 CITY OF MATTOON
 FUND : 212 SEWER FUND
 DEPARTMENT: 342 SEWER COLLECTION SYSTEM
 INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
 PAY DATE RANGE: 11/16/2007 THRU 11/30/2007
 BUDGET TO USE: CB-CURRENT BUDGET

BANK: APBNK

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|-----------|-----------------------|----------------|--------------|----------------|----------------------|---------|----------|
| 01-000117 | FULLER-WENTE INC | I-2607 | 212 5342-460 | OTHER PROPERT: | 33RD & CHAMPAIGN | 091599 | 1,195.00 |
| 01-000550 | ALEXANDERS AUTO PARTS | I-200711293348 | 212 5342-318 | VEHICLE PARTS: | BRUSHES,GEAR OIL,GAS | 091553 | 48.97 |
| 01-003206 | BIRKEYS | I-T55639 | 212 5342-318 | VEHICLE PARTS: | BACKHOE REPAIRS | 091561 | 231.57 |
| 01-003206 | BIRKEYS | I-X13052 | 212 5342-433 | REPAIR OF MAC: | BACKHOE REPAIRS | 091561 | 1,299.30 |
| 01-006780 | CLARK DIETZ INC | I-49933 | 212 5342-730 | IMPROVEMENTS : | 35TH SANITARY SEWER | 091573 | 92.38 |
| 01-016140 | FASTENAL COMPANY | I-ILMAT69688 | 212 5342-313 | MEDICAL & SAF: | GLOVES | 091595 | 134.49 |
| 01-021348 | CENTRAL IL NEWSPAPER | I-20110846 | 212 5342-730 | IMPROVEMENTS : | CONTRACT FOR STORM S | 091570 | 47.04 |
| 01-030021 | L & S SAFETY | I-2007-1103 | 212 5342-313 | MEDICAL & SAF: | GLOVES | 091616 | 8.88 |
| 01-039600 | BEN TIRE AUTO SERVICE | I-200711293350 | 212 5342-433 | REPAIR OF MAC: | TIRE REPAIRS | 091559 | 18.00 |

DEPARTMENT 342 SEWER COLLECTION SYSTEM TOTAL: 3,075.63

| | | | | | | | |
|-----------|------------------------|----------------|--------------|----------------|---------------------|--------|--------|
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10772052-1 | 212 5343-321 | NATURAL GAS &: | N 19TH LIFT STA | 091610 | 5.12 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10772052-1 | 212 5343-321 | NATURAL GAS &: | N 19TH LIFT STA | 091610 | 9.21 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10772052-1 | 212 5343-321 | NATURAL GAS &: | 28TH LIFT STA | 091610 | 16.29 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10772052-1 | 212 5343-321 | NATURAL GAS &: | DEWITT LIFT STA | 091610 | 30.42 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711213265 | 212 5343-322 | ELECTRICITY (: | BUXTON CENTRE | 091521 | 69.55 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711213266 | 212 5343-322 | ELECTRICITY (: | GOLDEN VALLEY SEWER | 091521 | 116.66 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711213267 | 212 5343-322 | ELECTRICITY (: | LC LIFT STA | 091521 | 66.53 |
| 01-008600 | COLES MOULTRIE ELECTRI | I-200711213269 | 212 5343-322 | ELECTRICITY (: | SBLHC LIFT STA | 091521 | 168.44 |

DEPARTMENT 343 SEWER LIFT STATIONS TOTAL: 482.22

| | | | | | | | |
|-----------|------------------------|-----------------------|--------------|--------------------------|----------------------|--------|-----------|
| 01-000113 | GALESBURG CVB | I-468369 | 212 5344-366 | PLANT MTCE & : | GALESBURG CVB | 091600 | 1,125.97 |
| 01-001620 | VERIZON WIRELESS | I-1783581352 | 212 5344-311 | OFFICE SUPPLI: | MOBILES | 091649 | 22.49 |
| 01-001630 | INTEGRYS ENERGY SERVIC | I-10772052-1 | 212 5344-321 | NATURAL GAS &: | 12TH ST POWER | 091610 | 17,961.69 |
| 01-001668 | CALIFORNIA CONTRACTORS | I-20587 | 212 5344-316 | TOOLS & EQUIP: | LEATHER GLOVES | 091565 | 154.80 |
| 01-003200 | BIGGS ELECTRIC CO | I-009874 | 212 5344-366 | PLANT MTCE & : | FLUORESCENT BULBS | 091560 | 74.25 |
| 01-006780 | CLARK DIETZ INC | I-49928 | 212 5344-730 | IMPROVEMENTS : | WWTP AUTOMATION 9/29 | 091573 | 1,732.88 |
| | PROJ: 146-501 | WWTP AUTOM & MCC REPL | | DESIGN PHASE ENGINEERING | | | |
| 01-006780 | CLARK DIETZ INC | I-49978 | 212 5344-511 | PLANNING & DE: | CSO LONG TERM CNTRL | 091573 | 5,463.41 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 212 SEWER FUND

DEPARTMENT: 344 WASTEWATER TREATMNT PLANT

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|--|------------------------|-----------------------|--------------|-------------------------------------|-------------|---------|------------------|
| 01-009000 | COMMERCIAL ELECTRIC | I-200711293358 | 212 5344-730 | IMPROVEMENTS : WWTP AUTOMATION 10/0 | | 091578 | 43,453.94 |
| | PROJ: 146-700 | WWTP AUTOM & MCC REPL | | Property (Capital Assets) | | | |
| 01-014119 | DURKIN EQUIPMENT CO | I-S00004067 | 212 5344-439 | OTHER REPAIR : SERVICE INSTRUMENTAT | | 091589 | 685.00 |
| 01-016000 | FARM PLAN | I-118808 | 212 5344-366 | PLANT MTCE & : PARTS | | 091523 | 96.08 |
| 01-016000 | FARM PLAN | I-2975999 | 212 5344-366 | PLANT MTCE & : SUMP PUMP | | 091523 | 114.99 |
| 01-016000 | FARM PLAN | I-2977240 | 212 5344-366 | PLANT MTCE & : LIGHT BULBS | | 091523 | 34.93 |
| 01-016000 | FARM PLAN | I-2978256 | 212 5344-314 | CHEMICALS : GLYPHOSATE,BATTERIES | | 091523 | 542.13 |
| 01-016000 | FARM PLAN | I-2986484 | 212 5344-316 | TOOLS & EQUIP: SAWZALL BLADES,COFFE | | 091523 | 249.05 |
| 01-016000 | FARM PLAN | I-2989444 | 212 5344-366 | PLANT MTCE & : THERMOSTAT | | 091523 | 29.19 |
| 01-016140 | FASTENAL COMPANY | I-ILMAT69683 | 212 5344-366 | PLANT MTCE & : SUPPLIES | | 091595 | 19.60 |
| 01-017000 | FIRE EQUIPMENT SERVICE | I-76824 | 212 5344-313 | MEDICAL & SAF: EXTINGUISHER MNTCE | | 091596 | 127.30 |
| 01-017000 | FIRE EQUIPMENT SERVICE | I-76825 | 212 5344-313 | MEDICAL & SAF: EXTINGUISHER MNTCE | | 091596 | 90.00 |
| 01-023800 | CONSOLIDATED COMMUNICA | I-200711213257 | 212 5344-532 | TELEPHONE : 234-6828 | | 091522 | 72.45 |
| 01-023800 | CONSOLIDATED COMMUNICA | I-200711213258 | 212 5344-532 | TELEPHONE : 234-2737 | | 091522 | 37.53 |
| 01-028488 | JIM HODEL | I-39326 | 212 5344-366 | PLANT MTCE & : HUB ASSEMBLY,LUG NUT | | 091611 | 1,521.70 |
| 01-037050 | NIEMEYER REPAIR SERVIC | I-12067 | 212 5344-366 | PLANT MTCE & : BOLTS,WASHERS | | 091627 | 6.07 |
| 01-039211 | ERC/COLES COUNTY LANDF | I-001523 | 212 5344-460 | OTHER PROPERT: SLUDGE DISPOSAL | | 091592 | 760.00 |
| 01-043522 | STAPLES CREDIT PLAN | I-200711213254 | 212 5344-311 | OFFICE SUPPLI: OFFICE SUPPLIES | | 091520 | 82.80 |
| DEPARTMENT 344 WASTEWATER TREATMNT PLANT | | | | | | | TOTAL: 74,458.25 |
| 01-004395 | PETTY CASH | I-200711293334 | 212 5345-531 | POSTAGE : POSTAGE | | 091633 | 41.00 |
| 01-004395 | PETTY CASH | I-200711293335 | 212 5345-531 | POSTAGE : POSTAGE | | 091633 | 6.12 |
| 01-004395 | PETTY CASH | I-200711293336 | 212 5345-531 | POSTAGE : POSTAGE | | 091633 | 3.79 |
| 01-004395 | PETTY CASH | I-200711293342 | 212 5345-531 | POSTAGE : POSTAGE | | 091633 | 16.25 |
| 01-004395 | PETTY CASH | I-200711293343 | 212 5345-531 | POSTAGE : POSTAGE | | 091633 | 3.06 |
| 01-023800 | CONSOLIDATED COMMUNICA | I-200711283287 | 212 5345-532 | TELEPHONE : 235-5483 | | 091580 | 240.60 |
| 01-033000 | UNITED STATES POSTAL S | I-200711283290 | 212 5345-531 | POSTAGE : FIRST CLASS PRESORT | | 091648 | 87.50 |
| DEPARTMENT 345 ACCOUNTING & COLLECTION | | | | | | | TOTAL: 398.32 |
| 01-000655 | JUD A MCKENZIE | I-200711213260 | 212 5346-562 | TRAVEL & TRAI: MEALS 11/16/07 | | 091526 | 6.50 |
| DEPARTMENT 346 ADMINISTRATIVE & GENERAL | | | | | | | TOTAL: 6.50 |
| VENDOR SET 212 SEWER FUND | | | | | | | TOTAL: 78,420.92 |

VENDOR SET: 01 CITY OF MATTOON

BANK: APBNK

FUND : 213 CEMETERY FUND

DEPARTMENT: 361 MAINTENANCE & OPERATIONS

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|--|------------------------|----------------|--------------|----------------|---------------|---------|------------|
| 01-001740 | RICH ORR | I-200711293327 | 213 5361-730 | IMPROVEMENTRS: | BLACK RELEASE | 091629 | 116.60 |
| 01-033200 | MATTOON PRINTING CENTE | I-200711213279 | 213 5361-311 | OFFICE SUPPLI: | ENVELOPES | 091621 | 45.83 |
| 01-035150 | MIDAS AUTO SERVICE EXP | I-198489 | 213 5361-433 | REPAIR OF MAC: | OIL CHANGE | 091623 | 34.28 |
| 01-036600 | NEAL TIRE SERVICE | I-200711293326 | 213 5361-433 | REPAIR OF MAC: | FLAT REPAIR | 091624 | 5.00 |
| DEPARTMENT 361 MAINTENANCE & OPERATIONS TOTAL: | | | | | | | 201.71 |
| VENDOR SET 213 CEMETERY FUND TOTAL: | | | | | | | 201.71 |
| REPORT GRAND TOTAL: | | | | | | | 209,002.95 |

** G/L ACCOUNT TOTALS **

| YEAR | ACCOUNT | NAME | AMOUNT | =====LINE ITEM===== | | =====GROUP BUDGET===== | |
|-----------|--------------|----------------------------|-----------|---------------------|----------------------------|------------------------|----------------------------|
| | | | | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG |
| 2007-2008 | 110-5110-319 | MISCELLANEOUS SUPPLIES | 218.99 | 750 | 265.15 | | |
| | 110-5110-532 | TELEPHONE | 43.25 | 600 | 298.91 | | |
| | 110-5110-562 | TRAVEL & TRAINING | 727.31 | 2,500 | 2,424.03- | Y | |
| | 110-5120-311 | OFFICE SUPPLIES | 196.74 | 5,000 | 3,287.51 | | |
| | 110-5120-531 | POSTAGE | 8.20 | 2,500 | 1,621.62 | | |
| | 110-5120-801 | VITAL RECORDS FEE REMITTAN | 818.00 | 7,500 | 3,042.00 | | |
| | 110-5120-802 | HUNTING/FISHING LIC. FEE R | 24.00 | 1,000 | 414.75 | | |
| | 110-5130-550 | PRINTING & BINDING | 159.00 | 0 | 159.00- | Y | |
| | 110-5130-562 | TRAVEL & TRAINING | 1,009.83 | 2,000 | 262.18 | | |
| | 110-5150-319 | MISCELLANEOUS SUPPLIES | 67.40 | 500 | 343.27 | | |
| | 110-5150-811 | BANK SERVICE CHARGES | 51,887.96 | 8,000 | 48,413.31- | Y | |
| | 110-5160-562 | TRAVEL & TRAINING | 286.38 | 750 | 598.51- | Y | |
| | 110-5170-319 | MISCELLANEOUS SUPPLIES | 159.00 | 1,000 | 188.97 | | |
| | 110-5170-562 | TRAVEL & TRAINING | 532.20 | 5,000 | 3,818.51 | | |
| | 110-5211-311 | OFFICE SUPPLIES | 293.16 | 3,600 | 1,521.27 | | |
| | 110-5211-315 | UNIFORMS & CLOTHING | 60.00 | 1,500 | 643.98- | Y | |
| | 110-5211-522 | NOTARY FEES | 30.00 | 700 | 324.10 | | |
| | 110-5211-531 | POSTAGE | 140.00 | 2,500 | 1,146.27 | | |
| | 110-5211-550 | PRINTING & BINDING | 215.82 | 1,800 | 1,358.44 | | |
| | 110-5211-571 | DUE & MEMBERSHIPS | 168.00 | 700 | 417.00 | | |
| | 110-5211-579 | MISC OTHER PURCHASED SERVI | 103.54 | 5,000 | 3,075.08 | | |
| | 110-5212-579 | MISC OTHER PURCHASED SERVI | 408.00 | 750 | 106.25 | | |
| | 110-5221-562 | TRAVEL & TRAINING | 87.60 | 27,500 | 9,602.89 | | |
| | 110-5222-533 | CELLULAR PHONE | 484.01 | 7,000 | 3,261.16 | | |
| | 110-5222-534 | PAGERS | 135.52 | 1,800 | 849.36 | | |
| | 110-5222-537 | I-WIN ACCESS CHARGE | 542.50 | 8,000 | 5,190.00 | | |
| | 110-5223-316 | TOOL & EQUIPMENT | 75.00 | 500 | 27.31- | Y | |
| | 110-5223-318 | VEHICLE PARTS | 59.95 | 4,000 | 1,059.53 | | |
| | 110-5223-326 | FUEL | 5,259.74 | 55,000 | 19,613.54 | | |
| | 110-5223-434 | REPAIR OF VEHICLES | 2,589.14 | 20,000 | 8,943.70 | | |
| | 110-5224-322 | ELECTRICITY | 81.87 | 1,000 | 646.73 | | |
| | 110-5224-410 | UTILITY SERVICES | 153.11 | 2,300 | 1,226.26 | | |
| | 110-5224-432 | REPAIR OF BUILDINGS | 107.64 | 15,000 | 5,039.34 | | |
| | 110-5241-311 | OFFICE SUPPLIES | 117.63 | 2,500 | 1,278.33 | | |
| | 110-5241-312 | CLEANING SUPPLIES | 176.75 | 3,500 | 934.59 | | |
| | 110-5241-313 | MEDICAL & SAFETY SUPPLIES | 616.26 | 6,000 | 3,053.02 | | |
| | 110-5241-315 | UNIFORMS & CLOTHING | 243.80 | 15,000 | 9,439.82 | | |
| | 110-5241-316 | TOOLS & EQUIPMENT | 130.21 | 6,000 | 2,727.39 | | |
| | 110-5241-318 | VEHICLE PARTS | 34.10 | 6,000 | 5,254.29 | | |
| | 110-5241-319 | MISCELLANEOUS SUPPLIES | 21.93 | 7,500 | 4,983.02 | | |
| | 110-5241-321 | NATURAL GAS & ELECTRIC | 609.72 | 15,000 | 8,997.00 | | |
| | 110-5241-434 | REPAIR OF VEHICLES | 1,345.63 | 15,000 | 2,931.93 | | |
| | 110-5241-460 | OTHER PROP MAINT SERVICES | 129.78 | 5,000 | 2,151.45 | | |
| | 110-5241-532 | TELEPHONE | 201.28 | 5,000 | 1,509.85 | | |
| | 110-5241-535 | RADIOS | 1,749.50 | 10,000 | 5,391.10 | | |
| | 110-5241-562 | TRAVEL & TRAINING | 2,263.18 | 24,000 | 13,737.05 | | |
| | 110-5241-579 | MISC OTHER PURCHASED SERVI | 8.84 | 6,000 | 498.18- | Y | |

** G/L ACCOUNT TOTALS **

| YEAR | ACCOUNT | NAME | AMOUNT | =====LINE ITEM===== | | =====GROUP BUDGET===== | |
|------|--------------|----------------------------|----------|---------------------|----------------------------|------------------------|----------------------------|
| | | | | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG |
| | 110-5243-319 | MISCELLANEOUS SUPPLIES | 100.37 | 2,000 | 1,899.63 | | |
| | 110-5251-316 | TOOLS & EQUIPMENT | 58.98 | 0 | 58.98- | Y | |
| | 110-5261-311 | OFFICE SUPPLIES | 49.83 | 600 | 411.75 | | |
| | 110-5261-532 | TELEPHONE | 238.31 | 2,500 | 830.41 | | |
| | 110-5310-311 | OFFICE SUPPLIES | 110.88 | 2,000 | 259.35 | | |
| | 110-5310-316 | TOOLS & EQUIPMENT | 222.48 | 0 | 304.48- | Y | |
| | 110-5310-319 | MISCELLANEOUS SUPPLIES | 16.46 | 500 | 478.29 | | |
| | 110-5310-519 | OTHER PROFESSIONAL SERVICE | 45.00 | 3,000 | 455.34 | | |
| | 110-5310-533 | CELLULAR PHONE | 1,406.43 | 2,200 | 793.57 | | |
| | 110-5310-562 | TRAVEL & TRAINING | 472.38 | 1,000 | 446.72 | | |
| | 110-5310-564 | PRIVATE VEHICLE EXP REIMB | 45.35 | 0 | 454.64- | Y | |
| | 110-5310-814 | PRINT/COPY MACH LEASE & MA | 378.38 | 2,500 | 1,175.67 | | |
| | 110-5320-313 | MEDICAL & SAFETY SUPPLIES | 353.88 | 1,500 | 1,119.66- | Y | |
| | 110-5320-318 | VEHICLE PARTS | 514.35 | 25,000 | 15,412.64 | | |
| | 110-5320-319 | MISCELLANEOUS SUPPLIES | 25.50 | 10,000 | 11,730.81- | Y | |
| | 110-5320-321 | NATURAL GAS & ELECTRIC | 130.32 | 7,500 | 3,644.13 | | |
| | 110-5320-359 | OTHER STREET MAINT SUPPLIE | 1,637.14 | 35,000 | 6,443.38 | | |
| | 110-5320-410 | UTILITY SERVICES | 141.84 | 1,000 | 372.16 | | |
| | 110-5320-434 | REPAIR OF VEHICLES | 796.59 | 10,000 | 6,566.98 | | |
| | 110-5320-531 | POSTAGE | 1.64 | 400 | 279.90 | | |
| | 110-5320-532 | TELEPHONE | 332.41 | 5,000 | 1,632.19 | | |
| | 110-5326-321 | NATURAL GAS & ELECTRIC (CI | 801.40 | 150,000 | 57,918.67 | | |
| | 110-5326-322 | ELECTRIC | 332.00 | 6,000 | 3,867.45 | | |
| | 110-5331-318 | VEHICLE PARTS | 39.37 | 5,000 | 731.68 | | |
| | 110-5335-318 | VEHICLE PARTS | 91.69 | 2,000 | 1,743.30 | | |
| | 110-5335-410 | UTILITY SERVICES | 31.67 | 500 | 278.31 | | |
| | 110-5335-421 | DISPOSAL SERVICES | 9,037.25 | 30,000 | 8,241.25 | | |
| | 110-5370-319 | MISCELLANEOUS SUPPLIES | 308.69 | 2,000 | 1,015.51 | | |
| | 110-5381-312 | CLEANING SUPPLIES | 85.31 | 2,500 | 999.86 | | |
| | 110-5381-534 | PAGERS | 11.30 | 150 | 93.50 | | |
| | 110-5383-321 | NATURAL GAS & ELECTRIC | 93.15 | 6,000 | 3,547.08 | | |
| | 110-5383-410 | UTILITY SERVICES | 28.72 | 500 | 269.35 | | |
| | 110-5384-319 | MISCELLANEOUS SUPPLIES | 99.69 | 1,500 | 647.28 | | |
| | 110-5386-460 | OTHER PROP MAINT SERVICES | 64.36 | 18,000 | 17,608.55 | | |
| | 110-5511-316 | TOOLS & EQUIPMENT | 59.93 | 8,000 | 3,667.65 | | |
| | 110-5511-433 | REPAIR OF MACHINERY | 8.00 | 6,000 | 1,436.56 | | |
| | 110-5511-434 | REPAIR OF VEHICLES | 61.44 | 5,000 | 3,558.62 | | |
| | 110-5512-433 | REPAIR OF MACHINERY | 540.34 | 1,500 | 293.49 | | |
| | 110-5512-803 | SALES TAX REMITTANCE | 115.00 | 2,500 | 499.00- | Y | |
| | 110-5521-321 | NATURAL GAS & ELECTRIC | 249.70 | 0 | 282.36- | Y | |
| | 110-5521-410 | UTILITY SERVICES | 29.76 | 1,000 | 669.47 | | |
| | 110-5521-436 | PEST CONTROL SERVICES | 50.00 | 400 | 250.00 | | |
| | 110-5541-319 | MISCELLANEOUS SUPPLIES | 113.82 | 10,000 | 4,730.28- | Y | |
| | 110-5541-321 | NATURAL GAS & ELECTRIC | 5.18 | 16,500 | 11,766.11 | | |
| | 110-5541-410 | UTILITY SERVICES | 849.15 | 6,000 | 4,287.19- | Y | |
| | 110-5541-432 | REPAIR OF BUILDINGS | 1,748.48 | 5,000 | 3,050.84 | | |
| | 110-5541-436 | PEST CONTROL SERVICES | 50.00 | 300 | 150.00 | | |
| | 110-5544-321 | NATURAL GAS & ELECTRIC (CI | 44.16 | 300 | 64.40 | | |

** G/L ACCOUNT TOTALS **

| YEAR | ACCOUNT | NAME | AMOUNT | =====LINE ITEM===== | | =====GROUP BUDGET===== | |
|------|--------------|----------------------------|----------|---------------------|----------------------------|------------------------|----------------------------|
| | | | | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG |
| | 110-5551-321 | NATURAL GAS & ELECTRIC (CI | 89.63 | 5,500 | 3,180.20 | | |
| | 110-5551-410 | UTILITY SERVICES | 24.04 | 1,500 | 926.29 | | |
| | 110-5552-321 | NATURAL GAS & ELECTRIC (CI | 557.20 | 5,500 | 2,761.90 | | |
| | 110-5552-410 | UTILITY SERVICES | 1,184.31 | 4,000 | 832.44- | Y | |
| | 110-5553-319 | MISCELLANEOUS SUPPLIES | 15.96 | 3,000 | 1,216.69- | Y | |
| | 110-5553-321 | NATURAL GAS & ELECTRIC (CI | 387.49 | 2,500 | 1,631.70 | | |
| | 110-5553-410 | UTILITY SERVICES | 1,065.35 | 3,000 | 2,952.42- | Y | |
| | 110-5556-319 | MISCELLANEOUS SUPPLIES | 29.63 | 4,000 | 3,094.32 | | |
| | 110-5556-321 | NATURAL GAS & ELECTRIC | 29.83 | 1,500 | 678.58- | Y | |
| | 110-5561-316 | TOOLS & EQUIPMENT | 72.92 | 1,500 | 1,427.08 | | |
| | 110-5561-319 | MISCELLANEOUS SUPPLIES | 20.94 | 3,000 | 2,835.93 | | |
| | 110-5561-432 | REPAIR OF BUILDINGS | 109.55 | 1,500 | 756.86 | | |
| | 110-5562-319 | MISCELLANEOUS SUPPLIES | 30.42 | 2,000 | 1,814.33 | | |
| | 110-5563-532 | TELEPHONE | 57.57 | 800 | 511.51 | | |
| | 110-5651-519 | OTHER PROFESSIONAL SERVICE | 140.00 | 42,500 | 32,982.14 | | |
| | 110-5652-511 | SOUTH RT45 BUSINESS DISTRI | 1,236.37 | 75,000 | 1,756.76- | Y | |
| | 122-5653-311 | OFFICE SUPPLIES | 17.96 | 1,750 | 912.21 | | |
| | 122-5653-319 | MISCELLANEOUS SUPPLIES | 39.44- | 1,000 | 328.03 | | |
| | 122-5653-321 | NATURAL GAS & ELECTRIC (CI | 44.58 | 2,500 | 1,952.29 | | |
| | 122-5653-322 | ELECTRICITY (COLES MOULTRI | 29.20 | 650 | 481.40 | | |
| | 122-5653-532 | TELEPHONE | 216.07 | 3,000 | 1,382.90 | | |
| | 122-5653-561 | BUSINESS MEETING EXPENSE | 201.28 | 1,750 | 1,371.36 | | |
| | 122-5653-562 | TRAVEL & TRAINING | 595.15 | 3,000 | 188.75- | Y | |
| | 123-5586-316 | TOOLS & EQUIPMENT | 189.13 | 4,000 | 3,810.87 | | |
| | 123-5586-330 | FOOD | 1,749.60 | 2,000 | 250.40 | | |
| | 123-5586-432 | REPAIR OF STRUCTURES | 455.82 | 4,000 | 2,288.76- | Y | |
| | 123-5586-540 | ADVERTISING | 775.00 | 3,000 | 2,225.00 | | |
| | 123-5586-550 | PRINTING & BINDING | 2,880.00 | 3,000 | 120.00 | | |
| | 128-5604-561 | BUSINESS MEETING EXPENSE | 248.77 | 1,000 | 232.30 | | |
| | 211-5351-321 | NATURAL GAS & ELECTRIC | 90.42 | 5,000 | 11,069.60- | Y | |
| | 211-5351-322 | ELECTRICITY | 5.20 | 100 | 69.70 | | |
| | 211-5352-730 | IMPROVEMNTS OTHER THAN BUI | 281.25 | 200,000 | 76,889.57- | Y | |
| | 211-5353-314 | CHEMICALS | 7,057.76 | 190,000 | 68,606.95 | | |
| | 211-5353-316 | TOOLS & EQUIPMENT | 24.95 | 1,000 | 441.21 | | |
| | 211-5353-319 | MISCELLANEOUS SUPPLIES | 1,104.22 | 12,500 | 5,985.69 | | |
| | 211-5353-322 | ELECTRICITY | 3,845.42 | 55,000 | 31,124.66 | | |
| | 211-5353-377 | PLANT EQUIPMENT | 1,473.71 | 7,500 | 240.70 | | |
| | 211-5353-432 | REPAIR OF STRUCTURES | 5,000.00 | 22,000 | 12,106.55- | Y | |
| | 211-5353-531 | POSTAGE | 22.61 | 600 | 355.94 | | |
| | 211-5353-730 | IMPROVEMENTS OTHER THAN BL | 187.50 | 250,000 | 243,914.71 | | |
| | 211-5354-313 | MEDICAL & SAFETY SUPPLIES | 134.49 | 1,000 | 118.85- | Y | |
| | 211-5354-316 | TOOLS & EQUIPMENT | 21.97 | 3,000 | 1,693.35 | | |
| | 211-5354-318 | VEHICLE PARTS | 231.57 | 4,000 | 2,336.61 | | |
| | 211-5354-319 | MISCELLANEOUS SUPPLIES | 31.00 | 1,500 | 83.86 | | |
| | 211-5354-321 | NATURAL GAS & ELECTRIC | 999.43 | 55,000 | 24,212.89 | | |
| | 211-5354-433 | REPAIR OF MACHINERY | 43.00 | 8,000 | 7,661.60 | | |
| | 211-5354-434 | REPAIR OF VEHICLES | 39.04 | 3,000 | 2,161.06- | Y | |
| | 211-5354-460 | OTHER PROPERTY MAINT. SERV | 175.00 | 4,000 | 3,817.00 | | |

** G/L ACCOUNT TOTALS **

| YEAR | ACCOUNT | NAME | AMOUNT | =====LINE ITEM===== | | =====GROUP BUDGET===== | |
|------|--------------|----------------------------|------------|---------------------|----------------------------|------------------------|----------------------------|
| | | | | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG |
| | 211-5355-319 | MISCELLANEOUS SUPPLIES | 44.80 | 1,500 | 749.17 | | |
| | 211-5355-531 | POSTAGE | 87.50 | 14,000 | 5,568.63 | | |
| | 211-5356-321 | NATURAL GAS & ELECTRIC | 199.10 | 20,000 | 14,056.84 | | |
| | 211-5356-562 | TRAVEL & TRAINING | 6.50 | 3,000 | 1,705.40 | | |
| | 211-5356-565 | CELLULAR PHONE EXPENSE REI | 50.00 | 600 | 300.00 | | |
| | 212-5342-313 | MEDICAL & SAFETY SUPPLIES | 143.37 | 1,000 | 58.34- | Y | |
| | 212-5342-318 | VEHICLE PARTS | 280.54 | 10,000 | 6,239.35 | | |
| | 212-5342-433 | REPAIR OF MACHINERY | 1,317.30 | 10,000 | 8,236.20 | | |
| | 212-5342-460 | OTHER PROPERTY MTCE SERVIC | 1,195.00 | 30,000 | 2,733.25 | | |
| | 212-5342-730 | IMPROVEMENTS OTHER THAN BL | 139.42 | 808,000 | 802,939.84 | | |
| | 212-5343-321 | NATURAL GAS & ELECTRIC (AM | 61.04 | 23,000 | 15,768.59 | | |
| | 212-5343-322 | ELECTRICITY (COLES-MOULTRI | 421.18 | 6,000 | 3,123.00 | | |
| | 212-5344-311 | OFFICE SUPPLIES | 105.29 | 2,500 | 1,662.89 | | |
| | 212-5344-313 | MEDICAL & SAFETY SUPPLIES | 217.30 | 1,500 | 706.73 | | |
| | 212-5344-314 | CHEMICALS | 542.13 | 25,000 | 22,370.37 | | |
| | 212-5344-316 | TOOLS & EQUIPMENT | 403.85 | 10,000 | 7,002.07 | | |
| | 212-5344-321 | NATURAL GAS & ELECTRIC (AM | 17,961.69 | 422,500 | 241,939.22 | | |
| | 212-5344-366 | PLANT MTCE & REPAIR MATERI | 3,022.78 | 40,000 | 15,066.80 | | |
| | 212-5344-439 | OTHER REPAIR & MNTCE SERVI | 685.00 | 25,000 | 10,437.10 | | |
| | 212-5344-460 | OTHER PROPERTY MTCE SERVIC | 760.00 | 25,000 | 5,752.32- | Y | |
| | 212-5344-511 | PLANNING & DESIGN SERVICES | 5,463.41 | 1,000 | 16,638.77- | Y | |
| | 212-5344-532 | TELEPHONE | 109.98 | 6,000 | 2,546.65 | | |
| | 212-5344-730 | IMPROVEMENTS OTHER THAN BL | 45,186.82 | 850,000 | 249,445.72 | | |
| | 212-5345-531 | POSTAGE | 157.72 | 12,500 | 4,077.98 | | |
| | 212-5345-532 | TELEPHONE | 240.60 | 1,250 | 612.15 | | |
| | 212-5346-562 | TRAVEL & TRAINING | 6.50 | 3,000 | 2,943.50 | | |
| | 213-5361-311 | OFFICE SUPPLIES | 45.83 | 1,000 | 536.80 | | |
| | 213-5361-433 | REPAIR OF MACHINERY | 39.28 | 2,000 | 890.95 | | |
| | 213-5361-730 | IMPROVEMENTRS OTHER THAN B | 116.60 | 48,000 | 27,995.40 | | |
| | | TOTAL: | 209,002.95 | | | | |

** DEPARTMENT TOTALS **

| ACCT | NAME | AMOUNT |
|---------|--------------------------|-----------|
| 110-110 | CITY COUNCIL | 989.55 |
| 110-120 | CITY CLERK | 1,046.94 |
| 110-130 | CITY ADMINISTRATOR | 1,168.83 |
| 110-150 | FINANCIAL ADMINISTRATION | 51,955.36 |
| 110-160 | LEGAL SERVICES | 286.38 |
| 110-170 | COMPUTER INFO SYSTEMS | 691.20 |
| 110-211 | POLICE ADMINISTRATION | 1,010.52 |
| 110-212 | CRIMINAL INVESTIGATION | 408.00 |
| 110-221 | POLICE TRAINING | 87.60 |

** DEPARTMENT TOTALS **

| ACCT | NAME | AMOUNT |
|-----------|---------------------------|------------|
| 110-222 | COMMUNICATION SERVICES | 1,162.03 |
| 110-223 | AUTOMOTIVE SERVICES | 7,983.83 |
| 110-224 | POLICE BUILDINGS | 342.62 |
| 110-241 | FIRE PROTECTION ADMIN. | 7,648.61 |
| 110-243 | FIRE PREVENTION | 100.37 |
| 110-251 | FEMA GRANT EXPENDITURES | 58.98 |
| 110-261 | CODE ENFORCEMENT ADMIN | 288.14 |
| 110-310 | PUBLIC WORKS ADMIN | 2,697.36 |
| 110-320 | STREETS | 3,933.67 |
| 110-326 | STREET LIGHTING | 1,133.40 |
| 110-331 | STREET CLEANING | 39.37 |
| 110-335 | YARD WASTE COLLECTION | 9,160.61 |
| 110-370 | CONSTRUCTION INSPECTION | 308.69 |
| 110-381 | CUSTODIAL SERVICES | 96.61 |
| 110-383 | BURGESS OSBORNE | 121.87 |
| 110-384 | RAILROAD DEPOT | 99.69 |
| 110-386 | TREE MAINTENANCE | 64.36 |
| 110-511 | PARK ADMINISTRATION | 129.37 |
| 110-512 | LAKE ADMINISTRATION | 655.34 |
| 110-521 | DEMARS CENTER | 329.46 |
| 110-541 | PETERSON PARK | 2,766.63 |
| 110-544 | CUNNINGHAM PARK | 44.16 |
| 110-551 | BOYS COMPLEX | 113.67 |
| 110-552 | GIRLS COMPLEX | 1,741.51 |
| 110-553 | JR FOOTBALL COMPLEX | 1,468.80 |
| 110-556 | T-BALL COMPLEX | 59.46 |
| 110-561 | EAST CAMPGROUND | 203.41 |
| 110-562 | WEST CAMPGROUND | 30.42 |
| 110-563 | MARINA AREA | 57.57 |
| 110-651 | ECONOMIC DEVELOPMENT | 140.00 |
| 110-652 | SOUTH RT45 BUSINESS DISTR | 1,236.37 |
| ----- | | |
| 110 TOTAL | GENERAL FUND | 101,860.76 |
| 122-653 | HOTEL TAX ADMINISTRATION | 1,064.80 |
| ----- | | |
| 122 TOTAL | HOTEL TAX FUND | 1,064.80 |
| 123-586 | LIGHTWORKS | 6,049.55 |
| ----- | | |
| 123 TOTAL | FESTIVAL MGMT FUND | 6,049.55 |
| 128-604 | MIDTOWN TIF DISTRICT | 248.77 |
| ----- | | |
| 128 TOTAL | MIDTOWN TIF FUND | 248.77 |
| 211-351 | RESERVOIRS & WTR SOURCES | 95.62 |
| 211-352 | RESTRICTED RELIANT EXPS | 281.25 |
| 211-353 | WATER TREATMENT PLANT | 18,716.17 |
| 211-354 | WATER DISTRIBUTION | 1,675.50 |

** DEPARTMENT TOTALS **

| ACCT | NAME | AMOUNT |
|-------------|---------------------------|------------|
| 211-355 | ACCOUNTING & COLLECTION | 132.30 |
| 211-356 | ADMINISTRATIVE & GENERAL | 255.60 |
| ----- | | |
| 211 TOTAL | WATER FUND | 21,156.44 |
| 212-342 | SEWER COLLECTION SYSTEM | 3,075.63 |
| 212-343 | SEWER LIFT STATIONS | 482.22 |
| 212-344 | WASTEWATER TREATMNT PLANT | 74,458.25 |
| 212-345 | ACCOUNTING & COLLECTION | 398.32 |
| 212-346 | ADMINISTRATIVE & GENERAL | 6.50 |
| ----- | | |
| 212 TOTAL | SEWER FUND | 78,420.92 |
| 213-361 | MAINTENANCE & OPERATIONS | 201.71 |
| ----- | | |
| 213 TOTAL | CEMETERY FUND | 201.71 |
| ----- | | |
| ** TOTAL ** | | 209,002.95 |

*** PROJECT TOTALS ***

| PROJECT | LINE ITEM | AMOUNT |
|-------------------------------|-----------------------------------|-----------|
| 127 LAKE PARADISE CLEAN LAKES | 502 ENGINEERING - (CONSTR. PHASE) | 281.25 |
| | ** PROJECT 127 TOTAL ** | 281.25 |
| 146 WWTP AUTOM & MCC REPL | 501 DESIGN PHASE ENGIINEERING | 1,732.88 |
| | 700 Property (Capital Assets) | 43,453.94 |
| | ** PROJECT 146 TOTAL ** | 45,186.82 |
| 166 LP Pump St Renov | 501 Engineering - Design | 187.50 |
| | ** PROJECT 166 TOTAL ** | 187.50 |

NO ERRORS

VENDOR SET: 01 CITY OF MATTOON

BANK: MFTBK

FUND : 121 MOTOR FUEL TAX FUND

DEPARTMENT: 321 STREETS

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|-----------|----------------------|------------|--------------|----------------|----------------------|------------------------------------|--------------|
| 01-021348 | CENTRAL IL NEWSPAPER | I-20109927 | 121 5321-730 | IMPROVEMENTS : | NOTICE OF LED TRAFFI | 091658 | 47.04 |
| | | | | | | DEPARTMENT 321 STREETS | TOTAL: 47.04 |
| | | | | | | VENDOR SET 121 MOTOR FUEL TAX FUND | TOTAL: 47.04 |
| | | | | | | REPORT GRAND TOTAL: | 47.04 |

** G/L ACCOUNT TOTALS **

| YEAR | ACCOUNT | NAME | AMOUNT | =====LINE ITEM===== | | =====GROUP BUDGET===== | |
|-----------|--------------|----------------------------|--------|---------------------|----------------------------|------------------------|----------------------------|
| | | | | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG |
| 2007-2008 | 121-5321-730 | IMPROVEMENTS OTHER THAN BL | 47.04 | 445,350 | 334,694.72 | | |
| | | TOTAL: | 47.04 | | | | |

** DEPARTMENT TOTALS **

| ACCT | NAME | AMOUNT |
|-----------|---------------------|--------|
| 121-321 | STREETS | 47.04 |
| 121 TOTAL | MOTOR FUEL TAX FUND | 47.04 |
| | ** TOTAL ** | 47.04 |

NO ERRORS

VENDOR SET: 01 CITY OF MATTOON
 FUND : 221 HEALTH INSURANCE FUND
 DEPARTMENT: 413 MEDICAL CLAIMS
 INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
 PAY DATE RANGE: 11/16/2007 THRU 11/30/2007
 BUDGET TO USE: CB-CURRENT BUDGET

BANK: PCBNK

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|-----------|------------------------|----------------|--------------|-------------------------------------|-------------|---------|-----------|
| 01-000250 | CARLE CLINIC ASSOC | I-200711303393 | 221 5413-211 | MEDICAL CLAIM: CARLE CLINIC ASSOC | | 605254 | 196.59 |
| 01-000251 | CHRISTIE CLINIC ASSOC | I-200711303398 | 221 5413-211 | MEDICAL CLAIM: CHRISTIE CLINIC ASSO | | 605259 | 1,537.08 |
| 01-000252 | MARIA HORVAT MD | I-200711303406 | 221 5413-211 | MEDICAL CLAIM: MARIA HORVAT MD | | 605267 | 116.22 |
| 01-000253 | IN HOME MEDICAL | I-200711303408 | 221 5413-211 | MEDICAL CLAIM: IN HOME MEDICAL | | 605269 | 113.85 |
| 01-000254 | LAKELAND RADIOLOGISTS | I-200711283308 | 221 5413-211 | MEDICAL CLAIM: LAKELAND RADIOLOGIST | | 605241 | 240.40 |
| 01-000254 | LAKELAND RADIOLOGISTS | I-200711303411 | 221 5413-211 | MEDICAL CLAIM: LAKELAND RADIOLOGIST | | 605272 | 180.79 |
| 01-000255 | SARAH BUSH-HEALTH INS | I-200711283315 | 221 5413-211 | MEDICAL CLAIM: SARAH BUSH-HEALTH IN | | 605248 | 5,838.03 |
| 01-000255 | SARAH BUSH-HEALTH INS | I-200711303418 | 221 5413-211 | MEDICAL CLAIM: SARAH BUSH-HEALTH IN | | 605279 | 11,757.90 |
| 01-000256 | SBL PHYSICIAN BILLING | I-200711283316 | 221 5413-211 | MEDICAL CLAIM: SBL PHYSICIAN BILLIN | | 605249 | 7,005.37 |
| 01-000256 | SBL PHYSICIAN BILLING | I-200711303419 | 221 5413-211 | MEDICAL CLAIM: SBL PHYSICIAN BILLIN | | 605280 | 4,137.32 |
| 01-000277 | JERRY L BOYD PHD | I-200711283298 | 221 5413-211 | MEDICAL CLAIM: JERRY L BOYD PHD | | 605231 | 58.68 |
| 01-000280 | ST JOHNS HOSPITAL-SPRI | I-200711303421 | 221 5413-211 | MEDICAL CLAIM: ST JOHNS HOSPITAL-SP | | 605282 | 91.12 |
| 01-000294 | EFFINGHAM OBSTETRICS | I-200711283304 | 221 5413-211 | MEDICAL CLAIM: EFFINGHAM OBSTETRICS | | 605237 | 257.22 |
| 01-000294 | EFFINGHAM OBSTETRICS | I-200711303400 | 221 5413-211 | MEDICAL CLAIM: EFFINGHAM OBSTETRICS | | 605261 | 175.56 |
| 01-000295 | FAMILY CARE ASSOC | I-200711303401 | 221 5413-211 | MEDICAL CLAIM: FAMILY CARE ASSOC | | 605262 | 244.19 |
| 01-000308 | LELAND E MCNEILL MD | I-200711283310 | 221 5413-211 | MEDICAL CLAIM: LELAND E MCNEILL MD | | 605243 | 160.75 |
| 01-000308 | LELAND E MCNEILL MD | I-200711303412 | 221 5413-211 | MEDICAL CLAIM: LELAND E MCNEILL MD | | 605273 | 120.65 |
| 01-000311 | UROLOGY ASSOCIATES | I-200711303422 | 221 5413-211 | MEDICAL CLAIM: UROLOGY ASSOCIATES | | 605283 | 175.04 |
| 01-000313 | HELMS CHIROPRACTIC | I-200711283305 | 221 5413-211 | MEDICAL CLAIM: HELMS CHIROPRACTIC | | 605238 | 6.09 |
| 01-000313 | HELMS CHIROPRACTIC | I-200711303405 | 221 5413-211 | MEDICAL CLAIM: HELMS CHIROPRACTIC | | 605266 | 30.57 |
| 01-000321 | DONALD FREESMEIER DC | I-200711303403 | 221 5413-211 | MEDICAL CLAIM: DONALD FREESMEIER DC | | 605264 | 108.63 |
| 01-000323 | HUTTI CHIROPRACTIC CEN | I-200711283306 | 221 5413-211 | MEDICAL CLAIM: HUTTI CHIROPRACTIC C | | 605239 | 153.72 |
| 01-000323 | HUTTI CHIROPRACTIC CEN | I-200711303407 | 221 5413-211 | MEDICAL CLAIM: HUTTI CHIROPRACTIC C | | 605268 | 13.92 |
| 01-000325 | CARL JOHNSON MD | I-200711283307 | 221 5413-211 | MEDICAL CLAIM: CARL JOHNSON MD | | 605240 | 123.44 |
| 01-000325 | CARL JOHNSON MD | I-200711303409 | 221 5413-211 | MEDICAL CLAIM: CARL JOHNSON MD | | 605270 | 344.47 |
| 01-000326 | HARIKRISHNA P PATEL MD | I-200711303414 | 221 5413-211 | MEDICAL CLAIM: HARIKRISHNA P PATEL | | 605275 | 88.48 |
| 01-000327 | PRAIRIE CARDIOVASCULAR | I-200711283312 | 221 5413-211 | MEDICAL CLAIM: PRAIRIE CARDIOVASCUL | | 605245 | 151.65 |
| 01-000327 | PRAIRIE CARDIOVASCULAR | I-200711303416 | 221 5413-211 | MEDICAL CLAIM: PRAIRIE CARDIOVASCUL | | 605277 | 60.06 |

VENDOR SET: 01 CITY OF MATTOON
 FUND : 221 HEALTH INSURANCE FUND
 DEPARTMENT: 413 MEDICAL CLAIMS
 INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
 PAY DATE RANGE: 11/16/2007 THRU 11/30/2007
 BUDGET TO USE: CB-CURRENT BUDGET

BANK: PCBNK

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|-------------------------------|------------------------|----------------|--------------|-------------------------------------|-------------|---------|-----------|
| 01-000334 | SIU PHYSICIANS | I-200711303420 | 221 5413-211 | MEDICAL CLAIM: SIU PHYSICIANS | | 605281 | 343.82 |
| 01-000374 | REGIONAL FOOT CENTER L | I-200711283314 | 221 5413-211 | MEDICAL CLAIM: REGIONAL FOOT CENTER | | 605247 | 238.73 |
| 01-000374 | REGIONAL FOOT CENTER L | I-200711303417 | 221 5413-211 | MEDICAL CLAIM: REGIONAL FOOT CENTER | | 605278 | 55.12 |
| 01-000389 | BEHAVIORAL HEALTH | I-200711303391 | 221 5413-211 | MEDICAL CLAIM: BEHAVIORAL HEALTH | | 605252 | 54.90 |
| 01-000500 | CENTRAL IL VISION CENT | I-200711303397 | 221 5413-211 | MEDICAL CLAIM: CENTRAL IL VISION CE | | 605258 | 97.66 |
| 01-000503 | GANDOLFI CHIROPRACTIC | I-200711303404 | 221 5413-211 | MEDICAL CLAIM: GANDOLFI CHIROPRACTI | | 605265 | 34.76 |
| 01-000578 | CENTRAL IL PHYSICAL TH | I-200711303396 | 221 5413-211 | MEDICAL CLAIM: CENTRAL IL PHYSICAL | | 605257 | 11.14 |
| 01-000579 | LABORATORY CORP OF AME | I-200711303410 | 221 5413-211 | MEDICAL CLAIM: LABORATORY CORP OF A | | 605271 | 4.74 |
| 01-000590 | BACK TO HEALTH PHYS GR | I-200711303390 | 221 5413-211 | MEDICAL CLAIM: BACK TO HEALTH PHYS | | 605251 | 34.76 |
| 01-000723 | CARLE PHYSICIAN SERVIC | I-200711283300 | 221 5413-211 | MEDICAL CLAIM: CARLE PHYSICIAN SERV | | 605233 | 12.80 |
| 01-000723 | CARLE PHYSICIAN SERVIC | I-200711303395 | 221 5413-211 | MEDICAL CLAIM: CARLE PHYSICIAN SERV | | 605256 | 90.35 |
| 01-000767 | NALIN M PATEL MD | I-200711303415 | 221 5413-211 | MEDICAL CLAIM: NALIN M PATEL MD | | 605276 | 34.36 |
| 01-000922 | LORRIE BIERMAN LCPC | I-200711303392 | 221 5413-211 | MEDICAL CLAIM: LORRIE BIERMAN LCPC | | 605253 | 52.00 |
| 01-001032 | PROVENA SERVICES CORPO | I-200711283313 | 221 5413-211 | MEDICAL CLAIM: PROVENA SERVICES COR | | 605246 | 41.26 |
| 01-001034 | LINCOLNLAND HOME CARE | I-200711283309 | 221 5413-211 | MEDICAL CLAIM: LINCOLNLAND HOME CAR | | 605242 | 79.69 |
| 01-001090 | CAREMARK THERAPEUTIC S | I-200711283299 | 221 5413-211 | MEDICAL CLAIM: CAREMARK THERAPEUTIC | | 605232 | 490.97 |
| 01-001264 | PATHOLOGY ASSOC OF CEN | I-200711283311 | 221 5413-211 | MEDICAL CLAIM: PATHOLOGY ASSOC OF C | | 605244 | 5.11 |
| 01-001698 | MID-ILLINOIS MEDICAL C | I-200711303413 | 221 5413-211 | MEDICAL CLAIM: MID-ILLINOIS MEDICAL | | 605274 | 79.82 |
| 01-001832 | COMBS CHIROPRACTIC & W | I-200711303399 | 221 5413-211 | MEDICAL CLAIM: COMBS CHIROPRACTIC & | | 605260 | 12.82 |
| 01-001871 | CLARIENT DIAGNOSTIC SE | I-200711283301 | 221 5413-211 | MEDICAL CLAIM: CLARIENT DIAGNOSTIC | | 605234 | 172.29 |
| 01-001872 | CRAWFORD MEMORIAL HOSP | I-200711283302 | 221 5413-211 | MEDICAL CLAIM: CRAWFORD MEMORIAL HO | | 605235 | 2,185.77 |
| 01-001873 | DMH DBA CIPS DRS BIRKS | I-200711283303 | 221 5413-211 | MEDICAL CLAIM: DMH DBA CIPS DRS BIR | | 605236 | 1,773.12 |
| 01-005579 | CARLE MEDICAL SUPPLY | I-200711303394 | 221 5413-211 | MEDICAL CLAIM: CARLE MEDICAL SUPPLY | | 605255 | 31.47 |
| 01-017610 | RODNEY G FLEMING OD | I-200711303402 | 221 5413-211 | MEDICAL CLAIM: RODNEY G FLEMING OD | | 605263 | 31.50 |
| DEPARTMENT 413 MEDICAL CLAIMS | | | | | | TOTAL: | 39,456.75 |

VENDOR SET: 01 CITY OF MATTOON
 FUND : 221 HEALTH INSURANCE FUND
 DEPARTMENT: 414 RX CLAIMS
 INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999
 PAY DATE RANGE: 11/16/2007 THRU 11/30/2007
 BUDGET TO USE: CB-CURRENT BUDGET

BANK: PCBNK

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|--------------------------------------|--------------|----------------|--------------|-----------|----------------|---------|-----------|
| 01-000258 | CAREMARK INC | I-200711303423 | 221 5414-211 | RX CLAIMS | : CAREMARK INC | 605250 | 21,809.61 |
| DEPARTMENT 414 RX CLAIMS | | | | | | TOTAL: | 21,809.61 |
| VENDOR SET 221 HEALTH INSURANCE FUND | | | | | | TOTAL: | 61,266.36 |
| REPORT GRAND TOTAL: | | | | | | | 61,266.36 |

** G/L ACCOUNT TOTALS **

| YEAR | ACCOUNT | NAME | AMOUNT | =====LINE ITEM===== | | =====GROUP BUDGET===== | |
|-----------|--------------|----------------|-----------|---------------------|----------------------------|------------------------|----------------------------|
| | | | | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG |
| 2007-2008 | 221-5413-211 | MEDICAL CLAIMS | 39,456.75 | 1,050,000 | 296,198.45 | | |
| | 221-5414-211 | RX CLAIMS | 21,809.61 | 460,000 | 193,406.26 | | |
| | | TOTAL: | 61,266.36 | | | | |

** DEPARTMENT TOTALS **

| ACCT | NAME | AMOUNT |
|-----------|-----------------------|-----------|
| 221-413 | MEDICAL CLAIMS | 39,456.75 |
| 221-414 | RX CLAIMS | 21,809.61 |
| ----- | | |
| 221 TOTAL | HEALTH INSURANCE FUND | 61,266.36 |
| ----- | | |
| | ** TOTAL ** | 61,266.36 |

NO ERRORS

VENDOR SET: 01 CITY OF MATTOON

BANK: DDBNK

FUND : 221 HEALTH INSURANCE FUND

DEPARTMENT: 412 HEALTH PLAN ADMIN

INVOICE DATE RANGE: 1/01/1998 THRU 99/99/9999

PAY DATE RANGE: 11/16/2007 THRU 11/30/2007

BUDGET TO USE: CB-CURRENT BUDGET

| VENDOR | NAME | ITEM # | G/L ACCOUNT | NAME | DESCRIPTION | CHECK # | AMOUNT |
|--------------------------------------|--------------|----------------|--------------|----------------|--------------|---------|----------|
| 01-000276 | DELTA DENTAL | I-200711283297 | 221 5412-211 | HEALTH PLAN A: | DELTA DENTAL | 000000 | 1,291.50 |
| DEPARTMENT 412 HEALTH PLAN ADMIN | | | | | | TOTAL: | 1,291.50 |
| 01-000276 | DELTA DENTAL | I-200711213280 | 221 5415-211 | DENTAL CLAIMS: | DELTA DENTAL | 000000 | 1,599.30 |
| 01-000276 | DELTA DENTAL | I-200711283297 | 221 5415-211 | DENTAL CLAIMS: | DELTA DENTAL | 000000 | 1,156.90 |
| DEPARTMENT 415 DENTAL CLAIMS | | | | | | TOTAL: | 2,756.20 |
| VENDOR SET 221 HEALTH INSURANCE FUND | | | | | | TOTAL: | 4,047.70 |
| REPORT GRAND TOTAL: | | | | | | | 4,047.70 |

** G/L ACCOUNT TOTALS **

| YEAR | ACCOUNT | NAME | AMOUNT | =====LINE ITEM===== | | =====GROUP BUDGET===== | |
|-----------|--------------|----------------------------|----------|---------------------|----------------------------|------------------------|----------------------------|
| | | | | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG | ANNUAL BUDGET | BUDGET OVER AVAILABLE BUDG |
| 2007-2008 | 221-5412-211 | HEALTH PLAN ADMINISTRATION | 1,291.50 | 160,000 | 79,992.06 | | |
| | 221-5415-211 | DENTAL CLAIMS | 2,756.20 | 80,000 | 31,781.00 | | |
| | | TOTAL: | 4,047.70 | | | | |

** DEPARTMENT TOTALS **

| ACCT | NAME | AMOUNT |
|-----------|-----------------------|----------|
| 221-412 | HEALTH PLAN ADMIN | 1,291.50 |
| 221-415 | DENTAL CLAIMS | 2,756.20 |
| ----- | | |
| 221 TOTAL | HEALTH INSURANCE FUND | 4,047.70 |
| ----- | | |
| | ** TOTAL ** | 4,047.70 |

NO ERRORS

| | | -----CHECK----- | | | -----DEPOSIT----- | | | | |
|-------------|----------------------|-----------------|---------------|--------|-------------------|------|---------|---------|---------|
| ACCOUNT | NAME | DATE | TYPE | NUMBER | AMOUNT | CODE | RECEIPT | AMOUNT | MESSAGE |
| 02-15900-03 | GRIFFIN, JEREMY C | 11/21/07 | DEMAND RETURN | 91530 | 289.38CR | 000 | | 0.00 | |
| 03-01700-13 | SWEET, SCOTT D | 11/21/07 | FINAL BILL | 91531 | 55.51CR | 100 | 32675 | 60.00CR | |
| 13-06500-10 | JENNINGS, TONYA M | 11/21/07 | FINAL BILL | 91532 | 2.29CR | 100 | 30572 | 60.00CR | |
| 13-16400-04 | JACKSON, LATRECE S | 11/21/07 | FINAL BILL | 91533 | 15.88CR | 100 | 32687 | 60.00CR | |
| 15-05800-07 | ERWAY, HEATHER M | 11/21/07 | FINAL BILL | 91534 | 18.89CR | 100 | 29699 | 60.00CR | |
| 19-16300-05 | COGAN, CHARLES K | 11/21/07 | FINAL BILL | 91535 | 43.00CR | 100 | 31576 | 60.00CR | |
| 22-10410-11 | ORDILLE, KODA N | 11/21/07 | FINAL BILL | 91536 | 41.72CR | 100 | 30571 | 60.00CR | |
| 23-10200-02 | DAMMERMAN, BRANDON T | 11/21/07 | FINAL BILL | 91537 | 23.78CR | 100 | 32576 | 60.00CR | |
| 23-12210-15 | DUNN, JERRY A | 11/21/07 | FINAL BILL | 91538 | 49.65CR | 100 | 32076 | 60.00CR | |
| 39-29400-04 | BOWEN, LEIGH A | 11/21/07 | FINAL BILL | 91539 | 17.76CR | 100 | 31369 | 60.00CR | |

NEW BUSINESS:

**City of Mattoon
Council Decision Request**

MEETING DATE: 12-04-07 CDR NO: 2007-823B SUBJECT: Tourism Grants

SUBMITTAL DATE: 11-26-07

SUBMITTED BY: Angelia Burgett, Tourism Coordinator

EXHIBITS (If applicable): Grant Applications (City Clerk's Office)

| EXPENDITURE | AMOUNT | CONTINGENCY FUNDING |
|----------------------|--------------------|---------------------|
| ESTIMATE: \$5,000 | BUDGETED: \$75,000 | REQUIRED: N/A |

IF IT IS THE WISH OF THE COUNCIL TO SUPPORT RECOMMENDATIONS CONTAINED IN THIS REPORT, THE FOLLOWING MOTION IS SUGGESTED:

“I move to approve a \$5,000 grant from Hotel/Motel Tax receipts to the Mattoon Wrestling Club to host the Mattoon Kids Open in January 6th, 2008.”

SUMMARY OF THE TOPIC FOR WHICH A COUNCIL DECISION IS REQUESTED:

This application was considered and approved by the Tourism Advisory Committee at a meeting held November 14, 2007.

CITY OF MATTOON, ILLINOIS

RESOLUTION NO. 2007-2724

**RESOLUTION TO ENTER INTO CONTRACTUAL AGREEMENT
FOR CDAP GRANT ADMINISTRATION AND COORDINATION SERVICES
WITH THE COLES COUNTY REGIONAL PLANNING & DEVELOPMENT
COMMISSION**

WHEREAS, the **City of Mattoon** was awarded a State of IL *Public Improvements in Support of Economic Development* Community Development Assistance Program (CDAP) Grant to be used for a Construction of Public Improvements in Support of Economic Development (Family Farmers Meats Facility) in the Mattoon Illinois vicinity, and,

WHEREAS, the Coles County Regional Planning and Development Commission prepared and submitted an IL Community Development Assistance Program (CDAP) grant application on behalf of the City with the understanding that the Coles County Regional Planning and Development Commission will be retained for administrative services if the application were is successful; and

WHEREAS, the City Council has examined the proposed contract agreement, entitled “CONTRACT AGREEMENT FOR ADMINISTRATION AND COORDINATION SERVICES FOR COMMUNITY DEVELOPMENT ASSISTANCE PROGRAM (CDAP) GRANT” and finds the agreement to be acceptable,

NOW, THEREFORE, BE IT RESOLVED by the **Mayor** and **City Council** of the **City of Mattoon**, Coles County, Illinois, that the City enter into and execute this Contract Agreement for Administration and Coordination Services with the Coles County Regional Planning and Development Commission. The **Mayor** is authorized to execute said Agreement.

Upon motion by _____, seconded by _____,
adopted this _____ day of _____, 2007, by a roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____

ABSENT (Names): _____

Approved this _____ day of _____, 2007.

David W. Cline, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

Susan J. O'Brien, City Clerk

J. Preston Owen, City Attorney

Recorded in the Municipality's Records on _____, 2007.

**CONTRACT AGREEMENT
FOR ADMINISTRATION AND COORDINATION SERVICES FOR
COMMUNITY DEVELOPMENT ASSISTANCE PROGRAM (CDAP) GRANT**

THIS AGREEMENT, made and entered into this 4th day of **December, 2007** by and between the **City of Mattoon, Illinois** (hereinafter referred to as the "**City**") and the Coles County Regional Planning and Development Commission, 651 Jackson, Room 309, Charleston, Illinois, 61920, (hereinafter referred to as the "**Commission**"), covers certain administrative and coordination services to be furnished in connection to a grant from the Illinois Department of Commerce and Community Affairs.

Description of Project

The City's Community Development Assistance Program, a single purpose program in the **Economic Development Area** area consists of the following activities: **Construction of Public Improvements in Support of Economic Development (Family Farmers Meats Facility) in the Mattoon Illinois vicinity.**

WHEREVER in this AGREEMENT the term "DCEO" is used, it shall be interpreted to mean the Illinois Department of Commerce and Economic Opportunity, 620 East Adams Street, Springfield, Illinois, 62701.

WITNESSETH THAT, in consideration of these premises and the mutual covenants herein set forth,

THE COMMISSION AGREES to perform the following duties for the City in consultation with the Mayor and City Council and their designated representatives:

1.) Fulfillment of Grant Agreement Requirements

The Commission will administer the grant in accordance with the provisions of the DCEO grant agreement between DCEO and the City to assure the City legal responsibilities with respect to said grant, including Environmental Review Requirements.

2.) Fund Management

The Commission shall act as coordinator for financial management services, making or causing to be made in the proper manner DCEO vouchers to draw down grant funds and see to the timely payment of those entitled to payment, subject to City authorization.

3.) Other Grant Administrations Services

The Commission will assist the City in meeting other administrative and compliance requirements of the Community Development Assistance Program, including but not restricted to planning activities requirements, equal opportunity/minority business enterprise/utilization, monitoring, and compliance audit assistance.

4.) Reporting

The Commission will establish a grants management filing system and shall prepare and submit all necessary reports, forms, schedules, accounts, and all other documents required or requested by DCEO, or other state or federal agency or independent firms performing any audit or monitoring activity for program compliance purposes. Copies of all program documents will be maintained at a place designated by the City for a period of three (3) years after program completion. The Commission will render reports, either oral or written, at the request of the City concerning the Commission's activities and program progress to either the City or other groups.

Day-to-Day Coordination of Activities

The Commission shall at all times during this AGREEMENT provide the City and its representatives with day-to-day coordination of program activities and shall, as often as required, provide needed information to accomplish the intent of this AGREEMENT.

THE CITY AGREES:

Payment for Grant Administration Services

The maximum sum of this agreement is **\$11,250.00, 100% payable from said IL CDAP Grant**. The City agrees to authorize payment for administration services to the Commission for all services provided by the Commission to the City under this AGREEMENT, said payments to be made on a time and material cost basis and in a manner mutually agreed upon by the Commission and the City.

Program Coordination

The City Pledges its support and assistance to the Commission in the day-to-day coordination of administrative activities of the City under this AGREEMENT.

Performance Period

This contractual AGREEMENT shall be in effect from **December 1, 2007** until **August 31, 2009 (the IL CDAP Grant ending date)**.

Additional Services

Additional services not mentioned in this AGREEMENT shall be provided by the Commission on request of the City, after a negotiated AGREEMENT addendum has been executed.

Other Provisions

1.) Termination: This AGREEMENT can be terminated by the City if the City determines that the objectives of this AGREEMENT cannot be met. In the event of this AGREEMENT's termination, the City shall notify the Commission in writing of said termination. The Commission shall be paid for all unpaid services rendered under this AGREEMENT up to the date of this AGREEMENT's termination, within thirty (30) days of the date of termination.

2.) Commission Not Liable: The City shall save the Commission harmless from any and all claims, demands, and actions based upon or arising out of any services performed by the Commission, their associates, and their employers under this AGREEMENT, due to errors and omissions by the City.

THIS AGREEMENT constitutes the entire AGREEMENT between the parties hereto, and no changes or additions to said AGREEMENT shall be valid unless in writing and signed by the parties hereto. This AGREEMENT shall be interpreted and construed according to the laws of the State of Illinois.

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals this 4th day of **December, 2007**.

FOR THE CITY:

FOR THE COMMISSION:

Mayor

CCRP & DC Commission Chairman

City Clerk

CCRP & DC Executive Director

(SEAL)

(SEAL)

CITY OF MATTOON, ILLINOIS

RESOLUTION NO. 2007-2725

**RESOLUTION TO ENTER INTO CONTRACTUAL AGREEMENT FOR
TECHNICAL ASSISTANCE SERVICES WITH THE COLES COUNTY
REGIONAL PLANNING AND DEVELOPMENT COMMISSION**

WHEREAS, the **City of Mattoon** has selected the Coles County Regional Planning and Development Commission to provide certain Technical Assistance Services to the **City**; and

WHEREAS, the **City Council** has examined the proposed contract agreement a copy of which is attached hereto and incorporated by reference and entitled "Technical Assistance Agreement" Between the **City of Mattoon, Illinois** and the Coles County Regional Planning and Development Commission," and finds said contract agreement to be acceptable,

NOW, THEREFORE, BE IT RESOLVED by the **City Council** of the **City of Mattoon, Illinois**, that the **City** enter into and execute said Contract Agreement with the Coles County Regional Planning and Development Commission. The **Mayor** is authorized to execute said Agreement.

Upon motion by _____, seconded by _____,
adopted this _____ day of _____, 2007, by a roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____
ABSENT (Names): _____

Approved this _____ day of _____, 2007.

David W. Cline, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

Susan J. O'Brien, City Clerk

J. Preston Owen, City Attorney

Recorded in the Municipality's Records on _____, 2007.

**TECHNICAL ASSISTANCE AGREEMENT BETWEEN THE CITY OF
MATTOON, ILLINOIS AND THE COLES COUNTY REGIONAL
PLANNING AND DEVELOPMENT COMMISSION**

THIS AGREEMENT MADE THIS _____ day of _____, 2007 between the Coles County Regional Planning and Development Commission, hereinafter known as the "Commission" and the **City of Mattoon**, a municipal corporation, hereinafter called the "**City**."

WITNESSETH: In consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. The Commission agrees to provide professional and technical services to the **City** from **December 1, 2007** to **November 30, 2008**. The professional and technical services shall be performed by the Commission under the direction of the **City** (See Attachment "A" for a description of these services). Attachment A is hereby incorporated and made part of this Agreement.

2. The **City** hereby agrees to enter into a contract agreement for actual services rendered for a maximum sum of **\$20,000** to be billed on a monthly basis. The Commission shall bill the **City** for services rendered for the prior month. Said payments shall be made by the **City** within 30 days following each statement. Statements will reflect expenses to-date and the amount remaining in the contract and will be provided to the **City**.

3. All costs in the execution of this Agreement shall be borne by the funds allocated herein. *If the Commission does not perform any services for the **City**, no charge against the estimated sum shall be made.*

4. If the **City** wishes to continue contracting for assistance which goes beyond the estimated sum of this Agreement, said Agreement shall be amended as follows:

At the request of the **City**, The Commission shall prepare an amendment to this Agreement outlining the estimated additional costs. Upon mutual agreement, both parties will enter into an Agreement Amendment, which will be made and attached hereto.

Other Provisions

1. Termination: This contract may be terminated by the **City** with or without cause. Under this event, the Commission shall be paid for all unpaid services rendered under this Agreement up to the date of this Agreement's termination, within thirty (30) days of the date of termination.

2. Hold Harmless Agreement: The **City** shall save the Commission harmless from any and all claims, demands, and actions based upon or arising out of any services performed by the Commission, their associates, and their employers under this Agreement, due to errors and omissions by the **City**. The **City** agrees to have all Commission work reviewed by licensed professionals as applicable and appropriate.

THIS AGREEMENT constitutes the entire Agreement between the parties hereto, and no changes or additions to said Agreement shall be valid unless in writing and signed by the parties hereto. This Agreement shall be interpreted and construed according to the laws of the State of Illinois.

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals this _____ day of _____, 2007.

FOR THE **CITY**

FOR THE COMMISSION

MAYOR

CCRP&DC, Commission Chairman

CITY CLERK

CCRP&DC, Executive Director

(SEAL)

(SEAL)

CITY OF MATTOON, ILLINOIS

RESOLUTION NO. 2007-2726

**RESOLUTION TO ENTER INTO CONTRACTUAL AGREEMENT
FOR REVOLVING LOAN FUND ADMINISTRATION & COORDINATION
SERVICES WITH THE COLES COUNTY REGIONAL PLANNING &
DEVELOPMENT COMMISSION**

WHEREAS, the **City of Mattoon** operates a State of Illinois capitalized Revolving Loan Fund, and;

WHEREAS, the Coles County Regional Planning and Development Commission has been deemed by the **City Council** as qualified to administer said Revolving Loan Fund, said Commission furnishing a proposed contract agreement for Revolving Loan Fund administration services to the **City**, and

WHEREAS, The **City Council** has examined the proposed contract agreement, entitled "Contract Agreement for Administration and Coordination Services for State Capitalized Revolving Loan Fund," and finds the agreement to be acceptable.

NOW, THEREFORE, BE IT RESOLVED by the **Mayor** and **City Council** of the **City of Mattoon, Coles County**, Illinois that the **City** enter into and execute this Contract Agreement for Administrative Services with the Coles County Regional Planning and Development Commission. The **Mayor** is authorized to execute said AGREEMENT.

Upon motion by _____, seconded by _____,
adopted this _____ day of _____, 2007, by a roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____
ABSENT (Names): _____

Approved this _____ day of _____, 2007.

David W. Cline, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

Susan J. O'Brien, City Clerk

J. Preston Owen, City Attorney

Recorded in the Municipality's Records on _____, 2007.

**CONTRACT AGREEMENT
FOR ADMINISTRATION AND COORDINATION SERVICES
FOR STATE CAPITALIZED REVOLVING LOAN FUND**

THIS AGREEMENT, made and entered into this ____ day of _____, 2007 by and between the **City of Mattoon**, Illinois (hereinafter referred to as the "**City**") and the Coles County Regional Planning and Development Commission, Charleston, Illinois, (hereinafter referred to as the "**Commission**"), covers certain administrative and coordination services to be furnished in connection to a revolving loan capitalized by the State of Illinois.

Description of Project

The administration/coordination of **City's** State of Illinois capitalized Revolving Loan Fund.

WITNESSETH THAT, in consideration of these premises and the mutual covenants herein set forth,

THE COMMISSION AGREES to perform the following duties for the **City** in consultation with the **Mayor** and **City Council** and their designated representatives:

1. Fulfillment of Loan Conditions/Requirements

The Commission will administer the **City's** revolving loan fund in accordance with applicable local, state, and federal provisions to assure the **City's** legal responsibilities with respect to said revolving loan fund. The Commission will also undertake to prepare and submit all materials required to satisfy any conditions of the loan made from said revolving loan fund, including State-required Environmental Review Procedures (if required).

2. Reporting

The Commission will establish and maintain a revolving loan filing system and shall prepare and submit all necessary reports, forms, schedules, accounts, and all other documents required or requested by local, state, and federal governments as well as authorized auditing firms/personnel for program compliance purposes. The Commission will render reports, either oral or written, at the request of the **City** concerning the Commission's activities and program progress to either the **City** or other groups.

Day-to-Day Coordination of Activities

The Commission shall at all times during this AGREEMENT provide the **City** and its representatives with day-to-day coordination of program activities and shall, as often as required, provide needed information to accomplish the intent of this AGREEMENT.

THE CITY AGREES:

Payment for Revolving Loan Fund Administration Services

The estimated annual sum of this agreement is **\$2,100.00** to be billed on a monthly basis. The Commission shall bill the **City** for services rendered for the prior month. Said payments shall be made by the **City** within 30 days following each statement. Statements will reflect expenses to-date and the amount remaining in the contract and will be provided to the **City**. The **City** agrees to authorize payment for said services from local revolving loan funds or other local sources.

Program Coordination

The **City** pledges its support and assistance to the Commission in the day-to-day coordination of administration activities of the **City** under this AGREEMENT.

Performance Period

This contractual AGREEMENT shall be in effect from **December 1, 2007** until **November 30, 2008**.

Additional Services

Additional services not mentioned in this AGREEMENT shall be provided by the Commission upon request by the **City**, after a negotiated AGREEMENT addendum has been executed.

Other Provisions

1. **Termination**: This contract may be terminated by the **City** with or without cause. Under this event, the Commission shall be paid for all unpaid services rendered under this Agreement up to the date of this Agreement's termination, within thirty (30) days of the date of termination.
2. **Commission Not Liable**: The **City** shall save the Commission harmless from any and all claims, demands, and actions based upon or arising out of any services performed by the Commission, their associates, and their employers under this

AGREEMENT, due to errors and omissions by the **City**.

THIS AGREEMENT constitutes the entire AGREEMENT between the parties hereto, and no changes or additions to said AGREEMENT shall be valid unless in writing and signed by the parties hereto. This AGREEMENT shall be interpreted and construed according to the laws of the State of Illinois.

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals this _____ day of _____, 2007.

FOR THE **CITY**:

FOR THE COMMISSION:

Mayor

CCRP & DC Commission Chairman

City Clerk

CCRP & DC Executive Director

(SEAL)

(SEAL)

**City of Mattoon
Council Decision Request**

MEETING DATE: 12/04/07 CDR NO: 2007-825

SUBJECT: Appointments to the Public Works Advisory Board

SUBMITTAL DATE: 11/28/07

SUBMITTED BY: David Wortman Public Works Director

APPROVED FOR
COUNCIL AGENDA: Alan Gilmore _____
City Administrator Date

| | | |
|---------------|---------------|---------------------|
| EXPENDITURE | AMOUNT | CONTINGENCY FUNDING |
| ESTIMATE: N/A | BUDGETED: N/A | REQUIRED: N/A |

IF IT IS THE WISH OF THE COUNCIL TO SUPPORT RECOMMENDATIONS CONTAINED IN THIS REPORT, THE FOLLOWING MOTION IS SUGGESTED:

“I move to authorize the appointments of Merle Lowry, Jeff Collings, Mark Cox, and Mike Hamblen to the Public Works Advisory Board for the term of three years, expiring December 31, 2010.

SUMMARY OF THE TOPIC FOR WHICH A COUNCIL DECISION IS REQUESTED:

The following members have consented to serve a three (3) year-reappointment, with a term expiring December 31, 2010:

Merle Lowry Jeff Collings Mark Cox Mike Hamblen

**City of Mattoon
Council Decision Request**

MEETING DATE: 12/04/07 CDR NO: 2007-827

SUBJECT: Accepting easements for Dollar General Watermain Extension

SUBMITTAL DATE: 11/29/05

SUBMITTED BY: David Wortman, Public Works Director

EXHIBITS (If applicable):

| EXPENDITURE | AMOUNT | CONTINGENCY FUNDING |
|---------------|---------------|---------------------|
| ESTIMATE: N/A | BUDGETED: N/A | REQUIRED: N/A |

IF IT IS THE WISH OF THE COUNCIL TO SUPPORT RECOMMENDATIONS CONTAINED IN THIS REPORT, THE FOLLOWING MOTION IS SUGGESTED:

“I move to authorize the mayor to accept and sign utility easements at 3320, 3321 and 3405 Dewitt Avenue for the placement of a waterline.”

SUMMARY OF THE TOPIC FOR WHICH A COUNCIL DECISION IS REQUESTED:

The city has been working with Gibson Holdings/Peniell Group of Terre Haute to bring a Dollar General store to the west side of town on IL Rte. 121. The proposed location was not served by a watermain. The city agreed to provide a new watermain to the lot as part of an economic development offer.

The construction of the watermain required the following three private utility easements:
3320 Dewitt Avenue – Commercial Refrigeration of Central Illinois (Joe Gillette)
3321 Dewitt Avenue – Dollar General (Gibson Holdings/Peniell Group)
3405 Dewitt Avenue – Robert and Diana Michaels

The property owners have all signed the documents which now must be signed by the mayor and then recorded by the County to be fully binding.

The easement documents are available for public inspection in the City Clerk’s office.

CITY OF MATTOON, ILLINOIS

SPECIAL ORDINANCE NO. 2007-1255

AN ORDINANCE DECLARING PERSONAL PROPERTY OWNED BY THE MUNICIPALITY AS SURPLUS AND AUTHORIZING ITS SALE

BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Supplies and equipment identified on Exhibit A to this ordinance are hereby declared surplus to the needs of the City of Mattoon.

Section 2. The City of Mattoon, Illinois does not express any warranty or imply any statement of condition of this surplus property. The Police Chief is hereby authorized to advertise these units for sale by the most advantageous means and to negotiate the conditions for their sale with any interested parties. The City of Mattoon shall reserve the right to accept or reject any and/or all offers for this property. Upon no offer for any of the items listed on Exhibit A, the Police Chief is authorized to dispose by any means necessary.

Section 3. The Mayor, City Clerk, Police Chief are hereby authorized to administratively sell the property listed on Exhibit A to this ordinance to the highest bidder without further formal consideration or approval by the City Council.

Section 4. This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

Section 5. This ordinance shall be effective upon its approval as provided by law.

Upon motion by _____, seconded by _____,
adopted this _____ day of _____, 2007, by a roll call vote, as follows:

AYES (Names) _____

NAYS (Names): _____

ABSENT (Names): _____

Approved this _____ day of _____, 2007.

David W. Cline, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

Susan O'Brien, City Clerk

J. Preston Owen, City Attorney

Recorded in the Municipality's Records on _____, 2007.

EXHIBIT A

One (1) dark blue 1991 Chevrolet Caprice bearing Veh. Ident. No. 1G1BL5370MW236858, having mileage of 85,524

One (1) dark blue 1994 Lincoln Mark VIII bearing Veh. Ident. No. 1LNLM91V8RY651340, having mileage of 130,431

One (1) beige 1997 Taurus bearing Veh. Ident. No. 1FALP52U4VA145877, having mileage of 80,408

----- NOTHING FOLLOWS -----

CITY OF MATTOON, ILLINOIS

ORDINANCE NO. 2007-5243

**ORDINANCE APPROVING THE
TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT
FOR THE BROADWAY EAST REDEVELOPMENT PROJECT AREA**

WHEREAS, the City of Mattoon, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the "Act" for the proposed Redevelopment Plan and Redevelopment Project within the municipal boundaries of the City of Mattoon and within the Broadway East Redevelopment Project Area (Area) as described in Exhibit A attached to this Ordinance, which constitutes in the aggregate more than 1-1/2 acres.

WHEREAS, due notice in respect to the availability of the Redevelopment Plan, which contains an eligibility report, was given by mail on October 5, 2007 pursuant to Section 11-74.4-5 of the Act, said notice being given to all interested parties that have registered with the City concerning the proposed Broadway East Redevelopment Project Area.

WHEREAS, due notice in respect to the availability of the Redevelopment Plan, which contains an eligibility report, was given by mail on October 5, 2007 pursuant to Section 11-74.4-5 of the Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the Broadway East Redevelopment Project Area.

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council caused a public hearing to be held relative to the Redevelopment Plan and Redevelopment Project and the proposed designation of the Broadway East Redevelopment Project Area on November 20, 2007 at the Mattoon City Hall.

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice being given to taxing districts and to the State of Illinois by certified mail on October 3, 2007, by publication on October 26, 2007 and November 6, 2007, and by certified mail to property owners within the Area on November 6, 2007.

WHEREAS, the Redevelopment Plan and Project set forth the factors constituting the need for abatement of conditions in the proposed redevelopment project area that have led to blight or may lead to blight, and the City Council have reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the Broadway East Redevelopment Project Area as the terms "blighted area" and "conservation area" are defined in the Act.

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the Broadway East Redevelopment Project Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Tax Increment Redevelopment Plan and Project for said Area.

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the Broadway East Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the Broadway East Redevelopment Project Area would be substantially benefited by the proposed redevelopment project improvements.

WHEREAS, the City Council has reviewed its proposed Tax Increment Redevelopment Plan and Project and Comprehensive Plan, as amended, for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Project conform to the Comprehensive Plan of the City:

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF MATTOON, ILLINOIS, that:

1. The City Council of the City of Mattoon hereby makes the following findings:
 - a. The area constituting the Broadway East Redevelopment Project Area in the City of Mattoon, Illinois is described in Exhibit A, attached hereto and made part of this Ordinance.
 - b. There exist conditions that cause the area to be designated as a Redevelopment Project Area to be classified as a combination “conservation area” and “blighted area” as defined in Section 11-74.4-3 of the Act.
 - c. The Broadway East Redevelopment Project Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.
 - d. The Redevelopment Plan and Redevelopment Project for the Broadway East Redevelopment Project Area conforms to the Comprehensive Plan, as amended, for the development of the municipality as a whole.
 - e. The parcels of real property in the proposed Redevelopment Project Area are contiguous and only those contiguous parcels of real property which will be substantially benefited by the proposed redevelopment project are included in the Broadway East

Redevelopment Project Area.

- f. The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted.
- 2. The Tax Increment Redevelopment Plan and Project for the Broadway East Redevelopment Project Area, which were the subject matter of the hearing held on November 20, 2007, is hereby adopted and approved. A copy of the aforementioned Redevelopment Plan and Project, marked as Exhibit B is attached to and made a part of this Ordinance.
- 3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
- 4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

Upon motion by _____, seconded by _____, adopted this _____ day of _____, 2007, by a roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____

ABSENT (Names): _____

Approved this _____ day of _____, 2007.

 David W. Cline, Mayor
 City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

 Susan J. O'Brien, City Clerk
 Recorded in the Municipality's Records on _____, 2007.

 J. Preston Owen, City Attorney

EXHIBIT A

LEGAL DESCRIPTION FOR MATTOON BROADWAY EAST TIF DISTRICT

A tract of land being a part of Section 17 and part of Section 18, Township 12 North, Range 8 East of the Third Principal Meridian, in the City of Mattoon, Coles County, Illinois, being described as follows:

Beginning at the intersection of the East line of Dettro Drive and the South line of F.A. Route 17 (Illinois Route 16) at Station 75+39.91, 100 feet right; thence Southwesterly 1525.6 feet along a curve to the left on said South line, concave to the Southeast, with a radius of 5271.3 feet to the Northeast corner of Crestview Addition, as recorded in Book 2 of Plats at Page 128 at the Coles County Recorder's Office; thence Southwesterly 40.4 feet along a curve to the left on said South line of F.A. Route 17 (Illinois Route 16), concave to the Southeast, with a radius of 5271.3 feet; thence Southwesterly 412.3 feet along said South line of F.A. Route 17 (Illinois Route 16); thence Southwesterly 371.7 feet along a curve to the right on said South line, concave to the Northwest, having a radius of 4507.46 feet to the Northeast corner of Crestview Addition as recorded in Book 2 of Plats at Page 98 at the Coles County Recorder's Office; thence continuing Southwesterly 912.4 feet along a curve to the right on said South line of F.A. Route 17, concave to the Northwest, having a radius of 4507.46 feet to the Northwest corner of said Crestview Addition; thence Westerly 317.7 feet along a curve to the right on said South line of F.A. Route 17, concave to the Northwest, having a radius of 4507.46 feet; thence West 677.7 feet along said South line of F.A. Route 17 (Illinois Route 16) to a point on the West line of Logan Street, point also being on the East line of Lot 1 in Block 14 of Lumpkin Heights, as recorded in Book 3 of Plats at Page 73 at the Coles County Recorder's Office; thence Northerly 442.3 feet along the West line of Logan Street to the South line of Broadway Avenue, point also being the Northeast corner of Lot 1 in Block 1 of said Lumpkin Heights; thence Westerly 3851.5 feet along the South line of said Broadway Avenue to the Northeast corner of Lot 6 in Block 132 of the original town plat of Mattoon as recorded in Book 1 of Plats at Page 3 at the Coles County Recorder's Office; thence along the following described courses within said original town plat of Mattoon as monumented and occupied: Northerly 260.4 feet along the Northerly extension of the East line of Lot 6, the East line of Lot 7 in Block 125, and the Northerly extension of said East line of Lot 7 to the Southeast corner of Lot 6 in Block 125, point also being on the North line of the alley in Block 125; Easterly 1015.6 feet along the North line of the alley in Blocks 125, 126, 127, and the Easterly extensions thereof to the West line of Sixth Street, point also being the Southeast corner of Lot 1 in Block 127; Northerly 240.5 feet along the West line of Sixth Street to the North line of Prairie Avenue, point also being the Southeast corner of Lot 12 in Block 99; Easterly 284.2 feet along the North line of Prairie Avenue to the Southeast corner of Lot 6 in Block 98; Northerly 586.1 feet to the Northeast corner of Lot 1

in Block 94, point also being on the Southeasterly line of the former Terre Haute and Alton Railroad (CCC and St. Louis Railroad Company); Southwesterly 944.1 feet along the Southeasterly line of said Terre Haute and Alton Railroad (CCC and St. Louis Railroad Company) to the Northwest corner of Lot 2 in Block 96, point also being on the East line of Eighth Street; Southerly 149.5 feet along the East line of Eighth Street to the South line of Richmond Avenue, point also being the Northwest corner of Lot 6 in Block 100; Westerly 861.0 feet along the South line of Richmond Avenue to the West line of Tenth Street, point also being on the East line of Lot 1 in Block 103; Northerly 24.3 feet along said West line of Tenth Street to the Northeast corner of Lot 1 in Block 103; Southwesterly 101.2 feet along the Northern line of Lots 1 and 2 of Block 103 to the Northwest corner of said Lot 2; Southerly 170.3 feet along the West line and Southern extension of the West line of said Lot 2 to the South line of an alley in said Block 103, point also being the Northwest corner of Lot 11 in Block 103; Westerly 580.8 feet along the South line and Westerly extension of said alley in Block 103 and the South line of the alley in Block 104 to the East line of Twelfth Street, point also being the Northwest corner of Lot 7 in Block 104; Northerly 265.3 feet along the East line of Twelfth Street to the North line of Richmond Avenue, point also being the Southwest corner of Lot 7 in Block 87; Easterly 300.5 feet along said North line to the West line of Eleventh Street, point also being the Southeast corner of Lot 12 in Block 87; Northerly 159.2 feet along the West line of Eleventh Street to the North line of the alley in Block 87, point also being the Southeast corner of Lot 1 in Block 87; Easterly 380.5 feet along the North line and Westerly extension of the alley in Block 88 to the Southeast corner of Lot 1 in Block 88, point being on the West line of Tenth Street; Northerly 597.3 feet to the North line of Shelby Avenue, point also being the Southeast corner of Lot 12 in Block 56; Easterly 911.6 feet along the North line of Shelby Avenue to the Southeast corner of Lot 7 in Block 59; Northerly 160.1 feet along the East line and Northern extension of Lot 7 in Block 59 to the North line of the alley in Block 59, point also being the Southeast corner of Lot 6 in Block 59; thence Easterly 332.1 feet along the North line and Easterly extension of said alley to the East line of Seventh Street, point also being the Southwest corner of Lot 6 in Block 60; Southerly 160.1 feet along the West line of Seventh Street to the North line of Shelby Avenue, point also being the Southwest corner of Lot 7 in Block 60; Easterly 100.2 feet along the North line of Shelby Avenue to the Southeast corner of Lot 8 in Block 60; Northerly 160.1 feet along the East line and Northerly extension of Lot 8 in Block 60 to the North line of the alley in Block 60, point also being the Southwest corner of Lot 4 in Block 60; Easterly 100.1 feet along the North line of the alley to the Southeast corner of Lot 3 in Block 60; Southerly 160.1 feet along the East line and Northerly extension of Lot 10 in Block 60 to the North line of Shelby Avenue, point also being the Southeast corner of Lot 10 in Block 60; Easterly 100.2 feet along the North line of Shelby Avenue to the West line of Sixth Street, point also being the Southeast corner of Lot 12 in Block 60; Northerly 380.1 feet along the West line of Sixth Street to the North line of Moultrie Avenue, point also being the Southeast corner of Lot 12 in Block 33; Easterly 439.1 feet along the North line of Moultrie Avenue to the East line of Fifth Street, point also being the Southwest corner of Lot 7 in Block 10 of Grant Park Place as recorded in Book 1 of Plats at Page 125 at the Coles County Recorder's Office; thence along the following described

courses within said Grant Park Place as monumented and occupied: Southerly 220.1 feet to the North line of the alley in Block 23, point also being the Southwest corner of Lot 6 in Block 23; Easterly 361.2 feet along the North line and Easterly extension of said alley to the East line of Fourth Street, point also being the Southwest corner of Lot 6 in Block 22; Southerly 160.2 feet along the East line of Fourth Street to the North line of Shelby Avenue, point also being the Southwest corner of Lot 7 in Block 22; thence Easterly 773.1 feet along the North line of Shelby Avenue to the Southeast corner of Lot 7 in Block 20; Northerly 160.4 feet along the East line and Northerly extension of said Lot 7 to the North line of the alley in Block 20, point also being the Southwest corner of Lot 5 in Block 20; Easterly 672.2 feet along the North line of the alley in Blocks 19 and 20, and Easterly extensions thereof, to the East line of Second Division Street, point also being the Southwest corner of Lot 6 in Block 18; Southerly 160.5 feet along the East line of Second Division Street to the North line of Shelby Avenue, point also being the Southwest corner of Lot 7 in Block 18; Easterly 301.4 feet along the North line of Shelby Avenue to the West line of Laurel Street (First Division Street), point also being the Southeast corner of Lot 12 in Block 18; Northerly 90.6 feet along the West line of Laurel Street (First Division Street); East 159.5 feet to the East line of Lot 8 in Block 17; Northerly 90.6 feet along the East line and Northerly extension of said Lot 8 to the North line of the alley in Block 17, point also being Southwest corner of Lot 4 in Block 17; Easterly 100.0 feet along the North line of said alley to the West line of Logan Street, point also being the Southeast corner of Lot 3 in Block 17; Northerly 220.0 feet along the West line of Logan Street to the North line of Moultrie Avenue, point also being the Southeast corner of Lot 10 in Block 16; Easterly 55.2 feet along the Easterly extension of the North line of Moultrie Avenue to the East line of Logan Street; Southerly 318.3 feet to the North line of the abandoned railroad of CCC and St. Louis Railroad Company; thence along the Northern boundary of an abandoned railroad Right-of-Way of CCC and St. Louis Railroad Company as monumented and occupied on the following described courses: Northeasterly 1396.9 feet; Southerly 50.4 feet; Northeasterly 1252.6 feet; Southerly 75.7 feet; Northeasterly 723.4 feet; Southerly 27.7 feet; Northeasterly 2944.0 feet; thence Southerly 1616.6 feet along the East line and Northerly extension thereof of a tract as described in a Warranty Deed and recorded on Document Number 515520 in Volume 727 at Page 138 at the Coles County Recorder's Office to the South line of Broadway Avenue; thence along the Southern boundary of Broadway Avenue as monumented and occupied on the following described courses: Westerly 257.3 feet; Northwesterly 261.4 feet along a curve to the right, concave to the Northeast, having a radius of 555.11 feet; Northwesterly 191.2 feet; Westerly 56.6 feet to the Easterly line of Swords Drive; thence Southwesterly 112.4 feet along the Eastern line of Swords Drive; thence Southwesterly 97.6 feet to the West line of Swords Drive; thence Northeasterly 156.0 feet along the West line of Swords Drive to the South line of Broadway Avenue; thence along the Southern boundary of Broadway Avenue as monumented and occupied on the following described courses: Northwesterly 53.4 feet; Southwesterly 283.1 feet along a curve to the left, concave to the Southeast, having a radius of 460.0 feet; Southwesterly 225.7 feet; thence West 227.5 feet; thence Northerly 2.24 feet to the North line of Broadway Avenue; thence Northeasterly 211.4 feet along a curve to the left, concave to the Northwest,

having a radius of 460.0 feet on said North line of Broadway Avenue; thence Northeasterly 45.6 feet along the North line of Broadway Avenue to the West line of a tract as described on a Warranty Deed on Document Number 0686485 at the Coles County Recorder's Office; thence Northerly 1240.7 feet along the West line of said tract to the South line of the abandoned railroad Right-of-Way of CCC and St. Louis Railroad Company; thence Southwesterly 1058.7 feet along the Southern line of said abandoned railroad Right-of-Way to the Northeast corner of a tract described as Tract 1 in a Quit Claim Deed and recorded on Document Number 0678055 at the Coles County Recorder's Office; thence Southerly 1328.4 feet along the East line of said Tract 1 to the North line of F.A. Route 17 (Illinois Route 16); thence Northeasterly 197.95 feet along a curve to the right, concave to the Southeast with a radius of 5130.5 feet on said North line of F.A. Route 17 (Illinois Route 16); thence South 181.1 feet to the Point of Beginning, encompassing 382.4 acres, more or less.

EXCEPTING THEREFROM:

A tract of land being part of the West half of Section 18, Township 12 North, Range 8 East of the Third Principal Meridian, in the City of Mattoon, Coles County, Illinois, being described as follows:

Beginning at the Southeast corner of Lot 7 in Block 1 of Urban Heights as recorded in Book 1 of Plats at Page 129 at the Coles County Recorder's Office; thence along the following described courses within said Urban Heights as monumented and occupied: Westerly 243.0 feet along the Northern line of said alley to a point of intersection of the Northern extension of the East line of Lot 17 in Block 1; Southerly 160.0 feet along the East line and Northern extension of said Lot 17 to a point on the North line of Richmond Avenue, point also being the Southeast corner of Lot 17; Westerly 217.5 feet along the North line of Richmond Avenue to a point on the West line of Division Street, point also being the Southeast corner of Lot 19 in Block 2; Southerly 640.0 feet to the Southeast corner of Lot 1 in Block 12, point also being on the North line of an alley in Block 12; Westerly 767.5 feet along the North line and a Westerly extension of the alley in Block 12 and the North line of the alley in Block 13 to the East line of Second Street, point also being the Southwest corner of Lot 6 in Block 13; Northerly 640.0 feet along said East line of Second Street to the North line of Richmond Avenue, point also being the Southwest corner of Lot 10 in Block 3; Westerly 759.1 feet along said North line of Richmond Avenue to the East line of Fourth Street, point also being the Southwest corner of Lot 5 in Block 5; Northerly 140.0 feet along said East line of Fourth Street to the South line of the alley in Block 5, point also being the Northwest corner of said Lot 5; Easterly 159.8 feet along the South line of said alley to a point of intersection of the Southern extension of the West line of Lot 2 in Block 5; Northerly 75.4 feet along the West line and Southern extension of Lot 2 to the Northwest corner of said Lot 2; Easterly 219.6 feet along the North line and Easterly extension of Lot 2 to the East line of Third Street; Northerly 50.9 feet along the East line of Third Street to the Northwest corner of Lot 6 in Block 4; Easterly 139.6 feet along the North line of said Lot 6 to

the Northeast corner of Lot 6, point also being on the West line of an alley within said Block 4; Southerly 120.0 feet along the West line and Southern extension of the alley to a point of intersection with the South line of an alley in said Block 4; Easterly 239.2 feet along the South line of said alley and Easterly extension thereof in Block 4 to the East line of Second Street; Northerly 70.0 feet along the East line of Second Street to the Northwest corner of Lot 6 in Block 3; Easterly 159.1 feet along the North line of Lot 6 and Easterly extension thereof to the East line of an alley in said Block 3; Northerly 50.0 feet along the East line of said alley to the Northwest corner of Lot 4 in Block 3; thence 207.5 feet along the North line of Lot 4 in Block 3 and extension thereof to the East line of First Street, point also being the Northwest corner of Lot 8 in Block 2; Easterly 210.0 feet along the North line of Lot 8 in Block 2 and extension thereof to the East line of an alley in said Block 2, point also being the Northwest corner of Lot 5 in Block 2; Easterly 257.5 feet along the North line of Lot 5 in Block 2 and extension thereof to the East line of Division Street; Northerly 100.0 feet along the East line of Division Street to the Northwest corner of Lot 11 in Block 1; Easterly 213.9 feet along the North line of Lot 11 and Easterly extension thereof to the East line of an alley in said Block 1; Northerly 99.3 feet along the East line of said alley to the Northwest corner of Lot 2 in Block 1; Easterly 175.1 feet along the North line of said Lot 2 to the West line of Logan Street, point also being the Northeast corner of Lot 2 in Block 1; Southerly 120.1 feet along the West line of Logan Street to a point that intersects with the Southwesterly extension of the South line of a tract located on Broadway Shopping Center as described in a Trustee's Deed on Document Number 461975 at the Coles County Recorder's Office; thence Northeasterly 736.4 feet along the South line of said tract and Southwesterly extension thereof and the South line of a tract as described in a Trustee's Deed on Document Number 449105 to the Southeast corner of said tract; thence Northerly 199.2 feet along the said tract as described on Document Number 499105 to the Southern line of the abandoned CCC and St. Louis Railroad Company; thence Northeasterly 204.1 feet along the Southerly line of the abandoned CCC and St. Louis Railroad to a point being the Northeast corner of Lot 1 in Block 2 of Broadway Shopping Center as recorded in Book 5 of Plats at Page 44 at the Coles County Recorder's Office; thence Southerly 505.5 feet along the East line of Lot 1 in Block 2 of said Broadway Shopping Center; thence Westerly 150.0 feet; thence Southerly 180.0 feet to a point on the North line of Richmond Avenue being 150.0 feet West of the Southeast corner of Lot 1 in Block 2 of said Broadway Shopping Center; thence along the North boundary of Richmond Avenue on the following described courses: Westerly 160.75 feet; Northerly 10.00 feet; Westerly 98.6 feet to a point of intersection with the Northern extension of the West line of Armory Road; thence Southerly 801.4 feet along the West line of Armory Road and Northerly extension thereof to the North line of Broadway Avenue; thence Westerly 444.6 feet along the North line of Broadway Avenue to the East line of Logan Street; thence 160.7 feet along the East line of Logan Street to a point of intersection with the Easterly extension of the North line of an alley in Block 11 of Urban Heights as recorded in Book 1 of Plats at Page 129 at the Coles County Recorder's Office; thence Easterly 173.7 feet along the North line of said alley and Easterly extension thereof to the Southwest corner of Lot 2 in Block 11 of said Urban Heights; thence Northerly 240.0 feet along the West line of Lot 2

and Northern extension thereof to the North line of Prairie Avenue, point being the Southeast corner of Lot 14 in Block 10; Northerly 160.0 feet along the East line of Lot 14 in Block 10 and Northerly extension thereof to the North line of an alley in Block 10, point also being the Southwest corner of Lot 2 in Block 10; Northerly 140.0 feet along the West line of Lot 2 in Block 10 to the Northwest corner of Lot 2 in Block 10, point also being on the South line of Richmond Avenue; thence Easterly 167.4 feet along the South line of Richmond Avenue and Easterly extension thereof to the East line of Logan Street; thence Northerly 259.9 feet along the East line of Logan Street to a point intersecting with the Easterly extension of the South line of Lot 7 in Block 1 of said Urban Heights; thence Westerly 70.0 feet along the Easterly extension of the South line of Lot 7 in Block 1 of said Urban Heights to the Point of Beginning, encompassing 41.0 acres, more or less.

ALSO EXCEPTING THEREFROM:

Lots 5, 6, and 7 in Block 11 of Urban Heights, as recorded in Book 1 of Plats at Page 129 at the Coles County Recorder's Office, encompassing 0.5 acres, more or less, situated in the City of Mattoon, Coles County, Illinois.

Net area of Mattoon Broadway East TIF District encompasses 340.9 acres, more or less.

Tax Increment Financing Redevelopment Plan & Project

.....
BROADWAY EAST
REDEVELOPMENT PROJECT AREA
.....

Prepared for
City of Mattoon, Illinois

Prepared by
PGAVURBANCONSULTING

September 20, 2007

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CITY OF MATTOON, ILLINOIS

ACKNOWLEDGEMENTS

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APPENDIX

Attachment A – Inducement Resolution

Attachment B – Boundary Description

Attachment C – Photo Appendix

Attachment D – Request for Proposal Response Letters

Attachment E – PIN List, Property Owners, and 2006 EAV; Parcel Identification Map

SECTION I

INTRODUCTION

On June 19, 2007 the City of Mattoon passed Resolution 2007-2698 initiating a feasibility study to determine the eligibility of establishing a tax increment finance (TIF) redevelopment project area for a portion of the City located primary between Broadway East and Shelby Avenue in Mattoon's northeast quadrant. (See **Attachment A** in the Appendix for a copy of this Resolution). This was done in accordance with the provisions of the Illinois Tax Increment Allocation Redevelopment Act, *65 ILCS 5/11-74.4-1 et. seq.* (the Act).

The area being considered for designation as a TIF District, legally defined as a "Redevelopment Project Area", generally includes parcels north of Broadway Avenue to Moultrie Avenue east of 12th Street. The Area is referred to herein as Broadway East Redevelopment Project Area (the "Area"). The Area is primarily a mixture of commercial and industrial uses, with some vacant and residential parcels. The boundaries of the Area are as shown on **Exhibit A, Redevelopment Project Area Boundary Map** and **Attachment B of the Appendix, Boundary Description**.

The Area contains approximately 341 acres, inclusive of public rights-of-way. There are a total of 136 parcels of real property, of which 72% have improvements thereon (e.g., buildings, parking areas, etc). Much of the built environment in this Area, including improvements in public rights-of-way, suffers from advanced age and physical deterioration. Excluding public right-of-way and parks, 14% of the Area (38 parcels) is classified as "vacant land," as defined in the Act. These vacant tracts of land are located next to properties having deteriorated structures or site improvements or exhibit obsolete platting.

Not all properties have conditions that would cause them to qualify individually under the definitions contained in the Act. However, the area "as a whole" clearly meets the eligibility requirements of the Act. Thus, the Area meets the definition of a combination "Conservation Area" and "Blighted Area" as the terms are defined within the Act.

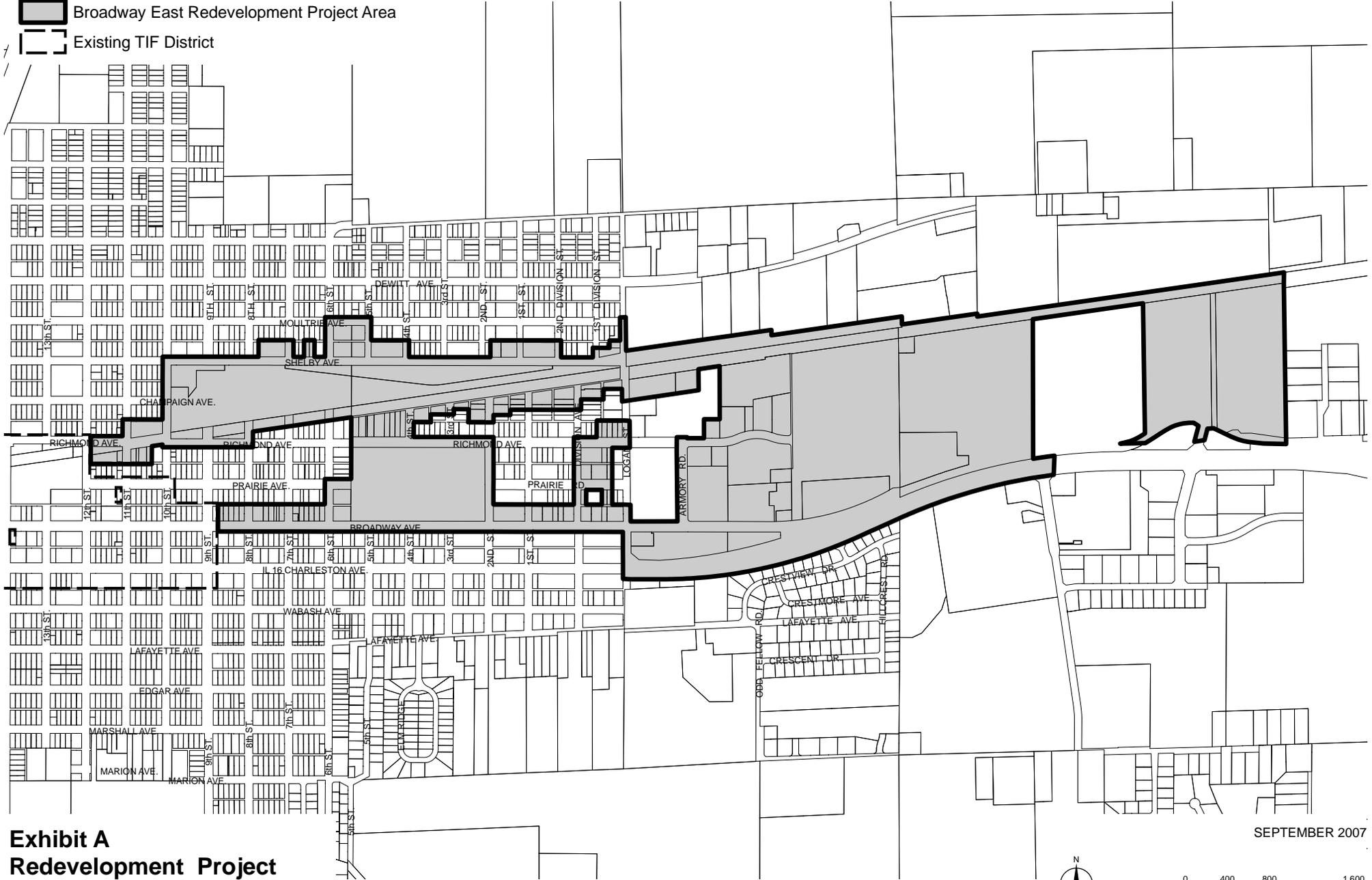
The City may consider the use of tax increment financing, as well as other economic development resources, as available, to facilitate private redevelopment of the Area. The City is also evaluating the designation of an Illinois Business District pursuant to 65 ILCS 5/11-74.3-1 et. seq. for a portion of the Area. The aforementioned Tax Increment Allocation Redevelopment Act permits the use of Tax Increment Finance to address the presence of blight or the conditions that lead to blight. It is the intent of the City to induce the investment of significant private capital in the Area, which will also induce spillover investment in neighboring areas.

Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed since the City has expressly stated in this Plan that it is not reasonably expected that the proposed redevelopment plan will result in the displacement of ten (10) or more inhabited housing units.

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence and documentation required by the Act.

Legend

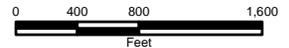
-  Broadway East Redevelopment Project Area
-  Existing TIF District



**Exhibit A
Redevelopment Project
Area Boundary Map**

Broadway East Redevelopment Project Area
City of Mattoon, Illinois

SEPTEMBER 2007



SECTION II

STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

A. Introduction

Tax increment financing (TIF) is a local funding mechanism created by the Tax Increment Allocation Redevelopment Act found at 65 ILCS 5/11-74.4-1 et. seq.

As used, herein, the term **redevelopment project** means any public and private development project in furtherance of the objectives of a redevelopment plan. The term **redevelopment project area** means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas. **Redevelopment Plan** means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

The concept behind the tax increment law is straightforward and allows a municipality to carry out redevelopment activities on a local basis. Redevelopment that occurs in a designated redevelopment project area results in an increase in the equalized assessed valuation (EAV) of the property and, thus, generates increased real property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, and other redevelopment project costs as permitted by the Act.

The Illinois General Assembly made various findings in adopting the Tax Increment Allocation Redevelopment Act, among them were:

1. That there exists in many municipalities within the State blighted and conservation areas; and

2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment plan. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies under the provisions of the Act. With the definitions set forth in the Act, a redevelopment project area may qualify either as a blighted area, a conservation area, or a combination of both blighted area and conservation area, or an industrial park conservation area.

B. Summary of Findings

The following findings and evidentiary documentation is made with respect to the proposed Redevelopment Project Area:

1. The Area as a whole meets the statutory requirements as a combination **conservation area** and **blighted area**. Furthermore, the factors necessary to make this finding are present to a meaningful extent and are reasonably distributed throughout the Area.
2. The Redevelopment Project Area encompasses 341 acres of land and, therefore, exceeds the statutory minimum size of 1-1/2 acres.
3. The Redevelopment Project Area contains contiguous parcels of real property.
4. If a Redevelopment Plan and Redevelopment Project are adopted and implemented by the City, it is reasonable to say that all properties included in the Redevelopment Project Area would substantially benefit from being included in the Area.
5. The Redevelopment Project Area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to occur without public assistance. Further evidence of this is presented herein.

SECTION III

BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

A. Introduction

A Redevelopment Project Area according to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq. (the Act), is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act.

This Report documents the relevant statutory requirements and how the subject Area meets the eligibility criteria.

B. Statutory Qualifications

The Act defines the factors that must be present in order for an area to qualify for TIF. The following provides the statutory definitions of the qualifying factors relating to a blighted area and a conservation area:

1. **Eligibility of a Blighted Area**

“**Blighted area**” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

- a. **If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

- (1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a

documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

- (2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- (3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- (4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- (5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- (6) Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- (7) Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

- (8) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- (9) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- (10) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- (11) Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

- (12) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
- (13) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.
- b. **If vacant**, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
- (1) Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way, or that omitted easements for public utilities.

- (2) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
 - (3) Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.
 - (4) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
 - (5) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
 - (6) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.
- c. **If vacant**, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
- (1) The area consists of one or more unused quarries, mines, or strip mine ponds.

- (2) The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
- (3) The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
- (4) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
- (5) Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50, nor more than 100 acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (a) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
- (6) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

2. Eligibility of a Conservation Area

“Conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the 13 factors applicable to the improved area is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area.

C. Investigation and Analysis of Blighting Factors

In determining whether or not the proposed Redevelopment Project Area meets the eligibility requirements of the Act, certain information was obtained or examined. These included:

- Contacts with City and Coles County officials knowledgeable as to Area conditions and history, age of buildings and site improvements, conditions of related items, as well as examination of existing information related to the Area.
- On-site field examination of conditions within the proposed Redevelopment Project Area by experienced staff of PGAV. These personnel are trained in techniques and procedures of determining conditions of real property, streets, etc. and determination of eligibility of designated areas for tax increment financing.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977.
- Examination of Coles County real property tax assessment records.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that the Redevelopment Project Area qualifies. An analysis of the physical conditions and presence of blighting factors was commissioned by the City. The result and documentation of this effort is summarized below.

D. Analysis of Conditions in the Area

On June 25-26 and July 9, 2007, PGAV staff conducted field investigations to document existing conditions in the Area. This field work was supplemented with subsequent field work and property assessment research by City and Coles County Regional Planning officials. One of the outcomes of this survey was an inventory of existing land uses, which are illustrated on **Exhibit B, Existing Land Use Map**.

Exhibit C, Summary of Eligibility Factors, provides a quantitative summary of the conditions that were documented in the proposed Broadway East Redevelopment Project Area. In making the determination of eligibility, it is not required that each and every property or building in the Redevelopment Project Area be blighted or otherwise qualify. Rather, it is the area “as a whole” that must be determined to be eligible.

Legend

-  Broadway East Redevelopment Project Area
-  Single-Family Residential
-  Commercial
-  Industrial
-  Public / Semi-Public
-  Public Parking
-  Park / Recreation
-  Vacant / Undeveloped Land

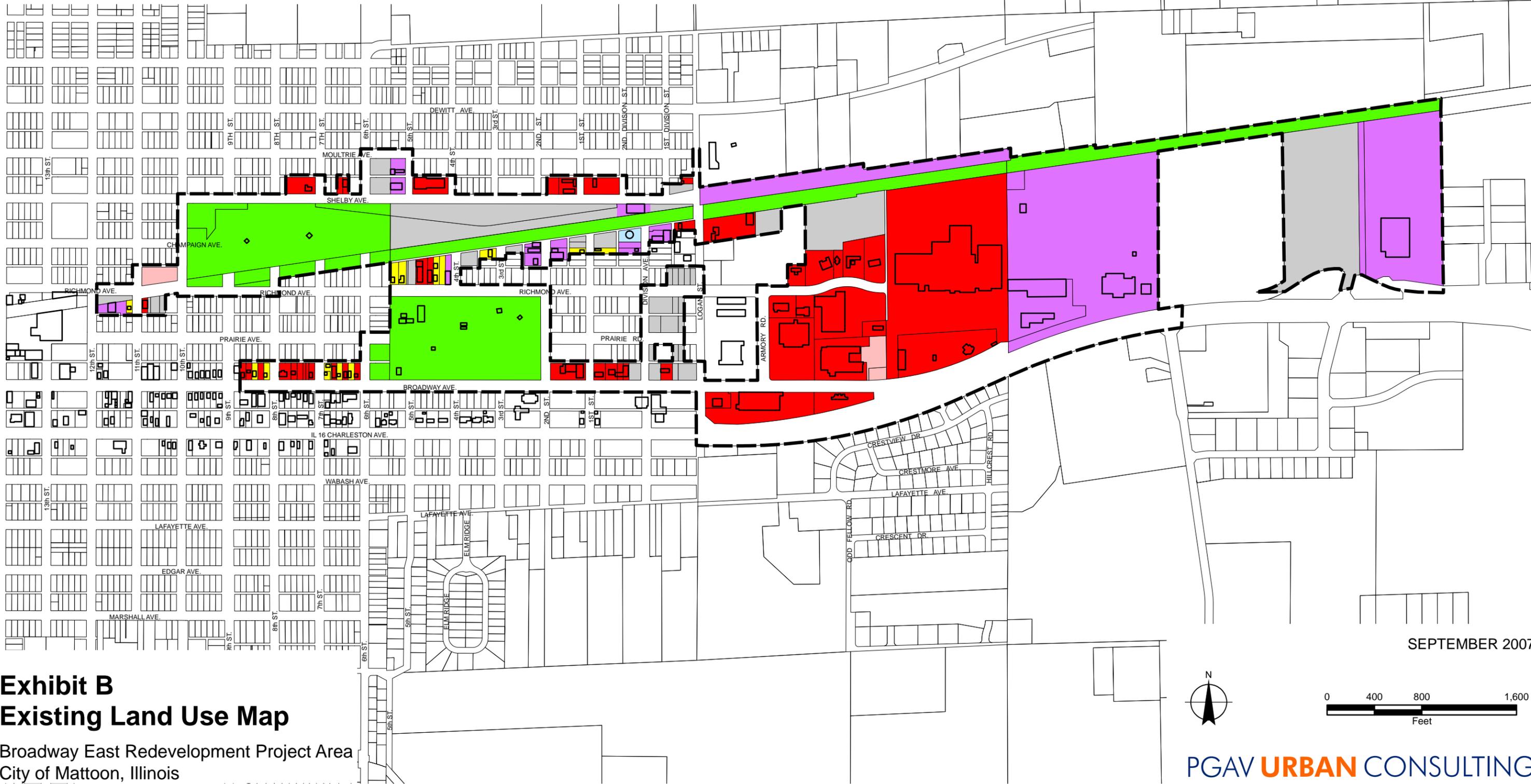
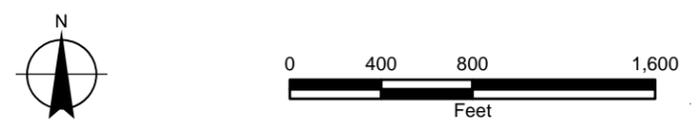


Exhibit B Existing Land Use Map

Broadway East Redevelopment Project Area
City of Mattoon, Illinois

SEPTEMBER 2007



PGAV URBAN CONSULTING

Exhibit C
SUMMARY OF ELIGIBILITY FACTORS
 Broadway East Redevelopment Project Area
 City of Mattoon, Illinois

| | Total | % |
|---|-----------------|------------|
| No. of improved parcels | 99 | 73% |
| No. of vacant parcels | 37 | 27% |
| Total parcels | 136 | 100% |
| No. of buildings | 99 | 100% |
| No. of buildings 35 years or older | 51 | 52% |
| Housing Units | 13 | - |
| Occupied Housing Units | 13 | - |
| Block Count | 32 | 100% |
| IMPROVED LAND FACTORS: | | |
| No. of deteriorated buildings | 31 | 31% |
| No. of parcels with site improvements that are deteriorated | 42 | 42% |
| Deteriorated street and/or sidewalk pavement (by section) | 22 | 69% |
| No. of dilapidated buildings | 2 | 2% |
| No. of parcels with site improvements that are dilapidated | 5 | 5% |
| No. of obsolete buildings | 13 | 13% |
| No. of structures below minimum code | 0 | 0% |
| No. of buildings lacking ventilation, light or sanitation facilities | nd ¹ | |
| No. of building with illegal uses | nd ¹ | |
| No. of buildings with excessive vacancies | 11 | 11% |
| No. of parcels with excessive land coverage or overcrowding of structures | 25 | 25% |
| Inadequate utilities (by utilities) | 0 | 0% |
| Deleterious land use or layout (by block) | 16 | 50% |
| Lack of community planning (by block) | 20 | 63% |
| Declining or Sub-par EAV Growth | Yes | |
| VACANT LAND FACTORS (2 or More): | | |
| Obsolete Platting | 19 | 51% |
| Diversity of Ownership | nd ¹ | |
| Tax Delinquencies | nd ¹ | |
| Deterioration of Struct. or Site Improvements in Neighboring Areas | 14 | 38% |
| Environmental Clean-up | nd ¹ | |
| Declining or Sub-par EAV Growth | Yes | |
| VACANT LAND FACTORS (1 or More): | | |
| Unused Quarry, Mines, Rail, etc. | 0 | 0% |
| Blighted Before Vacant | 0 | 0% |
| Chronic Flooding/Drainage Discharge Problems | 0 | 0% |
| Unused or Illegal Disposal Site | 0 | 0% |

¹ Not determined

1. Findings on Improved Area

- a. Summary of Findings on Age Of Structures: Age is a prerequisite factor in determining an Area's qualification as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures must have an age of 35 years or greater in order to meet this criteria. The Redevelopment Project Area contains 99 buildings, of which 51 (52%) are 35 years of age or older as determined by field surveys. Thus, more than 50% of the buildings exceed 35 years of age and, therefore, the age threshold is met for qualifying the Area as a conservation area.
- b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on 31 (31%) of the 99 buildings. The field survey of exterior building conditions in the Redevelopment Project Area found structures with major defects in the secondary structural components, including windows, doors, gutters, downspouts, masonry and other fascia materials, etc.

Deteriorated buildings are scattered throughout the Area, but several deteriorated properties are noteworthy. Evidence of deterioration, including damaged metal siding, overgrown vegetation along exterior walls, and broken glass in windows and doors were documented on the industrial properties at the eastern edge of the Area. Deterioration was also noted on the Cross County Mall property, a highly visible retail property fronting Broadway East. Other commercial property immediately west of the Mall, including multi-tenant retail buildings and the Ramada Inn, show signs of deterioration such as step cracks in exterior masonry walls, damaged façade materials and needed repairs to soffit, trim, gutters and downspouts.

Farther west, toward Mattoon's historic core, there are a number of smaller commercial and industrial structures that exhibit deterioration. Documented conditions include rotting door and window trim, needed repairs to roof coverings and masonry chimneys and foundation damage. Several of the residential buildings in the Area are also deteriorated. It should also be noted that several of the structures in Peterson Park are need of significant repair.

Deteriorated site improvements are also found on 42 (43%) of the 98 improved parcels in the Area. Site improvements, in this context, refers to

parking lots, trash dumpster enclosures, fences, walkways, light poles, signs and similar improvements to properties other than buildings. Many parking lots and driveways in the Area are deteriorated, and many of commercial parking lots are below standards for contemporary development.

Stormwater drainage problems were noted on some of the parking lots in the Area, including an inadequate and unsightly drainage ditch and detention areas on the Cross County Mall property. Some of the deteriorated parking lots in the Area have only a gravel surface. Gravel parking lots generally result in a continuous maintenance challenge and fail to meet current handicapped accessibility standards.

Also significant are deteriorated pavement and sidewalks located within the street rights-of-way. These conditions are evenly distributed throughout the Area and found in a majority (69%) of the sub-sections (i.e. "blocks") in the Area. Many on-street parking areas located between the traffic lane and sidewalk are in poor condition, with cracked or spalling pavement and ponding stormwater. The locations of these deteriorated rights-of-way and other conditions that serve to qualify the Area as a combination Conservation Area and Blighted Area are shown in **Exhibit D, Existing Conditions Map**.

- c. Deleterious Land Use or Layout: There are a wide variety of land uses in the Area, ranging from large industrial and commercial buildings to small single-family dwellings. The portion of the Project Area west of Logan Street is characterized by narrow lots that were platted and developed in excess of fifty years ago. In 16 of the 32 blocks in the Area, there exist land use relationships that are now considered incompatible or undesirable. For instance, on several blocks small industrial and commercial buildings are adjacent to or very near residential homes, typically without the benefit of a landscape buffer or other means of screening. In some cases these incompatible land use relationships are a product of conversions from residential homes to businesses, and in other cases it appears that commercial uses have been in place adjacent to residential dwellings for many years. In either case, these land-use relationships and patterns of physical layout are viewed as incompatible and undesirable from a contemporary land use planning standpoint. The proximity of these uses and lack of screening between them detract from both the residential and commercial environment.

Legend

- Broadway East Redevelopment Project Area
- * Over 35 Years of Age
- Deteriorated Structure
- ▲ Dilapidated Structure
- Deteriorated Site
- △ Dilapidated Site
- ✕ Excessive Coverage
- Obsolete Building
- Obsolete Platting
- + Deterioration in Neighboring Areas
- ✠ Deleterious Land Use or Layout
- ∇ Vacant Building (Whole or Partial)
- Deteriorated Pavement in R.O.W. (sidewalk, streets and / or curb & gutter)
- Dilapidated Pavement in R.O.W. (sidewalk, streets and / or curb & gutter)

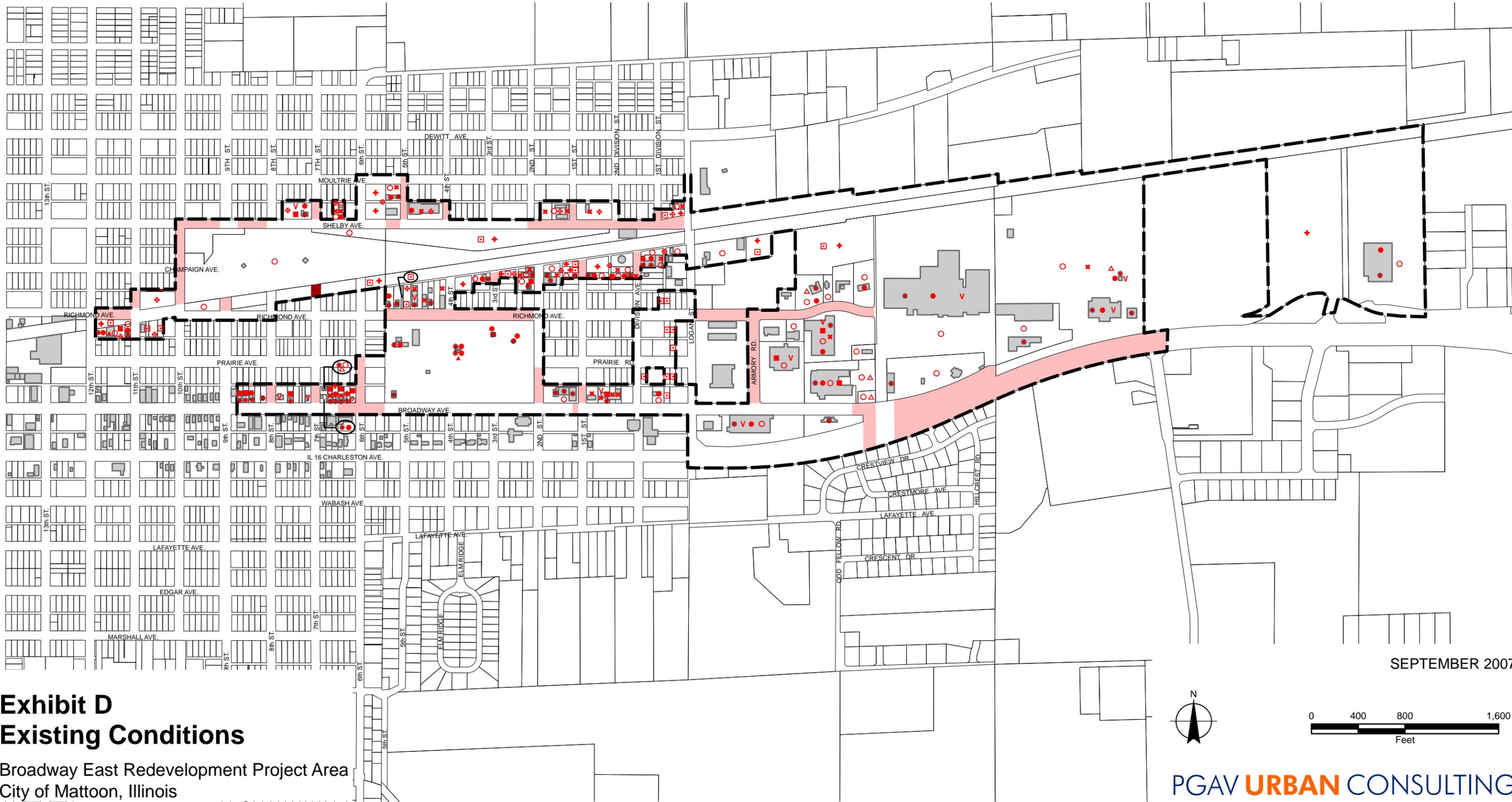
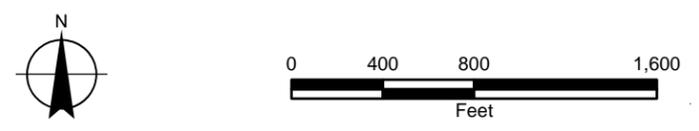


Exhibit D Existing Conditions

Broadway East Redevelopment Project Area
City of Mattoon, Illinois

SEPTEMBER 2007



- d. Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities: Excessive land coverage was documented on commercial and industrial properties in the Area. Excessive land coverage exists when a high percentage of a lot is covered by building area and pavement. Little or no landscaping is provided, and off-street parking and loading areas are inadequate in size or configuration. Evidence of this condition was noted on 26% of the improved parcels in the Area.
- e. Summary of Findings Regarding Lack of Community Planning: The City of Mattoon's Comprehensive Plan dates to 1967 and has been subsequently amended. Portions of the Area were developed prior to adoption of the 1967 Comprehensive Plan. Other parcels in the Area were developed prior to being annexed to the City of Mattoon and were therefore not subject to municipal development regulations. Although portions of the area were developed subsequent to Mattoon's adoption of a Comprehensive Plan and development regulations, it is clear from conditions documented that even these areas exhibit conditions which are considered to be undesirable for contemporary city planning standards. Some of the undesirable conditions that demonstrate an absence of effective community planning are described above and include incompatible land use relationships, excessive land coverage, inadequate parking and buffering, and the presence of parcels of an inadequate size and shape to meet contemporary development standards.

Another example of a condition indicating the absence of effective community planning is the lack of sidewalks in some areas where pedestrians were observed walking and jogging in the street. This condition represents an inadequacy in the transportation network and a safety hazard to pedestrians and drivers alike.

- f. Summary of Findings on Excessive Vacancies: Excessive vacancies were observed in 11 of the 99 buildings in the Area. Although this means that 11% of the buildings have excess vacancies, the actual vacancy rate for retail property in the Area may be considerably higher, since several large commercial spaces are empty. Because residential buildings, the Peterson Park structures, and other non-commercial buildings are included in the total building count, the percentage figure above is deceptively low.

Excessive vacancies were documented at several large multi-tenant retail buildings that were once the upper-tier shopping centers in the Mattoon-Charleston area. Some of the floor area in these older retail buildings are now occupied by non-retail users (i.e. office space and service providers), which can be considered under-utilization, especially from the standpoint of municipal tax revenue. The fact that these high-visibility commercial properties are experiencing vacancies is indicative of obsolescence and/or poor building conditions that inhibit marketability.

- g. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: This factor is applicable to vacant land as well as improved land. The annual change in the total equalized assessed valuation (EAV) for the Area has lagged far behind the balance of the City for four (4) of the last five (5) calendar years. In fact, EAV for the Area has declined over the last five years, in contrast to the balance of the City, which has grown in assessed value. A comparison of EAV for the Area and the balance of the City are shown on **Exhibit E, Comparison of EAV Growth Rates (2001-2006)**.

Exhibit E**COMPARISON OF EAV GROWTH RATES (2001 - 2006)**

Broadway East Redevelopment Project Area
City of Mattoon, Illinois

| Assessment Year | EAV | | Area Growth Rate Less Than Balance of City? |
|-----------------------|---------------------------|---------------------------------|--|
| | Project Area ¹ | Balance of City ² | |
| 2001 | \$ 7,580,342 | \$ 150,444,671 | |
| 2002 | \$ 7,722,100 | \$ 156,622,360 | |
| Annual Percent Change | 1.9% | 4.1% | YES |
| 2003 | \$ 7,380,020 | \$ 159,228,307 | |
| Annual Percent Change | -4.4% | 1.7% | YES |
| 2004 | \$ 6,582,530 | \$ 156,689,953 | |
| Annual Percent Change | -10.8% | -1.6% | YES |
| 2005 | \$ 7,026,251 | \$ 157,310,361 | |
| Annual Percent Change | 6.7% | 0.4% | NO |
| 2006 | \$ 6,501,677 | \$ 165,854,616 | |
| Annual Percent Change | -7.5% | 5.4% | YES |

¹ Equalized Assessed Valuation (EAV) for the Project Area. Source: Coles County property assessment data.

² Total City EAV minus Project Area EAV.

2. Findings on Vacant Area

In order for vacant land to qualify as blighted, it must first be found to be “vacant” as defined in the Act. Vacant land is “any parcel or combination of parcels of real property without industrial, commercial and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided;...”. (65 ILCS 5/11-74.4-3(v)).

Of the 136 parcels within the Area, 38 (28%) are considered vacant land, as defined in the Act. The Act recognizes that situations exist where vacant property may need assistance in order to be developed, and provides for that to occur. The following narrative summarizes the qualifying factors present that apply to properties identified as vacant land:

- a. Summary of Findings on Deteriorated Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land: Deteriorated structures and/or site improvements are present in areas adjacent to 13 (34%) of the vacant parcels included in the Area. This condition is present on vacant parcels adjacent to deteriorated commercial, industrial and residential property.
- b. Summary of Findings on Obsolete Platting of Vacant Land: Nineteen (50%) of the vacant parcels in the Area exhibited obsolete platting. Several parcels are land locked or not provided adequate direct access to a public right-of-way. Some parcels were identified as being extremely narrow or too small to accommodate contemporary development.
- c. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: As discussed previously, this factor is applicable to vacant land as well as improved land. The total equalized assessed valuation (EAV) for the Area has lagged behind the balance of the City for four (4) of the last five (5) calendar years. While the EAV for the balance of the City has grown over the last five years, the EAV for the Study Area has declined. A comparison of EAV for the Area and the balance of the City are shown in **Exhibit E**.

E. Summary of Eligibility Factors for the Area

It is found that the Area contains conditions that qualify it as a combination **blighted area** and **conservation area**. The number of buildings that are 35 years old or older exceeds the statutory threshold of 50% (prerequisite for a “conservation area”). The developed (improved) portion of the Area contains a relatively high incidence of at least three blighting factors, which causes the improved properties to qualify as a conservation area. Additionally, two or more factors are present with respect to vacant land in the Area. The presence of these factors qualifies the vacant land as blighted, as this term is applied to vacant land in the Act. These qualifying factors are present to a meaningful extent and are distributed throughout the Area.

The following summarizes the existence of the most predominant blighting/conservation factors existing within the Area:

- **Age** – 52% of the buildings are over 35 years of age, thus exceeding the threshold for being considered a “conservation area.”

- **Deterioration** – 31% of the buildings and 43% of the parcels have building and/or site improvements that exhibit signs of deterioration as defined in the Act. This is a high incidence of deterioration which may increase and spread to adjacent areas if conditions are allowed to continue. Deterioration is also present with respect to the condition of street pavement, sidewalks, curb and gutters located within public rights-of-way.
- **Deleterious Land Use and or Layout** – Conditions of incompatible land uses were recorded in 16 of 32 sub-sections (blocks) in the Area.
- **Excessive Land Coverage** – Excessive land coverage exists on 26% of the improved parcels located within the Area, which is inconsistent with contemporary development standards and also creates a lack of off-street parking and loading in the Area.
- **Lack of Community Planning** – The two factors above, in addition to other documented conditions, are evidence that the Area was developed without the benefit of effective community planning and zoning.
- **Excessive Vacancies** –11% of buildings in the area have significant vacancies, which include high-visibility retail space. The location and size of these vacant spaces exert a blighting influence on neighboring properties and the Area as a whole.
- **Vacant Land** – The vacant parcels included in the Area are adversely impacted by several factors. Of the vacant parcels, 50% exhibit obsolete platting and 34% are in close proximity to parcels with deterioration of structures or site improvements.
- **Sub-par EAV Growth** – The conditions summarized above help explain, in part, why the Area has declined in its total EAV. The Area has lagged behind the balance of the City in terms of growth in EAV for four (4) of the last five (5) calendar years.

The various eligibility factors are present to a meaningful extent and reasonably distributed throughout the Area (See **Exhibit D, Existing Conditions Map**). In addition, photos of various properties located in the Area are provided in the **Appendix as Attachment C**.

It is found that the Redevelopment Project Area contains conditions that qualify it as a combined conservation and blighted area as these terms are applied to both improved and vacant land, and that these parcels will continue to exhibit blighted conditions or conditions that lead to blight without a program of intervention to induce private and public investment in the Area. This

finding can be made when considering the numerous qualifying factors present to a meaningful extent and that are distributed throughout the Area. The conservation and blighting conditions that exist in the Redevelopment Project Area are detrimental to the Area as a whole and the long-term interests of the taxing districts. The Project contemplated in this tax increment program will serve to reduce or eliminate the deficiencies that cause the Area to qualify under the TIF Act, and are consistent with the community development strategies of the City of Mattoon.

It can be concluded that public intervention is necessary because of the conditions documented herein and that private investment in the Area is lacking. The City Council should review this analysis and, if satisfied with the findings contained herein, proceed with the adoption of these findings in conjunction with the adoption of the Redevelopment Plan and establishment of the Redevelopment Project Area.

SECTION IV

REDEVELOPMENT PLAN

A. Introduction

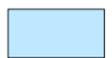
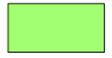
This section presents the Redevelopment Plan and Project for the Broadway East Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as either conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a Redevelopment Plan must be prepared. A **Redevelopment Plan** is defined in the Act as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted area or conservation area or combination thereof or industrial park conservation area, and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area".

B. General Land Uses to Apply

The proposed **General Land Use Plan** for the Redevelopment Project Area is presented as **Exhibit F**. In general, the Plan proposes a mix of commercial, industrial and mixed uses for the Area that are consistent with the City of Mattoon's Comprehensive Plan, as amended. Major changes recommended for the area include renovation and enhancement of retail properties, including creation of outlots or expansion to commercial properties, and renovation of the hotel and banquet facilities in the Area.

The General Land Use Plan proposes commercial uses are recommended for a large proportion of the Area, with emphasis on reinvestment in the Area's existing larger retail buildings. Renovation and enhancement to Cross County Mall will allow that property to continue serving as the focal point of Mattoon's highway retail corridor. Reinvestment in the multi-tenant commercial buildings along Broadway East will result help these properties remain competitive for quality retail and service tenants. Appropriate office users in these spaces would be appropriate, but retail, restaurants, hospitality and service uses should be remain the key land uses in the area east of Logan Street.

Legend

-  Broadway East Redevelopment Project Area
-  Commercial / Residential
-  Commercial
-  Industrial
-  Public / Semi-Public
-  Public Parking
-  Park / Recreation

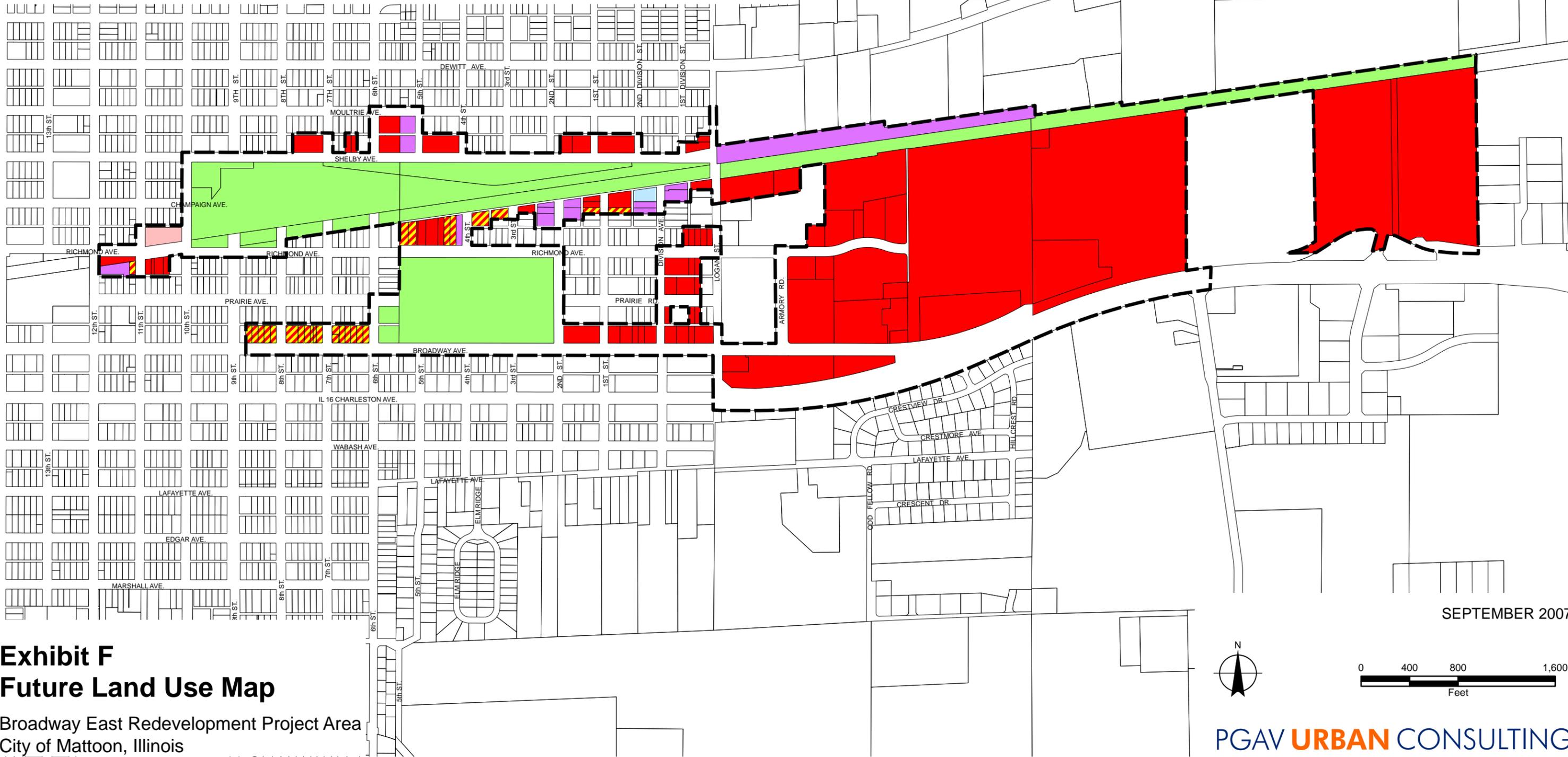
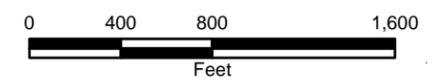
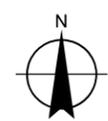


Exhibit F Future Land Use Map

Broadway East Redevelopment Project Area
City of Mattoon, Illinois

SEPTEMBER 2007



Reinvestment in the Area will include improvements to building exteriors, landscape improvements such as installation of planting islands in existing and proposed parking areas, attractive new and replacement signage. Since the mall and other commercial properties north of Richmond Avenue are adjacent to the multi-use Mattoon-Charleston trail, a small trailhead/park in this area would enhance the mall area's role as a destination and community asset. West of Logan there are a number of opportunities for commercial infill so long as steps are taken to provide screening and be compatible with the surrounding neighborhood. The "Roundhouse" recreational complex and adjacent properties should be enhanced with amenities and complementary businesses. Due to mixed-use nature of the area west of Division, residential properties may remain, though it is likely that in the future owners may wish to convert. The "Commercial/Residential" classification on the land use plan is intended allow gradual conversion of residential properties when circumstances are appropriate.

It is anticipated that selective building demolition and redevelopment may take place along with building rehabilitation. It is the objective of this Plan that development and redevelopment activities will be accomplished in a well-planned manner to mitigate any potential incompatible land uses. Furthermore, all redevelopment projects shall be subject to the provisions of the City of Mattoon's ordinances and other applicable codes as may be in existence and may be amended from time-to-time.

The interest shown to date in private projects, including a proposed renovation of the Cross County Mall property, is dependent upon development incentives and public infrastructure needs being addressed by the City. The costs for these redevelopment activities cannot be addressed absent tax increment financing.

C. Objectives

The objectives of the Redevelopment Plan are:

1. Reduce or eliminate those conditions that qualify the Redevelopment Project Area as eligible for tax increment financing by carrying out the Redevelopment Plan, including building rehabilitation, property assembly and reconfiguration, provide storm water facilities, and construction and reconstruction of streets and infrastructure. These improvements may include other actions permitted by the Act and infrastructure needs as identified during the implementation of the Redevelopment Plan.
2. Enhance the future real estate tax base for the City and all other taxing districts that extend into the Redevelopment Project Area through the implementation and completion of the activities identified herein.

3. Encourage and assist private investment, redevelopment and rehabilitation within the Redevelopment Project Area through the provision of financial assistance for new development and rehabilitation as permitted by the Act.
4. Provide for safe and efficient traffic circulation, facilitate effective emergency response time and accessibility, and general access within the Redevelopment Area. To this end, modern principles of site planning and design will be followed in the new development or redevelopment.
5. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

D. Program Policies to Accomplish Objectives

The City of Mattoon has determined that it is appropriate to provide limited financial incentives for private investment within the Redevelopment Planning Area. It has been determined through discussions with property owners and developers that tax increment financing constitutes a key component of leveraging private investment within the Redevelopment Project Area. The City will incorporate appropriate provisions within any redevelopment agreement entered into between the City and others to assure that redevelopment projects make progress towards achieving the objectives stated herein and to achieve the various redevelopment projects described below.

E. Redevelopment Projects

To achieve the Plan objectives and the overall project proposed in the Plan, a number of public and private activities will need to be undertaken. This includes a combination of private developments and public investment in infrastructure improvements. Improvements and activities necessary to implement the Plan may include the following:

1. Private Redevelopment Activities:

Rehabilitation of existing properties and new construction or reconstruction of private buildings at various locations in the Project Area.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to:

street and sidewalk improvements, land assembly and site preparation, public utilities, traffic signalization, marketing of properties as well as other programs of financial assistance, as may be provided by the City.

3. Land Assembly, Displacement Certificate & Relocation Assistance:

In order to achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary in order to attract private development interest. Therefore, any property located within the Redevelopment Project Area may be acquired by the City, as necessary, to assemble various parcels of land to achieve marketable tracts, or if such property is necessary for the implementation of a specific public or private redevelopment project. This may include the displacement of inhabited housing units located in the Area (see below).

Displacement Certificate:

Under Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Tax Increment Allocation Redevelopment Act the City hereby certifies that this Redevelopment Plan will not result in the displacement of more than nine (9) inhabited residential units.

Relocation Assistance:

In the event that households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the TIF Act, “low-income households”, “very low-income households” and “affordable housing” have the meanings set forth in the Illinois Affordable Housing Act.

F. Estimated Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit G, Estimated Redevelopment Project Costs**. This estimate includes reasonable or necessary costs incurred, or estimated to be incurred, in the implementation of this Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include financing costs or interest payments that may be incurred in conjunction with redevelopment projects.

In addition to the proposed TIF funding, the City may seek the assistance of various State of Illinois Departments (Department of Transportation, Department of Commerce and Economic Opportunity, etc), or appropriate agencies of the Federal Government to assist in funding site preparation, infrastructure, or other required projects or improvements. To the extent additional funds can be secured from the State of Illinois, or any federal program or other public or private sources, the City may use such funding sources in furtherance of the Redevelopment Plan and Projects.

G. Description of Redevelopment Project Costs

Costs that may be incurred by the City in implementing the Redevelopment Plan may include project costs and expenses as itemized in **Exhibit G**, subject to the definition of “redevelopment project cost” as contained in the TIF Act, and the “Contingency” line item may include any other costs that are eligible under said definition. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the TIF Act [bold typeface added for emphasis]. Note that some of the narrative below has been paraphrased (see full definitions in the TIF Act).

1. **Costs of studies, surveys, development of plans and specifications**, wetland mitigation plans, implementation and administration of the Redevelopment Plan, including but not limited to staff and professional service costs for architectural, engineering, legal, environmental, financial, planning or other services, subject to certain limitations:
 - a. There are limitations on contracts for certain professional services with respect to term, services, etc.
 - b. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan.

- c. Marketing costs are allowable so long as they relate to marketing sites within the redevelopment project area to prospective businesses, developers, and investors.

EXHIBIT G

ESTIMATED REDEVELOPMENT PROJECT COSTS

Broadway East Redevelopment Project Area
City of Mattoon, Illinois

| Description | Estimated Cost |
|---|---------------------|
| A. Public Works or Improvements <i>(Construction of streets, sidewalks, curb and gutters, utilities, and other public improvements)</i> | \$7,500,000 |
| B. Property Assembly <i>(Acquisition of land and other property, building demolition, site preparation, and relocation costs)</i> | \$2,500,000 |
| C. Building Rehabilitation | \$15,000,000 |
| D. Taxing District Capital Costs | \$200,000 |
| E. Job Training | \$200,000 |
| F. Interest Costs Incurred by Developers | \$700,000 |
| G. Planning, Legal & Professional Services | \$400,000 |
| H. General Administration | \$200,000 |
| I. Financing Costs | See Note 3 |
| J. Contingency | \$300,000 |
| Total Estimated Costs | \$27,000,000 |

Notes:

1. All costs shown are in 2007 dollars and do not include additional costs to be incurred in future financing (e.g., bond issuance costs, interest payments on obligations and related expenses) or inflationary costs that may be realized.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and will be considered part of the total redevelopment project cost if and when such financing costs are incurred.
4. Private redevelopment costs and investment are in addition to the above.
5. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption.

2. **Property assembly costs**, including but not limited to acquisition of land and other property, real or personal or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground level environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
3. **Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings**, fixtures, and leasehold improvements; and the cost of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
4. **Cost of construction of public works or improvements**, except that redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that it is not intended to replace an existing public building as provided for in paragraph 3 above, unless either:
 - a. the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999; or
 - b. the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan.
5. **Cost of job training** and retraining projects, including the cost of “welfare to work” programs **implemented by businesses** located within the redevelopment project area.
6. **Financing costs**, including but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such

obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.

7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.
 - a. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units), an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvement projects within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, shall be paid by the municipality from the Special Tax Allocation Fund under certain conditions. For specific conditions and formulae used to determine payments due to a school district, see Subsection 11-74.4-3 (q) (7.5) of the TIF Act.
8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or in order to satisfy Subsection 11-74.4-3 (n) (7) of the TIF Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).
9. Payments in lieu of taxes.
10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs:
 - a. are related to the establishment and maintenance of additional job training, advanced vocational education or career education or career education programs for persons employed or to be employed by employers located in a redevelopment project area: and

- b. when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the programs to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and types of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the terms of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.
11. **Interest costs incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - b. such payments in any one-year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs, excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
 - e. the cost limits set forth in subparagraphs (b) and (d) above shall be modified for the financing of rehabilitation or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d) above;

- f. Instead of the eligible costs provided by subparagraphs (b) and (d) above, as modified in this subparagraph, and notwithstanding any other provision of the TIF Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. For further provisions on financing and eligible costs, see Subsection 11-74.4-3 (q) (11) of the TIF Act.
12. Unless explicitly stated herein, the cost of construction of new privately owned buildings *shall not* be an eligible redevelopment project cost.
13. None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area, while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area; but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

SECTION V

FINDINGS OF NEED FOR TIF AND OTHER REQUIREMENTS

It was determined that the Redevelopment Project Area, as a whole, qualifies as a combination conservation and blighted area. This section examines other factors that need to be addressed in order to designate an area as a combination conservation and blighted area under the Act. A municipality must provide evidence indicating that the redevelopment project area, on the whole, has not been subject to growth and development through investment by private enterprise.

In addition, this section provides estimates of future growth in equalized assessed valuation (EAV) of real property if redevelopment investment were to take place. The growth in EAV can then be translated into an estimate of future tax increment that could be used to help underwrite eligible redevelopment project costs.

A. Conformance with Comprehensive Plan

The general land uses proposed in this Redevelopment Plan will conform to the Official Comprehensive Plan for the City of Mattoon, as Amended. In addition, all development in the Area will comply with applicable codes and ordinances.

B. Area, on the Whole, not Subject to Growth and Development

Upon examination of equalized assessed valuation data for the Area, the Redevelopment Project Area on the whole has not been subject to growth and investment. The tax base of the Area has declined significantly in the last five years, reflecting devaluation of a major industrial property and a lack of new investment.

There has not been sufficient private investment in the Area that would significantly reduce or eliminate the blighting conditions that exist and enhance the tax base of the City and other affected taxing districts. This fact is evidenced by the trend in the growth of EAV of property in the Area compared to the balance of the City of Mattoon. The total EAV of the Area, between 2001 and 2006, decreased in value by approximately \$1,075,665 or 14% (see **Exhibit H**). During the same period, the EAV for the balance of Mattoon increased by approximately \$15.4 million or 10%.

EXHIBIT H**EAV TRENDS (2001 - 2006)**

Broadway East Redevelopment Project Area
City of Mattoon, Illinois

| | EAV | | Change | Percent | Avg. Annual Percent |
|-------------------|---------------|---------------|--------------|---------|------------------------|
| | 2001 | 2006 | | | |
| Broadway East RPA | \$7,580,342 | \$6,501,677 | -\$1,078,665 | -14% | -2.8% |
| Balance of City | \$150,444,671 | \$165,854,616 | \$15,409,945 | 10% | 2.0% |

A considerable proportion of the decrease in EAV recorded for the Area can be explained by the Blaw-Knox manufacturing facility. The parcels that now constitute the property lost a total of more than \$843,000 in EAV. However, even when removing the effect of this single property, the Area's total EAV declined by 3.8%. In contrast, the average annual increase in EAV for the balance of Mattoon amounts to 2%. Thus, the Area as a whole lags significantly behind the growth in EAV for the balance of the City.

Another indication that the Area, on the whole, has not been subject to growth or investment is the presence of excessive vacancies in the Area, as discussed above in subsection III.D. The documented excessive vacancies are evidence of poor economic conditions within the Area, which have a negative impact on the City as the whole.

C. Would Not be Developed "but for" TIF

The City has found that the Redevelopment Project Area would not reasonably be developed without the use of tax increment revenues. The City further commits that such incremental revenues will be utilized for the development and revitalization of the Redevelopment Project Area as provided in the Act. Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the fact that without the City's commitment to provide such municipal financial assistance, there will not be commitments for private development and revitalization.

Furthermore, the eligibility factors documented in this report contribute to the "but for" argument. These conditions are a discouragement to private investment as the potential return on investment is too small relative to the risk or simply does not make economic sense. Many of the commercial buildings would require significant investment to rehabilitate them and allow them to be used or continue to be viable locations for businesses. In addition, development of larger vacant tracts may require replatting, acquisition of adjacent parcels, and considerable infrastructure improvements.

It is the intent of this TIF Redevelopment Plan to help overcome the economic disincentives, which have caused the Project Area to lag behind the remainder of the City in property value growth. Without financial incentives to overcome these barriers, investment by private enterprise will not take place to the degree necessary to realize significant revitalization and/or redevelopment within the Area. This “but for TIF” position has been expressed by two development entities which submitted proposals to the City in response to a Request for Development Proposal issued by the City. Documentation submitted by these private entities is located in **Attachment D** of the **Appendix**.

D. Assessment of Financial Impact

The City finds that the Plan and Project proposed by this Redevelopment Plan will not place significant additional demands on facilities or services for any local taxing body. On an annual basis in each year after the City recoups its expenses associated with establishment of the Broadway East Redevelopment Project Area, twenty percent (20%) of any remaining incremental revenues accruing to the Special Tax Allocation Fund shall be distributed on a pro rata basis to all taxing districts based on the percentage which their real property levy amount represents of the total property tax levied within the Broadway East Redevelopment Project Area.

The City, to the extent that additional surplus revenues become available from the Area beyond the declared 20% “pass-through”, will return these surplus revenues to the County to distribute on a pro-rata basis to local taxing bodies as described in the preceding paragraph, when possible. Every effort will be made to reduce the time frame for completion of the TIF program to something less than the allowable 23-year time frame.

The City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

E. Estimated Date for Completion of the Redevelopment Projects

The estimated date for completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31st of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted.

F. Most Recent Equalized Assessed Valuation

The most recent total equalized assessed valuation (EAV) for the Redevelopment Project Area has been estimated by the City to be approximately \$6,501,667. A listing of the parcels of real property located in the Project Area and the 2006 EAV is located in the **Appendix as Attachment E, PIN List, Property Owners and 2006 EAV**. The County Clerk of Coles County will verify the base EAV amount of each property after adoption of the City ordinances approving the Redevelopment Plan and establishing the Redevelopment Project Area.

G. Redevelopment Valuation

Contingent on the adoption of this Tax Increment Redevelopment Plan and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in this Redevelopment Project Area will cause the equalized assessed valuation to increase by \$10.9 to \$19.7 million (2007 dollars) upon completion of the redevelopment projects.

H. Source of Funds

One of the sources of funds to pay for Redevelopment Project Costs associated with implementing the Redevelopment Plan and Projects shall be funds collected pursuant to tax increment allocation financing to be adopted by the City of Mattoon. Under such financing, tax increment revenue resulting from increases in the EAV of property, in each Redevelopment Project Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Allocation Fund shall be used to pay Redevelopment Project Costs and retire any obligations incurred to finance Redevelopment Project Costs.

In order to expedite the implementation of the Redevelopment Plan and Projects and construction of the public improvements, the City of Mattoon, pursuant to the authority granted to it under the TIF Act, may issue bonds or other obligations to pay for the eligible Redevelopment Project Costs. These obligations may be secured by future revenues to be collected and allocated to the Special Allocation Fund.

The City is also contemplating the adoption of an Illinois Business District for a portion of the Area. Additional sales and hotel taxes may be applied as provided for under the Illinois Business District.

If available, revenues from other economic development funding sources, public or private, will be utilized. These may include State and Federal programs, local retail sales tax, applicable revenues from any adjoining Tax Increment Financing Areas, and land disposition proceeds

from the sale of land in the Redevelopment Project Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

I. Nature and Term of Obligations

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above, or may be used to amortize Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan and Project, for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements may be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

J. Fair Employment Practices and Affirmative Action

The City of Mattoon will ensure that all private and public redevelopment activities are constructed in accordance with fair employment practices and affirmative action by any and all recipients of Tax Increment Financing assistance.

K. Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq. Also, the City shall adhere to all reporting requirements and other statutory provisions.

APPENDIX

ATTACHMENT A

Inducement Resolution

CITY OF MATTOON
RESOLUTION NO. 2007-2698

**RESOLUTION PROVIDING FOR A FEASIBILITY STUDY ON
DESIGNATION OF A PORTION OF THE CITY OF MATTOON AS A
REDEVELOPMENT PROJECT AREA
AND
TO INDUCE DEVELOPMENT INTEREST
WITHIN SUCH AREA**

WHEREAS, the City of Mattoon (the "City") is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, *65 ILCS 11-74.4-1, et seq.* (the "Act"), to finance redevelopment project costs in connection with redevelopment project areas established in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, pursuant to the Act, to implement tax increment financing (TIF), it is necessary for the City to adopt a redevelopment plan and redevelopment project, designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the redevelopment project area on the whole has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and

WHEREAS, the City desires to undertake a feasibility study to determine whether findings may be made with respect to an area of the City (referred to as the "Broadway East Redevelopment Project Area"), which may be designated as a redevelopment project area, to qualify the area as a blighted area or a conservation area or a combination thereof as defined in the Act, and other research necessary to document the lack of growth and development through private enterprise; and

WHEREAS, the exact extent and boundaries of the redevelopment project area are not precisely defined at this time but the area being considered is generally delineated on **Exhibit A** attached hereto, and that the actual redevelopment project area to be established may contain more or less land than that shown on Exhibit A; and

WHEREAS, the City will be expending certain funds to determine eligibility of the proposed redevelopment project area and to prepare the required redevelopment plan if the City decides to implement tax increment financing for all or a portion of the proposed TIF area; and

WHEREAS, the City may expend other funds in furtherance of the objectives of the anticipated redevelopment plan; and

WHEREAS, it is the intent of the City to recover these expenditures from first proceeds of the TIF program, if established; and

WHEREAS, the City wishes to encourage developers and property owners to pursue plans for the redevelopment of the area and make such expenditures as are reasonably necessary in that regard with confidence that said expenditures may be allowable redevelopment project costs under the plan once adopted and subject to a redevelopment agreement between the City and the developers/property owners; and

WHEREAS, the purpose of the proposed redevelopment plan and project is to generate private investment in the targeted area, thereby eliminating or reducing blighted conditions or conditions that may lead to blight and provides for the long-term sound growth of the community; and

WHEREAS, tax increment allocation financing utilizes the increase in real estate taxes ("tax increment") resulting from the increase in value of properties located in a redevelopment project area to pay for certain redevelopment projects costs as provided for in the Act; and

WHEREAS, given that none of the purposes of the proposed redevelopment plan or proposed redevelopment project area is not reasonably expected to result in the displacement of residents from ten (10) or more inhabited residential units within the area, the feasibility study is not required to include the preparation of any housing impact study as described in Section 11-74.4-4.1 (b) of the Act; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mattoon, Illinois as follows:

1. That the City Council has examined the proposed area and circumstances and at this time believe that it is reasonable to believe that a tax increment financing plan can be adopted for said area and expenditures of development costs in furtherance of the plan and potential development should be allowable project costs under the plan, provided that this resolution is not a guarantee that any such plan will be adopted, but rather an expression of the sense of the City at this time.

2. The person to contact for additional information about the proposed redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the area shall be:

Alan Gilmore
City Administrator
City of Mattoon
208 North 19th Street
Mattoon, IL 61938
Telephone (217) 235-5511

PASSED this 19th day of June 2007.

YEAS: Commissioner Cline, Commissioner Ervin,
Commissioner McKenzie, Commissioner Schilling, Mayor White

NAYS: None

ABSENT: None

ABSTAIN: None



Charles E. White, Mayor

ATTEST:



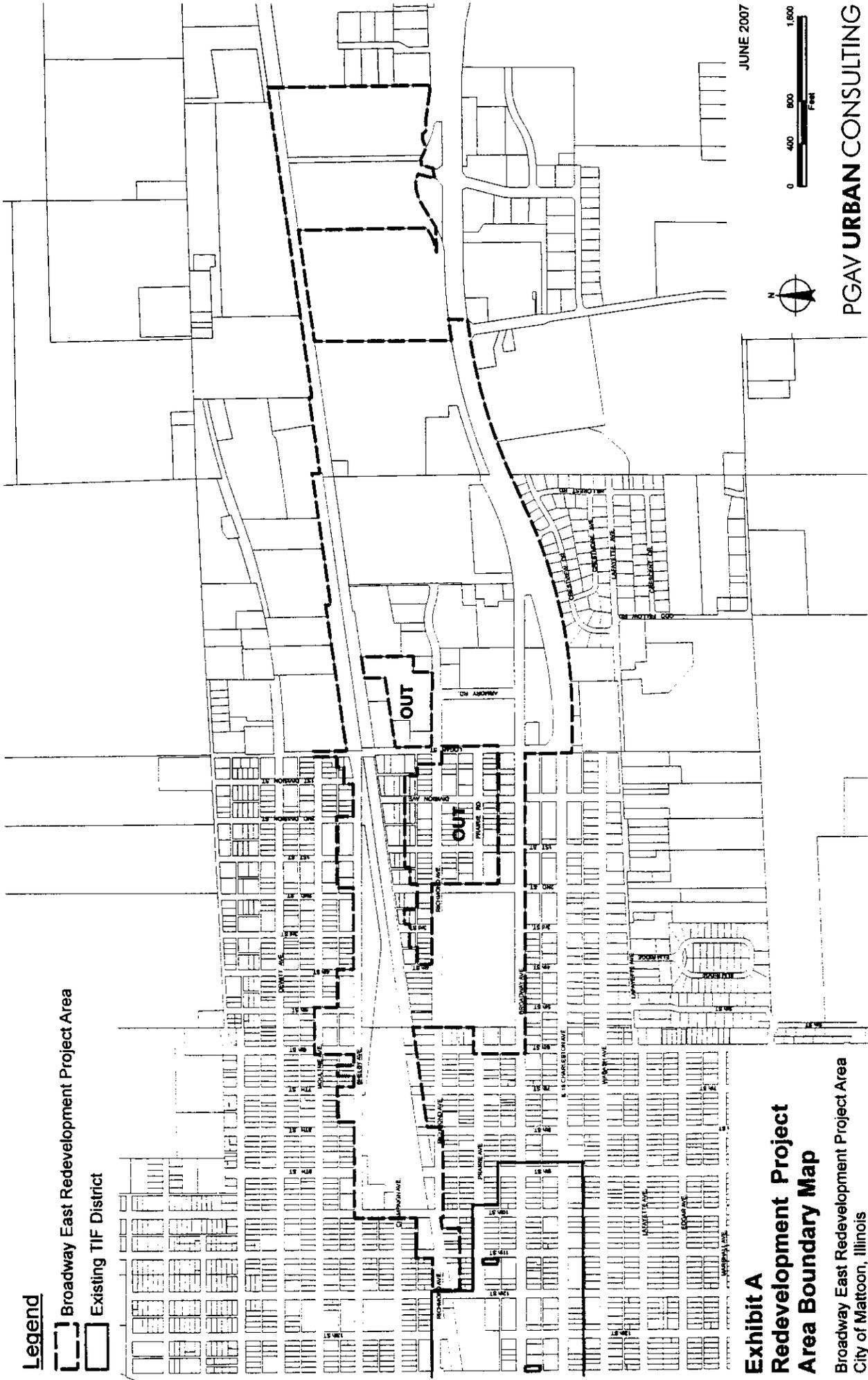
Susan J. O'Brien, City Clerk

ATTACHMENT A:
Preliminary Boundary
Proposed Broadway East Redevelopment Project Area

Legend

 Broadway East Redevelopment Project Area

 Existing TIF District



JUNE 2007



**Exhibit A
Redevelopment Project
Area Boundary Map**

Broadway East Redevelopment Project Area
City of Mattoon, Illinois

PGAV URBAN CONSULTING

ATTACHMENT B

Boundary Description

LEGAL DESCRIPTION FOR
MATTOON BROADWAY EAST TIF DISTRICT

A tract of land being a part of Section 17 and part of the West half of Section 18, Township 12 North, Range 8 East of the Third Principal Meridian, in the City of Mattoon, Coles County, Illinois, being described as follows:

Beginning at the intersection of the East line of Detro Drive and the South line of F.A. Route 17 (Illinois Route 16) at Station 75+39.91, 100 feet right; thence Southwesterly 1525.6 feet along a curve to the left on said South line, concave to the Southeast, with a radius of 5271.3 feet to the Northeast corner of Crestview Addition, as recorded in Book 2 of Plats at Page 128 at the Coles County Recorder's Office; thence Southwesterly 40.4 feet along a curve to the left on said South line of F.A. Route 17 (Illinois Route 16), concave to the Southeast, with a radius of 5271.3 feet; thence Southwesterly 412.3 feet along said South line of F.A. Route 17 (Illinois Route 16); thence Southwesterly 371.7 feet along a curve to the right on said South line, concave to the Northwest, having a radius of 4507.46 feet to the Northeast corner of Crestview Addition as recorded in Book 2 of Plats at Page 98 at the Coles County Recorder's Office; thence continuing Southwesterly 912.4 feet along a curve to the right on said South line of F.A. Route 17, concave to the Northwest, having a radius of 4507.46 feet to the Northwest corner of said Crestview Addition; thence Westerly 317.7 feet along a curve to the right on said South line of F.A. Route 17, concave to the Northwest, having a radius of 4507.46 feet; thence West 677.7 feet along said South line of F.A. Route 17 (Illinois Route 16) to a point on the West line of Logan Street, point also being on the East line of Lot 1 in Block 14 of Lumpkin Heights, as recorded in Book 3 of Plats at Page 73 at the Coles County Recorder's Office; thence Northerly 442.3 feet along the West line of Logan Street to the South line of Broadway Avenue, point also being the Northeast corner of Lot 1 in Block 1 of said Lumpkin Heights; thence Westerly 3851.5 feet along the South line of said Broadway Avenue to the Northeast corner of Lot 6 in Block 132 of the original town plat of Mattoon as recorded in Book 1 of Plats at Page 3 at the Coles County Recorder's Office; thence along the following described courses within said original town plat of Mattoon as monumented and occupied: Northerly 260.4

feet along the Northerly extension of the East line of Lot 6, the East line of Lot 7 in Block 125, and the Northerly extension of said East line of Lot 7 to the Southeast corner of Lot 6 in Block 125, point also being on the North line of the alley in Block 125; Easterly 1015.6 feet along the North line of the alley in Blocks 125, 126, 127, and the Easterly extensions thereof to the West line of Sixth Street, point also being the Southeast corner of Lot 1 in Block 127; Northerly 240.5 feet along the West line of Sixth Street to the North line of Prairie Avenue, point also being the Southeast corner of Lot 12 in Block 99; Easterly 284.2 feet along the North line of Prairie Avenue to the Southeast corner of Lot 6 in Block 98; Northerly 586.1 feet to the Northeast corner of Lot 1 in Block 94, point also being on the Southeasterly line of the former Terre Haute and Alton Railroad (CCC and St. Louis Railroad Company); Southwesterly 944.1 feet along the Southeasterly line of said Terre Haute and Alton Railroad (CCC and St. Louis Railroad Company) to the Northwest corner of Lot 2 in Block 96, point also being on the East line of Eighth Street; Southerly 149.5 feet along the East line of Eighth Street to the South line of Richmond Avenue, point also being the Northwest corner of Lot 6 in Block 100; Westerly 861.0 feet along the South line of Richmond Avenue to the West line of Tenth Street, point also being on the East line of Lot 1 in Block 103; Northerly 24.3 feet along said West line of Tenth Street to the Northeast corner of Lot 1 in Block 103; Southwesterly 101.2 feet along the Northern line of Lots 1 and 2 of Block 103 to the Northwest corner of said Lot 2; Southerly 170.3 feet along the West line and Southern extension of the West line of said Lot 2 to the South line of an alley in said Block 103, point also being the Northwest corner of Lot 11 in Block 103; Westerly 580.8 feet along the South line and Westerly extension of said alley in Block 103 and the South line of the alley in Block 104 to the East line of Twelfth Street, point also being the Northwest corner of Lot 7 in Block 104; Northerly 265.3 feet along the East line of Twelfth Street to the North line of Richmond Avenue, point also being the Southwest corner of Lot 7 in Block 87; Easterly 300.5 feet along said North line to the West line of Eleventh Street, point also being the Southeast corner of Lot 12 in Block 87; Northerly 159.2 feet along the West line of Eleventh Street to the North line of the alley in Block 87, point also being the Southeast corner of Lot 1 in Block 87; Easterly 380.5 feet along the North line and Westerly extension of the alley in Block 88 to the Southeast corner of Lot 1 in Block 88, point being on

the West line of Tenth Street; Northerly 597.3 feet to the North line of Shelby Avenue, point also being the Southeast corner of Lot 12 in Block 56; Easterly 911.6 feet along the North line of Shelby Avenue to the Southeast corner of Lot 7 in Block 59; Northerly 160.1 feet along the East line and Northern extension of Lot 7 in Block 59 to the North line of the alley in Block 59, point also being the Southeast corner of Lot 6 in Block 59; thence Easterly 332.1 feet along the North line and Easterly extension of said alley to the East line of Seventh Street, point also being the Southwest corner of Lot 6 in Block 60; Southerly 160.1 feet along the West line of Seventh Street to the North line of Shelby Avenue, point also being the Southwest corner of Lot 7 in Block 60; Easterly 100.2 feet along the North line of Shelby Avenue to the Southeast corner of Lot 8 in Block 60; Northerly 160.1 feet along the East line and Northerly extension of Lot 8 in Block 60 to the North line of the alley in Block 60, point also being the Southwest corner of Lot 4 in Block 60; Easterly 100.1 feet along the North line of the alley to the Southeast corner of Lot 3 in Block 60; Southerly 160.1 feet along the East line and Northerly extension of Lot 10 in Block 60 to the North line of Shelby Avenue, point also being the Southeast corner of Lot 10 in Block 60; Easterly 100.2 feet along the North line of Shelby Avenue to the West line of Sixth Street, point also being the Southeast corner of Lot 12 in Block 60; Northerly 380.1 feet along the West line of Sixth Street to the North line of Moultrie Avenue, point also being the Southeast corner of Lot 12 in Block 33; Easterly 439.1 feet along the North line of Moultrie Avenue to the East line of Fifth Street, point also being the Southwest corner of Lot 7 in Block 10 of Grant Park Place as recorded in Book 1 of Plats at Page 125 at the Coles County Recorder's Office; thence along the following described courses within said Grant Park Place as monumented and occupied: Southerly 220.1 feet to the North line of the alley in Block 23, point also being the Southwest corner of Lot 6 in Block 23; Easterly 361.2 feet along the North line and Easterly extension of said alley to the East line of Fourth Street, point also being the Southwest corner of Lot 6 in Block 22; Southerly 160.2 feet along the East line of Fourth Street to the North line of Shelby Avenue, point also being the Southwest corner of Lot 7 in Block 22; thence Easterly 773.1 feet along the North line of Shelby Avenue to the Southeast corner of Lot 7 in Block 20; Northerly 160.4 feet along the East line and Northerly extension of said Lot 7 to the North line of the alley in Block 20, point also being the Southwest

corner of Lot 5 in Block 20; Easterly 672.2 feet along the North line of the alley in Blocks 19 and 20, and Easterly extensions thereof, to the East line of Second Division Street, point also being the Southwest corner of Lot 6 in Block 18; Southerly 160.5 feet along the East line of Second Division Street to the North line of Shelby Avenue, point also being the Southwest corner of Lot 7 in Block 18; Easterly 301.4 feet along the North line of Shelby Avenue to the West line of Laurel Street (First Division Street), point also being the Southeast corner of Lot 12 in Block 18; Northerly 90.6 feet along the West line of Laurel Street (First Division Street); East 159.5 feet to the East line of Lot 8 in Block 17; Northerly 90.6 feet along the East line and Northerly extension of said Lot 8 to the North line of the alley in Block 17, point also being Southwest corner of Lot 4 in Block 17; Easterly 100.0 feet along the North line of said alley to the West line of Logan Street, point also being the Southeast corner of Lot 3 in Block 17; Northerly 220.0 feet along the West line of Logan Street to the North line of Moultrie Avenue, point also being the Southeast corner of Lot 10 in Block 16; Easterly 55.2 feet along the Easterly extension of the North line of Moultrie Avenue to the East line of Logan Street; Southerly 318.3 feet to the North line of the abandoned railroad of CCC and St. Louis Railroad Company; thence along the Northern boundary of an abandoned railroad Right-of-Way of CCC and St. Louis Railroad Company as monumented and occupied on the following described courses: Northeasterly 1396.9 feet; Southerly 50.4 feet; Northeasterly 1252.6 feet; Southerly 75.7 feet; Northeasterly 723.4 feet; Southerly 27.7 feet; Northeasterly 2944.0 feet; thence Southerly 1616.6 feet along the East line and Northerly extension thereof of a tract as described in a Warranty Deed and recorded on Document Number 515520 in Volume 727 at Page 138 at the Coles County Recorder's Office to the South line of Broadway Avenue; thence along the Southern boundary of Broadway Avenue as monumented and occupied on the following described courses: Westerly 257.3 feet; Northwesterly 261.4 feet along a curve to the right, concave to the Northeast, having a radius of 555.11 feet; Northwesterly 191.2 feet; Westerly 56.6 feet to the Easterly line of Swords Drive; thence Southwesterly 112.4 feet along the Eastern line of Swords Drive; thence Southwesterly 97.6 feet to the West line of Swords Drive; thence Northeasterly 156.0 feet along the West line of Swords Drive to the South line of Broadway Avenue; thence along the Southern boundary of Broadway Avenue as

monumented and occupied on the following described courses: Northwesterly 53.4 feet; Southwesterly 283.1 feet along a curve to the left, concave to the Southeast, having a radius of 460.0 feet; Southwesterly 225.7 feet; thence West 227.5 feet; thence Northerly 2.24 feet to the North line of Broadway Avenue; thence Northeasterly 211.4 feet along a curve to the left, concave to the Northwest, having a radius of 460.0 feet on said North line of Broadway Avenue; thence Northeasterly 45.6 feet along the North line of Broadway Avenue to the West line of a tract as described on a Warranty Deed on Document Number 0686485 at the Coles County Recorder's Office; thence Northerly 1240.7 feet along the West line of said tract to the South line of the abandoned railroad Right-of-Way of CCC and St. Louis Railroad Company; thence Southwesterly 1058.7 feet along the Southern line of said abandoned railroad Right-of-Way to the Northeast corner of a tract described as Tract 1 in a Quit Claim Deed and recorded on Document Number 0678055 at the Coles County Recorder's Office; thence Southerly 1328.4 feet along the East line of said Tract 1 to the North line of F.A. Route 17 (Illinois Route 16); thence Northeasterly 197.95 feet along a curve to the right, concave to the Southeast with a radius of 5130.5 feet on said North line of F.A. Route 17 (Illinois Route 16); thence South 181.1 feet to the Point of Beginning, encompassing 382.4 acres, more or less.

EXCEPTING THEREFROM:

A tract of land being part of the West half of Section 18, Township 12 North, Range 8 East of the Third Principal Meridian, in the City of Mattoon, Coles County, Illinois, being described as follows:

Beginning at the Southeast corner of Lot 7 in Block 1 of Urban Heights as recorded in Book 1 of Plats at Page 129 at the Coles County Recorder's Office; thence along the following described courses within said Urban Heights as monumented and occupied: Westerly 243.0 feet along the Northern line of said alley to a point of intersection of the Northern extension of the East line of Lot 17 in Block 1; Southerly 160.0 feet along the East line and Northern extension of said Lot 17 to a point on the North line of Richmond Avenue, point also being the Southeast corner of Lot 17; Westerly 217.5 feet along the North line of Richmond Avenue to a point on the West line of Division Street, point also being the

Southeast corner of Lot 19 in Block 2; Southerly 640.0 feet to the Southeast corner of Lot 1 in Block 12, point also being on the North line of an alley in Block 12; Westerly 767.5 feet along the North line and a Westerly extension of the alley in Block 12 and the North line of the alley in Block 13 to the East line of Second Street, point also being the Southwest corner of Lot 6 in Block 13; Northerly 640.0 feet along said East line of Second Street to the North line of Richmond Avenue, point also being the Southwest corner of Lot 10 in Block 3; Westerly 759.1 feet along said North line of Richmond Avenue to the East line of Fourth Street, point also being the Southwest corner of Lot 5 in Block 5; Northerly 140.0 feet along said East line of Fourth Street to the South line of the alley in Block 5, point also being the Northwest corner of said Lot 5; Easterly 159.8 feet along the South line of said alley to a point of intersection of the Southern extension of the West line of Lot 2 in Block 5; Northerly 75.4 feet along the West line and Southern extension of Lot 2 to the Northwest corner of said Lot 2; Easterly 219.6 feet along the North line and Easterly extension of Lot 2 to the East line of Third Street; Northerly 50.9 feet along the East line of Third Street to the Northwest corner of Lot 6 in Block 4; Easterly 139.6 feet along the North line of said Lot 6 to the Northeast corner of Lot 6, point also being on the West line of an alley within said Block 4; Southerly 120.0 feet along the West line and Southern extension of the alley to a point of intersection with the South line of an alley in said Block 4; Easterly 239.2 feet along the South line of said alley and Easterly extension thereof in Block 4 to the East line of Second Street; Northerly 70.0 feet along the East line of Second Street to the Northwest corner of Lot 6 in Block 3; Easterly 159.1 feet along the North line of Lot 6 and Easterly extension thereof to the East line of an alley in said Block 3; Northerly 50.0 feet along the East line of said alley to the Northwest corner of Lot 4 in Block 3; thence 207.5 feet along the North line of Lot 4 in Block 3 and extension thereof to the East line of First Street, point also being the Northwest corner of Lot 8 in Block 2; Easterly 210.0 feet along the North line of Lot 8 in Block 2 and extension thereof to the East line of an alley in said Block 2, point also being the Northwest corner of Lot 5 in Block 2; Easterly 257.5 feet along the North line of Lot 5 in Block 2 and extension thereof to the East line of Division Street; Northerly 100.0 feet along the East line of Division Street to the Northwest corner of Lot 11 in Block 1; Easterly 213.9 feet along the North line of Lot 11 and Easterly extension thereof to the East line of an alley in

said Block 1; Northerly 99.3 feet along the East line of said alley to the Northwest corner of Lot 2 in Block 1; Easterly 175.1 feet along the North line of said Lot 2 to the West line of Logan Street, point also being the Northeast corner of Lot 2 in Block 1; Southerly 120.1 feet along the West line of Logan Street to a point that intersects with the Southwesterly extension of the South line of a tract located on Broadway Shopping Center as described in a Trustee's Deed on Document Number 461975 at the Coles County Recorder's Office; thence Northeasterly 736.4 feet along the South line of said tract and Southwesterly extension thereof and the South line of a tract as described in a Trustee's Deed on Document Number 449105 to the Southeast corner of said tract; thence Northerly 199.2 feet along the said tract as described on Document Number 449105 to the Southern line of the abandoned CCC and St. Louis Railroad Company; thence Northeasterly 204.1 feet along the Southerly line of the abandoned CCC and St. Louis Railroad to a point being the Northeast corner of Lot 1 in Block 2 of Broadway Shopping Center as recorded in Book 5 of Plats at Page 44 at the Coles County Recorder's Office; thence Southerly 505.5 feet along the East line of Lot 1 in Block 2 of said Broadway Shopping Center; thence Westerly 150.0 feet; thence Southerly 180.0 feet to a point on the North line of Richmond Avenue being 150.0 feet West of the Southeast corner of Lot 1 in Block 2 of said Broadway Shopping Center; thence along the North boundary of Richmond Avenue on the following described courses: Westerly 160.75 feet; Northerly 10.00 feet; Westerly 98.6 feet to a point of intersection with the Northern extension of the West line of Armory Road; thence Southerly 801.4 feet along the West line of Armory Road and Northerly extension thereof to the North line of Broadway Avenue; thence Westerly 444.6 feet along the North line of Broadway Avenue to the East line of Logan Street; thence 160.7 feet along the East line of Logan Street to a point of intersection with the Easterly extension of the North line of an alley in Block 11 of Urban Heights as recorded in Book 1 of Plats at Page 129 at the Coles County Recorder's Office; thence Easterly 173.7 feet along the North line of said alley and Easterly extension thereof to the Southwest corner of Lot 2 in Block 11 of said Urban Heights; thence Northerly 240.0 feet along the West line of Lot 2 and Northern extension thereof to the North line of Prairie Avenue, point being the Southeast corner of Lot 14 in Block 10; Northerly 160.0 feet along the East line of Lot 14 in Block 10 and Northerly extension

thereof to the North line of an alley in Block 10, point also being the Southwest corner of Lot 2 in Block 10; Northerly 140.0 feet along the West line of Lot 2 in Block 10 to the Northwest corner of Lot 2 in Block 10, point also being on the South line of Richmond Avenue; thence Easterly 167.4 feet along the South line of Richmond Avenue and Easterly extension thereof to the East line of Logan Street; thence Northerly 259.9 feet along the East line of Logan Street to a point intersecting with the Easterly extension of the South line of Lot 7 in Block 1 of said Urban Heights; thence Westerly 70.0 feet along the Easterly extension of the South line of Lot 7 in Block 1 of said Urban Heights to the Point of Beginning, encompassing 41.0 acres, more or less.

ALSO EXCEPTING THEREFROM:

Lots 5, 6, and 7 in Block 11 of Urban Heights, as recorded in Book 1 of Plats at Page 129 at the Coles County Recorder's Office, encompassing 0.5 acres, more or less, situated in the City of Mattoon, Coles County, Illinois.

Net area of Mattoon Broadway East TIF District encompasses 340.9 acres, more or less.

Prepared by: HDC Engineering, L.L.C.
 2017 Charleston Avenue
 Mattoon, IL 61938

Date: September 27, 2007

HDC Project No.: 07355

ATTACHMENT C

Photo Appendix



The access drive serving the Alton facility is cracked and crumbling.



Sections of metal siding at the Alton facility are badly dented.



Semi-trailers are being stored on the overgrown rear loading area of the Alton lot. Note overgrown vegetation along the building's rear wall.



The front parking lot for Blaw Knox Ingersoll Rand is dilapidated. Note weed growth through cracks in the parking lot and along the foundation.



Rear parking lot for Blaw Knox Ingersoll Rand is also dilapidated.



The glass in the rear door at Blaw Knox Ingersoll Rand has been shattered.



The fence around this industrial property is bent and falling down. Note drainage ditch running along side of the mall.



The drainage ditch running along the east side of the mall property is deteriorated and inadequate.



The storm drainage ditch in the rear of the mall overflows into the parking lot.



One of the larger vacant spaces at Cross County Mall.



The rear wall of Sears, a Cross County Mall anchor tenant, has severe step cracking.



Potholes hold standing water in this dilapidated parking lot located along Broadway East.



The rear of El Vaquero restaurant is missing sections of downspout resulting in mold growth on exterior walls.



This parking lot serving the Dollar General is deteriorated and contains standing water.



The side of the former retail building currently housing Illinois Employment & Training Center has severe step cracking.



Columns on the front of this partially vacant former Wal-Mart building are cracking and bricks have become dislodged.



The railing along the loading dock behind CVS pharmacy has been knocked down and is lying in the alley.



The retail building housing CVS Pharmacy is missing several sections of gutter.



The exterior insulation finish system (EIFS) coating on the Ramada Inn is damaged in numerous places around the building.



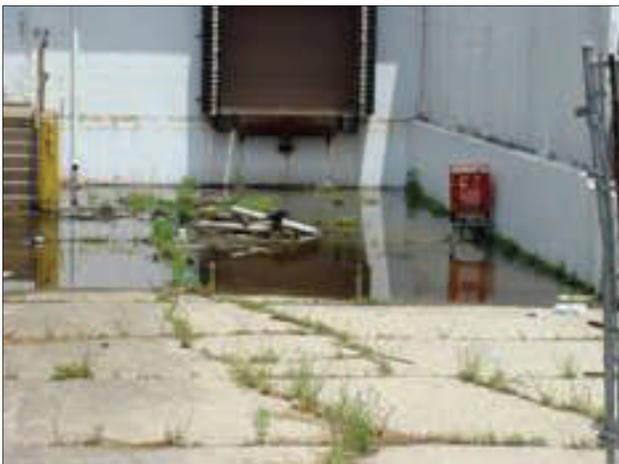
Large areas in the Ramada Inn parking lot hold standing water.



The ceiling at the Ramada Inn is cracking and peeling as a result of water damage.



The vacant section the building housing Big Lots is missing sections of fascia exposing wood structural elements.



This loading dock for the vacant commercial space adjacent to Big Lots is filled with storm water and debris.



The lighting standards in the Big Lots parking lot are crumbling.



This fence near Big Lots is falling into the loading dock.



The US Bank parking lot has been patched many times and is in need of resurfacing.



Shingles on the US Bank building are loose and a number of them have become completely dislodged.



The rear drive to the medical office on Richmond Avenue is too narrow, resulting in vehicles rutting the adjacent lawn. Also not cracked, deteriorated pavement.



Concrete bumper blocks at the same medical office are disintegrating.



The EIFS in the rear of Beijing Buffet has large dents.



The dumpster enclosure wall is missing sections of cinder blocks and the gate is missing.



The side of this commercial structure along Shelby Avenue has several cracks such as this running down the wall.



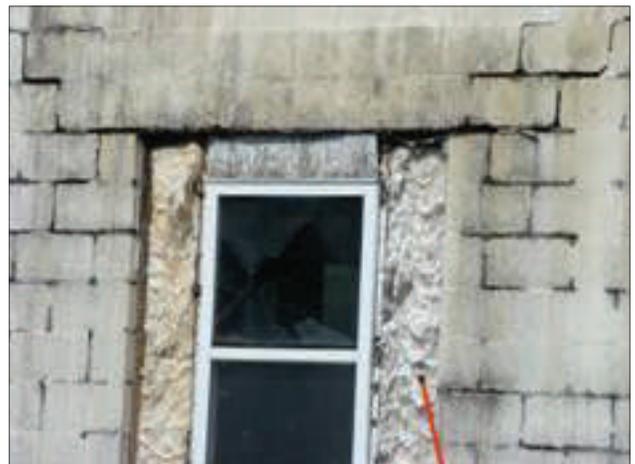
The gutter on the commercial building shown above is sagging and exposing the wood fascia board underneath.



The wood foundation on the metal farm equipment building is rotting and splitting.



This single-family conversion is now vacant; several obsolete signs such as this one are located around the property.



Insulation is exposed around this replacement window on an industrial building Note severe deterioration to surrounding block and mortar.



The garage door on this vacant industrial building is rotting.



Roof repair is needed on this residential building on 11th Street.



Rotting wood is observed on the front door of this single-family home on 1st Street.



The roof of this industrial structure facing Division Avenue is in severe need of replacement.



The door on the industrial property pictured above is rotting and has been patched with plywood.



This property, which is adjacent to residential lots, is an unscreened salvage and storage lot for signs and related equipment.



Window frames on the Monitor Sign Service building are rotting and in need of replacement.



The front building on the Monitor parcel has severe water damage to the roof.



The garage door for Tidal Wave car wash is badly dented along with the frame around the door.



The brick foundation on this residential conversion is in need of tuck-pointing.



The chimney on the residential conversion shown above is in need of tuck-pointing and new flashing.



The siding of this structure in the park is rotting and sections are missing.



The roof structure on this building in the park is sagging in the rear corner.



The siding on this steel shed is severely dented.



This brick on this single-family home has been covered with a stucco coating, which is now cracking and detaching from the masonry.



The fascia on the residential building shown at left is rotting.



The siding on this residential building on Broadway is rotting and in need of replacement.



The wood siding on this home is also rotting.



The porch on this single-unit dwelling is separating from the foundation.



The soffit and fascia on this single-family home is rotting.



Many sections of sidewalk along Broadway are in severe need of repair or replacement.



Sections of this portion of sidewalk have settled and become overgrown with vegetation. Note the missing section of sidewalk between driveways.



Many of the parking lot and driveway aprons throughout the Area are deteriorated and in need of repair.



This deteriorated alley is typical of alleyway conditions in the Area, many of which are in need of resurfacing.



Open storage of farm equipment is adjacent to residential uses (note mobile home in background), an example of incompatible land use relationships in the Area.



One of several substandard gravel parking lots located in the Area.

ATTACHMENT D

Request for Proposal Response Letters

July 16, 2007

Mr. Alan Gilmore
City Administrator
208 N. 19th Street
Mattoon, IL 61938

RECEIVED
AUG 20 2007

Subject: Development Proposal for Cross County Mall

Dear Mr. Gilmore:

The owners of Cross County Mall appreciate the opportunity to work with the City of Mattoon and we therefore submit the following proposal for redevelopment of the property.

1. We propose a major remodel to include the following:

Complete new façade- The property is over 30 years old and has a tired out dated look. Enclosed with our proposal are some conceptual drawings of the exterior.

Replace existing two main entrances - Existing entrances will be completely removed and replaced with new more accessible and appealing structures.

Repainting the exterior and interior - New colors to give the property a more modern and inviting appearance.

Bathrooms- Remodel customer bathrooms.

Parking Lot upgrade - We will overlay the entire parking lot with new two-inch asphalt. We will add trees and additional lighting along the outside of the parking lot and lining the main drive entrance and add shrubbery throughout. The new design will help eliminate speeding cars going diagonally across the parking lot as well as being visually much more appealing. Additional lighting will also enhance the safety for our customers.

New Electronic Pylon Sign - This new sign will provide the mall with a newer more efficient mode for advertising to attract additional customers.

2. Property Address: 700 Broadway East, Mattoon, IL

3. Preliminary Project Cost Estimate:

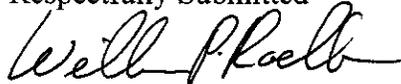
| | |
|--|--------------------|
| New Exterior Façade | \$950,000 |
| Interior Remodel of Common Area | \$375,000 |
| New Entry Islands | \$100,000 |
| Landscaping | \$125,000 |
| New Lighting | \$145,000 |
| Overlay 350,000 sq. ft. of parking lot | \$245,000 |
| New Striping of Parking lot | \$15,000 |
| New Signage | \$135,000 |
| Misc., Permits, Design | <u>\$200,000</u> |
| Total | \$2,290,000 |

4. Project Schedule: Project to commence early 2008 with exact schedule dependent on weather. Start to finish should be about six months.
5. Cross County Mall ownership has been in the commercial real estate business for over 25years. During this time they have redeveloped and remodeled many retail properties around the country including enclosed malls in Plano, TX, Pittsburgh, PA and large strip centers in Arizona, Wisconsin and Florida. The company has an in-house construction department which works closely with and over sees all construction projects. We will require a minimum of three bids for this project to insure getting the best price possible. We prefer to work with local contractors and hope that will be the case in Mattoon.
6. For many years Cross County Mall has been the center of the retail market for the Mattoon area and we appreciate the City of Mattoon assisting us in making necessary improvements to keep that designation. There is almost no weekend that goes by without something happening at the mall. Annually we host the Beautiful Baby Bagel Contest, United Way Auction, Rummage Sales supporting Sarah Bush Lincoln, Auxiliary Guild, Lions Club, Eagles Club, the Coles County Business Expo, Red Cross Blood Drives and monthly health check-ups by the Sarah Bush Lincoln Health Center.

Without the City of Mattoon's assistance it is not financially feasible to undertake the renovations discussed above. The property presently has a vacancy rate of 13% and could go higher due to increased competition. We know that developers of new retail projects both under construction and in the planning stages are trying to lure some of our tenants to relocate to their properties. We understand the nature of our business and are not afraid of competition but it is sometimes quite costly to keep up with it. The remodel we propose is critical for future success of Cross County Mall. It will also provide the following benefits to The City of Mattoon:

1. The scope of the remodel and its updated architectural design will allow Cross County Mall to continue to be the center of retail activity for Mattoon and the surrounding area.
2. The remodel of our property and adjacent properties will help this area blend in nicely with the newer developments to the east and enhance the shopping experience for all.
3. Although the remodel will not be a guarantee that existing tenants will not leave we will have a much greater chance of keeping them.
4. Our remodel and the other retail growth in Mattoon is sure to help attract more national and regional tenants to the area and these retailers will see a mall that is a viable retail location for their stores. It is hard to project future leasing activity but our projection is that the remodel will not only allow us to keep our existing tenants, but will help us to lower our vacancy rate to five percent over the next few years.
5. For many years our Base Rental Rates for new tenants has been at \$10.00 per square foot. We believe the remodel will allow us to raise this to \$13.00 to \$14.00 per square foot for most of our vacant spaces. This will help increase the taxable value of the property.
6. Because malls are generally a more regional draw than strip centers, our remodel should help to keep shoppers from our market, in our market, rather than traveling to Decatur and Champaign.
7. Initially the remodel itself will generate additional employment, but longer term an increase in occupancy will provide additional job opportunities for the citizens of Mattoon.

Respectfully Submitted



William P. Roebken
Vice President-Retail
Regis Property management, Inc.
1800 Valley View Lane, Suite 300
Dallas, Texas 75234

J & J Rentals
John Polston, Jr.
8840 NCR 000E
Mattoon, IL 61938
(217) 234-9690

June 27, 2007

Alan Gilmore
City Administrator
208 N. 19th Street
Mattoon, IL 61938

Dear Alan,

This letter is in response to the notice in the Mattoon Journal Gazette requesting proposals from developers interested in the tax increment financing. At this time, I am not real familiar with the Redevelopment Plan but would be very interested in additional information. For over 20 years my father, John Polston, Sr. and I have owned rental property around Mattoon. Recently he and I formed a partnership company called J & J Rentals. In May we purchased the property located at 700 Shelby, Mattoon, IL. We purchased the commercial property which included the house and four (4) empty lots. Prior to the purchase, we had floor plans drawn up for a Recreation Center, which included the following:

- Full size basketball court, with tennis court & volleyball court
- Bleachers
- Area for two pitching machines
- Main office
- Two large conference rooms
- Kitchen area off the main area
- Restrooms
- Game room area
- Parking

My daughter is very involved with the Mattoon Girls Cobra Traveling Softball Team. The Cobra organization is in need for a facility to practice in during bad weather, so the thought of a Mattoon Recreation Center came to mind. This is the perfect place for such an establishment being directly across the road from the girls softball and boys baseball complex. This recreation center would also be used for many other organizations such as the girls & boys basketball recreation league, other traveling ball teams, small wrestling events, tennis & volley ball lessons and matches. This center would be rented to families in need of a gathering place for birthday parties, reunions, weddings, etc. The kitchen area would be utilized for such events.

J & J Rental would be very interesting in seeing the area noted in the Request for Development Proposal be included in the Broadway East Redevelopment Project Area. Please let me know if there is anything that J & J Rentals can assist with the study that is being done to include the properties in the final TIF District boundaries. I have provided the following information you have requested. Please let me know if you need additional information.

1. Description of the project being proposed.

As noted above, J & J Rentals is interested in building a Recreation Center on the property of 700 Shelby, Mattoon, IL to be used by the residents of Mattoon and the surrounding areas.

2. Boundaries (or address) of the project.

700 Shelby, Mattoon, IL

3. Estimated size and cost of proposed project.

With our current floor plans, the building is approximately 110ft x 110ft. The building will be a metal erected building with a brick front. The estimated cost of the recreation center is \$400,000 - \$500,000.

4. General schedule for project.

Plans, contractors, cost and timelines have not been established at this time. We would like to break ground this fall.

5. Developer background and experience in similar projects.

Both John Polston, Sr. and John Polston, Jr. have had many years of experience in construction arena. We have not had experience with a project of this magnitude. An experience project manager and contractor would be hired to oversee this project.

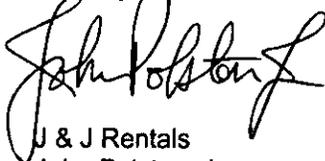
6. If needed, justification for financial assistance from TIF in order to make this project feasible.

J & J Rentals really feels that this Center will benefit the community of Coles County. This financial assistance would be key in bringing this establishment to Mattoon.

7. Contact person for project.

John Polston, Jr.
8840 NCR 000E
Mattoon, IL 61938
(217) 234-9690

Thank you,



J & J Rentals
John Polston, Jr.
John Polston

ATTACHMENT E

**Pin List, 2006 EAV & Property Owners;
Parcel Identification Map**

**PROPERTY IDENTIFICATION NUMBER (PIN) LIST
PROPERTY OWNER & 2006 EAV**

**Broadway East Redevelopment Project Area
City of Mattoon, Illinois**

| Map # | Parcel I. D. No. | Alt. Parcel Number | Property Owner | 2006 EAV (\$) |
|--------------|-------------------------|---------------------------|----------------------------------|----------------------|
| 1 | 1417251003 | 6000552000 | TWIN STAR CORPORATION | 164,440 |
| 2 | 1417251002 | 6000571000 | C I P S CO | 6,290 |
| 3 | 1417251001 | 6000583000 | FIRST MID IL BK & TR 95020 | 3,570 |
| 4 | 1417226003 | 6000573000 | MATTOON CITY OF | 0 |
| 5 | (pt. of) 1417151002 | 6000554000 | 750 BROADWAY LLC | 193,960 |
| 5 | (pt. of) 1417151002 | 6000554002 | 750 BROADWAY LLC | 11,020 |
| 5 | (pt. of) 1417151002 | 6000554003 | 750 BROADWAY LLC | 112,000 |
| 6 | 1417151003 | 6000554001 | COLES COUNTY MENTAL HEALTH ASS'I | 0 |
| 7 | 1417151001 | 6000570000 | C I P S CO | 1,890 |
| 8 | 1418276001 | 6000646000 | CROSS COUNTY NATIONAL ASSOC LP | 952,110 |
| 9 | 1418427001 | 6000643000 | LA SALLE NAT BANK TR 101 300 | 28,300 |
| 10 | 1418426002 | 6000651000 | SUMMIT HOTEL MANAGEMENT CO | 13,210 |
| 11 | 1418426001 | 6000640001 | TRIPLE T INNS OF PENNSYLVANIA | 12,630 |
| 12 | 1418426000 | 6000640000 | TRIPLE T INNS OF PENNSYLVANIA | 560,930 |
| 13 | 1418401001 | 6004400000 | BOATMENS NAT BANK TR 829 | 474,110 |
| 14 | 1418253001 | 6004401000 | FIRST NAT BANK OF EFFINGHAM | 110,000 |
| 15 | 1418253002 | 6004414000 | ROMPEL INC | 117,200 |
| 16 | 1418253003 | 6004412000 | NATIONWIDE REAL ESTATE INC | 388,200 |
| 17 | 1418253004 | 6000656000 | MILLER PARTNERSHIP | 0 |
| 18 | 1418251011 | 6004410000 | FIRSTAR FACILITY MANAGEMENT | 120,680 |
| 19 | 1418251010 | 6004409000 | FIRST MID IL BK & TR 91067 | 191,970 |
| 20 | 1418251009 | 6004413000 | FIRST MID IL BK & TR 95008 | 51,580 |
| 21 | 1418251008 | 6004408000 | FFCA IIP 1986 PROPERTY COMPANY | 83,280 |
| 22 | 1418251007 | 6004417000 | MILLER MYRNA L | 68,120 |
| 23 | 1418251005 | 6004411000 | BOATMENS NAT BANK TR 829 | 4,970 |
| 24 | 1418151002 | 6000655000 | MATTOON CITY OF | 0 |
| 25 | 1418202004 | 6000662000 | MATTOON CITY OF | 5,270 |
| 26 | 1418251004 | 6004415000 | HESSE JERROLD & BRUCE DEITZ | 9,530 |
| 27 | 1418251001 | 6004405000 | HESSE JERROLD L & BRUCE DEITZ | 55,290 |
| 28 | 1418137007 | 6002753000 | PERRY ROBB & LINDA | 1,268 |
| 29 | 1418137008 | 6002754000 | JOHNSTON ELEANOR | 23,670 |
| 30 | 1418135002 | 6002784000 | YOUNG ELMER & MONA F TR | 23,670 |
| 31 | 1418134005 | 6002798000 | SIMS CHARLES E & JUDITH K | 19,390 |
| 32 | 1418134004 | 6002797000 | SIMS CHARLES E & JUDITH K | 7,571 |
| 33 | 1418110005 | 6002852000 | EDGAR COUNTY BK TR 455K310 | 153,480 |
| 34 | 1418109002 | 6002863000 | EPPERSON THOMAS C ETAL | 100,730 |
| 35 | 1313241002 | 7103060000 | PAULSON DAVID M & DAWN M | 7,945 |
| 36 | 1418109001 | 6002862000 | MILLER MONTE L & BRENDA L | 8,180 |
| 37 | 1313241001 | 7103059000 | MILLER MONTE L & BRENDA L | 8,954 |
| 38 | 1313240010 | 7103048000 | YOUNG ROGER W | 9,193 |

**PROPERTY IDENTIFICATION NUMBER (PIN) LIST
PROPERTY OWNER & 2006 EAV**

**Broadway East Redevelopment Project Area
City of Mattoon, Illinois**

| Map # | Parcel I. D. No. | Alt. Parcel Number | Property Owner | 2006 EAV (\$) |
|--------------|-------------------------|---------------------------|-------------------------------|----------------------|
| 39 | 1313240009 | 7103047000 | YOUNG ROGER W | 3,785 |
| 40 | 1313239008 | 7103028000 | GAINES JEFFERY H & MICKEY D | 25,760 |
| 41 | 1313253001 | 7103066000 | CITY OF MATTOON CITY CLERK | 0 |
| 42 | 1313276001 | 7105916000 | MATTOON CITY OF | 0 |
| 43 | 1418151001 | 7105909000 | MATTOON CITY OF | 0 |
| 44 | 1313256007 | - | MATTOON CITY OF | 0 |
| 45 | 1313259001 | - | MATTOON CITY OF | 0 |
| 46 | 1313259002 | 7103631000 | MATTOON CITY OF | 0 |
| 47 | 1313259003 | 7103630000 | BURKE DENISE RENEE | 18,781 |
| 48 | 1313260001 | 7103613000 | NALE CLIFFORD M & ROSE M | 15,270 |
| 49 | 1313260002 | 7103612000 | NALE CLIFFORD M & ROSE M | 852 |
| 50 | 1313260003 | 7103611000 | TUCKER KATHERINE I | 1,705 |
| 51 | 1313260004 | 7103610000 | INMAN CHARLES R | 3,567 |
| 52 | 1313257001 | - | MATTOON CITY OF | 0 |
| 53 | 1313277001 | - | MATTOON CITY OF | 0 |
| 54 | 1313277002 | 7103501000 | SPARLING ARTHUR D | 1,684 |
| 55 | 1313278001 | - | MATTOON CITY OF | 0 |
| 56 | 1313279001 | - | MATTOON CITY OF | 0 |
| 57 | 1313280001 | - | MATTOON CITY OF | 0 |
| 58 | 1418151002 | 6000655000 | MATTOON CITY OF | 0 |
| 59 | 1313276001 | 7105916000 | MATTOON CITY OF | 0 |
| 60 | 1418151001 | 7105909000 | MATTOON CITY OF | - |
| 61 | 1418178007 | 6003890000 | SHOCKLEY REBECCA | 25,400 |
| 62 | 1418178001 | 6003902000 | CORNELL ENTERPRISES | 3,192 |
| 63 | 1418178002 | 6003901000 | CORNELL ENTERPRISES | 34,730 |
| 64 | 1418177007 | 6003922000 | CORNELL DAVID W | 4,263 |
| 65 | 1418177006 | 6003921000 | CORNELL DAVID W ETAL | 3,598 |
| 66 | 1418177005 | 6003920000 | MATTOON CITY OF | 0 |
| 67 | 1418177002 | 6003927000 | TORRALBA JUDY | 15,703 |
| 68 | 1418177001 | 6003920000 | MATTOON CITY OF | - |
| 69 | 1418176006 | 6003948000 | PAULSON DAVID M & DAWN M | 8,746 |
| 70 | 1418176005 | 6003947000 | PAULSON DAVID | 3,494 |
| 71 | 1418176004 | 6003946000 | PAULSON DAVID | 1,393 |
| 72 | 1418176002 | 6003952000 | PAULSON DAVID | 26,740 |
| 73 | 1418176001 | 6003954000 | PAULSON DAVID | 4,877 |
| 74 | 1418154005 | 6003970000 | WEBB JOSEPH NEAL & PATRICIA E | 9,220 |
| 75 | 1418154010 | 6003978000 | | 8,290 |
| 76 | 1418154004 | 6003969000 | ROMINGER IAN & SUZANNE | 27,150 |
| 77 | 1418154001 | 6003973000 | ABBOTT LLOYD G & DORTHEA A | 3,629 |
| 78 | 1418153002 | 6003987000 | CORDES DONALD | 14,382 |

**PROPERTY IDENTIFICATION NUMBER (PIN) LIST
PROPERTY OWNER & 2006 EAV**

**Broadway East Redevelopment Project Area
City of Mattoon, Illinois**

| Map # | Parcel I. D. No. | Alt. Parcel Number | Property Owner | 2006 EAV (\$) |
|--------------|-------------------------|---------------------------|-------------------------------|----------------------|
| 79 | 1418153001 | 6003988000 | MINCE EULA | 10,576 |
| 80 | 1418152009 | 6004004000 | GOODWIN THELMA ESTATE | 47,420 |
| 81 | 1418152008 | 6004005000 | CORDES LEONARD L & MARY E | 5,418 |
| 82 | 1418152007 | 6004006000 | CORDES LEONARD L | 18,948 |
| 83 | 1418152006 | 6004007000 | ENGEL STUART CHRIS | 108,550 |
| 84 | 1418152005 | 6004008000 | ENGEL STUART CHRIS | 36,330 |
| 85 | 1418152004 | 6004009000 | ENGEL CONSTRUCTION CO INC | 4,000 |
| 86 | 1418152003 | 6004009000 | ENGEL CONSTRUCTION CO INC | - |
| 87 | 1418152002 | 6004019000 | HENDERSON KENNETH L | 20,258 |
| 88 | 1418152001 | 6004020000 | HENDERSON KENNETH L & LINDA R | 9,390 |
| 89 | 1313426002 | 7103946000 | HOMANN JOANN | 16,931 |
| 90 | 1313426003 | 7103947000 | HOMANN JOANN | 17,170 |
| 91 | 1313426004 | 7103948000 | EVANS MARY M | 12,479 |
| 92 | 1313426005 | 7103949000 | HUTCHINS JAMES S | 35,370 |
| 93 | 1313426006 | 7103950000 | GLOSSER JOHN C & KATHY J | 25,677 |
| 94 | 1313427001 | 7103965000 | OKAW BLDG & LN | 93,030 |
| 95 | 1313427002 | 7103966000 | FIRST NAT BK LT 2600-2788 | 26,083 |
| 96 | 1313427003 | 7103967000 | FIRST NAT BK LT 2600-2788 | 2,797 |
| 97 | 1313427004 | 7103969000 | FIRST NAT BK LT 2600-2788 | 1,747 |
| 98 | 1313427005 | 7103968000 | FIRST NAT BK LT 2600-2788 | 1,393 |
| 99 | 1313427006 | 7103970000 | FIRST NAT BK TR 2600 2788 | 4,080 |
| 100 | 1313428002 | 7103985000 | PERRY THURL S & TRACY I | 6,489 |
| 101 | 1313428001 | 7103986000 | MCGILL HELEN TRUST | 5,532 |
| 102 | 1313428003 | 7103987000 | GAINES JEFFREY H & MICKEY D | 44,020 |
| 103 | 1313428004 | 7103988000 | SELVIDGE DONALD R & NANCY C | 13,810 |
| 104 | 1313428005 | 7103989000 | SELVIDGE DONALD R & NANCY C | 27,100 |
| 105 | 1313428006 | 7103990000 | COFFMAN KENT W & DOROTHY LEE | 26,758 |
| 106 | 1313428007 | 7103992000 | BLAW KNOX EMPLOYEES CR UNION | 14,950 |
| 107 | 1313288001 | - | MATTOON CITY OF | 0 |
| 108 | 1313429001 | 6000660000 | MATTOON CITY OF | 0 |
| 109 | 1418155001 | 6000660000 | MATTOON CITY OF | 0 |
| 110 | 1418326002 | 6004125000 | MID ILLINOIS NEWSPAPERS INC | 199,310 |
| 111 | 1418327007 | 6004110000 | SPARKS RAY A TR | 75,660 |
| 112 | 1418327008 | 6004111000 | CUMMINS ROBERT E & WANDA L | 50,880 |
| 113 | 1418327009 | 6004112000 | CUMMINS ROBERT E & WANDA L | 101,210 |
| 114 | 1418327010 | 6004113000 | CUMMINS ROBERT E & WANDA L | 16,330 |
| 115 | 1418327011 | 6004114000 | FIRST MID IL BK & TR 99024 | 32,670 |
| 116 | 1418178015 | 6003906000 | RARDIN MARJORIE A | 3,494 |
| 117 | 1418178016 | 6003907000 | RARDIN MARJORIE A | 3,494 |
| 118 | 1418178017 | 6003908000 | GARDNER LOREN GENE SR | 3,494 |

**PROPERTY IDENTIFICATION NUMBER (PIN) LIST
PROPERTY OWNER & 2006 EAV**

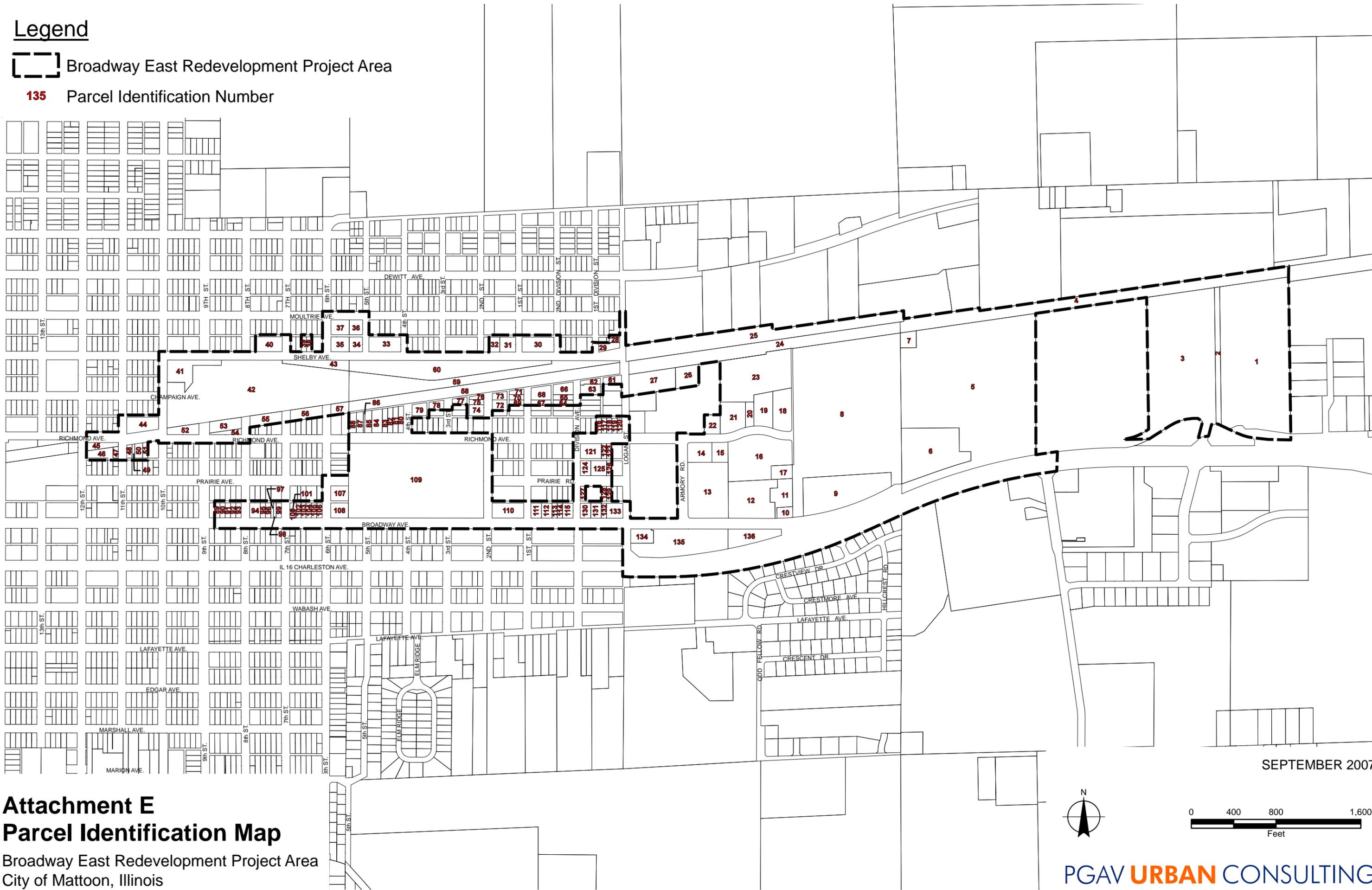
**Broadway East Redevelopment Project Area
City of Mattoon, Illinois**

| Map # | Parcel I. D. No. | Alt. Parcel Number | Property Owner | 2006 EAV (\$) |
|--------------|-------------------------|---------------------------|--------------------------------|----------------------|
| 119 | 1418178018 | 6003909000 | SHOCKLEY RICHARD L & REBECCA L | 7,456 |
| 120 | 1418178019 | 6003910000 | SHOCKLEY RICHARD L & REBECCA | 5,594 |
| 121 | 1418181001 | 6004074000 | BAL ESTATE COMPANY | 11,190 |
| 122 | 1418181002 | 6004073000 | BAL ESTATE COMPANY | 3,494 |
| 123 | 1418181003 | 6004072000 | BANKCENTRAL TRUST | 3,494 |
| 124 | 1418181005 | 6004075000 | BAL ESTATE COMPANY | 5,595 |
| 125 | 1418181006 | 6004076000 | BAL ESTATE COMPANY | 8,392 |
| 126 | 1418181007 | 6004077000 | BANKCENTRAL TRUST | 3,494 |
| 127 | 1418328001 | 6004092000 | BAL ESTATE COMPANY | 34,300 |
| 128 | 1418328003 | 6004090000 | YOUNT CHERYL L | 3,494 |
| 129 | 1418328004 | 6004089000 | YOUNT CHERYL L | 3,494 |
| 130 | 1418328001 | 6004092000 | BAL ESTATE COMPANY | 34,300 |
| 131 | 1418328007 | 6004093000 | BRIDGES LANNY D & MITZI D | 48,000 |
| 132 | 1418328008 | 6004094000 | BAL ESTATE COMPANY | 16,330 |
| 133 | 1418328009 | 6004095000 | BAL ESTATE COMPANY | 34,070 |
| 134 | 1418402001 | 600645001 | NATIONSBANK | 223,820 |
| 135 | 1418402002 | 6000645000 | MATTOON DEVELOPMENT PRTSP | 419,720 |
| 136 | 1418402003 | 6000647000 | FIRST MID IL BK & TR | 141,780 |
| | | | TOTAL | \$ 6,501,677 |

Legend

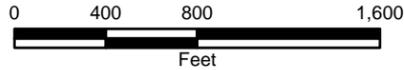
 Broadway East Redevelopment Project Area

135 Parcel Identification Number



Attachment E
Parcel Identification Map
Broadway East Redevelopment Project Area
City of Mattoon, Illinois

SEPTEMBER 2007



PGAV URBAN CONSULTING

CITY OF MATTOON, ILLINOIS

ORDINANCE NO. 2007-5244

**ORDINANCE DESIGNATING THE
BROADWAY EAST REDEVELOPMENT PROJECT AREA**

WHEREAS, the City Council has heretofore in Ordinance No. 2007-5243 adopted and approved the Tax Increment Redevelopment Plan and Project for the proposed Broadway East Redevelopment Project Area with respect to which a public hearing was held on November 20, 2007 and it is now necessary and desirable to designate the area referred to in said plan as the Broadway East Redevelopment Project Area;

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MATTOON, ILLINOIS, that the area described the attached Exhibit A is hereby designated as the Broadway East Redevelopment Project Area pursuant to Section 11-74.4.4 of the Tax Increment Allocation Redevelopment Act:

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

Upon motion by _____, seconded by _____, adopted this _____ day of _____, 2007, by a roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____

ABSENT (Names): _____

Approved this _____ day of _____, 2007.

David W. Cline, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

Susan J. O'Brien, City Clerk

J. Preston Owen, City Attorney

Recorded in the Municipality's Records on _____, 2007.

EXHIBIT A

LEGAL DESCRIPTION FOR MATTOON BROADWAY EAST TIF DISTRICT

A tract of land being a part of Section 17 and part of Section 18, Township 12 North, Range 8 East of the Third Principal Meridian, in the City of Mattoon, Coles County, Illinois, being described as follows:

Beginning at the intersection of the East line of Dettro Drive and the South line of F.A. Route 17 (Illinois Route 16) at Station 75+39.91, 100 feet right; thence Southwesterly 1525.6 feet along a curve to the left on said South line, concave to the Southeast, with a radius of 5271.3 feet to the Northeast corner of Crestview Addition, as recorded in Book 2 of Plats at Page 128 at the Coles County Recorder's Office; thence Southwesterly 40.4 feet along a curve to the left on said South line of F.A. Route 17 (Illinois Route 16), concave to the Southeast, with a radius of 5271.3 feet; thence Southwesterly 412.3 feet along said South line of F.A. Route 17 (Illinois Route 16); thence Southwesterly 371.7 feet along a curve to the right on said South line, concave to the Northwest, having a radius of 4507.46 feet to the Northeast corner of Crestview Addition as recorded in Book 2 of Plats at Page 98 at the Coles County Recorder's Office; thence continuing Southwesterly 912.4 feet along a curve to the right on said South line of F.A. Route 17, concave to the Northwest, having a radius of 4507.46 feet to the Northwest corner of said Crestview Addition; thence Westerly 317.7 feet along a curve to the right on said South line of F.A. Route 17, concave to the Northwest, having a radius of 4507.46 feet; thence West 677.7 feet along said South line of F.A. Route 17 (Illinois Route 16) to a point on the West line of Logan Street, point also being on the East line of Lot 1 in Block 14 of Lumpkin Heights, as recorded in Book 3 of Plats at Page 73 at the Coles County Recorder's Office; thence Northerly 442.3 feet along the West line of Logan Street to the South line of Broadway Avenue, point also being the Northeast corner of Lot 1 in Block 1 of said Lumpkin Heights; thence Westerly 3851.5 feet along the South line of said Broadway Avenue to the Northeast corner of Lot 6 in Block 132 of the original town plat of Mattoon as recorded in Book 1 of Plats at Page 3 at the Coles County Recorder's Office; thence along the following described courses within said original town plat of Mattoon as monumented and occupied: Northerly 260.4 feet along the Northerly extension of the East line of Lot 6, the East line of Lot 7 in Block 125, and the Northerly extension of said East line of Lot 7 to the Southeast corner of Lot 6 in Block 125, point also being on the North line of the alley in Block 125; Easterly 1015.6 feet along the North line of the alley in Blocks 125, 126, 127, and the Easterly extensions thereof to the West line of Sixth Street, point also being the Southeast corner of Lot 1 in Block 127; Northerly 240.5 feet along the West line of Sixth Street to the North line of Prairie Avenue, point also being the Southeast corner of Lot 12 in Block 99; Easterly 284.2 feet along the North line of Prairie Avenue to the Southeast corner of Lot 6 in Block 98; Northerly 586.1 feet to the Northeast corner of Lot 1

in Block 94, point also being on the Southeasterly line of the former Terre Haute and Alton Railroad (CCC and St. Louis Railroad Company); Southwesterly 944.1 feet along the Southeasterly line of said Terre Haute and Alton Railroad (CCC and St. Louis Railroad Company) to the Northwest corner of Lot 2 in Block 96, point also being on the East line of Eighth Street; Southerly 149.5 feet along the East line of Eighth Street to the South line of Richmond Avenue, point also being the Northwest corner of Lot 6 in Block 100; Westerly 861.0 feet along the South line of Richmond Avenue to the West line of Tenth Street, point also being on the East line of Lot 1 in Block 103; Northerly 24.3 feet along said West line of Tenth Street to the Northeast corner of Lot 1 in Block 103; Southwesterly 101.2 feet along the Northern line of Lots 1 and 2 of Block 103 to the Northwest corner of said Lot 2; Southerly 170.3 feet along the West line and Southern extension of the West line of said Lot 2 to the South line of an alley in said Block 103, point also being the Northwest corner of Lot 11 in Block 103; Westerly 580.8 feet along the South line and Westerly extension of said alley in Block 103 and the South line of the alley in Block 104 to the East line of Twelfth Street, point also being the Northwest corner of Lot 7 in Block 104; Northerly 265.3 feet along the East line of Twelfth Street to the North line of Richmond Avenue, point also being the Southwest corner of Lot 7 in Block 87; Easterly 300.5 feet along said North line to the West line of Eleventh Street, point also being the Southeast corner of Lot 12 in Block 87; Northerly 159.2 feet along the West line of Eleventh Street to the North line of the alley in Block 87, point also being the Southeast corner of Lot 1 in Block 87; Easterly 380.5 feet along the North line and Westerly extension of the alley in Block 88 to the Southeast corner of Lot 1 in Block 88, point being on the West line of Tenth Street; Northerly 597.3 feet to the North line of Shelby Avenue, point also being the Southeast corner of Lot 12 in Block 56; Easterly 911.6 feet along the North line of Shelby Avenue to the Southeast corner of Lot 7 in Block 59; Northerly 160.1 feet along the East line and Northern extension of Lot 7 in Block 59 to the North line of the alley in Block 59, point also being the Southeast corner of Lot 6 in Block 59; thence Easterly 332.1 feet along the North line and Easterly extension of said alley to the East line of Seventh Street, point also being the Southwest corner of Lot 6 in Block 60; Southerly 160.1 feet along the West line of Seventh Street to the North line of Shelby Avenue, point also being the Southwest corner of Lot 7 in Block 60; Easterly 100.2 feet along the North line of Shelby Avenue to the Southeast corner of Lot 8 in Block 60; Northerly 160.1 feet along the East line and Northerly extension of Lot 8 in Block 60 to the North line of the alley in Block 60, point also being the Southwest corner of Lot 4 in Block 60; Easterly 100.1 feet along the North line of the alley to the Southeast corner of Lot 3 in Block 60; Southerly 160.1 feet along the East line and Northerly extension of Lot 10 in Block 60 to the North line of Shelby Avenue, point also being the Southeast corner of Lot 10 in Block 60; Easterly 100.2 feet along the North line of Shelby Avenue to the West line of Sixth Street, point also being the Southeast corner of Lot 12 in Block 60; Northerly 380.1 feet along the West line of Sixth Street to the North line of Moultrie Avenue, point also being the Southeast corner of Lot 12 in Block 33; Easterly 439.1 feet along the North line of Moultrie Avenue to the East line of Fifth Street, point also being the Southwest corner of Lot 7 in Block 10 of Grant Park Place as recorded in Book 1 of Plats at Page 125 at the Coles County Recorder's Office; thence along the following described

courses within said Grant Park Place as monumented and occupied: Southerly 220.1 feet to the North line of the alley in Block 23, point also being the Southwest corner of Lot 6 in Block 23; Easterly 361.2 feet along the North line and Easterly extension of said alley to the East line of Fourth Street, point also being the Southwest corner of Lot 6 in Block 22; Southerly 160.2 feet along the East line of Fourth Street to the North line of Shelby Avenue, point also being the Southwest corner of Lot 7 in Block 22; thence Easterly 773.1 feet along the North line of Shelby Avenue to the Southeast corner of Lot 7 in Block 20; Northerly 160.4 feet along the East line and Northerly extension of said Lot 7 to the North line of the alley in Block 20, point also being the Southwest corner of Lot 5 in Block 20; Easterly 672.2 feet along the North line of the alley in Blocks 19 and 20, and Easterly extensions thereof, to the East line of Second Division Street, point also being the Southwest corner of Lot 6 in Block 18; Southerly 160.5 feet along the East line of Second Division Street to the North line of Shelby Avenue, point also being the Southwest corner of Lot 7 in Block 18; Easterly 301.4 feet along the North line of Shelby Avenue to the West line of Laurel Street (First Division Street), point also being the Southeast corner of Lot 12 in Block 18; Northerly 90.6 feet along the West line of Laurel Street (First Division Street); East 159.5 feet to the East line of Lot 8 in Block 17; Northerly 90.6 feet along the East line and Northerly extension of said Lot 8 to the North line of the alley in Block 17, point also being Southwest corner of Lot 4 in Block 17; Easterly 100.0 feet along the North line of said alley to the West line of Logan Street, point also being the Southeast corner of Lot 3 in Block 17; Northerly 220.0 feet along the West line of Logan Street to the North line of Moultrie Avenue, point also being the Southeast corner of Lot 10 in Block 16; Easterly 55.2 feet along the Easterly extension of the North line of Moultrie Avenue to the East line of Logan Street; Southerly 318.3 feet to the North line of the abandoned railroad of CCC and St. Louis Railroad Company; thence along the Northern boundary of an abandoned railroad Right-of-Way of CCC and St. Louis Railroad Company as monumented and occupied on the following described courses: Northeasterly 1396.9 feet; Southerly 50.4 feet; Northeasterly 1252.6 feet; Southerly 75.7 feet; Northeasterly 723.4 feet; Southerly 27.7 feet; Northeasterly 2944.0 feet; thence Southerly 1616.6 feet along the East line and Northerly extension thereof of a tract as described in a Warranty Deed and recorded on Document Number 515520 in Volume 727 at Page 138 at the Coles County Recorder's Office to the South line of Broadway Avenue; thence along the Southern boundary of Broadway Avenue as monumented and occupied on the following described courses: Westerly 257.3 feet; Northwesterly 261.4 feet along a curve to the right, concave to the Northeast, having a radius of 555.11 feet; Northwesterly 191.2 feet; Westerly 56.6 feet to the Easterly line of Swords Drive; thence Southwesterly 112.4 feet along the Eastern line of Swords Drive; thence Southwesterly 97.6 feet to the West line of Swords Drive; thence Northeasterly 156.0 feet along the West line of Swords Drive to the South line of Broadway Avenue; thence along the Southern boundary of Broadway Avenue as monumented and occupied on the following described courses: Northwesterly 53.4 feet; Southwesterly 283.1 feet along a curve to the left, concave to the Southeast, having a radius of 460.0 feet; Southwesterly 225.7 feet; thence West 227.5 feet; thence Northerly 2.24 feet to the North line of Broadway Avenue; thence Northeasterly 211.4 feet along a curve to the left, concave to the Northwest,

having a radius of 460.0 feet on said North line of Broadway Avenue; thence Northeasterly 45.6 feet along the North line of Broadway Avenue to the West line of a tract as described on a Warranty Deed on Document Number 0686485 at the Coles County Recorder's Office; thence Northerly 1240.7 feet along the West line of said tract to the South line of the abandoned railroad Right-of-Way of CCC and St. Louis Railroad Company; thence Southwesterly 1058.7 feet along the Southern line of said abandoned railroad Right-of-Way to the Northeast corner of a tract described as Tract 1 in a Quit Claim Deed and recorded on Document Number 0678055 at the Coles County Recorder's Office; thence Southerly 1328.4 feet along the East line of said Tract 1 to the North line of F.A. Route 17 (Illinois Route 16); thence Northeasterly 197.95 feet along a curve to the right, concave to the Southeast with a radius of 5130.5 feet on said North line of F.A. Route 17 (Illinois Route 16); thence South 181.1 feet to the Point of Beginning, encompassing 382.4 acres, more or less.

EXCEPTING THEREFROM:

A tract of land being part of the West half of Section 18, Township 12 North, Range 8 East of the Third Principal Meridian, in the City of Mattoon, Coles County, Illinois, being described as follows:

Beginning at the Southeast corner of Lot 7 in Block 1 of Urban Heights as recorded in Book 1 of Plats at Page 129 at the Coles County Recorder's Office; thence along the following described courses within said Urban Heights as monumented and occupied: Westerly 243.0 feet along the Northern line of said alley to a point of intersection of the Northern extension of the East line of Lot 17 in Block 1; Southerly 160.0 feet along the East line and Northern extension of said Lot 17 to a point on the North line of Richmond Avenue, point also being the Southeast corner of Lot 17; Westerly 217.5 feet along the North line of Richmond Avenue to a point on the West line of Division Street, point also being the Southeast corner of Lot 19 in Block 2; Southerly 640.0 feet to the Southeast corner of Lot 1 in Block 12, point also being on the North line of an alley in Block 12; Westerly 767.5 feet along the North line and a Westerly extension of the alley in Block 12 and the North line of the alley in Block 13 to the East line of Second Street, point also being the Southwest corner of Lot 6 in Block 13; Northerly 640.0 feet along said East line of Second Street to the North line of Richmond Avenue, point also being the Southwest corner of Lot 10 in Block 3; Westerly 759.1 feet along said North line of Richmond Avenue to the East line of Fourth Street, point also being the Southwest corner of Lot 5 in Block 5; Northerly 140.0 feet along said East line of Fourth Street to the South line of the alley in Block 5, point also being the Northwest corner of said Lot 5; Easterly 159.8 feet along the South line of said alley to a point of intersection of the Southern extension of the West line of Lot 2 in Block 5; Northerly 75.4 feet along the West line and Southern extension of Lot 2 to the Northwest corner of said Lot 2; Easterly 219.6 feet along the North line and Easterly extension of Lot 2 to the East line of Third Street; Northerly 50.9 feet along the East line of Third Street to the Northwest corner of Lot 6 in Block 4; Easterly 139.6 feet along the North line of said Lot 6 to

the Northeast corner of Lot 6, point also being on the West line of an alley within said Block 4; Southerly 120.0 feet along the West line and Southern extension of the alley to a point of intersection with the South line of an alley in said Block 4; Easterly 239.2 feet along the South line of said alley and Easterly extension thereof in Block 4 to the East line of Second Street; Northerly 70.0 feet along the East line of Second Street to the Northwest corner of Lot 6 in Block 3; Easterly 159.1 feet along the North line of Lot 6 and Easterly extension thereof to the East line of an alley in said Block 3; Northerly 50.0 feet along the East line of said alley to the Northwest corner of Lot 4 in Block 3; thence 207.5 feet along the North line of Lot 4 in Block 3 and extension thereof to the East line of First Street, point also being the Northwest corner of Lot 8 in Block 2; Easterly 210.0 feet along the North line of Lot 8 in Block 2 and extension thereof to the East line of an alley in said Block 2, point also being the Northwest corner of Lot 5 in Block 2; Easterly 257.5 feet along the North line of Lot 5 in Block 2 and extension thereof to the East line of Division Street; Northerly 100.0 feet along the East line of Division Street to the Northwest corner of Lot 11 in Block 1; Easterly 213.9 feet along the North line of Lot 11 and Easterly extension thereof to the East line of an alley in said Block 1; Northerly 99.3 feet along the East line of said alley to the Northwest corner of Lot 2 in Block 1; Easterly 175.1 feet along the North line of said Lot 2 to the West line of Logan Street, point also being the Northeast corner of Lot 2 in Block 1; Southerly 120.1 feet along the West line of Logan Street to a point that intersects with the Southwesterly extension of the South line of a tract located on Broadway Shopping Center as described in a Trustee's Deed on Document Number 461975 at the Coles County Recorder's Office; thence Northeasterly 736.4 feet along the South line of said tract and Southwesterly extension thereof and the South line of a tract as described in a Trustee's Deed on Document Number 449105 to the Southeast corner of said tract; thence Northerly 199.2 feet along the said tract as described on Document Number 499105 to the Southern line of the abandoned CCC and St. Louis Railroad Company; thence Northeasterly 204.1 feet along the Southerly line of the abandoned CCC and St. Louis Railroad to a point being the Northeast corner of Lot 1 in Block 2 of Broadway Shopping Center as recorded in Book 5 of Plats at Page 44 at the Coles County Recorder's Office; thence Southerly 505.5 feet along the East line of Lot 1 in Block 2 of said Broadway Shopping Center; thence Westerly 150.0 feet; thence Southerly 180.0 feet to a point on the North line of Richmond Avenue being 150.0 feet West of the Southeast corner of Lot 1 in Block 2 of said Broadway Shopping Center; thence along the North boundary of Richmond Avenue on the following described courses: Westerly 160.75 feet; Northerly 10.00 feet; Westerly 98.6 feet to a point of intersection with the Northern extension of the West line of Armory Road; thence Southerly 801.4 feet along the West line of Armory Road and Northerly extension thereof to the North line of Broadway Avenue; thence Westerly 444.6 feet along the North line of Broadway Avenue to the East line of Logan Street; thence 160.7 feet along the East line of Logan Street to a point of intersection with the Easterly extension of the North line of an alley in Block 11 of Urban Heights as recorded in Book 1 of Plats at Page 129 at the Coles County Recorder's Office; thence Easterly 173.7 feet along the North line of said alley and Easterly extension thereof to the Southwest corner of Lot 2 in Block 11 of said Urban Heights; thence Northerly 240.0 feet along the West line of Lot 2

and Northern extension thereof to the North line of Prairie Avenue, point being the Southeast corner of Lot 14 in Block 10; Northerly 160.0 feet along the East line of Lot 14 in Block 10 and Northerly extension thereof to the North line of an alley in Block 10, point also being the Southwest corner of Lot 2 in Block 10; Northerly 140.0 feet along the West line of Lot 2 in Block 10 to the Northwest corner of Lot 2 in Block 10, point also being on the South line of Richmond Avenue; thence Easterly 167.4 feet along the South line of Richmond Avenue and Easterly extension thereof to the East line of Logan Street; thence Northerly 259.9 feet along the East line of Logan Street to a point intersecting with the Easterly extension of the South line of Lot 7 in Block 1 of said Urban Heights; thence Westerly 70.0 feet along the Easterly extension of the South line of Lot 7 in Block 1 of said Urban Heights to the Point of Beginning, encompassing 41.0 acres, more or less.

ALSO EXCEPTING THEREFROM:

Lots 5, 6, and 7 in Block 11 of Urban Heights, as recorded in Book 1 of Plats at Page 129 at the Coles County Recorder's Office, encompassing 0.5 acres, more or less, situated in the City of Mattoon, Coles County, Illinois.

Net area of Mattoon Broadway East TIF District encompasses 340.9 acres, more or less.

CITY OF MATTOON, ILLINOIS

ORDINANCE NO. 2007-5245

**ADOPTING TAX INCREMENT FINANCING
FOR THE BROADWAY EAST REDEVELOPMENT PROJECT AREA**

WHEREAS, the City of Mattoon, Illinois desires to adopt tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the "Act".

WHEREAS, the City of Mattoon has adopted a Tax Increment Redevelopment Plan and Project, designated the Broadway East Redevelopment Project Area pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MATTOON, ILLINOIS, that:

1. Tax increment financing is hereby adopted in respect to the Tax Increment Redevelopment Plan and Project for the Broadway East Redevelopment Project Area (Area) approved and adopted pursuant to Ordinance No. 2007-5243 of the City of Mattoon, which said Area was designated pursuant to Ordinance No. 2007-5244 and is described in the Exhibit A, attached hereto and made part of this Ordinance.
2. After the total equalized assessed valuation of taxable real property in Broadway East Redevelopment Project Area exceeds the total initial equalized assessed value of all taxable real property in the Broadway East Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon real property in the Broadway East Redevelopment Project Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9(b) of the Act each year after the effective date of this Ordinance until the Broadway East Redevelopment Project Area costs and obligations issued in respect thereto have been paid shall be divided as follows:
 - a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Broadway East Redevelopment Project Area shall be allocated to and when collected shall be paid by the county collector to the

respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the redevelopment project area over and above the initial equalized assessed value of each property in the Broadway East Redevelopment Project Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund called "the Special Tax Allocation Fund for the Broadway East Redevelopment Project Area" of the City of Mattoon for the purpose of paying Broadway East Redevelopment Project Area costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

4. This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

Upon motion by _____, seconded by _____, adopted this _____ day of _____, 2007, by a roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____
ABSENT (Names): _____

Approved this _____ day of _____, 2007.

David W. Cline, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

Susan J. O'Brien, City Clerk
Recorded in the Municipality's Records on _____, 2007.

J. Preston Owen, City Attorney

EXHIBIT A

LEGAL DESCRIPTION FOR MATTOON BROADWAY EAST TIF DISTRICT

A tract of land being a part of Section 17 and part of Section 18, Township 12 North, Range 8 East of the Third Principal Meridian, in the City of Mattoon, Coles County, Illinois, being described as follows:

Beginning at the intersection of the East line of Dettro Drive and the South line of F.A. Route 17 (Illinois Route 16) at Station 75+39.91, 100 feet right; thence Southwesterly 1525.6 feet along a curve to the left on said South line, concave to the Southeast, with a radius of 5271.3 feet to the Northeast corner of Crestview Addition, as recorded in Book 2 of Plats at Page 128 at the Coles County Recorder's Office; thence Southwesterly 40.4 feet along a curve to the left on said South line of F.A. Route 17 (Illinois Route 16), concave to the Southeast, with a radius of 5271.3 feet; thence Southwesterly 412.3 feet along said South line of F.A. Route 17 (Illinois Route 16); thence Southwesterly 371.7 feet along a curve to the right on said South line, concave to the Northwest, having a radius of 4507.46 feet to the Northeast corner of Crestview Addition as recorded in Book 2 of Plats at Page 98 at the Coles County Recorder's Office; thence continuing Southwesterly 912.4 feet along a curve to the right on said South line of F.A. Route 17, concave to the Northwest, having a radius of 4507.46 feet to the Northwest corner of said Crestview Addition; thence Westerly 317.7 feet along a curve to the right on said South line of F.A. Route 17, concave to the Northwest, having a radius of 4507.46 feet; thence West 677.7 feet along said South line of F.A. Route 17 (Illinois Route 16) to a point on the West line of Logan Street, point also being on the East line of Lot 1 in Block 14 of Lumpkin Heights, as recorded in Book 3 of Plats at Page 73 at the Coles County Recorder's Office; thence Northerly 442.3 feet along the West line of Logan Street to the South line of Broadway Avenue, point also being the Northeast corner of Lot 1 in Block 1 of said Lumpkin Heights; thence Westerly 3851.5 feet along the South line of said Broadway Avenue to the Northeast corner of Lot 6 in Block 132 of the original town plat of Mattoon as recorded in Book 1 of Plats at Page 3 at the Coles County Recorder's Office; thence along the following described courses within said original town plat of Mattoon as monumented and occupied: Northerly 260.4 feet along the Northerly extension of the East line of Lot 6, the East line of Lot 7 in Block 125, and the Northerly extension of said East line of Lot 7 to the Southeast corner of Lot 6 in Block 125, point also being on the North line of the alley in Block 125; Easterly 1015.6 feet along the North line of the alley in Blocks 125, 126, 127, and the Easterly extensions thereof to the West line of Sixth Street, point also being the Southeast corner of Lot 1 in Block 127; Northerly 240.5 feet along the West line of Sixth Street to the North line of Prairie Avenue, point also being the Southeast corner of Lot 12 in Block 99; Easterly 284.2 feet along the North line of Prairie Avenue to the Southeast corner of Lot 6 in Block 98; Northerly 586.1 feet to the Northeast corner of Lot 1

in Block 94, point also being on the Southeasterly line of the former Terre Haute and Alton Railroad (CCC and St. Louis Railroad Company); Southwesterly 944.1 feet along the Southeasterly line of said Terre Haute and Alton Railroad (CCC and St. Louis Railroad Company) to the Northwest corner of Lot 2 in Block 96, point also being on the East line of Eighth Street; Southerly 149.5 feet along the East line of Eighth Street to the South line of Richmond Avenue, point also being the Northwest corner of Lot 6 in Block 100; Westerly 861.0 feet along the South line of Richmond Avenue to the West line of Tenth Street, point also being on the East line of Lot 1 in Block 103; Northerly 24.3 feet along said West line of Tenth Street to the Northeast corner of Lot 1 in Block 103; Southwesterly 101.2 feet along the Northern line of Lots 1 and 2 of Block 103 to the Northwest corner of said Lot 2; Southerly 170.3 feet along the West line and Southern extension of the West line of said Lot 2 to the South line of an alley in said Block 103, point also being the Northwest corner of Lot 11 in Block 103; Westerly 580.8 feet along the South line and Westerly extension of said alley in Block 103 and the South line of the alley in Block 104 to the East line of Twelfth Street, point also being the Northwest corner of Lot 7 in Block 104; Northerly 265.3 feet along the East line of Twelfth Street to the North line of Richmond Avenue, point also being the Southwest corner of Lot 7 in Block 87; Easterly 300.5 feet along said North line to the West line of Eleventh Street, point also being the Southeast corner of Lot 12 in Block 87; Northerly 159.2 feet along the West line of Eleventh Street to the North line of the alley in Block 87, point also being the Southeast corner of Lot 1 in Block 87; Easterly 380.5 feet along the North line and Westerly extension of the alley in Block 88 to the Southeast corner of Lot 1 in Block 88, point being on the West line of Tenth Street; Northerly 597.3 feet to the North line of Shelby Avenue, point also being the Southeast corner of Lot 12 in Block 56; Easterly 911.6 feet along the North line of Shelby Avenue to the Southeast corner of Lot 7 in Block 59; Northerly 160.1 feet along the East line and Northern extension of Lot 7 in Block 59 to the North line of the alley in Block 59, point also being the Southeast corner of Lot 6 in Block 59; thence Easterly 332.1 feet along the North line and Easterly extension of said alley to the East line of Seventh Street, point also being the Southwest corner of Lot 6 in Block 60; Southerly 160.1 feet along the West line of Seventh Street to the North line of Shelby Avenue, point also being the Southwest corner of Lot 7 in Block 60; Easterly 100.2 feet along the North line of Shelby Avenue to the Southeast corner of Lot 8 in Block 60; Northerly 160.1 feet along the East line and Northerly extension of Lot 8 in Block 60 to the North line of the alley in Block 60, point also being the Southwest corner of Lot 4 in Block 60; Easterly 100.1 feet along the North line of the alley to the Southeast corner of Lot 3 in Block 60; Southerly 160.1 feet along the East line and Northerly extension of Lot 10 in Block 60 to the North line of Shelby Avenue, point also being the Southeast corner of Lot 10 in Block 60; Easterly 100.2 feet along the North line of Shelby Avenue to the West line of Sixth Street, point also being the Southeast corner of Lot 12 in Block 60; Northerly 380.1 feet along the West line of Sixth Street to the North line of Moultrie Avenue, point also being the Southeast corner of Lot 12 in Block 33; Easterly 439.1 feet along the North line of Moultrie Avenue to the East line of Fifth Street, point also being the Southwest corner of Lot 7 in Block 10 of Grant Park Place as recorded in Book 1 of Plats at Page 125 at the Coles County Recorder's Office; thence along the following described

courses within said Grant Park Place as monumented and occupied: Southerly 220.1 feet to the North line of the alley in Block 23, point also being the Southwest corner of Lot 6 in Block 23; Easterly 361.2 feet along the North line and Easterly extension of said alley to the East line of Fourth Street, point also being the Southwest corner of Lot 6 in Block 22; Southerly 160.2 feet along the East line of Fourth Street to the North line of Shelby Avenue, point also being the Southwest corner of Lot 7 in Block 22; thence Easterly 773.1 feet along the North line of Shelby Avenue to the Southeast corner of Lot 7 in Block 20; Northerly 160.4 feet along the East line and Northerly extension of said Lot 7 to the North line of the alley in Block 20, point also being the Southwest corner of Lot 5 in Block 20; Easterly 672.2 feet along the North line of the alley in Blocks 19 and 20, and Easterly extensions thereof, to the East line of Second Division Street, point also being the Southwest corner of Lot 6 in Block 18; Southerly 160.5 feet along the East line of Second Division Street to the North line of Shelby Avenue, point also being the Southwest corner of Lot 7 in Block 18; Easterly 301.4 feet along the North line of Shelby Avenue to the West line of Laurel Street (First Division Street), point also being the Southeast corner of Lot 12 in Block 18; Northerly 90.6 feet along the West line of Laurel Street (First Division Street); East 159.5 feet to the East line of Lot 8 in Block 17; Northerly 90.6 feet along the East line and Northerly extension of said Lot 8 to the North line of the alley in Block 17, point also being Southwest corner of Lot 4 in Block 17; Easterly 100.0 feet along the North line of said alley to the West line of Logan Street, point also being the Southeast corner of Lot 3 in Block 17; Northerly 220.0 feet along the West line of Logan Street to the North line of Moultrie Avenue, point also being the Southeast corner of Lot 10 in Block 16; Easterly 55.2 feet along the Easterly extension of the North line of Moultrie Avenue to the East line of Logan Street; Southerly 318.3 feet to the North line of the abandoned railroad of CCC and St. Louis Railroad Company; thence along the Northern boundary of an abandoned railroad Right-of-Way of CCC and St. Louis Railroad Company as monumented and occupied on the following described courses: Northeasterly 1396.9 feet; Southerly 50.4 feet; Northeasterly 1252.6 feet; Southerly 75.7 feet; Northeasterly 723.4 feet; Southerly 27.7 feet; Northeasterly 2944.0 feet; thence Southerly 1616.6 feet along the East line and Northerly extension thereof of a tract as described in a Warranty Deed and recorded on Document Number 515520 in Volume 727 at Page 138 at the Coles County Recorder's Office to the South line of Broadway Avenue; thence along the Southern boundary of Broadway Avenue as monumented and occupied on the following described courses: Westerly 257.3 feet; Northwesterly 261.4 feet along a curve to the right, concave to the Northeast, having a radius of 555.11 feet; Northwesterly 191.2 feet; Westerly 56.6 feet to the Easterly line of Swords Drive; thence Southwesterly 112.4 feet along the Eastern line of Swords Drive; thence Southwesterly 97.6 feet to the West line of Swords Drive; thence Northeasterly 156.0 feet along the West line of Swords Drive to the South line of Broadway Avenue; thence along the Southern boundary of Broadway Avenue as monumented and occupied on the following described courses: Northwesterly 53.4 feet; Southwesterly 283.1 feet along a curve to the left, concave to the Southeast, having a radius of 460.0 feet; Southwesterly 225.7 feet; thence West 227.5 feet; thence Northerly 2.24 feet to the North line of Broadway Avenue; thence Northeasterly 211.4 feet along a curve to the left, concave to the Northwest,

having a radius of 460.0 feet on said North line of Broadway Avenue; thence Northeasterly 45.6 feet along the North line of Broadway Avenue to the West line of a tract as described on a Warranty Deed on Document Number 0686485 at the Coles County Recorder's Office; thence Northerly 1240.7 feet along the West line of said tract to the South line of the abandoned railroad Right-of-Way of CCC and St. Louis Railroad Company; thence Southwesterly 1058.7 feet along the Southern line of said abandoned railroad Right-of-Way to the Northeast corner of a tract described as Tract 1 in a Quit Claim Deed and recorded on Document Number 0678055 at the Coles County Recorder's Office; thence Southerly 1328.4 feet along the East line of said Tract 1 to the North line of F.A. Route 17 (Illinois Route 16); thence Northeasterly 197.95 feet along a curve to the right, concave to the Southeast with a radius of 5130.5 feet on said North line of F.A. Route 17 (Illinois Route 16); thence South 181.1 feet to the Point of Beginning, encompassing 382.4 acres, more or less.

EXCEPTING THEREFROM:

A tract of land being part of the West half of Section 18, Township 12 North, Range 8 East of the Third Principal Meridian, in the City of Mattoon, Coles County, Illinois, being described as follows:

Beginning at the Southeast corner of Lot 7 in Block 1 of Urban Heights as recorded in Book 1 of Plats at Page 129 at the Coles County Recorder's Office; thence along the following described courses within said Urban Heights as monumented and occupied: Westerly 243.0 feet along the Northern line of said alley to a point of intersection of the Northern extension of the East line of Lot 17 in Block 1; Southerly 160.0 feet along the East line and Northern extension of said Lot 17 to a point on the North line of Richmond Avenue, point also being the Southeast corner of Lot 17; Westerly 217.5 feet along the North line of Richmond Avenue to a point on the West line of Division Street, point also being the Southeast corner of Lot 19 in Block 2; Southerly 640.0 feet to the Southeast corner of Lot 1 in Block 12, point also being on the North line of an alley in Block 12; Westerly 767.5 feet along the North line and a Westerly extension of the alley in Block 12 and the North line of the alley in Block 13 to the East line of Second Street, point also being the Southwest corner of Lot 6 in Block 13; Northerly 640.0 feet along said East line of Second Street to the North line of Richmond Avenue, point also being the Southwest corner of Lot 10 in Block 3; Westerly 759.1 feet along said North line of Richmond Avenue to the East line of Fourth Street, point also being the Southwest corner of Lot 5 in Block 5; Northerly 140.0 feet along said East line of Fourth Street to the South line of the alley in Block 5, point also being the Northwest corner of said Lot 5; Easterly 159.8 feet along the South line of said alley to a point of intersection of the Southern extension of the West line of Lot 2 in Block 5; Northerly 75.4 feet along the West line and Southern extension of Lot 2 to the Northwest corner of said Lot 2; Easterly 219.6 feet along the North line and Easterly extension of Lot 2 to the East line of Third Street; Northerly 50.9 feet along the East line of Third Street to the Northwest corner of Lot 6 in Block 4; Easterly 139.6 feet along the North line of said Lot 6 to

the Northeast corner of Lot 6, point also being on the West line of an alley within said Block 4; Southerly 120.0 feet along the West line and Southern extension of the alley to a point of intersection with the South line of an alley in said Block 4; Easterly 239.2 feet along the South line of said alley and Easterly extension thereof in Block 4 to the East line of Second Street; Northerly 70.0 feet along the East line of Second Street to the Northwest corner of Lot 6 in Block 3; Easterly 159.1 feet along the North line of Lot 6 and Easterly extension thereof to the East line of an alley in said Block 3; Northerly 50.0 feet along the East line of said alley to the Northwest corner of Lot 4 in Block 3; thence 207.5 feet along the North line of Lot 4 in Block 3 and extension thereof to the East line of First Street, point also being the Northwest corner of Lot 8 in Block 2; Easterly 210.0 feet along the North line of Lot 8 in Block 2 and extension thereof to the East line of an alley in said Block 2, point also being the Northwest corner of Lot 5 in Block 2; Easterly 257.5 feet along the North line of Lot 5 in Block 2 and extension thereof to the East line of Division Street; Northerly 100.0 feet along the East line of Division Street to the Northwest corner of Lot 11 in Block 1; Easterly 213.9 feet along the North line of Lot 11 and Easterly extension thereof to the East line of an alley in said Block 1; Northerly 99.3 feet along the East line of said alley to the Northwest corner of Lot 2 in Block 1; Easterly 175.1 feet along the North line of said Lot 2 to the West line of Logan Street, point also being the Northeast corner of Lot 2 in Block 1; Southerly 120.1 feet along the West line of Logan Street to a point that intersects with the Southwesterly extension of the South line of a tract located on Broadway Shopping Center as described in a Trustee's Deed on Document Number 461975 at the Coles County Recorder's Office; thence Northeasterly 736.4 feet along the South line of said tract and Southwesterly extension thereof and the South line of a tract as described in a Trustee's Deed on Document Number 449105 to the Southeast corner of said tract; thence Northerly 199.2 feet along the said tract as described on Document Number 499105 to the Southern line of the abandoned CCC and St. Louis Railroad Company; thence Northeasterly 204.1 feet along the Southerly line of the abandoned CCC and St. Louis Railroad to a point being the Northeast corner of Lot 1 in Block 2 of Broadway Shopping Center as recorded in Book 5 of Plats at Page 44 at the Coles County Recorder's Office; thence Southerly 505.5 feet along the East line of Lot 1 in Block 2 of said Broadway Shopping Center; thence Westerly 150.0 feet; thence Southerly 180.0 feet to a point on the North line of Richmond Avenue being 150.0 feet West of the Southeast corner of Lot 1 in Block 2 of said Broadway Shopping Center; thence along the North boundary of Richmond Avenue on the following described courses: Westerly 160.75 feet; Northerly 10.00 feet; Westerly 98.6 feet to a point of intersection with the Northern extension of the West line of Armory Road; thence Southerly 801.4 feet along the West line of Armory Road and Northerly extension thereof to the North line of Broadway Avenue; thence Westerly 444.6 feet along the North line of Broadway Avenue to the East line of Logan Street; thence 160.7 feet along the East line of Logan Street to a point of intersection with the Easterly extension of the North line of an alley in Block 11 of Urban Heights as recorded in Book 1 of Plats at Page 129 at the Coles County Recorder's Office; thence Easterly 173.7 feet along the North line of said alley and Easterly extension thereof to the Southwest corner of Lot 2 in Block 11 of said Urban Heights; thence Northerly 240.0 feet along the West line of Lot 2

and Northern extension thereof to the North line of Prairie Avenue, point being the Southeast corner of Lot 14 in Block 10; Northerly 160.0 feet along the East line of Lot 14 in Block 10 and Northerly extension thereof to the North line of an alley in Block 10, point also being the Southwest corner of Lot 2 in Block 10; Northerly 140.0 feet along the West line of Lot 2 in Block 10 to the Northwest corner of Lot 2 in Block 10, point also being on the South line of Richmond Avenue; thence Easterly 167.4 feet along the South line of Richmond Avenue and Easterly extension thereof to the East line of Logan Street; thence Northerly 259.9 feet along the East line of Logan Street to a point intersecting with the Easterly extension of the South line of Lot 7 in Block 1 of said Urban Heights; thence Westerly 70.0 feet along the Easterly extension of the South line of Lot 7 in Block 1 of said Urban Heights to the Point of Beginning, encompassing 41.0 acres, more or less.

ALSO EXCEPTING THEREFROM:

Lots 5, 6, and 7 in Block 11 of Urban Heights, as recorded in Book 1 of Plats at Page 129 at the Coles County Recorder's Office, encompassing 0.5 acres, more or less, situated in the City of Mattoon, Coles County, Illinois.

Net area of Mattoon Broadway East TIF District encompasses 340.9 acres, more or less.

CITY OF MATTOON, ILLINOIS

ORDINANCE NO. 2007-5246

**AN ORDINANCE ESTABLISHING AND DESIGNATING THE
BROADWAY EAST BUSINESS DISTRICT AND APPROVING
THE BROADWAY EAST BUSINESS DISTRICT PLAN WITHIN
THE CITY OF MATTOON, ILLINOIS**

WHEREAS, the City of Mattoon, Coles County, Illinois (the **“Municipality”**), is authorized under and pursuant to Division 74.3 (Business District Development and Redevelopment) of Article 11 (Public Health, Safety and Welfare) of the Illinois Municipal Code, Section 5/11-74.3-1 *et seq.* of Chapter 65 of the Illinois Compiled Statutes (as supplemented and amended, the **“Business District Act”**) to establish a business district to be named the **“Broadway East Business District”** (the **“Business District”**) and adopt and approve the related **“Broadway East Business District Plan”** (the **“Business District Plan”**); and

WHEREAS, the Municipality is interested in assisting in the financing of certain public and private improvements, infrastructure and facilities (i.e., **(i)** public works, construction of sidewalks, streetscape improvements, utility relocation, storm water controls and other public improvements; **(ii)** property assembly and relocation costs; **(iii)** building rehabilitation; **(iv)** site preparation, demolition and environmental abatement; **(v)** general administrative costs; and **(vi)** related facilities, improvements and costs, constituting, collectively, the **“Business District Project Costs”**) within the Business District; and

WHEREAS, the Business District is compact and contiguous and is totally within the corporate limits of the Municipality, and it is in the public interest to establish the Business District as a business district under the Act for the purposes herein set forth; and

WHEREAS, the Municipality on October 16, 2007, adopted a Resolution establishing a time and place for public hearings to consider the establishment of the Broadway East Business District and adoption of a Broadway East Business District Plan (the **“Resolution”**), which set the public hearings concerning the Business District for November 6, 2007 and November 20, 2007, (the **“Public Hearings”**); and

WHEREAS, the Municipality on October 23, 2007, mailed notice of the public hearings to the person or persons in whose name the general taxes for the last preceding year were paid (**“Taxpayers”**) on each lot, block, tract or parcel of land lying within the proposed Business District; and

WHEREAS, on October 19, 2007, October 23, 2007, November 7, 2007, and November 9, 2007, notices of the public hearings was published in the Mattoon Journal Gazette published in Mattoon, Illinois, and of general circulation within the Municipality, and the Public Hearings were duly held on November 6, 2007 and November 20, 2007.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MATTOON, COLES COUNTY, ILLINOIS, as follows:

Section 1. The Municipality hereby designates the real estate described in the attached Exhibit A, “**Description of Broadway East Business District of the City of Mattoon, Coles County, Illinois**” as a business district under the Business District Act (65 ILCS 5/11-74.3-1 *et seq.*, as supplemented and amended), and as the Business district hereunder.

Section 2. Under the Business District Act, the Municipality hereby adopts and approves the Broadway East Business District Plan for the Broadway East Business District.

Section 3. The Broadway East Business District Plan shall be in the form presented to the Municipality’s corporate authorities at the time this ordinance is adopted. The Broadway East Business District Plan as so adopted and approved shall be on file with the City Clerk’s records with this ordinance (but any failure to so file it shall not abrogate, diminish or impair its effect).

Section 4. Obligations payable from and/or secured by revenues derived from the Business District may be issued for financing Business District Project Costs.

Section 5. The City Clerk shall file a certified copy of this ordinance with the County Clerk of Coles County, Illinois.

Section 6. The Mayor, the City Clerk, the City Treasurer, the City Attorney and other officials, consultants, employees and attorneys of the Municipality are hereby authorized and directed on behalf of the Municipality to do such things as may be necessary or desirable to carry out the transactions contemplated by and to give full effect to this ordinance without further act or deed on the part of the Municipality’s corporate authorities.

Section 7. If any portion of this ordinance shall be held invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the remaining portions of this resolution.

Section 8. Pursuant to Section 1-2-4 of the Illinois Municipal Code, this ordinance shall be in full force and effect immediately upon its passage and approval.

Upon motion by _____, seconded by _____, adopted this _____ day of _____, 2007, by a roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____

ABSENT (Names): _____

Approved this _____ day of _____, 2007.

David W. Cline, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

Susan J. O'Brien, City Clerk

J. Preston Owen, City Attorney

Recorded in the Municipality's Records on _____, 2007.

**LEGAL DESCRIPTION FOR
MATTOON BROADWAY EAST BUSINESS DISTRICT**

A tract of land being a part of Section 17 and part of Section 18, Township 12 North, Range 8 East of the Third Principal Meridian, in the City of Mattoon, Coles County, Illinois, being described as follows:

Beginning at the intersection of the East line of Dettro Drive and the South line of F.A. Route 17 (Illinois Route 16) at Station 75+39.91, 100 feet right; thence Southwesterly 1525.6 feet along a curve to the left on said South line, concave to the Southeast, with a radius of 5271.3 feet to the Northeast corner of Crestview Addition, as recorded in Book 2 of Plats at Page 128 at the Coles County Recorder's Office; thence Southwesterly 40.4 feet along a curve to the left on said South line of F.A. Route 17 (Illinois Route 16), concave to the Southeast, with a radius of 5271.3 feet; thence Southwesterly 412.3 feet along said South line of F.A. Route 17 (Illinois Route 16); thence Southwesterly 371.7 feet along a curve to the right on said South line, concave to the Northwest, having a radius of 4507.46 feet to the Northeast corner of Crestview Addition as recorded in Book 2 of Plats at Page 98 at the Coles County Recorder's Office; thence continuing Southwesterly 912.4 feet along a curve to the right on said South line of F.A. Route 17, concave to the Northwest, having a radius of 4507.46 feet to the Northwest corner of said Crestview Addition; thence Westerly 317.7 feet along a curve to the right on said South line of F.A. Route 17, concave to the Northwest, having a radius of 4507.46 feet; thence West 677.7 feet along said South line of F.A. Route 17 (Illinois Route 16) to a point on the West line of Logan Street, point also being on the East line of Lot 1 in Block 14 of Lumpkin Heights, as recorded in Book 3 of Plats at Page 73 at the Coles County Recorder's Office; thence Northerly 542.5 feet along the West line of Logan Street to the North line of Broadway Avenue, point also being the Southeast corner of Lot 16 in Block 11 of Urban Heights as recorded in Book 1 of Plats at Page 129 at the Coles County Recorder's Office; thence Easterly 514.6 feet along the North line of said Broadway Avenue to the West line of Armory Road; thence Northerly 801.4 feet along the West line of Armory Road and Northerly extension thereof to the North line of Richmond Avenue, point also being on the South line of Lot 1 in Block 2 of Broadway Shopping Center as recorded in Book 5 of Plats at Page 44 at the Coles County Recorder's Office; thence along the North boundary of Richmond Avenue on the following described courses: Easterly 98.6 feet; Southerly 10.0 feet; Easterly 160.8 feet, point being 150.0 feet West of the Southwest corner of Lot 1 in Block 2 of said Broadway Shopping Center; thence Northerly 180.0 feet; thence Easterly 150.0 feet to a point on the East line of said Lot 1 in Block 2; thence Northerly 505.5 feet along the East line of said Lot 1 in Block 2 to the Northeast corner of said Lot 1, point being on the Southerly line of the abandoned CCC and St. Louis Railroad; thence Westerly 204.1 feet along the Southerly line of the abandoned CCC and St. Louis Railroad to the Northeast corner of a tract as described in a Trustee's Deed on Document Number 499105 at the Coles County Recorder's Office; thence Southerly 199.2 feet along the East line of said tract to the Southeast corner of said tract; thence Southwesterly 736.4 feet along the Southerly line of said tract, the Southerly line of a tract as described in a Trustee's Deed on Document Number 461975 at the Coles County Recorder's Office and Southwesterly extensions thereof to the West line of Logan Street, point being on the East line of Lot 4 in Block 1 of said Urban Heights; thence Northerly along the

West boundary of Logan Street as monumented and occupied on the following described courses: Northerly 206.5 feet, point also being the Northeast corner of Lot 1 of Block 1 of said Urban Heights; Southwesterly 15.2 feet; Northerly 271.2 feet to a point of intersection with the Northerly line of the abandoned railroad of CCC and St. Louis Railroad Company, point also being on the East line of Lot 10 in Block 17 of Grant Park Place, as recorded in Book 1 of Plats at Page 125 at the Coles County Recorder's Office; thence along the Northern boundary of an abandoned railroad Right-of-Way of CCC and St. Louis Railroad Company as monumented and occupied on the following described courses: Northeasterly 1453.6 feet; Southerly 50.4 feet; Northeasterly 1252.6 feet; Southerly 75.7 feet; Northeasterly 723.4 feet; Southerly 27.7 feet; Northeasterly 2944.0 feet; thence Southerly 1616.6 feet along the East line and Northerly extension thereof of a tract as described in a Warranty Deed and recorded on Document Number 515520 in Volume 727 at Page 138 at the Coles County Recorder's Office to the South line of Broadway Avenue; thence along the Southern boundary of Broadway Avenue as monumented and occupied on the following described courses: Westerly 257.3 feet; Northwesterly 261.4 feet along a curve to the right, concave to the Northeast, having a radius of 555.11 feet; Northwesterly 191.2 feet; Westerly 56.6 feet to the Easterly line of Swords Drive; thence Southwesterly 112.4 feet along the Eastern line of Swords Drive; thence Southwesterly 97.6 feet to the West line of Swords Drive; thence Northeasterly 156.0 feet along the West line of Swords Drive to the South line of Broadway Avenue; thence along the Southern boundary of Broadway Avenue as monumented and occupied on the following described courses: Northwesterly 53.4 feet; Southwesterly 283.1 feet along a curve to the left, concave to the Southeast, having a radius of 460.0 feet; Southwesterly 225.7 feet; thence West 227.5 feet; thence Northerly 2.24 feet to the North line of Broadway Avenue; thence Northeasterly 211.4 feet along a curve to the left, concave to the Northwest, having a radius of 460.0 feet on said North line of Broadway Avenue; thence Northeasterly 45.6 feet along the North line of Broadway Avenue to the West line of a tract as described on a Warranty Deed on Document Number 0686485 at the Coles County Recorder's Office; thence Northerly 1240.7 feet along the West line of said tract to the South line of the abandoned railroad Right-of-Way of CCC and St. Louis Railroad Company; thence Southwesterly 1058.7 feet along the Southern line of said abandoned railroad Right-of-Way to the Northeast corner of a tract described as Tract 1 in a Quit Claim Deed and recorded on Document Number 0678055 at the Coles County Recorder's Office; thence Southerly 1328.4 feet along the East line of said Tract 1 to the North line of F.A. Route 17 (Illinois Route 16); thence Northeasterly 197.95 feet along a curve to the right, concave to the Southeast with a radius of 5130.5 feet on said North line of F.A. Route 17 (Illinois Route 16); thence South 181.1 feet to the Point of Beginning, encompassing 210.3 acres, more or less.

Business District Plan

.....
BROADWAY EAST
BUSINESS DISTRICT
.....

Prepared for
City of Mattoon, Illinois

Prepared by
PGAVURBANCONSULTING

September 27, 2007
Revised November 5, 2007

ACKNOWLEDGEMENTS
CITY OF MATTOON, ILLINOIS

MAYOR
CHARLES E. WHITE

CITY CLERK
SUSAN O'BRIEN

CITY ADMINISTRATOR
ALAN GILMORE

CITY COUNCIL
DAVID CLINE
JOE McKENZIE
RANDY ERVIN
DAVID SCHILLING

CITY ATTORNEY
JOSEPH PRESTON OWEN

CONSULTANT
PGAV-URBAN CONSULTING
ST. LOUIS, MISSOURI

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- Attachment A – Business District Boundary Map
- Attachment B – Business District Legal Description
- Attachment C – Photo Appendix
- Attachment D – Existing Conditions Map
- Attachment E – General Land Use Plan
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SECTION 1 INTRODUCTION

PURPOSE

The City of Mattoon (the "City") recognizes that its long-term viability depends, in part, on maintaining the strength of its commercial base. The City hereby determines that it is essential to its economic and social welfare to identify and promote opportunities for development, redevelopment, and private investment in order to attract sound and stable commercial growth, thereby enhancing the tax base of the City.

In order to facilitate commercial development and expansion of Mattoon's retail and commercial base, an area northeast of the intersection of Charleston Avenue (Illinois Route 16) and Logan Street has been identified by the City for designation under the provisions of Division 74.3 (Business District Development and Redevelopment) of Article 11 (Public Health, Safety and Welfare) of the Illinois Municipal Code, 65 ILCS 5/11-74.3-1 *et seq.*, as supplemented and amended (the "Act" or the "Business District Act").

The City is proceeding with adoption of a Business District Plan (the "Plan") without designation of a developer(s). The project concept involves multiple developments and activities occurring over the life of the Plan. These developments and activities may include large to small scale developments undertaken by multiple developers as well as projects involving other Interested Parties (individual property owners and/or the City). In the context of this Plan, the term "Developer" (or "developer") is intended to mean any of these entities. The City will likely serve as "Master Developer", coordinating the development/redevelopment projects by the private sector and public improvements. The City will adopt policies and procedures to guide and prioritize project implementation. All public and private development activity (by the Developer or other Interested Parties) is herein referred to as the "Business District Program" or the "Program".

The City has determined that the Area to be addressed by the Business District Act should be the focus of future development activity to further the City's goal of promoting the development of and investment in real estate and industry thereby enhancing the tax base of the City and improving its ability to compete with neighboring communities. The proposed redevelopment of the Area is vital to the improvement of the City's position as a regional center for commerce and economic activity by increasing the City's ability to capitalize on its location attributes.

The City has chosen to name the Business District the "Broadway East Business District" (the "Area" or "Business District"). The Area includes parcels located north and east of the intersection of Charleston Avenue and Logan Street. The Area contains 30 parcels; 27 parcels are improved with either structures or parking lots, and three are vacant land. The boundaries of the Broadway East Business District are shown on **Attachment A, Business District Boundary Map** and are described by metes and bounds in **Attachment B, Business District Legal Description**. Both of these items are located in the **Appendix** to this Broadway East Business District Plan.

AREA BACKGROUND AND NEED FOR THE DISTRICT

The proposed Broadway East Business District is located at Mattoon's eastern edge, a key gateway to the City along the Illinois Route 16 corridor leading from Interstate 57 to the City's central business district. Industrial uses were developed in the general area surrounding the proposed Business District prior to annexation by the City of Mattoon. However, the Area has been primarily a retail commercial area since the late 1960's and early 1970's. With large sites available for commercial development and growing highway traffic volume, this corridor served as the most desirable location in the community for regional retail and service businesses. Construction of Cross County Mall in 1971 created a large retail destination and encouraged development of surrounding retail properties, restaurants and service businesses. For the next two decades the Area continued to prosper and generate significant growth in tax revenue for the City and other units of government.

In recent years it has become apparent that the Area has aged to the point where serious maintenance issues are apparent. Signs of physical deterioration can be seen on private properties and public infrastructure. Major retailers once located in the Area, including Wal-Mart and Kroger, have left for new sites where larger, more up-to-date facilities could be built. Their former buildings have been divided as tenant spaces for smaller businesses and a considerable amount of this floor area is vacant or occupied by services uses, including public service providers such as the Illinois Employment Training Center.

Because of the Area's aging buildings, deteriorated public improvements, its notable vacancies, and the lack of new investment, it is now at a disadvantage to other highway retail sites in the region. There are many competing locations for new commercial development in the region that offer large "greenfield" development sites, new infrastructure, closer proximity to interstate ramps or cheaper land costs. By comparison, the need for redevelopment and reinvestment in the existing properties in the Area serve as disincentive for new development and add extraordinary expense.

In order to address these expenses related to aging commercial districts and areas subject to blighting conditions, Illinois state statutes provide for the creation of Business Districts as a way to promote reinvestment and prevent further decline of commercial areas like the Broadway East Area. Because this Area constitutes a substantial investment in the community, there is a compelling public need to protect its viability as a commercial district. Doing so will protect the Area's jobs and encourage the growth of tax revenue generated by commercial activity.

Establishing a Business District for the Area would enhance the property's marketability and help realize the significant potential of this location as a continued commercial anchor for Mattoon. The goal of the proposed Business District program is to promote redevelopment, induce new businesses to locate in the area, and make the area more attractive, all of which will help make the Area a popular destination for residents of Mattoon and visitors to the community.

The Broadway East Business District offers opportunity for development, redevelopment and sound commercial growth in the City of Mattoon. The Area is an excellent location for commercial businesses and industries that require visibility and close access to highway transportation. Major demand generators including Eastern Illinois University, Midtown Mattoon and Lakeland Community College are all in close proximity to the Area. The Business District

program will promote development of and investment in industry and business, improving the marketability of the property, thereby enhancing the tax base of the City.

While there is strong interest in redevelopment and potential for new commercial development in the Area, there are conditions in place that continue to deter private investment. Commercial development in the Area is significantly impeded without assistance due to the extraordinary development costs associated with the aging and/or lacking transportation infrastructure, site utilities, and existing building conditions. Economic assistance through the Business District and other sources will allow private investors and/or other Interested Parties to address the extraordinary costs of redevelopment and prepare the Area for new commercial development. The objective of such assistance is to contribute to the improvement and redevelopment costs including building renovation, transportation and utility infrastructure; prepare the Area for development in its highest and best use; and assist the City and other affected taxing jurisdictions to grow and expand the local commercial and hospitality economy.

MUNICIPAL AUTHORITY

The Business District Act (65 ILCS 5/11-74.3-1 *et seq.*) authorizes Illinois municipalities to designate areas within the municipality as business districts. A business district must be established in conformance with a specific plan for business districts officially approved by the corporate authorities of the municipality after public hearings. A business district must also conform to the municipality's comprehensive plan. This Plan for the Business District is prepared according to the provisions of the Act.

The exercise of the powers provided for in the Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts. The use of such powers for the development and redevelopment of business districts is a public use essential to the public interest. In accordance with the Act, the City may exercise the following powers in carrying out a Business District development or redevelopment plan:

- 1) *To approve all development and redevelopment proposals for a business district.*
- 2) *To exercise the use of eminent domain for the acquisition of real and personal property for the purpose of a development or redevelopment project.*
- 3) *To acquire, manage, convey or otherwise dispose of real and personal property acquired pursuant to the provisions of a development or redevelopment plan.*
- 4) *To apply for and accept capital grants and loans from the United States and the State of Illinois, or any instrumentality of the United States or the State, for business district development and redevelopment.*
- 5) *To borrow funds as it may be deemed necessary for the purpose of business district development and redevelopment, and in this connection issue such obligation or revenue bonds as it shall be deemed necessary, subject to applicable statutory limitations.*

- 6) *To enter into contracts with any public or private agency or person.*
- 7) *To sell, lease, trade or improve such real property as may be acquired in connection with business district development and redevelopment plans.*
- 8) *To employ all such persons as may be necessary for the planning, administration and implementation of the business district plans.*
- 9) *To expend such public funds as may be necessary for the planning, execution and implementation of the business district plans.*
- 10) *To establish by ordinance or resolution procedures for planning, execution and implementation of business district plans.*
- 11) *To create a Business District Development and Redevelopment Commission to act as agent for the municipality for the purposes of business district development and redevelopment.*
- 12) *To impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.*
- 13) *To impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.*
- 14) *To issue obligations in one or more series bearing interest at rates determined by the corporate authorities of the municipality by ordinance and secured by the business district tax allocation fund set forth in Section 11-74.3-6 for the business district to provide for the payment of business district project costs.*

In accordance with the Act, this Plan sets forth the necessity for, the objectives of and the development program for the Broadway East Business District in the City of Mattoon, Illinois.

SECTION 2 ANALYSIS OF BLIGHTING FACTORS

ADDITIONAL STATUTORY PROVISIONS

In accordance with the Act (Sec. 11-74.3-5), if the corporate authorities of a municipality desire to impose a tax by ordinance pursuant to subsection (12) or (13) of Section 11-74.3-3 [see Section I of the Plan for a description of subsection (12) and (13)], the following additional procedures shall apply to the designation of the business district and the approval of the business district development or redevelopment plan:

- (1) *The corporate authorities of the municipality shall hold public hearings at least one week prior to designation of the business district and approval of the business district development or redevelopment plan.*
- (2) *The area proposed to be designated as a business district must be contiguous and must include only parcels of real property directly and substantially benefited by the proposed business district development or redevelopment plan.*
- (3) *The corporate authorities of the municipality shall make a formal finding of the following:*
 - (i) *the business district is a blighted area that, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use; and*
 - (ii) *the business district on the whole has not been subject to growth and development through investment by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district development or redevelopment plan.*
- (4) *The proposed business district development or redevelopment plan shall set forth in writing:*
 - (i) *a specific description of the proposed boundaries of the district, including a map illustrating the boundaries;*
 - (ii) *a general description of each project proposed to be undertaken within the business district, including a description of the approximate location of each project;*
 - (iii) *the name of the proposed business district;*

- (iv) *the estimated business district project costs;*
- (v) *the anticipated source of funds to pay business district project costs;*
- (vi) *the anticipated type and terms of any obligations to be issued; and*
- (vii) *the rate of any tax to be imposed pursuant to subsection (12) or (13) of Section 11-74.3-3 and the period of time for which the tax shall be imposed.*

The entire text of the Illinois Business District Act is included in the **Appendix as Attachment H**.

This section evaluates the conditions that are present relative to the “blight” provisions of the Act (Sec. 11-74.3-5(3)). Subsequent sections of this report will discuss the *redevelopment plan* (Sec. 11-74.3-5(4)). It is the intent of the City to impose a Business District Retailers Occupation Sales Tax, a Business District Service Occupation Sales Tax, and a Business District Hotel Operator’s Occupation Tax to support Business District activities.

QUALIFICATIONS ANALYSIS

The existing conditions were identified and analyzed to determine if the Broadway East District Area meets the qualifying criteria. Information gathered for this analysis was derived from several sources including the City of Mattoon, Coles County Regional Planning, and other sources considered reliable.

Deterioration of Site Improvements

The extent to which structures and site improvements on a property are showing signs of deterioration is an indicator of the property’s stability and market value for the existing uses and for potential reuse by others. To varying degrees, there is evidence of deterioration of site improvements (including buildings and other non-structural improvements) throughout the Area. These conditions are based on exterior site reviews conducted by experienced PGAV staff on June 25-26, 2007 and July 9, 2007.

Maintenance of certain buildings in the Area has been deferred to a point where a wide range of deteriorated conditions are clearly evident. The fact that these buildings are among the most visible of Mattoon’s retail and hospitality sites amplifies the effect of this deterioration as an economic liability to the community. Examples of deteriorated buildings in the Area include

- Major cracks and signs of water damage in the ceiling over exterior walkways were noted at the Ramada Inn, and the exterior walls of this building are cracked and in need of repairs;
- A section of metal siding is missing from a vacant tenant space in the retail building housing Big Lots (evidence of deterioration to bricks and mortar were also noted on this building);

- Roofing materials are damaged on the rear portion of the US Bank building on Richmond Avenue;
- Damage to the exterior insulation finishing system (EIFS, a stucco-like material) was observed at the Chinese restaurant on Richmond Avenue and on several other buildings in the Area;
- Steps cracks, damaged ceilings over outdoor walkways and cracks in masonry columns were observed at the building now housing Dollar General;
- Deteriorated bricks and mortar, including step cracks, were noted on the rear exterior wall of the Cross County Mall building;
- Many deteriorated elements of the Blaw-Knox facility, apparently vacant, were observed, including broken windows, damaged siding, and deterioration of bricks and mortar; and,
- Damaged or missing gutters and downspouts were noted on several properties, including the multi-tenant retail building now housing CVS.

“Site improvements” also includes non-structural improvements to property such as parking lots, loading areas, fences and walls, storm drainage facilities, outdoor signage and lighting. Deterioration of these improvements in the Area is apparent throughout the Area. Of the Area’s 27 improved parcels, 18 (67%) have deteriorated site improvements. Several parcels have site improvements that are dilapidated, meaning that improvements are irreparable or in critical need of major repairs. Examples of deteriorated and dilapidated site improvements include:

- Parking lots at the Blaw Knox facility are dilapidated, with potholes, vegetation growing through cracks, ponding stormwater and spalling concrete;
- An open, paved storm-drainage ditch and related stormwater improvements are deteriorated and fail to adequately drain stormwater runoff from the Cross County Mall property;
- Sections of sidewalk along Broadway East are cracked, settled or otherwise in need of repair or replacement;
- A number of parking lot approaches (aprons) are cracked, potholed or otherwise deteriorated;
- A loading dock behind a vacant commercial space adjacent to Big Lots has inadequate storm drainage, fence sections that are falling down and other deteriorated elements; and,
- Various properties in the Area have deteriorated parking lot pavement, light poles, bumper blocks, dumpster enclosures in need of repairs and scattered trash and debris.

The preceding conditions are documented in **Attachment C, Photo Appendix** and **Attachment D, Existing Conditions Map**.

The majority of buildings in the Area are older than or nearly 35 years of age. The significance of structure age and the 35-year standard reflects on the ability of existing buildings and site improvements to meet current City building codes and development standards. Additionally, when commercial structures age beyond this point, they typically require major reinvestment in roofs, facades, windows, HVAC systems, electrical and mechanical systems, driveways and other paved areas, all of which have significant replacement/repair costs. If these reinvestment needs are allowed to accumulate, they can easily exceed the value of the building.

Defective and Inadequate Street Layout

The development of several parcels in the Area is inhibited by a lack access to properly developed public streets. These include the vacant property directly north of (behind) the Beijing Buffet property on Richmond Avenue and a parcel east of (behind) the nursery business on North Logan Street. The lack of streets to serve development of these parcels makes it unlikely that they will be developed to their highest and best use without significant investment of public or private funds to construct proper access. Some sections of existing streets in the Area also show evidence of deterioration in cracked pavement and damaged curbing or gutters.

Street rights-of-way in the Area are inadequate in that certain sections lack sidewalks, which presents a hazard both to pedestrians and motorists. The absence of adequate sidewalk connectivity in a retail and service area like the Broadway East Business District also limits its attractiveness as a shopping or dining destination. Having proper sidewalks would, for instance, allow employees of businesses or guests at hotels further east along Broadway the opportunity to walk safely to restaurants and stores in the Broadway East District.

One element of the Area's defective and inadequate street layout is related to "inter-parcel access", which describes the contemporary development practice that results in commercial parking lots in planned developments or along road corridors being connected via platted cross-easements, private connector streets or public right-of-way. These connections allow motorists the ability to drive from one business to an adjacent parking lot without having to turn onto the street. There is no such connection, for instance, between the commercial buildings along Richmond Avenue.

In the case of the Cross County Mall property, the Mall's large parking lot serves as a private street. Although this provides connectivity between the businesses served by the parking lot, it also results in a lack of separation and proper traffic circulation. The configuration of the small lots along the west edge of the Mall parking lot (including the Mexican restaurant) and the multiple businesses on a single outlot is not up to contemporary development practices that would require separation of access drives from parking lots by landscape islands, tree planting strips, or curbing in order to soften the impact of a large commercial development and provide for safe, convenient traffic circulation.

The defective and inadequate street layout and substandard parking lot design impedes the future redevelopment of properties in the Broadway East Business District. In order for the Area to benefit from its position and visibility its properties must be made more accessible and

attractive. Economic assistance is necessary in order to overcome the extraordinary costs associated with the lack of existing or inadequate road infrastructure of the Area.

Improper Subdivision or Obsolete Platting

Platting refers to the subdivision of land into individual lots served by public streets and alleys, private access easements, reserved utility areas and other provisions for future use and development of land. Obsolete platting is characterized by parcels of limited size, narrow width, irregular shape, or other characteristics that would make planned development of the land in a manner compatible with contemporary standards and requirements impossible or extremely difficult. The presence of “land-locked” parcels that do not have adequate access to an existing public street of adequate condition and size is also evidence of improper subdivision or obsolete platting.

Conditions related to inadequate street layout and inter-parcel access also are a product of obsolete platting. Much of the land in the proposed Business District was subdivided and developed prior to current City subdivision requirements and development standards. The most obvious indication of obsolete platting in the Area is the presence of lots lacking access to public right-of-way. There are lots in the Area that do apparently have access to private access easements, but, as described above, the access drives providing connectivity are below contemporary standards for commercial development.

The inability to directly access public rights-of-way from “land locked” properties and other characteristics of obsolete platting of the land in the proposed Business District impedes the development or redevelopment of properties for their highest and best uses.

Economic Liability

The Business District is located in a highly visible location adjacent to major highways, in close proximity to an interstate highway and near demand generators. An area such as this is expected to be a long-term location for business vitality, especially regional retail and services uses.

However, due to the age of buildings, the relocation of former retail attractors like Wal-Mart to newer buildings, the extraordinary costs related to the necessary reinvestments in buildings, and inadequate street layout and platting, the Area is at a disadvantage for attracting new commercial development. The inability to remediate redevelopment impediments, address deterioration of site improvements and fill commercial vacancies presents an economic liability for the City of Mattoon.

Without new development or significant redevelopment in the Area, this key commercial location will not generate the appropriate real estate, sales or hotel tax revenues that would result from the “highest and best use” of properties in the Area. In effect, without the remediation of redevelopment impediments, the Area has an inability to pay reasonable taxes based on the planned uses, in comparison to nearby growth and development. The Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be developed or redeveloped without the use of Business District

financing or other sources of public financing to remove the impediments that exist at this location.

The Equalized Assessed Valuation (EAV) (or the equivalent “appraised” or market valuation) of the Business District Area is one accepted measure of the economic viability of an area. The current and historical EAV of the Area provides evidence to indicate that the Area is an economic liability to the City and other taxing districts in its present condition and use. **Attachment E, Parcel Identification and Most Recent EAV (2006)** located in the **Appendix** shows the current ownership and most recent EAV for parcels in the Area. **Table 2-1, Historic Assessed Value** demonstrates the average change in assessed value for the Area between 2001 and 2006. The EAV information compiled for Table 2-1 was obtained from the Cole County Assessor’s office in September of 2007. The Area, as a whole, has not generated significant growth in real property taxes in recent years. There has not been private investment in the Area that has significantly enhanced the tax base of the City and other affected taxing districts. The total EAV of the Area in 2001 was approximately \$5,828,606, and dropped over the next five years to \$4,600,070 in 2006, a decrease of 21%. The data clearly indicates that the Area is suffering from stagnation. During the same period, the EAV for the balance of the City grew by 10.2%, from \$152.2 million to \$167.8 million.

Table 2-1

COMPARISON OF EAV GROWTH RATES (2001 - 2006)

Broadway East Business District

City of Mattoon, Illinois

| Assessment Year | EAV | | Area Growth Rate Less Than Balance of City? |
|-----------------------|---------------------------|---------------------------------|--|
| | Project Area ¹ | Balance of City ² | |
| 2001 | \$ 5,828,606 | \$ 152,196,407 | |
| 2002 | \$ 5,971,010 | \$ 158,373,450 | |
| Annual Percent Change | 2.4% | 4.1% | YES |
| 2003 | \$ 5,571,100 | \$ 161,037,227 | |
| Annual Percent Change | -6.7% | 1.7% | YES |
| 2004 | \$ 4,747,140 | \$ 158,525,343 | |
| Annual Percent Change | -14.8% | -1.6% | YES |
| 2005 | \$ 5,076,572 | \$ 159,260,040 | |
| Annual Percent Change | 6.9% | 0.5% | NO |
| 2006 | \$ 4,600,070 | \$ 167,756,223 | |
| Annual Percent Change | -9.4% | 5.3% | YES |

¹ Equalized Assessed Valuation (EAV) for the Project Area. Source: Coles County property assessment data.

² Total City EAV minus Project Area EAV.

QUALIFICATION SUMMARY

There are a variety of blighting conditions present in the Broadway East Business District that represent those outlined in the Act. These include:

- Site improvements in the Area display signs of depreciation and a lack of physical maintenance and deterioration;
- The existing street layout is defective and inadequate to meet the current or future needs of the Area;
- The Area suffers from obsolete platting which impedes unified development for commercial purposes;
- The EAV trends and vacancies seen in the Area indicate that a blighting influence exists;
- Unless a program of redevelopment can be devised to eliminate the blighting influences that exist within the Area, further physical and economic decline is likely and investment of the type the City envisions as appropriate and economically feasible for the Area will not occur; and,
- The combination of conditions and factors present in the Area contribute to making the Area an economic liability to the City and the taxing districts in its present condition and use.

Thus, if taken as a whole, the Area meets the standards as a “blighted area” per Section 11-74.3-5(3) in the Act for designation as a “Business District” for purposes of qualifying the Business District as a business district under the Act and imposing a tax pursuant to subsections (12) or (13) of Section 11-74.3-3 of the Act. The Area represents a portion of the City by reason of the **predominance of defective or inadequate street layout**, unsanitary or unsafe conditions, **deterioration of site improvements, improper subdivision or obsolete platting**, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or **constitutes an economic or social liability** or a menace to the public health, safety, morals, or welfare in its present condition and use.

SECTION 3 BUSINESS DISTRICT DEVELOPMENT PLAN

DESCRIPTION OF THE BUSINESS DISTRICT

The Area is generally located north and east of the intersection of Charleston Avenue (Illinois Route 16) and North Logan Street. The Area contains 30 parcels; 27 of these parcels are improved with either structures or parking lots; 2 are undeveloped land. The boundaries of the Broadway East Business District are shown on **Plate 1, Broadway East Business District Location Map** in **Attachment A** and are described by metes and bounds in **Attachment B, Broadway East Business District Legal Description**. The Area comprises approximately 205 acres of the City (184 acres excluding public right-of-way).

FUTURE LAND USE AND ZONING

The proposed General Land Use Plan for the Business District Area is presented on **Attachment E** entitled **General Land Use Plan** in the **Appendix**. The Plan calls for continued commercial use in the Business District. All projects shall be subject to the provisions of the City of Mattoon's zoning ordinance and other applicable codes as may be in existence and that may be amended from time to time.

The general land uses proposed in this Business District Plan is consistent with the City's Comprehensive Plan, as amended. In addition, all development in the Business District will comply with applicable codes and ordinances as may be in effect at that time.

THE BUSINESS DISTRICT DEVELOPMENT PROJECTS

The development goals of the City of Mattoon for the Broadway East Business District envision a development program resulting in private investment in the Area. The ingredients for the ultimate success of the Program are financial assistance and the improvement and expansion of public infrastructure (roads, water lines, storm and sanitary sewers, and other utilities). The satisfaction of these needs will lead to development in the Area that will generate revenue to support the Business District.

The conceptual development program for the Plan proposes private investment in the redevelopment and development of existing and new commercial buildings as well as public improvement to transportation and utility infrastructure. The proposed infrastructure Projects are required to support various development activities planned for the Area. Key Business District Development Projects for the Plan include:

1. Improvements to the Cross County Mall property, including but not limited to such items as stormwater improvements, façade renovation, remodeling of common areas, addition of new signage, landscaping and lighting;

2. Redevelopment of obsolete industrial properties in the Area, which may include creating development sites on underutilized portions of the industrial lots through extension of or upgrades to utilities and public infrastructure;
3. Façade improvements and other renovation or additions to existing commercial buildings in the Area;
4. Street repair and improvements, including repair or construction of sidewalk and curb and gutter, as needed to serve the goals of the Program;
5. Construction or reconstruction of utility trunk lines (e.g. water, sanitary sewer, telephone, etc.) in road right-of-way or other public easements;
6. Construction of a fire station to replace the existing Station #2, which would improve fire protection service for the District and other areas of the community;
7. Development of a U.S. Grant presidential library, a proposed cultural attraction that would draw visitors from a wide area and generate business for the District's hospitality and retail businesses.
8. Development of a small park or trailhead connected to or leading to the bike trail located along the northern edge of the Area;
9. Facilitation of private investment for new construction and existing building expansion.

The objective of the Business District Plan is to address several goals of the City of Mattoon including enhancement of commercial business opportunities, increasing economic activity, as well as utilizing the Business District's advantages of good visibility and access to Route 16 and proximity to Interstate 57. All land uses and aspects of the development program will be subject to review by the City and must comply with existing development and building control ordinances in addition to complying with the spirit and intent of this Plan.

The description of the Business District Plan outlines the development goals and objectives of the City for the Area. However, it is important to note that the Business District Plan may only generally represent the development program that is ultimately built, or as may be negotiated between the City and the Developer(s). Therefore, it is important that this Plan be viewed as representing a framework for the development concept and the City's financial participation (or "Economic Development Assistance") in the Project. This Plan is subject to future amendment by the City, if necessary, and it should not be construed to limit developer participation. The Plan, in concept, fulfills the development goals and objectives of the City for the Business District.

As discussed previously, given the site conditions and infrastructure needs, many site-related and public improvements will be needed, including:

- Storm water, road improvements, and other infrastructure;
- Utility infrastructure (i.e. sewer, water, electrical and gas facilities);
- Building renovation, additions and potentially, demolition and redevelopment;

- Professional services fees and City administration services related to the Business District Program and its Projects; and
- Other costs as permitted under the Act.

BUSINESS DISTRICT OBJECTIVES

Objective #1: Renovate Cross County Mall property to ensure it continues to be a retail anchor for the Mattoon community.

Reinvestment in Cross County Mall will prevent this important commercial property from losing tenants and falling into disuse as the property ages. Renovation of the building's façade, upgrades to signage, lighting and landscaping will all help to fill vacant spaces and improve the Mall's appearance, thereby attracting shoppers. Reinvestment and continued operation of the Mall is important to the City from a fiscal standpoint, in that a significant portion of the City's sales tax revenue is generated on or near this property. In addition to its economic role, the Cross County Mall has also serves as a site for many community events, and provides an indoor gathering place for people to enjoy.

Objective #2: Provide opportunities for attraction of commercial development within an existing commercial area.

In order to overcome the obstacles related to redevelopment and new development within a primarily developed area, it is often necessary to provide financial assistance for building redevelopment, infrastructure improvements, site acquisition, and site preparation. This economic assistance will allow the Area, which has already been the site of considerable private and public investment, to effectively compete for new commercial development.

Other communities in the wider region are providing various types of assistance to private businesses to decrease development costs associated with retail and commercial projects. Mattoon's development opportunity areas must now compete against TIF areas, business districts, and sales tax rebate agreements offered throughout the region. If Mattoon is to succeed in attracting major new commercial developments, it is essential that the Area be provided with comparable assistance to effectively compete with neighboring communities. By answering the public infrastructure and unique redevelopment needs inherent to the Area, development will occur as quickly as market conditions will allow and with development of a higher caliber.

Objective #3: Expansion of Mattoon's economic base.

The Project will attract outside consumer and visitor spending to the City, thereby expanding Mattoon's economic base. This Project is expected to generate new jobs and new taxes, as well as revitalize a portion of an older commercial corridor, improve access to Area properties and facilitate access to adjacent properties. The Broadway East Business District has the potential to remain a long-term center for retail and service businesses and improve Mattoon's ability to compete with neighboring communities.

Objective #4: Stimulate development in Mattoon

One of the major precepts of providing public economic development assistance to private businesses is the expectation that a public investment in one project will stimulate additional private sector investment in properties around the development or within the community. An investment in this Project will not only generate an immediate return to the City, but may cause increased development of other commercial, residential, and industrial properties in the City. Significant real estate investments attract other real estate investment. Reinvestment in the Broadway East Business District will assist in “re-positioning” the Mattoon real estate market. In effect, the City will realize a return on their investment at an accelerated rate.

PRIVATE DEVELOPMENT ACTIONS

The City is expected to solicit and actively negotiate with one or more Interested Parties and/or the Developer(s), to carry out the conceptual development program project(s) envisioned. At this time, the City is negotiating the terms of Economic Development Assistance with one potential Developer as part of the City’s public assistance for certain Projects in the Area (the proposal submitted by this party is located in **Attachment G** in the **Appendix**). Business District Projects are anticipated to be undertaken by Developers upon establishment of the District. Future development in the Area is expected to occur with private investment from the Developers or other Interested Parties at some future date. Any development rights and Economic Development Assistance from the District will be subject to approval by the City via a development agreement or other appropriate instruments as provided under Illinois statutes.

PUBLIC DEVELOPMENT ACTIONS

As noted above, the City intends to provide, and may enter into an agreement with the Developer(s) and/or other Interested Parties for implementation of certain Projects in the Area and to provide certain public improvements and extraordinary project costs in the Area to stimulate private investment by enhancement of the immediate Area and to serve the needs of commercial development.

BUSINESS DISTRICT PROJECT COSTS

The following Business District Project costs are anticipated as a result of the Public Development Actions expected to be undertaken by the Developer(s) and/or other Interested Parties. The City intends to provide economic development assistance through the reimbursement to the Developer and/or other Interested Parties for these Public Development Actions under the terms and conditions of a separate agreement between the City and the Developer and/or other Interested Parties. Economic development assistance shall include all or part of the eligible expenditures for Project-related public improvements and extraordinary Business District Project costs as shown on **Table 3-1, Estimated Business District Project Costs** (such costs constituting “Business District Project Costs” under the Act).

It should be noted that these costs are estimates based on the Business District Development Project described herein. This table should not be construed to limit the ability of the City to

enter into development agreements, which provide for other costs, additional costs, or a different distribution of these costs among the various line items. Specific limitations on such cost items and any distribution between them will be specified in development agreements by and between the City and any developer(s).

Table 3-1
Estimated Business District Project Costs
Broadway East Business District

| Description | Estimated Cost |
|--|---------------------|
| A. Public Works or Improvements (i.e., Construction of sidewalks, streetscape improvements, utility relocation, storm water controls and other public improvements) | \$4,900,000 |
| B. Property Assembly & Relocation Costs (Acquisition of land and other property and execution of relocation plan.) | \$500,000 |
| C. Building Rehabilitation | \$3,500,000 |
| D. Public Facilities (Construction of recreational facilities, relocated fire station, U.S. Grant library or other public facilities) | \$2,500,000 |
| E. Site Preparation (Demolition and Environmental Abatement) | \$700,000 |
| F. General Administration | \$150,000 |
| G. Contingency | \$250,000 |
| Total Estimated Budget | \$12,500,000 |

Notes:

1. All costs shown are in 2007 dollars and do not include additional costs to be incurred in future financing (e.g., bond issuance costs, interest payments on obligations and related expenses) or inflationary costs that may be realized.

2. Adjustments may be made among line items within the budget to reflect program implementation experience.

THE NEED FOR PUBLIC FINANCIAL ASSISTANCE

The objectives of the Broadway East Business District, to induce private investment, develop and improve infrastructure, redevelop existing property, and bring properly prepared property to the market at an acceptable price given the location within the market, access and visibility, and demographics are not possible without financial assistance. Without the requested assistance, the Developer(s) and/or other Interested Parties will be unable to absorb the “extraordinary costs” associated with development and redevelopment while maintaining an economically viable project. The public financial assistance is intended to ensure high-quality development that will induce the expenditure of private funds creating Projects that will have long-term

economic benefits for the City and other taxing districts. This “but for” position has been expressed by one development entity that has submitted a proposal to the City in response to a Request for Development Proposal issued by the City. Documentation submitted by these private entities is located in **Attachment G** of the **Appendix**.

SOURCES OF FUNDS TO PAY BUSINESS DISTRICT PROJECT COSTS

Funds necessary to pay for Business District Project Costs are to be derived from the following sources in accordance with Sections 11-74.3-3(13) and 11-74.3-6 of the Act:

- 1) *A Business District Retailers' Occupation Tax* upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of this State's government, at retail in the business district at a rate not to exceed 1% of the gross receipts from the sales made in the course of such business, to be imposed only in 0.25% increments. The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.
- 2) *A Business District Service Occupation Tax* shall also be imposed upon all persons engaged, in the business district, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the business district, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. The tax shall be imposed at the same rate as the Business District Retailers' Occupation Tax and shall not exceed 1% of the selling price of tangible personal property so transferred within the business district, to be imposed only in 0.25% increments. The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.
- 3) *A Hotel Operators' Occupation Tax* upon all persons engaged in the business district in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators' Occupation Tax Act at a rate not to exceed 1% of the gross rental receipts from the renting, leasing, or letting of hotel rooms within the business district, excluding, however, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators' Occupation Tax Act.

Other sources of funds to be used to pay the costs of implementation of the Business District objectives may include (but are not required by this Plan):

- ✓ Capital which is available to the Interested Parties through their own cash reserves or financing entities;
- ✓ Funds available through tax increment financing;
- ✓ Improvements by third party tenants; and,
- ✓ Other sources of public financing that may be identified at such time in the future to fund project costs.

Business District revenues received under Section 11-74.3-6 of the Business District Act shall be deposited into or credited to the Business District Tax Allocation Fund, which the City shall establish and maintain as required by the Business District Act.

ESTABLISHMENT AND TERM OF THE BUSINESS DISTRICT

The establishment of the Business District shall become effective upon adoption of an ordinance by the City Council adopting this Plan and designating the Business District as a business district under the Act (the "Commencement Date").

The Business District shall expire no later than the expiration of twenty-three (23) years from the applicable Commencement Date. For purposes of this Plan, a year means each twelve-month period beginning on the Commencement Date and ending on the day next preceding the anniversary of such Commencement Date in the next year.

BUSINESS DISTRICT OBLIGATIONS

The City may issue obligations in one or more series, maturing and bearing interest at rates and having such other terms and provisions determined by the City by ordinance and in whole or in part secured and/or paid from funds or deposits credited to the Business District Tax Allocation Fund for the Business District.

SECTION 4 FINDINGS AND AMENDMENTS TO THE BUSINESS DISTRICT PLAN

FINDINGS

The City hereby finds and determines as follows:

- 1) This Plan constitutes a specific plan for the Business District in the City of Mattoon, Coles County, Illinois.
- 2) The designation of the Business District as identified in this Plan and more specifically described in **Attachment A** and **Attachment B**, will assure opportunities for development, and attraction of quality commercial growth to the City.
- 3) This Plan and the Business District conform with the City's Comprehensive Plan, as amended.
- 4) The City's exercise of the powers provided in the Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of the Business District and the use of the powers for the development and redevelopment of the Business District as provided in this Plan and is declared to be a public use essential to the public interest of the residents of the City of Mattoon, Coles County, Illinois.
- 5) The Area is a "blighted area", that by reason of the **predominance of defective or inadequate street layout**, unsanitary or unsafe conditions, **deterioration of site improvements, improper subdivision or obsolete platting**, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or **constitutes an economic or social liability** or a menace to the public health, safety, morals, or welfare in its present condition and use.
- 6) The Business District on the whole has not been subject to growth and development through investment by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of this Business District Plan.

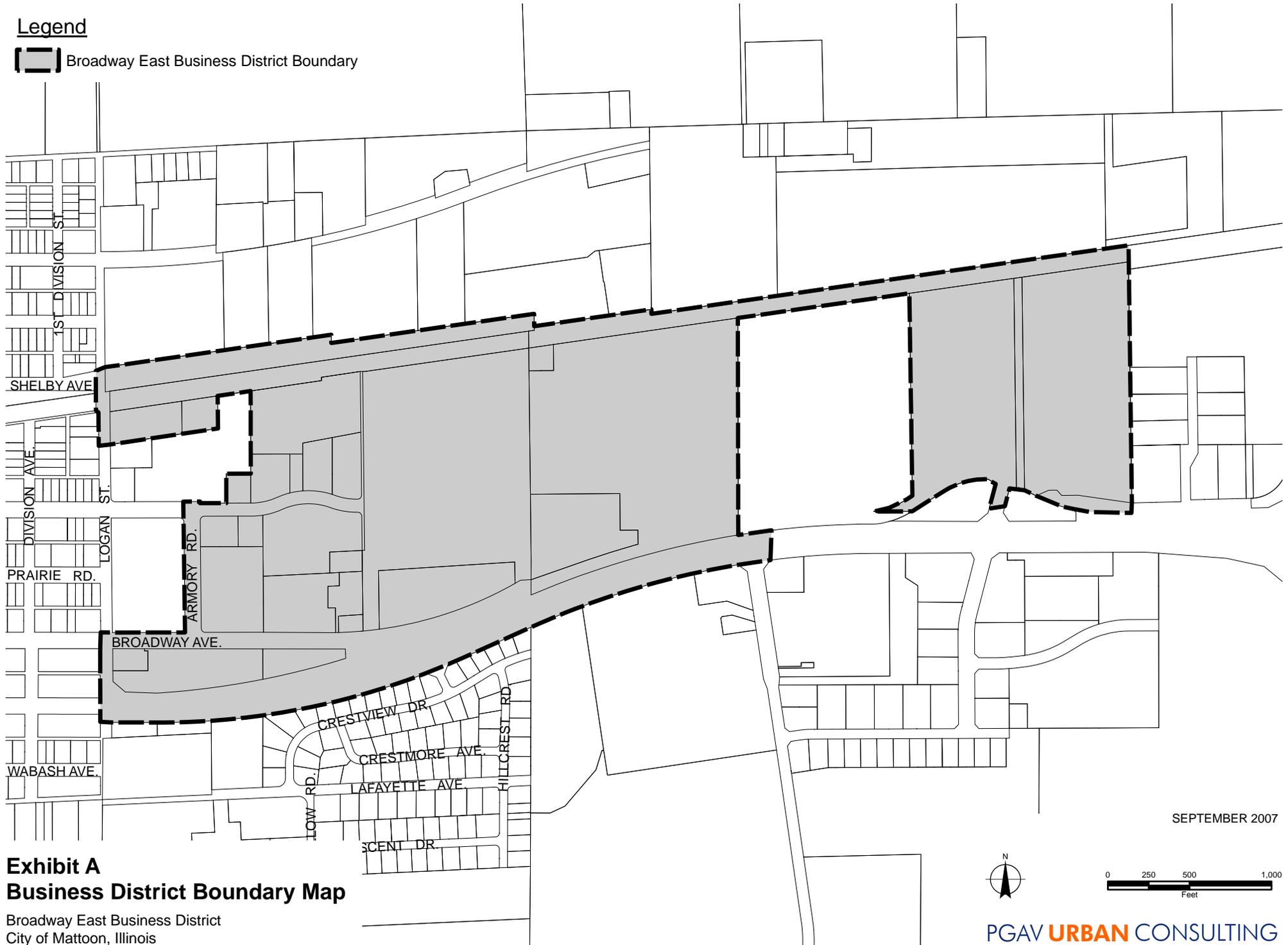
PLAN AMENDMENTS

The procedure for amending this Plan shall also be in conformance with the provisions of the Business District Act.

APPENDIX

Legend

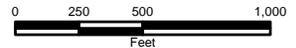
 Broadway East Business District Boundary



SEPTEMBER 2007

**Exhibit A
Business District Boundary Map**

Broadway East Business District
City of Mattoon, Illinois



PGAV URBAN CONSULTING

LEGAL DESCRIPTION FOR
MATTOON BROADWAY EAST BUSINESS DISTRICT

A tract of land being a part of Section 17 and part of Section 18, Township 12 North, Range 8 East of the Third Principal Meridian, in the City of Mattoon, Coles County, Illinois, being described as follows:

Beginning at the intersection of the East line of Detro Drive and the South line of F.A. Route 17 (Illinois Route 16) at Station 75+39.91, 100 feet right; thence Southwesterly 1525.6 feet along a curve to the left on said South line, concave to the Southeast, with a radius of 5271.3 feet to the Northeast corner of Crestview Addition, as recorded in Book 2 of Plats at Page 128 at the Coles County Recorder's Office; thence Southwesterly 40.4 feet along a curve to the left on said South line of F.A. Route 17 (Illinois Route 16), concave to the Southeast, with a radius of 5271.3 feet; thence Southwesterly 412.3 feet along said South line of F.A. Route 17 (Illinois Route 16); thence Southwesterly 371.7 feet along a curve to the right on said South line, concave to the Northwest, having a radius of 4507.46 feet to the Northeast corner of Crestview Addition as recorded in Book 2 of Plats at Page 98 at the Coles County Recorder's Office; thence continuing Southwesterly 912.4 feet along a curve to the right on said South line of F.A. Route 17, concave to the Northwest, having a radius of 4507.46 feet to the Northwest corner of said Crestview Addition; thence Westerly 317.7 feet along a curve to the right on said South line of F.A. Route 17, concave to the Northwest, having a radius of 4507.46 feet; thence West 677.7 feet along said South line of F.A. Route 17 (Illinois Route 16) to a point on the West line of Logan Street, point also being on the East line of Lot 1 in Block 14 of Lumpkin Heights, as recorded in Book 3 of Plats at Page 73 at the Coles County Recorder's Office; thence Northerly 542.5 feet along the West line of Logan Street to the North line of Broadway Avenue, point also being the Southeast corner of Lot 16 in Block 11 of Urban Heights as recorded in Book 1 of Plats at Page 129 at the Coles County Recorder's Office; thence Easterly 514.6 feet along the North line of said Broadway Avenue to the West line of Armory Road; thence Northerly 801.4 feet along the West line of Armory Road and Northerly extension thereof to the North line of Richmond Avenue, point also being on the South line of Lot 1 in Block 2 of

Broadway Shopping Center as recorded in Book 5 of Plats at Page 44 at the Coles County Recorder's Office; thence along the North boundary of Richmond Avenue on the following described courses: Easterly 98.6 feet; Southerly 10.0 feet; Easterly 160.8 feet, point being 150.0 feet West of the Southwest corner of Lot 1 in Block 2 of said Broadway Shopping Center; thence Northerly 180.0 feet; thence Easterly 150.0 feet to a point on the East line of said Lot 1 in Block 2; thence Northerly 505.5 feet along the East line of said Lot 1 in Block 2 to the Northeast corner of said Lot 1, point being on the Southerly line of the abandoned CCC and St. Louis Railroad; thence Westerly 204.1 feet along the Southerly line of the abandoned CCC and St. Louis Railroad to the Northeast corner of a tract as described in a Trustee's Deed on Document Number 499105 at the Coles County Recorder's Office; thence Southerly 199.2 feet along the East line of said tract to the Southeast corner of said tract; thence Southwesterly 736.4 feet along the Southerly line of said tract, the Southerly line of a tract as described in a Trustee's Deed on Document Number 461975 at the Coles County Recorder's Office and Southwesterly extensions thereof to the West line of Logan Street, point being on the East line of Lot 4 in Block 1 of said Urban Heights; thence Northerly along the West boundary of Logan Street as monumented and occupied on the following described courses: Northerly 206.5 feet, point also being the Northeast corner of Lot 1 of Block 1 of said Urban Heights; Southwesterly 15.2 feet; Northerly 271.2 feet to a point of intersection with the Northerly line of the abandoned railroad of CCC and St. Louis Railroad Company, point also being on the East line of Lot 10 in Block 17 of Grant Park Place, as recorded in Book 1 of Plats at Page 125 at the Coles County Recorder's Office; thence along the Northern boundary of an abandoned railroad Right-of-Way of CCC and St. Louis Railroad Company as monumented and occupied on the following described courses: Northeasterly 1453.6 feet; Southerly 50.4 feet; Northeasterly 1252.6 feet; Southerly 75.7 feet; Northeasterly 723.4 feet; Southerly 27.7 feet; Northeasterly 2944.0 feet; thence Southerly 1616.6 feet along the East line and Northerly extension thereof of a tract as described in a Warranty Deed and recorded on Document Number 515520 in Volume 727 at Page 138 at the Coles County Recorder's Office to the South line of Broadway Avenue; thence along the Southern boundary of Broadway Avenue as monumented and occupied on the following described courses: Westerly

257.3 feet; Northwesterly 261.4 feet along a curve to the right, concave to the Northeast, having a radius of 555.11 feet; Northwesterly 191.2 feet; Westerly 56.6 feet to the Easterly line of Swords Drive; thence Southwesterly 112.4 feet along the Eastern line of Swords Drive; thence Southwesterly 97.6 feet to the West line of Swords Drive; thence Northeasterly 156.0 feet along the West line of Swords Drive to the South line of Broadway Avenue; thence along the Southern boundary of Broadway Avenue as monumented and occupied on the following described courses: Northwesterly 53.4 feet; Southwesterly 283.1 feet along a curve to the left, concave to the Southeast, having a radius of 460.0 feet; Southwesterly 225.7 feet; thence West 227.5 feet; thence Northerly 2.24 feet to the North line of Broadway Avenue; thence Northeasterly 211.4 feet along a curve to the left, concave to the Northwest, having a radius of 460.0 feet on said North line of Broadway Avenue; thence Northeasterly 45.6 feet along the North line of Broadway Avenue to the West line of a tract as described on a Warranty Deed on Document Number 0686485 at the Coles County Recorder's Office; thence Northerly 1240.7 feet along the West line of said tract to the South line of the abandoned railroad Right-of-Way of CCC and St. Louis Railroad Company; thence Southwesterly 1058.7 feet along the Southern line of said abandoned railroad Right-of-Way to the Northeast corner of a tract described as Tract 1 in a Quit Claim Deed and recorded on Document Number 0678055 at the Coles County Recorder's Office; thence Southerly 1328.4 feet along the East line of said Tract 1 to the North line of F.A. Route 17 (Illinois Route 16); thence Northeasterly 197.95 feet along a curve to the right, concave to the Southeast with a radius of 5130.5 feet on said North line of F.A. Route 17 (Illinois Route 16); thence South 181.1 feet to the Point of Beginning, encompassing 210.3 acres, more or less.

Prepared by: HDC Engineering, L.L.C.
2017 Charleston Avenue
Mattoon, IL 61938

Date: October 10, 2007

HDC Project No.: 07355



One of the larger vacant spaces at Cross County Mall.



Deteriorated block wall adjacent to loading dock behind Cross County Mall.



Step cracking on rear wall of Cross County Mall.



The drainage ditch running along the east side of the Cross County Mall property is deteriorated and inadequate.



The south end of this former prime retail building is now vacant and showing signs of deterioration. Portions of the building are now used for government offices.



A closer view of the vacant space at the property shown at left.



This prime retail building in the Broadway East Area is partially vacant.



Potholes contain standing water in this dilapidated parking lot located along Broadway East.



Large areas in the Ramada Inn parking lot hold standing water.



The ceiling at the Ramada Inn is cracking and peeling as a result of water damage.



Vacant space in deteriorated commercial building along Broadway East.



Sections of fascia are missing from another vacant portion of the building shown at left.



The loading dock behind a vacant commercial space adjacent to Big Lots is filled with storm water and debris.



This parking lot serving Dollar General is deteriorated and contains standing water.



The exterior finish of the US Bank building is in need of repair.



Deteriorated obsolete sign structure behind Chinese restaurant on Richmond Avenue.



Storm water fills the open drainage ditch along the Armory Road right-of-way, evidence of inadequate drainage facilities.



Portions of the sidewalk along Broadway East, such as the section shown above, are in need of repair or replacement due to severe cracking, settling and spalling concrete.



One of several deteriorated parking lot and driveway aprons on public right-of-way in the Area.



The front parking lot at Blaw-Knox Ingersoll Rand is dilapidated. Note weed growth through cracks in the parking lot and along the foundation.



Deteriorated masonry wall of main Blaw-Knox Ingersoll Rand structure.



Dilapidated parking/storage lot on north portion of Blaw-Knox Ingersoll Rand property.



The glass in the rear door at Blaw-Knox Ingersoll Rand has been shattered.



Dilapidated accessory building on the Blaw-Knox property.

Legend

-  Broadway East Business District
-  Over 35 Years of Age
-  Deteriorated Structure
-  Deteriorated Site
-  Dilapidated Site
-  Excessive Coverage
-  Obsolete Building
-  Obsolete Platting
-  Deterioration in Neighboring Areas
-  Vacant Building (Whole or Partial)
-  Deteriorated Pavement in R.O.W. (sidewalk, streets and / or curb & gutter)



Attachment D Existing Conditions Map

Broadway East Business District
City of Mattoon, Illinois

Legend

 Broadway East Business District Boundary

 Commercial

 Industrial

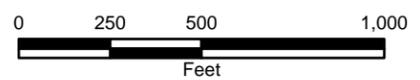
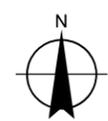
 Park / Recreation



Attachment E General Land Use Plan

Broadway East Business District
City of Mattoon, Illinois

SEPTEMBER 2007



PGAV URBAN CONSULTING

PROPERTY IDENTIFICATION NUMBER (PIN) LIST
PROPERTY OWNER & 2006 EAV
Broadway East Redevelopment Project Area
City of Mattoon, Illinois

| Map # | Parcel I. D. No. | Alt. Parcel No. | Property Owner | 2006 EAV (\$) |
|--------------|-------------------|-----------------|---------------------------------|---------------------|
| 1 | 1417151002 | 6000554000 | 750 BROADWAY, LLC | 193,960 |
| 1 | pt. of 1417151002 | 6000554002 | 750 BROADWAY, LLC | 11,020 |
| 1 | pt. of 1417151002 | 6000554003 | 750 BROADWAY, LLC | 112,000 |
| 2 | 1417151003 | 6000554001 | COLES COUNTY MENTAL HEALTH ASS' | - |
| 3 | 1417151001 | 6000570000 | C I P S CO | 1,890 |
| 4 | 1418276001 | 6000646000 | CROSS COUNTY NATIONAL ASSOC LP | 952,110 |
| 5 | 1418427001 | 6000643000 | LA SALLE NAT BANK TR 101 300 | 28,300 |
| 6 | 1418426002 | 6000651000 | SUMMIT HOTEL MANAGEMENT CO | 13,210 |
| 7 | 1418426001 | 6000640000 | TRIPLE T INNS OF PENNSYLVANIA | 12,630 |
| 8 | 1418426001 | 6000640000 | TRIPLE T INNS OF PENNSYLVANIA | 560,930 |
| 9 | 1418401001 | 6004400000 | BOATMENS NAT BANK TR 829 | 474,110 |
| 10 | 1418253001 | 6004401000 | FIRST NAT BANK OF EFFINGHAM | 110,000 |
| 11 | 1418253002 | 6004414000 | ROMPEL INC | 117,200 |
| 12 | 1418253003 | 6004412000 | NATIONWIDE REAL ESTATE INC | 388,200 |
| 13 | 1418253004 | 6000656000 | MILLER PARTNERSHIP | 79,470 |
| 14 | 1418251011 | 6004410000 | FIRSTAR FACILITY MANAGEMENT | 120,680 |
| 15 | 1418251010 | 6004409000 | FIRST MID IL BK & TR 91067 | 191,970 |
| 16 | 1418251009 | 6004413000 | FIRST MID IL BK & TR 95008 | 51,580 |
| 17 | 1418251008 | 6004408000 | FFCA IIP 1986 PROPERTY COMPANY | 83,280 |
| 18 | 1418251007 | 6004417000 | MILLER MYRNA L | 68,120 |
| 19 | 1418251005 | 6004411000 | BOATMENS NAT BANK TR 829 | 4,970 |
| 20 | 1418151002 | 6000655000 | MATTOON CITY OF | - |
| 21 | 1418202004 | 6000662000 | MATTOON CITY OF | - |
| 22 | 1418251004 | 6004415000 | HESSE JERROLD & BRUCE DEITZ | 9,530 |
| 23 | 1418251001 | 6004405000 | HESSE JERROLD L & BRUCE DEITZ | 55,290 |
| 24 | 1417226003 | 6000573000 | MATTOON CITY OF | - |
| 25 | 1418402001 | 600645001 | NATIONSBANK | 223,820 |
| 26 | 1418402002 | 6000645000 | MATTOON DEVELOPMENT PRTSP | 419,720 |
| 27 | 1418402003 | 6000647000 | FIRST MID IL BK & TR | 141,780 |
| 28 | 1417251001 | 6000583000 | FIRST MID IL BK & TR 95020 | 3,570 |
| 29 | 1417251002 | 6000571000 | C I P S CO | 6,290 |
| 30 | 1417251003 | 6000552000 | TWIN STAR CORPORATION | 164,440 |
| TOTAL | | | | \$ 4,600,070 |

Legend

 Broadway East Business District Boundary

27 Parcel Identification Number



**Attachment F
Parcel Identification Map**

Broadway East Business District
City of Mattoon, Illinois

SEPTEMBER 2007



PGAV URBAN CONSULTING

July 16, 2007

Mr. Alan Gilmore
City Administrator
208 N. 19th Street
Mattoon, IL 61938

RECEIVED
AUG 20 2007

Subject: Development Proposal for Cross County Mall

Dear Mr. Gilmore:

The owners of Cross County Mall appreciate the opportunity to work with the City of Mattoon and we therefore submit the following proposal for redevelopment of the property.

1. We propose a major remodel to include the following:

Complete new façade- The property is over 30 years old and has a tired out dated look. Enclosed with our proposal are some conceptual drawings of the exterior.

Replace existing two main entrances - Existing entrances will be completely removed and replaced with new more accessible and appealing structures.

Repainting the exterior and interior - New colors to give the property a more modern and inviting appearance.

Bathrooms- Remodel customer bathrooms.

Parking Lot upgrade - We will overlay the entire parking lot with new two-inch asphalt. We will add trees and additional lighting along the outside of the parking lot and lining the main drive entrance and add shrubbery throughout. The new design will help eliminate speeding cars going diagonally across the parking lot as well as being visually much more appealing. Additional lighting will also enhance the safety for our customers.

New Electronic Pylon Sign - This new sign will provide the mall with a newer more efficient mode for advertising to attract additional customers.

2. Property Address: 700 Broadway East, Mattoon, IL

3. Preliminary Project Cost Estimate:

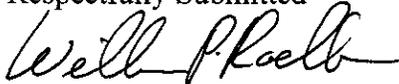
| | |
|--|--------------------|
| New Exterior Façade | \$950,000 |
| Interior Remodel of Common Area | \$375,000 |
| New Entry Islands | \$100,000 |
| Landscaping | \$125,000 |
| New Lighting | \$145,000 |
| Overlay 350,000 sq. ft. of parking lot | \$245,000 |
| New Striping of Parking lot | \$15,000 |
| New Signage | \$135,000 |
| Misc., Permits, Design | <u>\$200,000</u> |
| Total | \$2,290,000 |

4. Project Schedule: Project to commence early 2008 with exact schedule dependent on weather. Start to finish should be about six months.
5. Cross County Mall ownership has been in the commercial real estate business for over 25years. During this time they have redeveloped and remodeled many retail properties around the country including enclosed malls in Plano, TX, Pittsburgh, PA and large strip centers in Arizona, Wisconsin and Florida. The company has an in-house construction department which works closely with and over sees all construction projects. We will require a minimum of three bids for this project to insure getting the best price possible. We prefer to work with local contractors and hope that will be the case in Mattoon.
6. For many years Cross County Mall has been the center of the retail market for the Mattoon area and we appreciate the City of Mattoon assisting us in making necessary improvements to keep that designation. There is almost no weekend that goes by without something happening at the mall. Annually we host the Beautiful Baby Bagel Contest, United Way Auction, Rummage Sales supporting Sarah Bush Lincoln, Auxiliary Guild, Lions Club, Eagles Club, the Coles County Business Expo, Red Cross Blood Drives and monthly health check-ups by the Sarah Bush Lincoln Health Center.

Without the City of Mattoon's assistance it is not financially feasible to undertake the renovations discussed above. The property presently has a vacancy rate of 13% and could go higher due to increased competition. We know that developers of new retail projects both under construction and in the planning stages are trying to lure some of our tenants to relocate to their properties. We understand the nature of our business and are not afraid of competition but it is sometimes quite costly to keep up with it. The remodel we propose is critical for future success of Cross County Mall. It will also provide the following benefits to The City of Mattoon:

1. The scope of the remodel and its updated architectural design will allow Cross County Mall to continue to be the center of retail activity for Mattoon and the surrounding area.
2. The remodel of our property and adjacent properties will help this area blend in nicely with the newer developments to the east and enhance the shopping experience for all.
3. Although the remodel will not be a guarantee that existing tenants will not leave we will have a much greater chance of keeping them.
4. Our remodel and the other retail growth in Mattoon is sure to help attract more national and regional tenants to the area and these retailers will see a mall that is a viable retail location for their stores. It is hard to project future leasing activity but our projection is that the remodel will not only allow us to keep our existing tenants, but will help us to lower our vacancy rate to five percent over the next few years.
5. For many years our Base Rental Rates for new tenants has been at \$10.00 per square foot. We believe the remodel will allow us to raise this to \$13.00 to \$14.00 per square foot for most of our vacant spaces. This will help increase the taxable value of the property.
6. Because malls are generally a more regional draw than strip centers, our remodel should help to keep shoppers from our market, in our market, rather than traveling to Decatur and Champaign.
7. Initially the remodel itself will generate additional employment, but longer term an increase in occupancy will provide additional job opportunities for the citizens of Mattoon.

Respectfully Submitted



William P. Roebken
Vice President-Retail
Regis Property management, Inc.
1800 Valley View Lane, Suite 300
Dallas, Texas 75234

Illinois Revised Statutes

DIVISION 74.3

Business District Development And Redevelopment

ILLINOIS BUSINESS DISTRICT ACT

65 ILCS 5/11-74.3-1 thru 3-6

⌘

The following pages of this document consist of a compilation of the provisions of the Illinois Business District Act by the Urban Consulting staff of Peckham Guyton Albers & Viets, Inc. (PGAV). This compilation consists of all amendments thereto since its adoption by the Illinois General Assembly. It is based on official copies of the Illinois Business District Act and its subsequent amendments through Public Act 093-1053 effective January 1, 2005. The Illinois Business District Act as contained herein is formatted in a more readable outline manner than will be found in official published copies

It should be noted that this document does not represent an official copy of the Illinois Business District Act and should not be quoted, cited, or used in any official legislative or legal capacity. PGAV has provided this document solely for the information and use of its staff and clients and assumes no liability or responsibility for the use (or misuse) of this document.

Note: *All modified or added text is in italics.*

⌘

| SECTION | | PAGE |
|----------------|---|-------------|
| 5/11-74.3-1 | [Legislative Finding and declaration] | 1 |
| 5/11-74.3-2 | [Designation of Area as Business District] | 2 |
| 5/11-74.3-3 | [Powers of Corporate Authorities] | 2 |
| 5/11-74.3-4 | [Home Rule Municipalities] | 3 |
| 5/11-74.3-5 | [Business District Sales and Hotel Tax Provisions] | 3 |
| 5/11-74.3-6 | Business District Revenue and Obligations | 4 |

⌘

65 ILCS 5/11-74.3-1
[Legislative Finding and Declaration]

It is hereby found and declared:

- (1) It may be considered essential to the economic and social welfare of each municipality that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable commercial growth.
- (2) Such a result should conform with a comprehensive plan of the municipality and a specific plan for business districts officially approved by the corporate authorities of the municipality after public hearings.
- (3) The exercise of the powers provided in this Division is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts, and the use of

such powers for the development and redevelopment of business districts of a municipality is hereby declared to be a public use essential to the public interest.

(Source: P. A. 78-793.)

65 ILCS 5/11-74.3-2 [Designation of Area As Business District]

Sec. 11-74.3-2. The corporate authorities of a municipality may designate, after public hearings, an area of the municipality as a Business District.

(Source: P. A. 78-793.)¹

65 ILCS 5/11-74.3-3 [Powers Of Corporate Authorities]

Sec. 11-74.3-3. In carrying out a business district development or redevelopment plan, the corporate authorities of each municipality shall have the following powers:

- (1) To approve all development and redevelopment proposals for a business district.
- (2) To exercise the use of eminent domain for the acquisition of real and personal property for the purpose of a development or redevelopment project.
- (3) To acquire, manage, convey or otherwise dispose of real and personal property according to the provisions of a development or redevelopment plan.
- (4) To apply for and accept capital grants and loans from the United States and the State of Illinois, or any instrumentality of the United States or the State, for business district development and redevelopment.
- (5) To borrow funds as it may be deemed necessary for the purpose of business district development and redevelopment, and in this connection issue such obligation or revenue bonds as it shall be deemed necessary, subject to applicable statutory limitations.
- (6) To enter into contracts with any public or private agency or person.
- (7) To sell, lease, trade or improve real property in connection with business district development and redevelopment plans.
- (8) To employ all such persons as may be necessary for the planning, administration and implementation of business district plans.
- (9) To expend such public funds as may be necessary for the planning, execution and implementation of the business district plans.
- (10) To establish by ordinance or resolution procedures for the planning, execution and implementation of business district plans.
- (11) To create a Business District Development and Redevelopment Commission to act as agent for the municipality for the purposes of business district development and redevelopment.

- (12) To impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.
- (13) To impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.
- (14) To issue obligations in one or more series bearing interest at rates determined by the corporate authorities of the municipality by ordinance and secured by the business district tax allocation fund set forth in Section 11-74.3-6 for the business district to provide for the payment of business district project costs.

This amendatory Act of the 91st General Assembly is declarative of existing law and is not a new enactment.

(Source: P.A. 93-1053, eff. 1-1-05.)

65 ILCS 5/11-74.3-4 [Home Rule Municipalities]

Sec. 11-74.3-4. The powers granted to municipalities in this Division shall not be construed as a limitation on the powers of a home rule municipality granted by Article VII of the Illinois Constitution.

(Source: P.A. 78-793.)

65 ILCS 5/11-74.3-5 [Business District Sales & Hotel Tax Provisions]

Sec. 11-74.3-5. Business district; additional procedures for designation of district and approval of development or redevelopment plan. If the corporate authorities of a municipality desire to impose a tax by ordinance pursuant to subsection (12) or (13) of Section 11-74.3-3, the following additional procedures shall apply to the designation of the business district and the approval of the business district development or redevelopment plan:

- (1) The corporate authorities of the municipality shall hold public hearings at least one week prior to designation of the business district and approval of the business district development or redevelopment plan.
- (2) The area proposed to be designated as a business district must be contiguous and must include only parcels of real property directly and substantially benefited by the proposed business district development or redevelopment plan.
- (3) The corporate authorities of the municipality shall make a formal finding of the following:
 - (i) the business district is a blighted area that, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other

causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use; and

- (ii) the business district on the whole has not been subject to growth and development through investment by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district development or redevelopment plan.
- (4) The proposed business district development or redevelopment plan shall set forth in writing:
- (i) a specific description of the proposed boundaries of the district, including a map illustrating the boundaries;
 - (ii) a general description of each project proposed to be undertaken within the business district, including a description of the approximate location of each project;
 - (iii) the name of the proposed business district;
 - (iv) the estimated business district project costs;
 - (v) the anticipated source of funds to pay business district project costs;
 - (vi) the anticipated type and terms of any obligations to be issued; and
 - (vii) the rate of any tax to be imposed pursuant to subsection (12) or (13) of Section 11-74.3-3 and the period of time for which the tax shall be imposed.

(Source: P.A. 93-1053, eff. 1-1-05.)

65 ILCS 5/11-74.3-6

Sec. 11-74.3-6. Business district revenue and obligations.

- (a) If the corporate authorities of a municipality have approved a business district development or redevelopment plan and have elected to impose a tax by ordinance pursuant to subsections (b), (c), or (d) of this Section, each year after the date of the approval of the ordinance and until all business district project costs and all municipal obligations financing the business district project costs, if any, have been paid in accordance with the business district development or redevelopment plan, but in no event longer than 23 years after the date of adoption of the ordinance approving the business district development or redevelopment plan, all amounts generated by the retailers' occupation tax and service occupation tax shall be collected and the tax shall be enforced by the Department of Revenue in the same manner as all retailers' occupation taxes and service occupation taxes imposed in the municipality imposing the tax and all amounts generated by the hotel operators' occupation tax shall be collected and the tax shall be enforced by the municipality in the same manner as all hotel operators' occupation taxes imposed in the municipality imposing the tax. The corporate authorities of the municipality shall deposit the proceeds of the taxes imposed under subsections (b), (c), and (d) into a special fund held by the corporate authorities of the municipality called the Business District Tax Allocation Fund for the purpose of paying business district project costs and obligations incurred in the payment of those costs.
- (b) The corporate authorities of a municipality that has established a business district under this Division 74.3 may, by ordinance or resolution, impose a Business District Retailers' Occupation Tax upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency

of this State's government, at retail in the business district at a rate not to exceed 1% of the gross receipts from the sales made in the course of such business, to be imposed only in 0.25% increments. The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

The tax imposed under this subsection and all civil penalties that may be assessed as an incident thereof shall be collected and enforced by the Department of Revenue. The certificate of registration that is issued by the Department to a retailer under the Retailers' Occupation Tax Act shall permit the retailer to engage in a business that is taxable under any ordinance or resolution enacted pursuant to this subsection without registering separately with the Department under such ordinance or resolution or under this subsection. The Department of Revenue shall have full power to administer and enforce this subsection; to collect all taxes and penalties due under this subsection in the manner hereinafter provided; and to determine all rights to credit memoranda arising on account of the erroneous payment of tax or penalty under this subsection. In the administration of, and compliance with, this subsection, the Department and persons who are subject to this subsection shall have the same rights, remedies, privileges, immunities, powers and duties, and be subject to the same conditions, restrictions, limitations, penalties, exclusions, exemptions, and definitions of terms and employ the same modes of procedure, as are prescribed in Sections 1, 1a through 1o, 2 through 2-65 (in respect to all provisions therein other than the State rate of tax), 2c through 2h, 3 (except as to the disposition of taxes and penalties collected), 4, 5, 5a, 5c, 5d, 5e, 5f, 5g, 5i, 5j, 5k, 5l, 6, 6a, 6b, 6c, 7, 8, 9, 10, 11, 12, 13, and 14 of the Retailers' Occupation Tax Act and all provisions of the Uniform Penalty and Interest Act, as fully as if those provisions were set forth herein.

Persons subject to any tax imposed under this subsection may reimburse themselves for their seller's tax liability under this subsection by separately stating the tax as an additional charge, which charge may be stated in combination, in a single amount, with State taxes that sellers are required to collect under the Use Tax Act, in accordance with such bracket schedules as the Department may prescribe.

Whenever the Department determines that a refund should be made under this subsection to a claimant instead of issuing a credit memorandum, the Department shall notify the State Comptroller, who shall cause the order to be drawn for the amount specified and to the person named in the notification from the Department. The refund shall be paid by the State Treasurer out of the business district retailers' occupation tax fund.

The Department shall immediately pay over to the State Treasurer, ex officio, as trustee, all taxes, penalties, and interest collected under this subsection for deposit into the business district retailers' occupation tax fund. On or before the 25th day of each calendar month, the Department shall prepare and certify to the Comptroller the disbursement of stated sums of money to named municipalities from the business district retailers' occupation tax fund, the municipalities to be those from which retailers have paid taxes or penalties under this subsection to the Department during the second preceding calendar month. The amount to be paid to each municipality shall be the amount (not including credit memoranda) collected under this subsection during the second preceding calendar month by the Department plus an amount the Department determines is necessary to offset any amounts that were erroneously paid to a different taxing body, and not including an amount equal to the amount of refunds made during the second preceding calendar month by the Department, less 2% of that amount, which shall be deposited into the Tax Compliance and Administration Fund and shall be used by the Department, subject to appropriation, to cover the costs of the

Department in administering and enforcing the provisions of this subsection, on behalf of such municipality, and not including any amount that the Department determines is necessary to offset any amounts that were payable to a different taxing body but were erroneously paid to the municipality. Within 10 days after receipt by the Comptroller of the disbursement certification to the municipalities provided for in this subsection to be given to the Comptroller by the Department, the Comptroller shall cause the orders to be drawn for the respective amounts in accordance with the directions contained in the certification. The proceeds of the tax paid to municipalities under this subsection shall be deposited into the Business District Tax Allocation Fund by the municipality.

An ordinance or resolution imposing or discontinuing the tax under this subsection or effecting a change in the rate thereof shall either

- (i) be adopted and a certified copy thereof filed with the Department on or before the first day of April, whereupon the Department, if all other requirements of this subsection are met, shall proceed to administer and enforce this subsection as of the first day of July next following the adoption and filing; or
- (ii) be adopted and a certified copy thereof filed with the Department on or before the first day of October, whereupon, if all other requirements of this subsection are met, the Department shall proceed to administer and enforce this subsection as of the first day of January next following the adoption and filing.

The Department of Revenue shall not administer or enforce an ordinance imposing, discontinuing, or changing the rate of the tax under this subsection, until the municipality also provides, in the manner prescribed by the Department, the boundaries of the business district in such a way that the Department can determine by its address whether a business is located in the business district. The municipality must provide this boundary information to the Department on or before April 1 for administration and enforcement of the tax under this subsection by the Department beginning on the following July 1 and on or before October 1 for administration and enforcement of the tax under this subsection by the Department beginning on the following January 1. The Department of Revenue shall not administer or enforce any change made to the boundaries of a business district until the municipality reports the boundary change to the Department in the manner prescribed by the Department. The municipality must provide this boundary change information to the Department on or before April 1 for administration and enforcement by the Department of the change beginning on the following July 1 and on or before October 1 for administration and enforcement by the Department of the change beginning on the following January 1. The retailers in the business district shall be responsible for charging the tax imposed under this subsection. If a retailer is incorrectly included or excluded from the list of those required to collect the tax under this subsection, both the Department of Revenue and the retailer shall be held harmless if they reasonably relied on information provided by the municipality.

A municipality that imposes the tax under this subsection must submit to the Department of Revenue any other information as the Department may require for the administration and enforcement of the tax.

When certifying the amount of a monthly disbursement to a municipality under this subsection, the Department shall increase or decrease the amount by an amount necessary to offset any misallocation of previous disbursements. The offset amount shall be the amount erroneously disbursed within the previous 6 months from the time a misallocation is discovered.

Nothing in this subsection shall be construed to authorize the municipality to impose a tax upon the privilege of engaging in any business which under the Constitution of the United States may not be made the subject of taxation by this State.

If a tax is imposed under this subsection (b), a tax shall also be imposed under subsection (c) of this Section.

- (c) If a tax has been imposed under subsection (b), a Business District Service Occupation Tax shall also be imposed upon all persons engaged, in the business district, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the business district, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. The tax shall be imposed at the same rate as the tax imposed in subsection (b) and shall not exceed 1% of the selling price of tangible personal property so transferred within the business district, to be imposed only in 0.25% increments. The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

The tax imposed under this subsection and all civil penalties that may be assessed as an incident thereof shall be collected and enforced by the Department of Revenue. The certificate of registration which is issued by the Department to a retailer under the Retailers' Occupation Tax Act or under the Service Occupation Tax Act shall permit such registrant to engage in a business which is taxable under any ordinance or resolution enacted pursuant to this subsection without registering separately with the Department under such ordinance or resolution or under this subsection. The Department of Revenue shall have full power to administer and enforce this subsection; to collect all taxes and penalties due under this subsection; to dispose of taxes and penalties so collected in the manner hereinafter provided; and to determine all rights to credit memoranda arising on account of the erroneous payment of tax or penalty under this subsection. In the administration of, and compliance with this subsection, the Department and persons who are subject to this subsection shall have the same rights, remedies, privileges, immunities, powers and duties, and be subject to the same conditions, restrictions, limitations, penalties, exclusions, exemptions, and definitions of terms and employ the same modes of procedure as are prescribed in Sections 2, 2a through 2d, 3 through 3-50 (in respect to all provisions therein other than the State rate of tax), 4 (except that the reference to the State shall be to the business district), 5, 7, 8 (except that the jurisdiction to which the tax shall be a debt to the extent indicated in that Section 8 shall be the municipality), 9 (except as to the disposition of taxes and penalties collected, and except that the returned merchandise credit for this tax may not be taken against any State tax), 10, 11, 12 (except the reference therein to Section 2b of the Retailers' Occupation Tax Act), 13 (except that any reference to the State shall mean the municipality), the first paragraph of Section 15, and Sections 16, 17, 18, 19 and 20 of the Service Occupation Tax Act and all provisions of the Uniform Penalty and Interest Act, as fully as if those provisions were set forth herein.

Persons subject to any tax imposed under the authority granted in this subsection may reimburse themselves for their serviceman's tax liability hereunder by separately stating the tax as an additional charge, which charge may be stated in combination, in a single amount, with State tax that servicemen are authorized to collect under the Service Use Tax Act, in accordance with such bracket schedules as the Department may prescribe.

Whenever the Department determines that a refund should be made under this subsection to a claimant instead of issuing credit memorandum, the Department shall notify the State Comptroller, who shall cause the order to be drawn for the amount specified, and to the

person named, in such notification from the Department. Such refund shall be paid by the State Treasurer out of the business district retailers' occupation tax fund.

The Department shall forthwith pay over to the State Treasurer, ex-officio, as trustee, all taxes, penalties, and interest collected under this subsection for deposit into the business district retailers' occupation tax fund. On or before the 25th day of each calendar month, the Department shall prepare and certify to the Comptroller the disbursement of stated sums of money to named municipalities from the business district retailers' occupation tax fund, the municipalities to be those from which suppliers and servicemen have paid taxes or penalties under this subsection to the Department during the second preceding calendar month. The amount to be paid to each municipality shall be the amount (not including credit memoranda) collected under this subsection during the second preceding calendar month by the Department, less 2% of that amount, which shall be deposited into the Tax Compliance and Administration Fund and shall be used by the Department, subject to appropriation, to cover the costs of the Department in administering and enforcing the provisions of this subsection, and not including an amount equal to the amount of refunds made during the second preceding calendar month by the Department on behalf of such municipality. Within 10 days after receipt, by the Comptroller, of the disbursement certification to the municipalities, provided for in this subsection to be given to the Comptroller by the Department, the Comptroller shall cause the orders to be drawn for the respective amounts in accordance with the directions contained in such certification. The proceeds of the tax paid to municipalities under this subsection shall be deposited into the Business District Tax Allocation Fund by the municipality.

An ordinance or resolution imposing or discontinuing the tax under this subsection or effecting a change in the rate thereof shall either

- (i) be adopted and a certified copy thereof filed with the Department on or before the first day of April, whereupon the Department, if all other requirements of this subsection are met, shall proceed to administer and enforce this subsection as of the first day of July next following the adoption and filing; or
- (ii) be adopted and a certified copy thereof filed with the Department on or before the first day of October, whereupon, if all other conditions of this subsection are met, the Department shall proceed to administer and enforce this subsection as of the first day of January next following the adoption and filing.

The Department of Revenue shall not administer or enforce an ordinance imposing, discontinuing, or changing the rate of the tax under this subsection, until the municipality also provides, in the manner prescribed by the Department, the boundaries of the business district in such a way that the Department can determine by its address whether a business is located in the business district. The municipality must provide this boundary information to the Department on or before April 1 for administration and enforcement of the tax under this subsection by the Department beginning on the following July 1 and on or before October 1 for administration and enforcement of the tax under this subsection by the Department beginning on the following January 1. The Department of Revenue shall not administer or enforce any change made to the boundaries of a business district until the municipality reports the boundary change to the Department in the manner prescribed by the Department. The municipality must provide this boundary change information to the Department on or before April 1 for administration and enforcement by the Department of the change beginning on the following July 1 and on or before October 1 for administration and enforcement by the Department of the change beginning on the following January 1. The retailers in the business district shall be responsible for charging the tax imposed under this subsection. If a retailer is incorrectly included or excluded from the list of those required to collect the tax under this subsection, both the Department of Revenue and the retailer shall be held harmless if they reasonably relied on information provided by the municipality.

A municipality that imposes the tax under this subsection must submit to the Department of Revenue any other information as the Department may require for the administration and enforcement of the tax.

Nothing in this subsection shall be construed to authorize the municipality to impose a tax upon the privilege of engaging in any business which under the Constitution of the United States may not be made the subject of taxation by the State.

If a tax is imposed under this subsection (c), a tax shall also be imposed under subsection (b) of this Section.

- (d) By ordinance, a municipality that has established a business district under this Division 74.3 may impose an occupation tax upon all persons engaged in the business district in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators' Occupation Tax Act, at a rate not to exceed 1% of the gross rental receipts from the renting, leasing, or letting of hotel rooms within the business district, to be imposed only in 0.25% increments, excluding, however, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators' Occupation Tax Act, and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act.

The tax imposed by the municipality under this subsection and all civil penalties that may be assessed as an incident to that tax shall be collected and enforced by the municipality imposing the tax. The municipality shall have full power to administer and enforce this subsection, to collect all taxes and penalties due under this subsection, to dispose of taxes and penalties so collected in the manner provided in this subsection, and to determine all rights to credit memoranda arising on account of the erroneous payment of tax or penalty under this subsection. In the administration of and compliance with this subsection, the municipality and persons who are subject to this subsection shall have the same rights, remedies, privileges, immunities, powers, and duties, shall be subject to the same conditions, restrictions, limitations, penalties, and definitions of terms, and shall employ the same modes of procedure as are employed with respect to a tax adopted by the municipality under Section 8-3-14 of this Code.

Persons subject to any tax imposed under the authority granted in this subsection may reimburse themselves for their tax liability for that tax by separately stating that tax as an additional charge, which charge may be stated in combination, in a single amount, with State taxes imposed under the Hotel Operators' Occupation Tax Act, and with any other tax.

Nothing in this subsection shall be construed to authorize a municipality to impose a tax upon the privilege of engaging in any business which under the Constitution of the United States may not be made the subject of taxation by this State.

The proceeds of the tax imposed under this subsection shall be deposited into the Business District Tax Allocation Fund.

- (e) Obligations issued pursuant to subsection (14) of Section 11-74.3-3 shall be retired in the manner provided in the ordinance authorizing the issuance of those obligations by the receipts of taxes levied as authorized in subsections (12) and (13) of Section 11-74.3-3. The ordinance shall pledge all of the amounts in and to be deposited in the Business District Tax Allocation Fund to the payment of business district project costs and obligations. Obligations issued pursuant to subsection (14) of Section 11-74.3-3 may be sold at public or private sale at a price determined by the corporate authorities of the municipality and no referendum approval of the electors shall be required as a condition to the issuance of those obligations. The ordinance authorizing the obligations may require that the obligations contain a recital that they are issued pursuant to subsection (14) of Section 11-74.3-3 and this recital shall be

conclusive evidence of their validity and of the regularity of their issuance. The corporate authorities of the municipality may also issue its obligations to refund, in whole or in part, obligations previously issued by the municipality under the authority of this Code, whether at or prior to maturity. All obligations issued pursuant to subsection (14) of Section 11-74.3-3 shall not be regarded as indebtedness of the municipality issuing the obligations for the purpose of any limitation imposed by law.

- (f) When business district costs, including, without limitation, all municipal obligations financing business district project costs incurred under Section 11-74.3-3 have been paid, any surplus funds then remaining in the Business District Tax Allocation Fund shall be distributed to the municipal treasurer for deposit into the municipal general corporate fund. Upon payment of all business district project costs and retirement of obligations, but in no event more than 23 years after the date of adoption of the ordinance approving the business district development or redevelopment plan, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsections (12) and (13) of Section 11-74.3-3.

(Source: P.A. 93-1053, eff. 1-1-05; 93-1089, eff. 3-7-05)

CITY OF MATTOON, ILLINOIS

ORDINANCE NO. 2007-5247

**AN ORDINANCE ADOPTING A MUNICIPAL RETAILERS' OCCUPATION
BUSINESS DISTRICT TAX, BUSINESS DISTRICT SERVICE OCCUPATION TAX
AND BUSINESS DISTRICT HOTEL OPERATORS' OCCUPATION TAX**

WHEREAS, the City of Mattoon passed Ordinance No. 2007-5246 adopting the Broadway East Business District Plan; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MATTOON, COLES COUNTY, ILLINOIS, as follows:

Section 1. Effective July 1, 2008, a tax is hereby imposed upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of this state's government, at retail within the boundaries of the Broadway East Business District at the rate of one percent (1.0%) of the gross receipts from such sales made in the course of such business while this ordinance is in effect; and a tax is hereby imposed upon all persons engaged within the boundaries of the Broadway East Business District in the business of making sales of service, at the rate of one percent (1.0%) of the selling price of all tangible personal property transferred by such serviceman as an incident to a sale of service; and a tax is hereby imposed upon all persons engaged within the boundaries of the Broadway East Business District in the renting, leasing, or letting of hotel rooms at the rate of one percent (1.0%) of the gross rental receipts from such sales made in the course of renting, leasing, or letting hotel rooms while this ordinance is in effect. This "Business District Retailers' Occupation Tax" and this "Business District Service Occupation Tax" shall not be applicable to the sales of food for human consumption which is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks and food that has been prepared for immediate consumption) and prescription and non-prescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes and needles used by diabetics. This "Business District Hotel Operators' Occupation Tax" shall not be applicable to gross rental receipts from the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators' Occupation Tax Act, and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act.

The imposition of these Business District Taxes is in accordance with the provisions of subsections (b), (c) and (d), respectively, of Section 11-74.3-6 of the Illinois Municipal Code (65 ILCS 5/11-74.3-6). The City Council shall adopt an ordinance to discontinue these Business District Taxes such that said taxes shall not be imposed for more than 23 years, in accordance with Illinois Law, within the time frame necessary to duly notify the Illinois Department of Revenue (not less than 3 months but no more than 8 months prior to discontinuation).

Section 2. The taxes hereby imposed, and all civil penalties that may be assessed as an incident thereto shall be collected administered, and enforced in accordance with 65 ILCS 5/11-74.3-6. In accordance with 65 ILCS 5/11-74.3-6 the City of Mattoon shall administer, collect and enforce the Business District Hotel Operators' Occupation Tax.

Section 3. The Municipal Clerk is hereby directed to file a certified copy of this ordinance with the Illinois Department of Revenue.

Upon its passage and approval, this ordinance shall be in full force and affect ten (10) days after its publication and pamphlet form is required by law.

Upon motion by _____, seconded by _____, adopted this _____ day of _____, 2007, by a roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____

ABSENT (Names): _____

Approved this _____ day of _____, 2007.

David W. Cline, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

Susan J. O'Brien, City Clerk

J. Preston Owen, City Attorney

Recorded in the Municipality's Records on _____, 2007.

CITY OF MATTOON, ILLINOIS

SPECIAL ORDINANCE NO. 2007-1256

AN ORDINANCE AUTHORIZING A RENEWAL AGREEMENT WITH PERSONALCARE INSURANCE OF ILLINOIS FOR THE ADMINISTRATION OF THE SELF-FUNDED MEDICAL AND PHARMACY BENEFIT PLAN AND DELTA DENTAL OF ILLINOIS FOR THE ADMINISTRATION OF THE SELF-FUNDED DENTAL BENEFIT PLAN FOR EMPLOYEES AND RETIREES OF THE MUNICIPALITY

WHEREAS, the City of Mattoon, Illinois employee and retiree group has demonstrated exceptional health insurance experience, and

WHEREAS, this group health insurance history has resulted in favorable renewal premium rates, and

WHEREAS, it is the desire of the Mattoon City Council to maintain and continue the relationship with the Personal Care Insurance of Illinois and Delta Dental plans currently offered through the Checkley Agency to its employees and retirees, and

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, ILLINOIS, as follows:

Section 1. The mayor is authorized to sign a renewal agreement with PersonalCare Insurance of Illinois, Inc. for the administration of the self-funded medical and pharmacy benefit plan and the Delta Dental plan for employees and retirees of the municipality, copies of which are attached and incorporated by reference.

Section 2. This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

Section 3. This ordinance shall be effective upon its approval as provided by law.

Upon motion by _____, seconded by _____, adopted this _____ day of _____, 2007, by a roll call vote, as follows:

AYES (Names): _____

NAYS (Names): _____
ABSENT (Names): _____

Approved this ____ day of _____, 2007.

David W. Cline, Mayor
City of Mattoon, Coles County, Illinois

ATTEST:

APPROVED AS TO FORM:

Susan J. O'Brien, City Clerk

J. Preston Owen, City Attorney

Recorded in the Municipality's Records on _____, 2007.