

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

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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

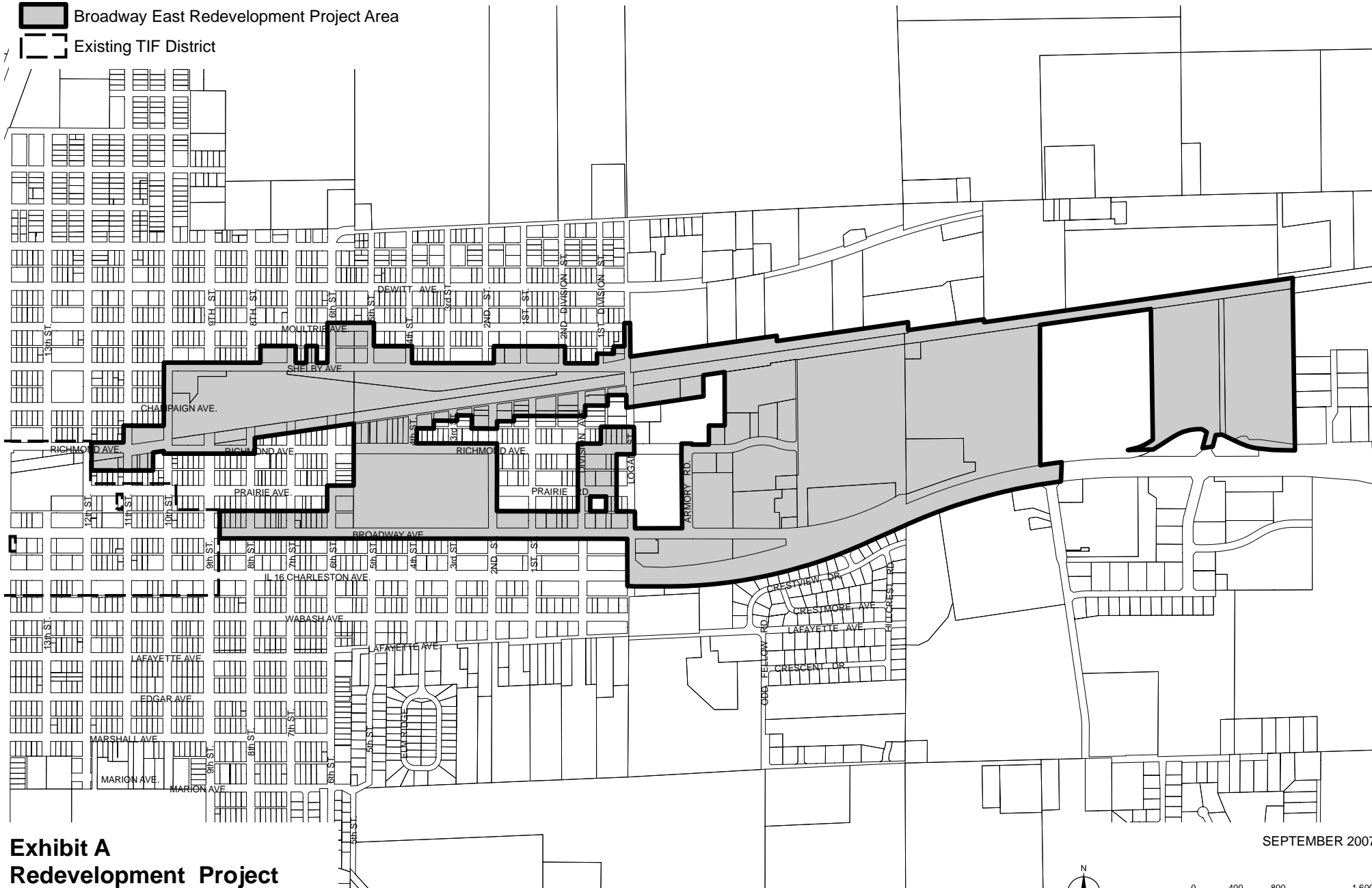
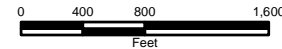


Exhibit A Redevelopment Project Area Boundary Map

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

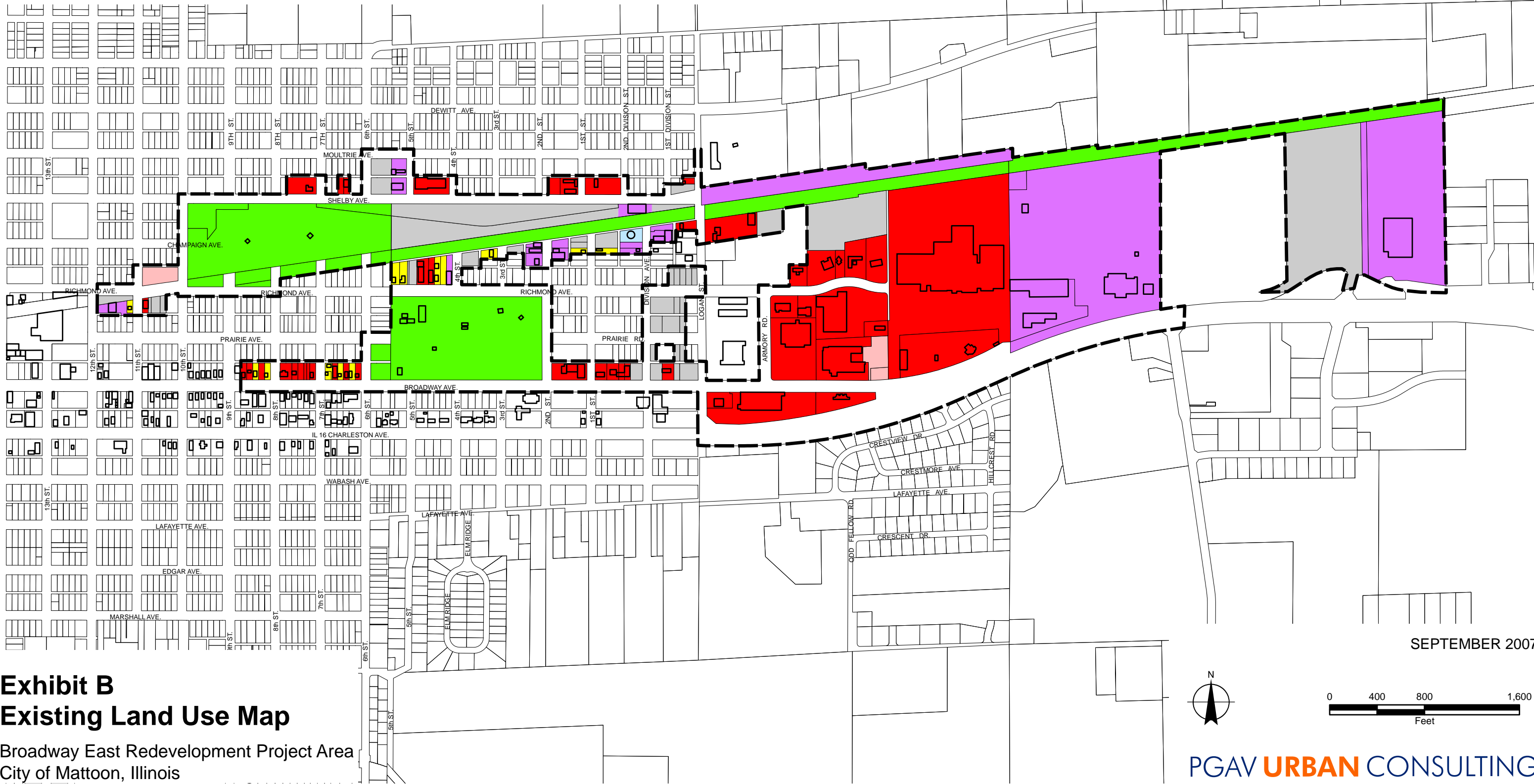
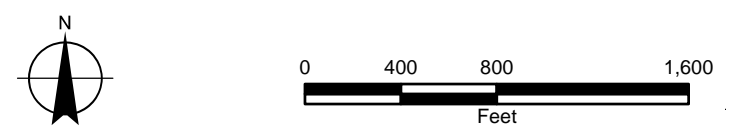


Exhibit B Existing Land Use Map

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
- V 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)

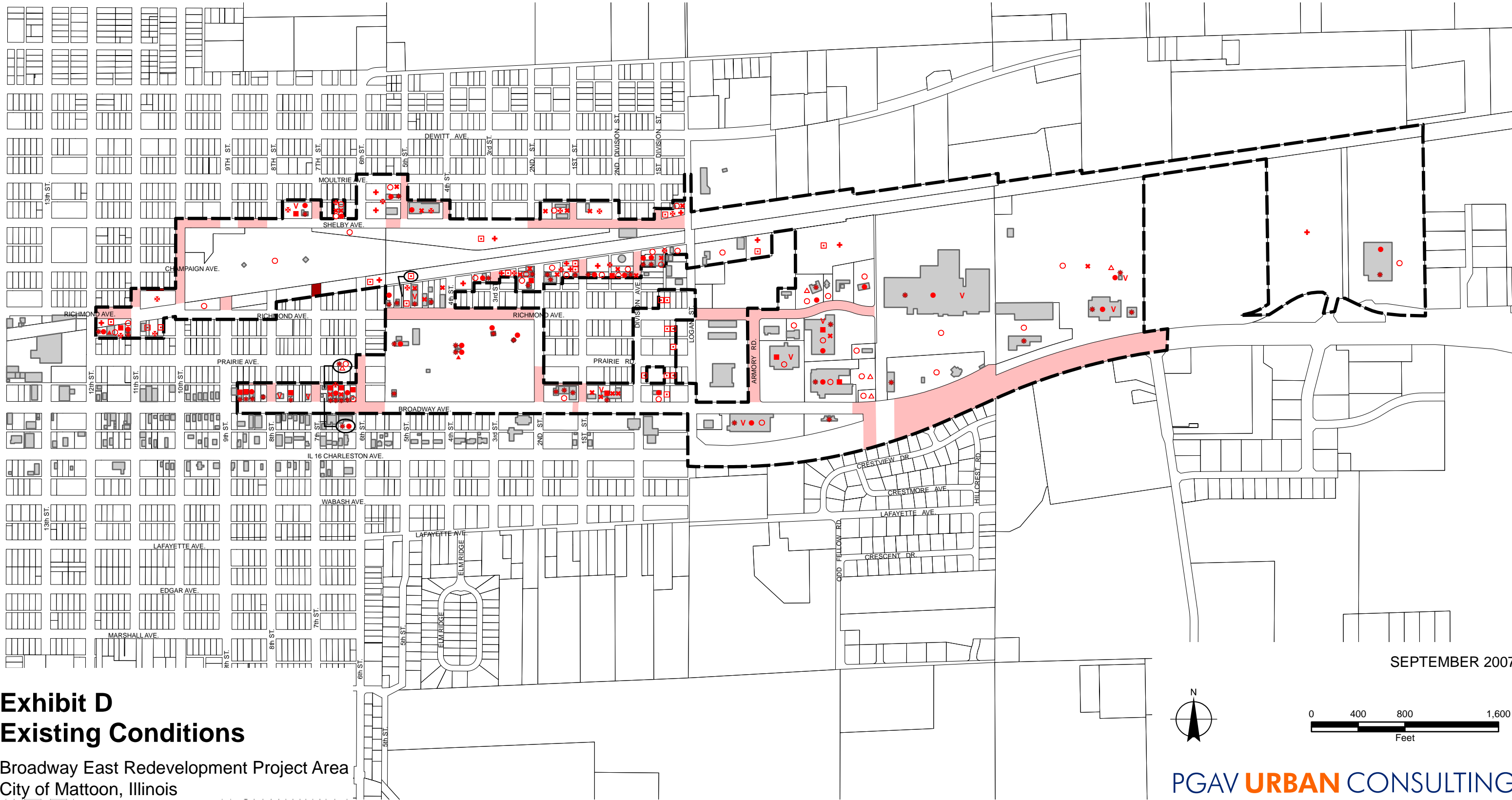
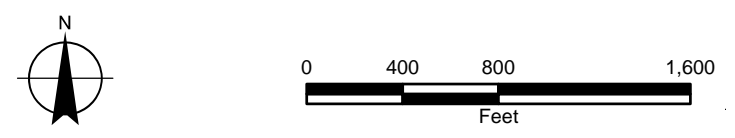


Exhibit D Existing Conditions

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




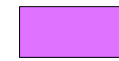



This section presents the Redevelopment Plan and Project for the Broadway East Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as either conservation, blighted, combination of conservation and blighted areas, or industrial 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

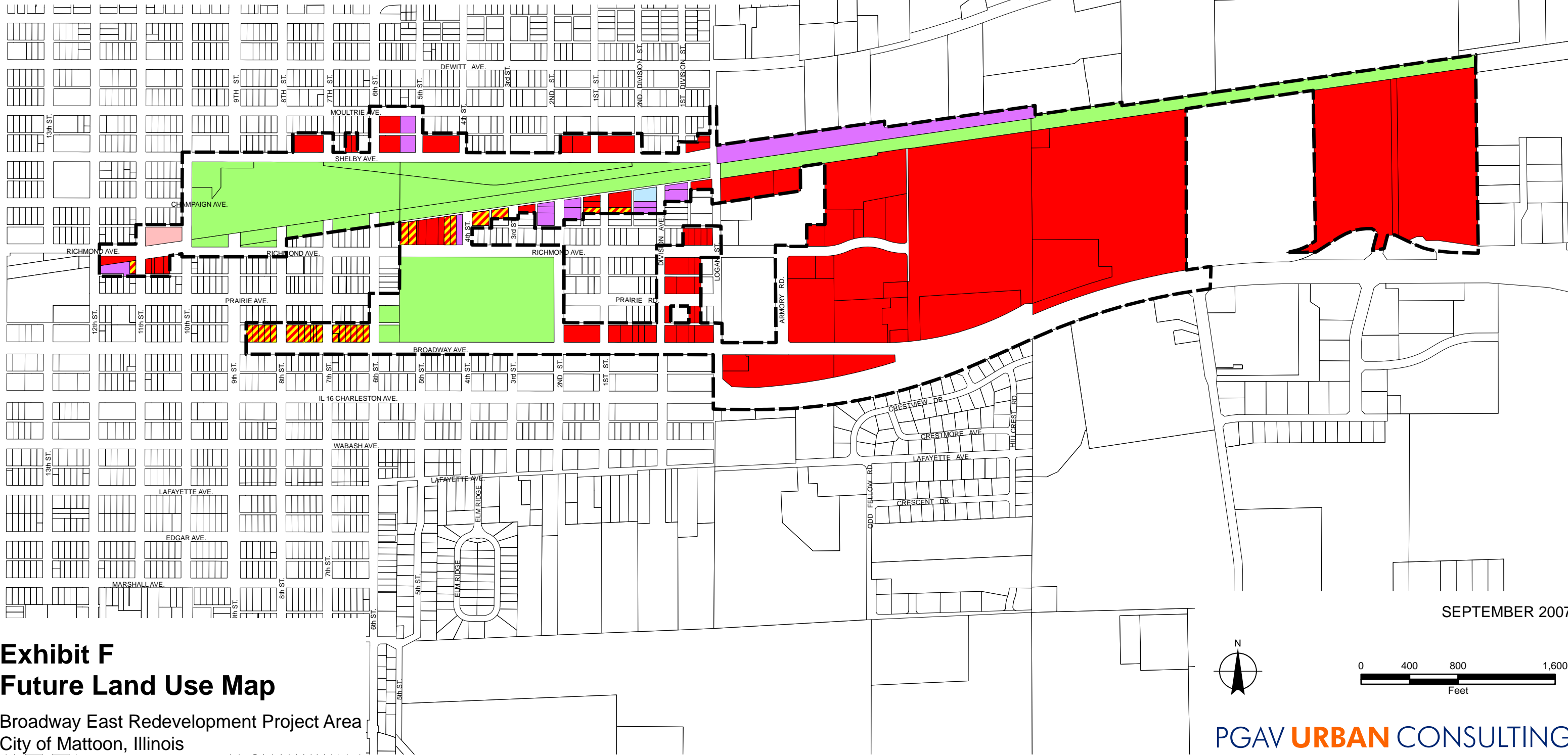
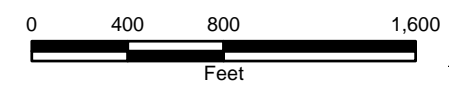
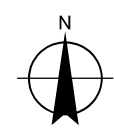


Exhibit F Future Land Use Map

Broadway East Redevelopment Project Area
City of Mattoon, Illinois

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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:



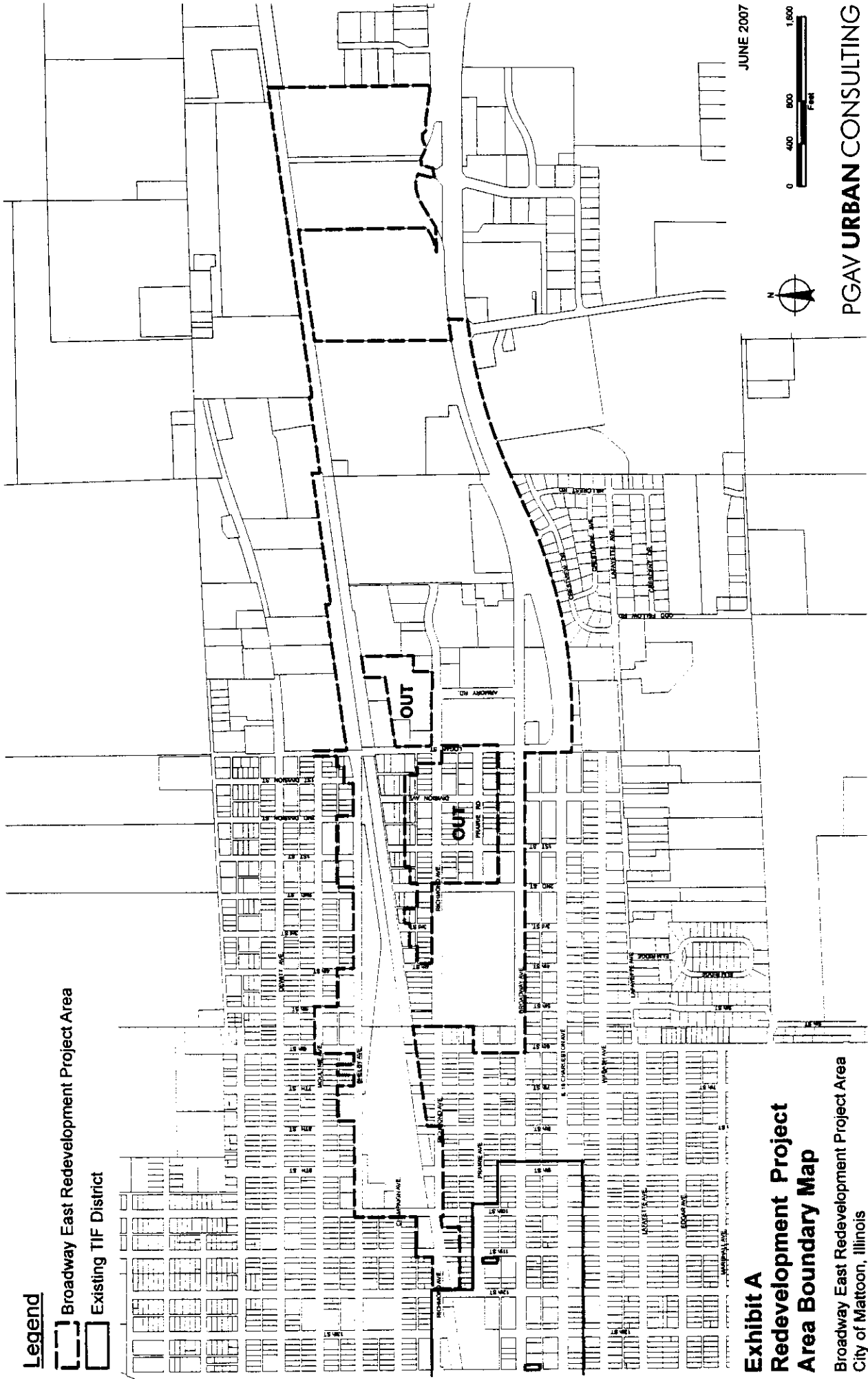
Susan J. O'Brien, City Clerk

ATTACHMENT A:
Preliminary Boundary
Proposed Broadway East Redevelopment Project Area

Legend

 Broadway East Redevelopment Project Area

 Existing TIF District



**Exhibit A
Redevelopment Project
Area Boundary Map**

Broadway East Redevelopment Project Area
City of Mattoon, Illinois

JUNE 2007



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.



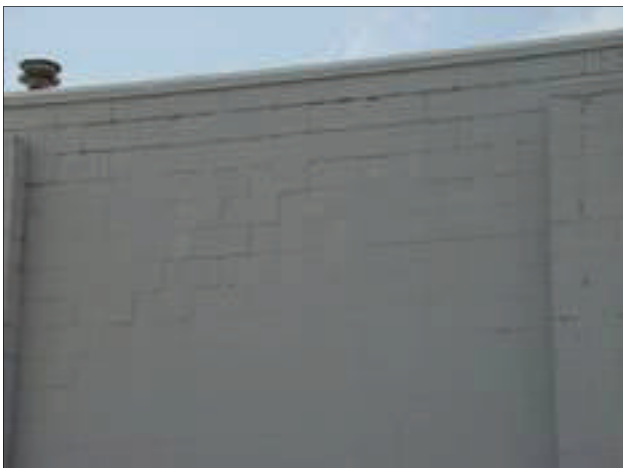
The drainage ditch running along the east side of the mall property is deteriorated and inadequate.



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.



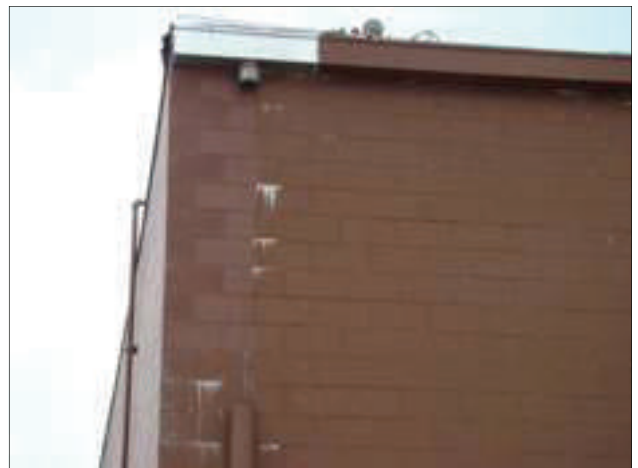
The side of the former retail building currently housing Illinois Employment & Training Center has severe step cracking.



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.



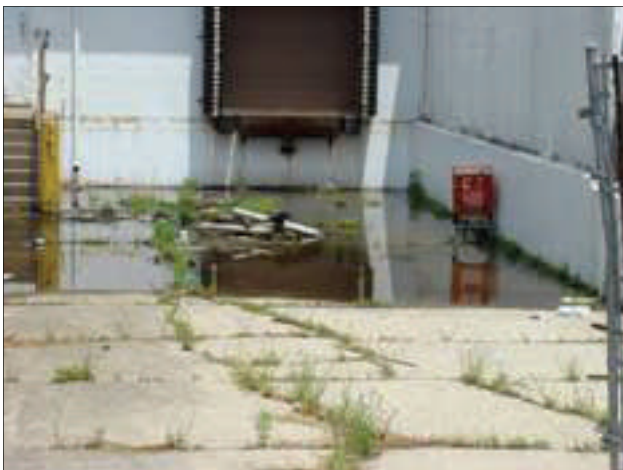
Large areas in the Ramada Inn parking lot hold standing water.



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.



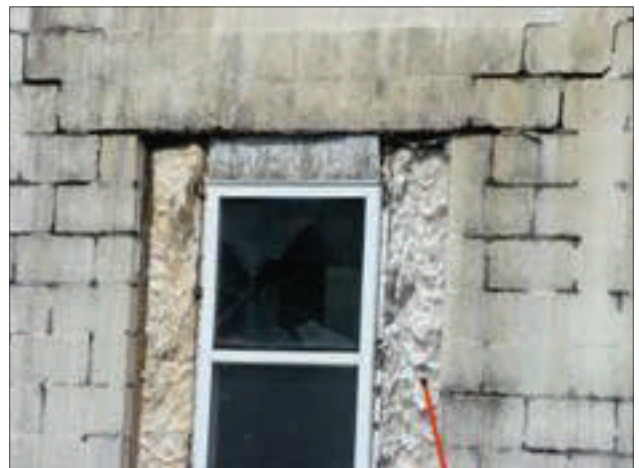
The gutter on the commercial building shown above is sagging and exposing the wood fascia board underneath.



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.



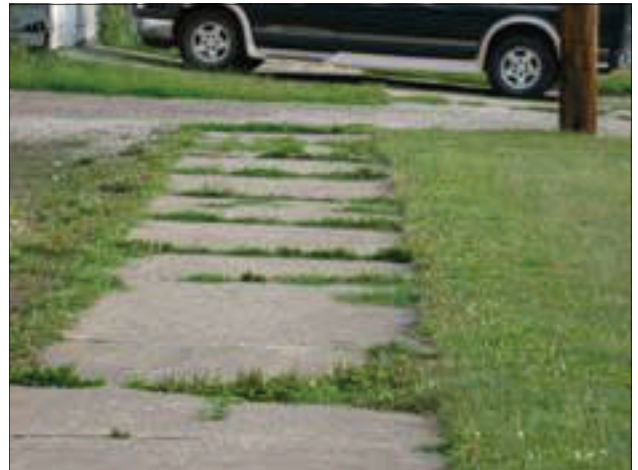
The porch on this single-unit dwelling is separating from the foundation.



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:

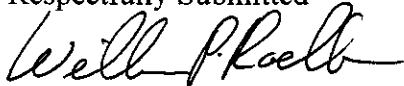
New Exterior Façade	\$950,000
Interior Remodel of Common Area	\$375,000
New Entry Islands	\$100,000
Landscaping	\$125,000
New Lighting	\$145,000
Overlay 350,000 sq. ft. of parking lot	\$245,000
New Striping of Parking lot	\$15,000
New Signage	\$135,000
Misc., Permits, Design	<u>\$200,000</u>
Total	\$2,290,000

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.

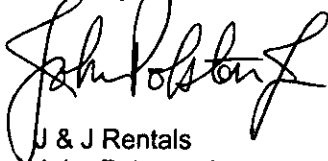
6. If needed, justification for financial assistance from TIF in order to make this project feasible.

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**

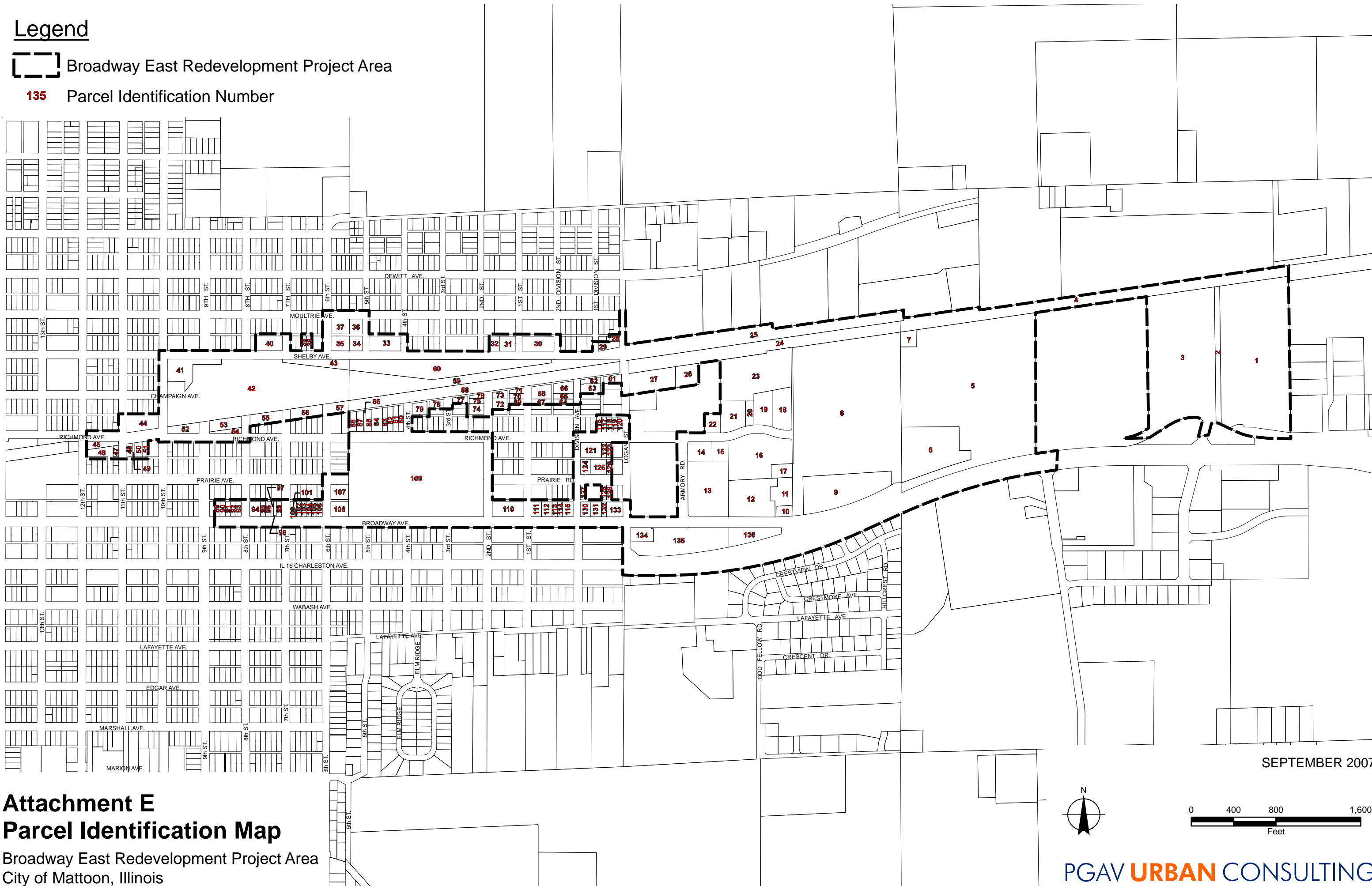
**Broadway East Redevelopment Project Area
City of Mattoon, Illinois**

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

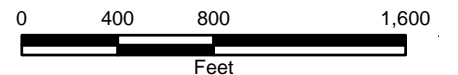
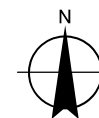
135 Parcel Identification Number



Attachment E Parcel Identification Map

Broadway East Redevelopment Project Area
City of Mattoon, Illinois

SEPTEMBER 2007



PGAV URBAN CONSULTING