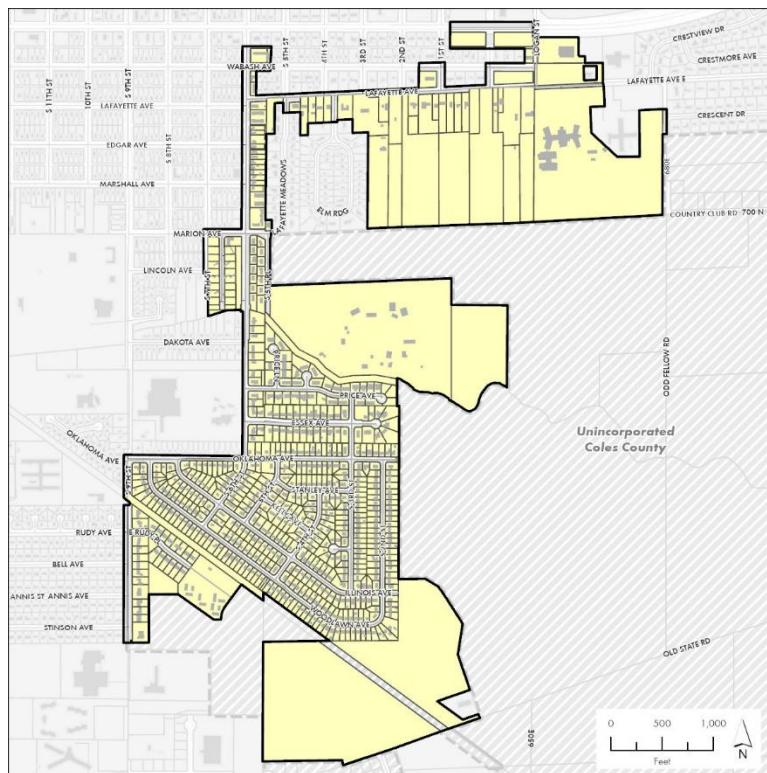


**DRAFT**

# **TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT**

# MATTOON TIF 5 REDEVELOPMENT PROJECT AREA



**PREPARED FOR:  
Mattoon, Illinois**

PREPARED BY:  
**PGAV PLANNERS**  
ST. LOUIS, MISSOURI

DECEMBER 10, 2025

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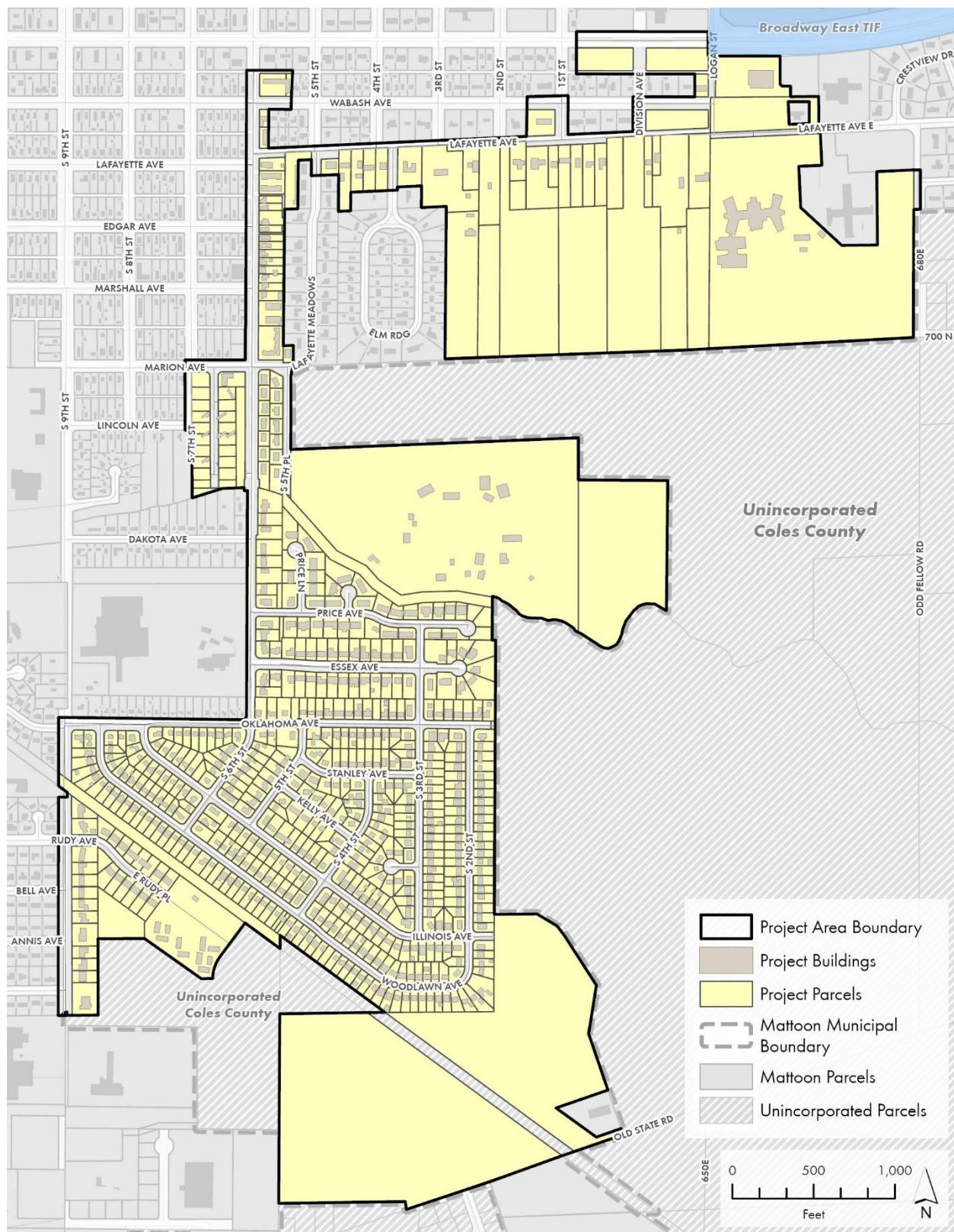
## SECTION I – INTRODUCTION

The area being considered for designation as a tax increment financing district (“TIF District”) is located in the southwestern section of the City of Mattoon, Coles County, Illinois. This area is generally bounded by Lafayette Avenue to the north, Mattoon’s municipal boundary to the south and east, and to the west, by 6<sup>th</sup> Street between Wabash Avenue and Oklahoma Avenue and by 9<sup>th</sup> Street between Oklahoma Avenue and the City’s southern boundary. A few parcels between Lafayette Avenue and Charleston Avenue/State Route 16, as well as the mobile home park at the intersection of Marion Avenue and 6<sup>th</sup> Street, are also included in the proposed TIF boundary. This area is referred to herein as the TIF 5 Redevelopment Project Area (the “Project Area” or the “Area”). The boundaries of the Project Area are as shown in Figure A - Redevelopment Project Area Boundary on Page 3. Refer also to the legal description contained in the Appendix as Attachment A.

The Project Area contains approximately 357 acres, including street rights-of-way, and 607 parcels of real property. Data for a total of 644 buildings, including both primary and accessory structures, was collected during fieldwork investigations. The Area mostly consists of residential neighborhoods, primarily of single-family homes, and large undeveloped pieces of land, as well as a mobile home park, a deteriorating multifamily building, the City’s water treatment facility, and one commercial property. The proposed TIF District abuts the existing Broadway East TIF at its northeastern edge.

The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will serve to redevelop aging properties and infrastructure that will likely enhance the tax base of the community. Furthermore, in accordance with Section 11-74.43(n)(5) of the Act, a housing impact study need not be performed since the redevelopment plan will not result in the displacement of ten (10) or more inhabited residential units. This certification is provided in Section IV of this report.

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.

**Figure A - Redevelopment Project Area Boundary**

## SECTION II – BASIS FOR ELIGIBILITY OF THE AREA

A Redevelopment Project Area, according to 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 section documents the relevant statutory requirements and how the Area meets the eligibility criteria as a combination of blighted and conservation areas.

### **Definition of a Blighted Area**

The TIF Act states that a “**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:

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, 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 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.

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.

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
  - a) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency; or
  - b) surface water that 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 November 1, 1999, 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 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) 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.

### **Definition 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 or more of the following factors, the area is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted 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 of the last five 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 of the last five 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 of the last five calendar years prior to the year in which the redevelopment project area is designated.

## **Findings**

In determining if the Area meets the eligibility requirements of the Act, research and field surveys were conducted. These included:

- 1) Contacts with City officials knowledgeable about area conditions and history and age of buildings and site improvements.
- 2) On-site field examination of conditions within the Area on March 6, May 29, July 31, and August 13, 2025, by experienced staff of PGAV. These personnel are trained in techniques and procedures of documenting conditions of real property, streets, etc., and determination of eligibility of designated areas for tax increment financing.
- 3) Use of definitions contained in the Act.
- 4) 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.
- 5) Examination of Coles County real property tax assessment records.

On March 6, May 29, July 31, and August 13, 2025, PGAV staff conducted field investigations to document existing conditions of the properties proposed for the Area. One of the outcomes of this survey was an inventory of existing land uses in the Area, which are illustrated in Figure B - Current Land Use on Page 10. The following narrative summarizes the factors found to be present to a meaningful extent within the Area. Figure C - Existing Conditions on Page 11 shows the reasonable distribution of factors throughout the Area. Table 1 - Summary of Qualifying Factors on Page 12 provides a summary of the statutory factors used to justify the use of TIF in the Project Area. Table 2 - Comparison of EAV Growth Trends on Page 14 displays the difference in growth rates between the Project Area, the balance of the City, and the Consumer Price Index (CPI) for All Urban Consumers.

Figure B - Current Land Use

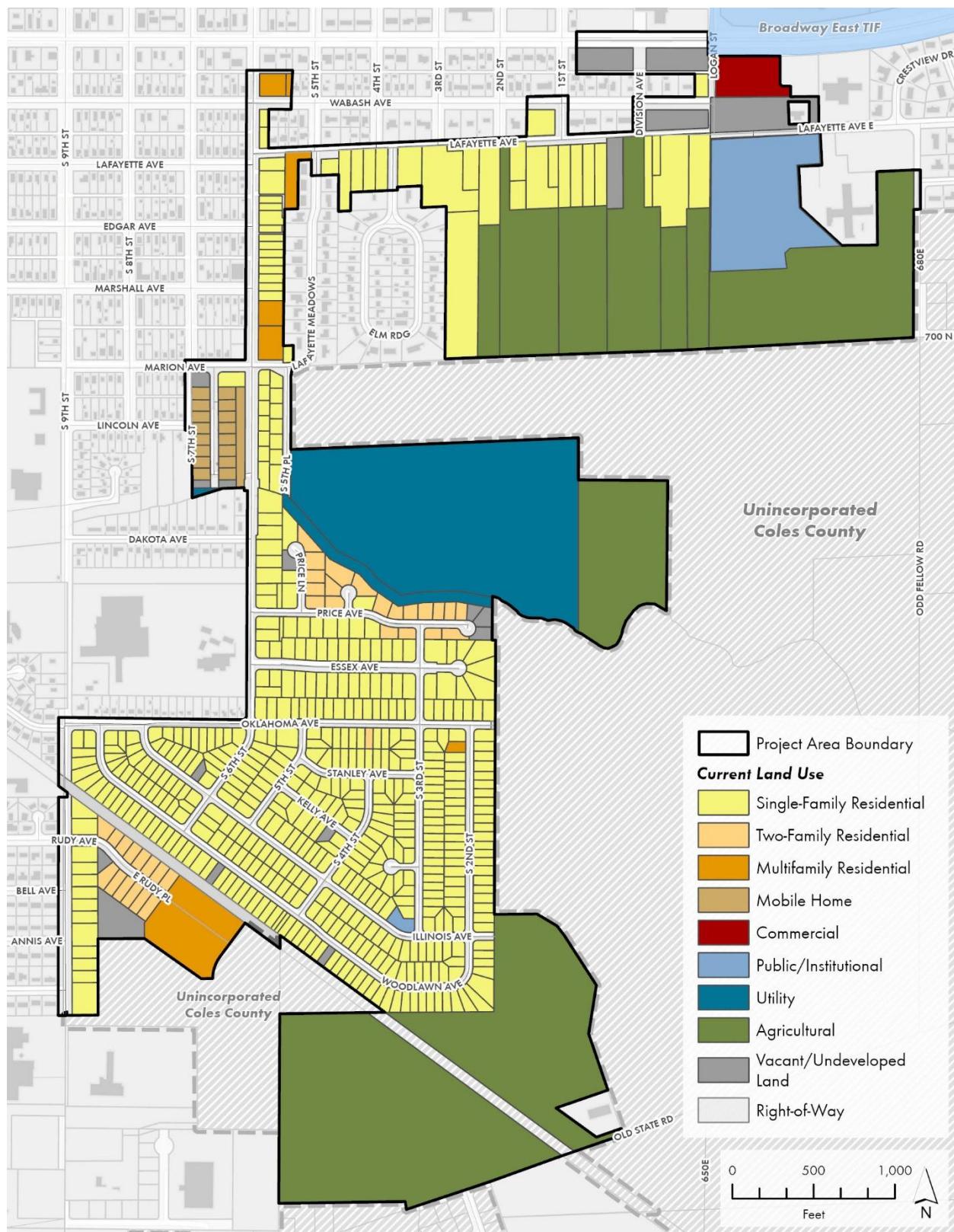
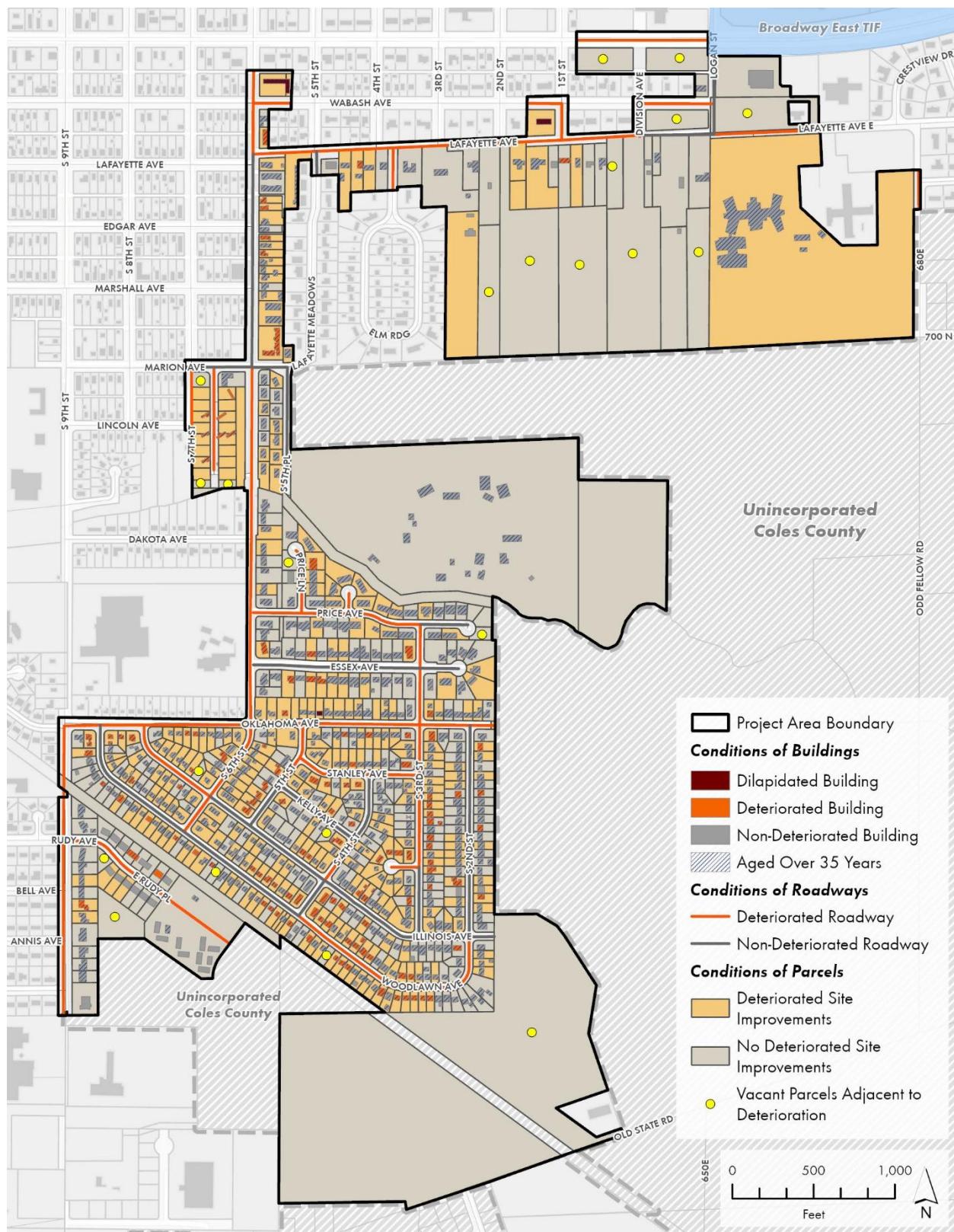


Figure C - Existing Conditions



**Table 1 - Summary of Qualifying Factors**

	<b>Total</b>	<b>%</b>
Total parcels	607	
No. of improved parcels	577	<b>95.1%</b>
No. of vacant parcels	28	<b>4.6%</b>
No. of right-of-way and railroad parcels	2	<b>0.3%</b>
Total No. of buildings	644	
No. of buildings 35 years of age or older	597	<b>92.7%</b>
No. inhabited residential units		nd*
<b>IMPROVED LAND FACTORS:</b>		
No. of buildings that are deteriorated	131	<b>20.3%</b>
No. of parcels with site improvements that are deteriorated	326	<b>56.5%</b>
No. of improved parcels with either deteriorated site improvements or buildings	341	<b>59.1%</b>
Buildings that are dilapidated	3	<b>0.5%</b>
Buildings that are obsolete		nd*
No. of structures below minimum code		nd*
No. of buildings lacking ventilation, light or sanitation facilities		nd*
No. of building with illegal uses		nd*
Buildings in the Area have excessive vacancy (wholly or partially)		nd*
No. of improved parcels with excessive land coverage or overcrowding of structures		nd*
Inadequate utilities (present throughout Project Area)		<b>Yes</b>
Deleterious land use or layout (by Sub-Area)		nd*
Lack of community planning		nd*
Environmental clean-up		nd*
Improved parcels that are taxable	569	<b>98.6%</b>
Area has declining or sub-par EAV growth		<b>Yes</b>
<b>VACANT LAND FACTORS (2 or More):</b>		
Obsolete platting		nd*
Diversity of ownership		nd*
Tax delinquencies		nd*
Vacant parcels with adjacent deterioration of structures or site improvements	22	<b>78.6%</b>
Environmental clean-up		nd*
Vacant land that is taxable	25	<b>89.3%</b>
Area has declining or sub-par EAV growth		<b>Yes</b>
<b>VACANT LAND FACTORS (1 or More):</b>		
Unused quarry, mines, rail, etc.		nd*
Blighted before vacant		nd*
Chronic flooding		nd*
Unused or illegal disposal site		nd*

\*Not determined.

### ***Eligibility of Improved Parcels***

Conservation Area Factor. 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 to meet this criterion. In the Area, 597 of the 644 buildings (92.7%) were determined to be aged 35 years or older. The age threshold is met for qualifying the improved properties within the Area as a conservation area.

Improved Land Factor 1. Deterioration: The Area contains a total of 577 improved parcels and 644 buildings. Of the 577 improved parcels, 326 (56.5%) were found to have visible site deterioration during fieldwork investigations. Additionally, 131 (20.3%) of the buildings in the Area were found to have deteriorating secondary components, such as windows, doors, gutters, fascia, siding, shingles, etc., resulting in a total of 341 improved parcels (59.1%) with building and/or site deterioration present. Approximately 63% of the roadways in the Area exhibited deterioration in pavement, curbs, gutters, medians, etc.

Improved Land Factor 2. Inadequate Utilities: The Area overall suffers from the presence of inadequate, deteriorated, aging, or lacking utility infrastructure. Combined sanitary and stormwater sewer systems can be found in the area of the mobile home park located at S 6<sup>th</sup> Street and Marion Avenue, as well as along Lafayette Avenue, Wabash Avenue, and S 6<sup>th</sup> Street in the northern section of the Area. Combined systems can result in backup of sewage and waste into homes and other buildings during times of heavy rainfall. The Pine Acres subdivision, which covers much of the Area, contains sewer systems that do not meet current Plumbing Code, sanitary lines in need of repair or replacement, severely inadequate/nonexistent stormwater infrastructure, and sunken or collapsing water meter pits. Additionally, the large undeveloped properties in the Area will require all new utility installation for development to occur. See Attachment C in the Appendix for additional information.

Improved Land Factor 3. Declining or Sub-par Trend in Equalized Assessed Value: During each of the past five years (2019-2024), the EAV of the Project Area has grown at a rate lower than that of the remainder of the City. Additionally, the EAV growth rate in the Area has been less than that of the national Consumer Price Index (CPI) in three of the last five years. Table 2 - Comparison of EAV Growth Trends on Page 14 shows how the Project Area's EAV compares to the remainder of the City and the national Consumer Price Index for All Urban Consumers.

### ***Eligibility of Vacant Parcels***

Vacant Land Factor 1. Deterioration of Structures and Site Improvements in Neighboring Areas: The Area contains 28 vacant/undeveloped parcels. Of these, 22 parcels (78.6%) are adjacent to some sort of deterioration, whether in abutting parcels, buildings, or roadways.

Vacant Land Factor 2. Declining or Sub-par Trend in Equalized Assessed Value: See Improved Land Factor 3 above and Table 2 on Page 14 for more information on this factor.

**Table 2 - Comparison of EAV Growth Trends**

Assessment Year	Project Area EAV *	EAV Declined?	Balance of City**	Area Growth Rate Less Than Balance of City?	Area Growth Rate Less Than CPI for All Urban Consumers?
2019	\$ 3,879,086		\$209,817,736		
2020	\$ 4,039,745		\$220,234,146		
Annual Percent Change	4.1%	NO	5.0%	YES	NO
2021	\$ 4,006,578		\$225,163,022		
Annual Percent Change	-0.8%	YES	2.2%	YES	YES
2022	\$ 4,297,789		\$246,475,356		
Annual Percent Change	7.3%	NO	9.5%	YES	YES
2023	\$ 4,374,434		\$ 252,779,071		
Annual Percent Change	1.8%	NO	2.6%	YES	YES
2024	\$ 4,805,139		\$ 285,951,325		
Annual Percent Change	9.8%	NO	13.1%	YES	NO

\* Source: Coles County Assessor data

\*\* Source: Coles County Tax Computation Reports 2019-2024

## SECTION III - REDEVELOPMENT PLAN AND PROJECT

Section III and Section IV constitute the Redevelopment Plan and Project for the TIF 5 Redevelopment Project Area.

### **Objectives**

The general objectives of this Plan are as follow:

1. To alleviate blight, ensure safe conditions, and enhance the efficiency of the infrastructure networks. This infrastructure could include, but is not limited to, utilities, sidewalks, streets, and lighting.
2. Enhance the tax base for the City and all other taxing bodies.
3. Encourage and assist private investment and redevelopment within the Area through the provision of financial assistance as permitted by the Act.
4. Complete all public and private actions required in this Plan in an expeditious manner.
5. Maintain transparency and accountability with residents and taxing bodies by reporting annually on Area projects to the State of Illinois and the Joint Review Board.
6. Enter into agreements with private parties and public agencies that protect the long-term financial health and wellbeing of the City.
7. Add new quality housing to the Area, including new residential subdivisions and/or workforce housing on the currently vacant swaths of land in the Area.

### **General Land Uses to Apply**

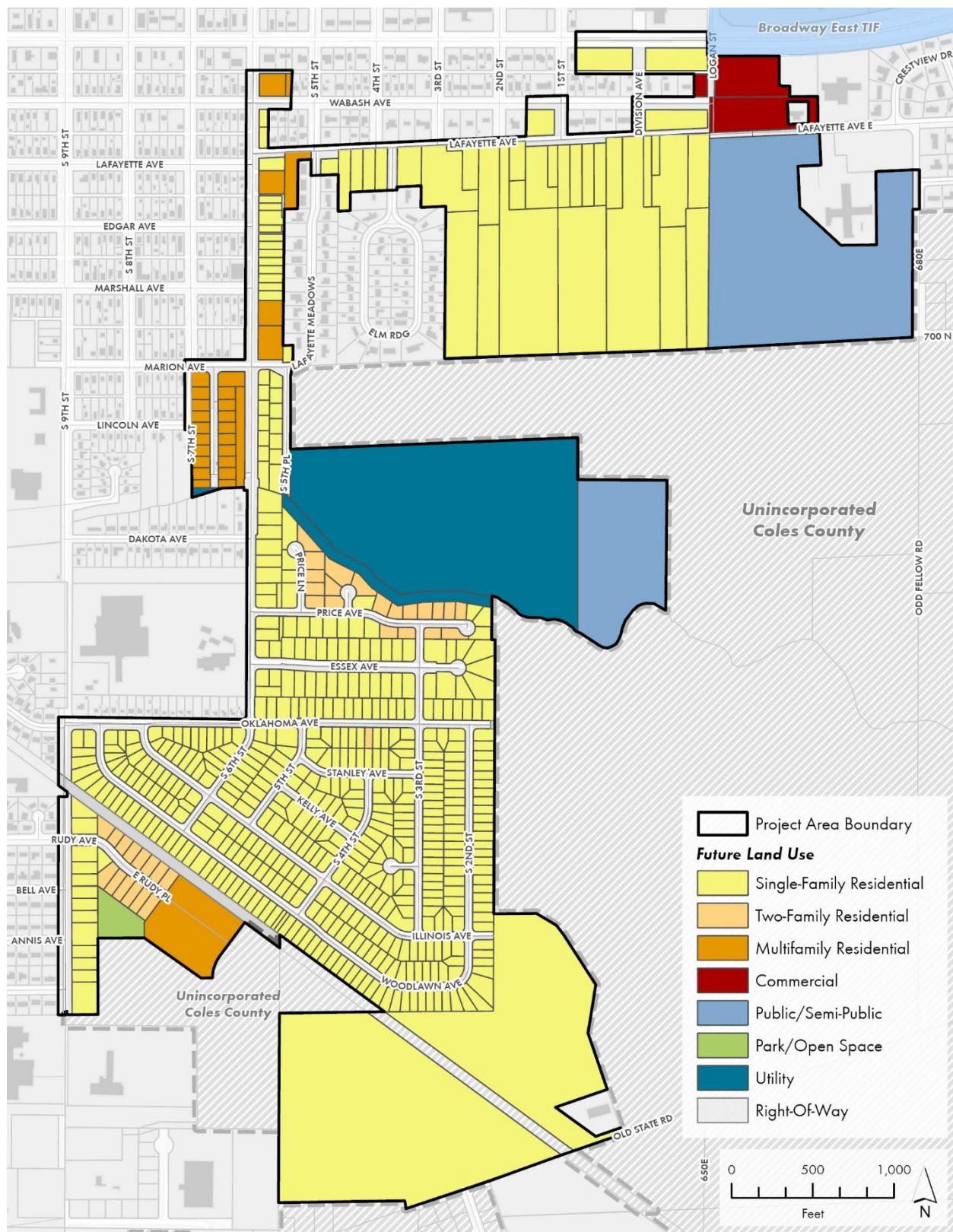
The general land uses to apply for the Area are shown in Figure D - General Land Use Plan on Page 16.

### **Program to be Undertaken to Accomplish Objectives**

The City has determined that it is appropriate to create a program to provide financial incentives for private investment within the Area. It has been determined, through private and public project implementation experience, that tax increment financing constitutes one of the most effective means available for enabling development in the Area. Local taxing bodies are expected to benefit from the implementation of this Plan. The City will incorporate appropriate provisions within any redevelopment agreement entered into between the City and private parties ensuring redevelopment projects make progress towards achieving the objectives stated herein.

### **Conformance with the Comprehensive Plan and Zoning Ordinance**

The General Land Use Plan found herein complies with the Future Land Use Plan and Map contained in the City's 2013 Comprehensive Plan, as well as the current Zoning Map of the City. However, it should be noted that the parcel at the intersection of Logan Street and Lafayette Avenue, designated as Commercial in the General Land Use Plan and in the City's Comprehensive Plan, is currently zoned R-3 Multiple-Family Residential; for commercial development on this property to occur, it would have to be rezoned from R-3 to a commercial district.

**Figure D - General Land Use Plan**

## **Redevelopment Project**

Activities necessary to implement the Plan may include the following:

### **1. Private Redevelopment Activities:**

In general, construction of new private buildings and the rehabilitation, renovation, and repair of existing private buildings at various locations in the Area. More specifically, the construction of new single-family and multifamily housing within the Area. Projects may include new residential subdivisions, construction of tiny homes or workforce housing, etc.

### **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 including site acquisition and site preparation, public utilities (e.g., water, sanitary and storm sewer facilities), traffic signalization, off-street parking, building demolition and site clearance, open space development, and marketing of properties, as well as other programs of financial assistance provided by the City.

### **3. Land Assembly, Displacement Certificate, and Relocation Assistance:**

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 developers or 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. Activities of this type may include the displacement of inhabited housing units located in the Project 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, as amended, will not result in the displacement of ten (10) or more inhabited residential units. If, at some time in the future, a redevelopment project is proposed that will result in the displacement of ten (10) or more inhabited residential units, the City will prepare, or cause to be prepared, the requisite housing impact study pursuant to the Act.

#### ***Relocation Assistance:***

If 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 definitions set forth in the Illinois Affordable Housing Act.

## **Description of Redevelopment Project Costs**

Costs that may be reimbursed are defined as “redevelopment project costs” in the Act and may be amended from time to time. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the Act:

- 1) Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years.

In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- a) After July 1, 1999, 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;
- b) The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- 2) Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground 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; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

- 4) Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, 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 is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 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) Costs 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 hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 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.
- 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 subparagraph (7) of subsection (n);
- 9) Payment in lieu of taxes [see Sec. 11-74.4-3 (m) of the Act];
- 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 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 program 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 type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term 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 cost 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 (11) 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.

12) Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

13) After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection 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 a 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.

14) No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means

- a) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or
- b) a contributing structure in a district on the National Register of Historic Places.

This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

#### ***Estimated Redevelopment Costs***

Table 3 - Estimated Redevelopment Project Costs on Page 22 lays out estimated costs for redevelopment projects within the proposed TIF District. The estimated costs are split into several categories, including Public Works or Improvements, Building Rehabilitation/Retrofit, Interest Costs Incurred by Developers, and Property Assembly. The costs shown are not exact figures and may change slightly as redevelopment occurs.

**Table 3 - Estimated Redevelopment Project Costs**

Description	Estimated Cost <sup>1, 2, &amp; 3</sup>
A. Public Works or Improvements	\$5,206,000
B. Property Assembly	\$1,388,000
C. Building Rehabilitation/Retrofit	\$3,471,000
D. Relocation costs	\$347,000
E. Taxing District Capital Costs	\$347,000
F. Job Training	\$347,000
G. Interest Costs Incurred by Developers (30% of interest costs)	\$3,471,000
H. Planning, Legal & Professional Services	\$521,000
I. General Administration	\$347,000
J. Financing Costs	\$521,000
K. Affordable Housing	\$1,388,000
L. Contingency	\$1,735,000
<b>Total Estimated Costs <sup>4</sup></b>	<b>\$19,089,000</b>

**Notes:**

1. All costs shown are in 2026 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Private redevelopment costs and investment are in addition to the above.
4. 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, per subsection 11-74.4.5 (c) of the Act.

## SECTION IV - OTHER FINDINGS AND REQUIREMENTS

### ***Area, on the Whole, not Subject to Growth and Development***

The properties in the Area have not been subject to growth and development through investment of private enterprise, as is evident from the presence of aging and deteriorated site improvements, roadways, and buildings throughout the Area. Additionally, upon examination of equalized assessed valuation (EAV) data for the properties to be added, the lack of investment is evident in the stagnate EAV values. Table 4 - EAV Trends (2019-2024) below provides evidence on assessed valuation that shows the properties in the Area have not been subject to a level of private investment that would result in valuation increases.

**Table 4 - EAV Trends (2019-2024)**

	<b>EAV 2019</b>	<b>EAV 2024</b>	<b>Change</b>	<b>Percent Change</b>	<b>Annual Percent Change</b>
RPA <sup>1</sup>	\$ 3,879,086	\$ 4,805,139	\$ 926,053	23.9%	4.4%
CPI <sup>2</sup>	255.657	313.689	58.0	22.7%	4.2%
Balance of City <sup>3</sup>	\$ 209,817,736	\$ 285,951,325	\$ 76,133,589	36.3%	6.4%

<sup>1</sup> Equalized Assessed Valuation (EAV) of the Redevelopment Project Area

<sup>2</sup> Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics

<sup>3</sup> Total City EAV minus Project Area EAV

### ***Would Not be Developed "but for" TIF***

The properties in the Area are not reasonably anticipated to be improved without the direct participation of the City to provide funding in the form of financial incentives and infrastructure spending. Without the influence of public funding through tax increment financing, the City would not be able to redevelop and make improvements to the Area, and thus would not be able to attract new residents and businesses to the Area.

### ***Assessment of Financial Impact***

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.

All overlapping taxing bodies will continue to receive property tax revenues on the base values of properties to be added to the Area during the balance of the life of the TIF program. In addition, it is reasonable to assume that the economic and financial benefits resulting from redevelopment efforts in the Area will spill into other sections of the community and generate additional revenues

for the above listed government entities. Moreover, after the expiration of the TIF program, the taxing districts will receive the benefits of an increased property tax base. It is also reasonable to assume that the benefits of the increased property tax base would not occur without the implementation of the Plan and the use of tax increment financing.

### ***Estimated Date for Completion of the Redevelopment Project***

The estimated date for the completion of the Redevelopment Project or retirement of obligations issued may not be later than December 31<sup>st</sup> of the year in which the payment to the municipal 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 23<sup>rd</sup> calendar year after the year in which the ordinance approving the redevelopment project area was adopted.

### ***Sources of Funds***

The sources of funds to pay for redevelopment project costs associated with implementing the Plan will come from the increment generated by increasing property values due to new construction and renovated structures. If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, revenues from any adjoining tax increment redevelopment project areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made as part of a bond ordinance.

### ***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, for a term not to exceed the expiration date of this TIF Program, bearing an annual interest rate as permitted by law. To be eligible for repayment of project costs, the City Council shall first approve a redevelopment agreement detailing and approving the use of the tax increment financing and verifying its compliance with this Plan.

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 shall 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. The City may utilize revenues from any other source, including City, State, or Federal funds, or tax increment revenues from this Project or adjoining TIF areas to pay for the costs of completing this Project.

***Most Recent EAV of Properties in the Project Area***

The most recent total equalized assessed valuation (EAV) for the properties in the Area is estimated to be \$4,805,139. A list of the parcel identification numbers (PINs) and 2024 tax year EAV for the parcels in the Area are included in the Appendix as Attachment D. After the approval of the Plan by the City, the City will make a request to the County Clerk of Coles County to certify the base EAV for each parcel of real estate in the Area.

***Estimate of Valuation After Redevelopment***

Contingent on the adoption of this Plan and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in the Area, as amended, will cause the equalized assessed valuation of said Area to increase to approximately \$18,649,000. This projected value is based on a gradual increase in EAV over time as needed improvements are completed and property value growth approaches that of the rest of the City.

***Fair Employment Practices and Affirmative Action***

Fair employment practices and affirmative action are the same as the City's current policies.

***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**  
**Legal Boundary Description**

**Attachment B**  
**Photographic Evidence**





**Attachment C**  
**Letter from City Regarding Inadequate Utilities in the Area**



October 7, 2025

To: Alexander Benishek, Community Development and Planning Director  
RE: Inadequate Utilities in the Proposed TIF Area

The proposed TIF area includes aging, deteriorating, and inadequate utility infrastructure. Combined stormwater and sanitary sewer systems, which can cause backup of sewage into buildings during large rainfall events, are found in the area of the mobile home park located at the intersection of S 6<sup>th</sup> St and Marion Ave. Other instances of combined storm and sanitary systems can be found along Lafayette Ave, Wabash Ave, and the northern section of S 6<sup>th</sup> St. The mobile home park itself also includes no city-maintained utility lines and has insufficient stormwater drainage as well as streets and sidewalks are in poor condition.

The Pine Acres Subdivision, located in the proposed TIF, contains sewer service lines that run from the house out to the boulevard, tie together, and run out to the main as one instead of being connected to the main separately as required by Plumbing Code. Sanitary lines are in need of repair/replacement. Many of the water meter pits have sunk well below their original depths and are collapsing. Stormwater drainage is a significant issue in the Pine Acres area (see floodplain map and photos on the following page), where a lack of infrastructure results in stormwater running down the streets. Drainage infrastructure in the area is nearly nonexistent except for some roadway gutters and about six drain inlets that serve the whole area. Additionally, dips in the roadway were installed at cross-streets to allow water flow, creating a hazard for pedestrians and vehicles. Some of the storm sewers dump into the drainage ditch on the east side of the subdivision, while others dump into sanitary sewers. Pine Acres is in much need of its own storm sewer system.

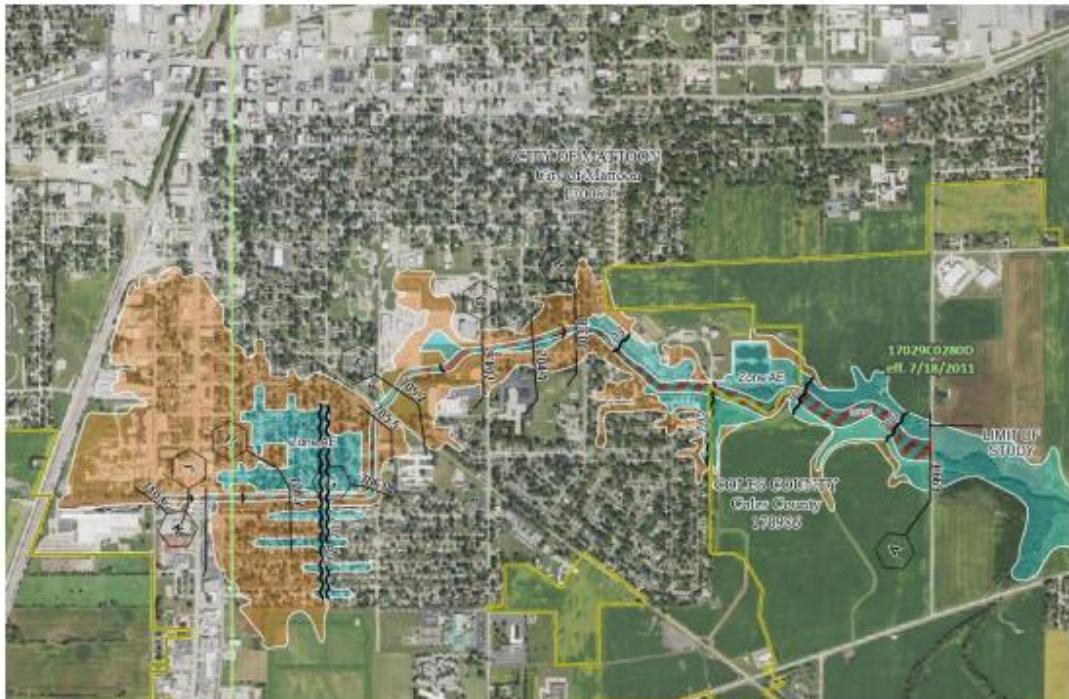
On the large, undeveloped properties in the proposed TIF area, all new utility infrastructure will need to be installed in order for any additional development to occur.

Sincerely,

A handwritten signature in blue ink that reads "Dave Clark".

Dave Clark

Public Works Director



**Attachment D**  
**PIN List and Locator Map(s)**

<b>Locator ID</b>	<b>Parcel ID No. (PIN)</b>	<b>Taxpayer Name</b>	<b>2024 EAV</b>
1	061313439000	CONDOS	\$ -
2	071313439000	CONDOS	\$ -
3	07104754000	Mark Robinson	\$ 32,774
4	07104755000	Jason and Nongluk Fain	\$ 39,229
5	06003316000	JR Livesay	\$ 79,390
6	06003261000	MMR Properties LLC	\$ 26,899
7	06003278000	MMR Properties LLC	\$ 29,563
8	06003283000	Lena Hilgenberg	\$ 51,783
9	06000650000	Walgreen Co	\$ 333,300
10	06003293000	BAL Estate Company	\$ 25,542
11	06000598001	MMR Properties LLC	\$ 27,951
12	07105491000	Savannah and Brandon Quant	\$ 40,773
13	07105492000	Diepholz Family LLC	\$ 136,308
14	06000620000	Diepholz Family LLC	\$ 146,220
15	06004665000	Robert and Janette Angell	\$ 90,193
16	06000606000	Payton and Jenny Hartbank	\$ 60,894
17	06000618000	Fernando Gonzalez	\$ 23,178
18	06000617000	Patrick Biarkis	\$ 71,924
19	06000616000	Matthew Miller	\$ 60,800
20	06000635000	Dennis Hite	\$ 99,691
21	06000613000	Richard and Audra Berg	\$ 144,812
22	06000609000	Allen and Paula Kroencke	\$ 75,433
23	06000623000	Thomas and Catherine David	\$ 65,616
24	06000607000	Michael Ptomey	\$ 157,981
25	06000593000	Tom and Catherine David	\$ 1,289
26	06000602000	First Midland IL Bank and Trust	\$ 24,117
27	06000612000	Roberta and Frank Kingery	\$ 59,670
28	06000595000	First Midland IL Bank and Trust	\$ 4,761
29	06000611000	Gregory and Carol Ray	\$ 94,508
30	06000603000	Susan Woods	\$ 55,314
31	06000605000	Ted Bartimus	\$ 48,086
32	06000601000	Jeffrey and Tracy Collins	\$ 67,742
33	06000604000	Mark and Teresa Hardy	\$ 65,025
34	06000633000	James and Kelly Allee	\$ 91,052
35	06000614000	First Midland IL Bank and Trust	\$ 3,487

36	06000594000	First Midland IL Bank and Trust	\$	3,701
37	06000634000	Mark and Melissa Harden	\$	48,558
38	06000608001	Courtney Owen	\$	36,493
39	06000615001	Nathan and Elizabeth Pugh	\$	81,432
40	06000641003	Lumpkin Descendants	\$	9,325
41	06000610000	DREM LLC; Clay Dean	\$	122,441
42	06000641002	DREM LLC	\$	3,830
43	06000654001	IOOF Grand Lodge	\$	-
44	07105493000	Adapt Properties	\$	12,398
45	07105494000	Floyd Rentals LLC	\$	12,201
46	07105496001	Marshall Patrick	\$	45,376
47	07105497000	Isaac Clodfelder	\$	43,528
48	07105498000	Banes Property Mgt. LLC	\$	21,542
49	07105499000	Harold Dobbs	\$	21,569
50	07105500000	Archie and Zoraida Amarrh	\$	11,108
51	07105501000	Bill Standerfer	\$	15,721
52	07105507000	Autumn Bright	\$	21,213
53	07105502000	Frances Kathleen Butler	\$	17,563
54	07105503000	David and Rhonda Nichols	\$	24,153
55	07105504000	Raymond and Bonnie McKibben	\$	20,132
56	07105505000	Diepholz Family LLC	\$	208,492
57	07105506001	Dana Price	\$	135,723
58	06000619000	John Stroemer	\$	14,255
59	07214423000	Mark and Brandie McDaniel	\$	3,528
60	07214422000	St James Place Housing LLC	\$	3,148
61	07214421000	St James Place Housing LLC	\$	8,723
62	07214420000	St James Place Housing LLC	\$	8,723
63	07214419000	St James Place Housing LLC	\$	6,714
64	07214418000	St James Place Housing LLC	\$	6,714
65	07214417000	St James Place Housing LLC	\$	8,723
66	07214416000	St James Place Housing LLC	\$	8,723
67	07214415000	St James Place Housing LLC	\$	2,850
68	07214414000	St James Place Housing LLC	\$	1,923
69	061324228040	City of Mattoon	\$	-
70	07214404000	Billy and Betty Ballinger	\$	57,825
71	07214405000	St. James Place Housing LLC	\$	6,676
72	07214406000	St. James Place Housing LLC	\$	6,594
73	07214407000	St. James Place Housing LLC	\$	8,603
74	07214408000	St. James Place Housing LLC	\$	6,594
75	07214409000	St. James Place Housing LLC	\$	10,613

76	07214410000	St. James Place Housing LLC	\$	10,613
77	07214411000	St. James Place Housing LLC	\$	10,613
78	07214412000	St. James Place Housing LLC	\$	2,725
79	07214413000	St. James Place Housing LLC	\$	1,839
80	07100905000	St. James Place Housing LLC	\$	38,277
81	07208832000	Tina Smith	\$	31,808
82	07208831000	Tina Shutts	\$	26,655
83	07208833000	Donald and Linda Price	\$	31,022
84	07208844000	John Mast Trustee	\$	28,104
85	07208834000	Donald and Linda Price	\$	32,859
86	07208843000	Robert and Susan Stokes	\$	25,341
87	07208835000	Donald and Linda Price	\$	34,424
88	07208842000	Jerry and Patricia Hart	\$	26,139
89	07208836000	John Mast Dec of Trust	\$	22,992
90	07208841000	Micah Minnich	\$	28,313
91	07208837000	Andrew and Kara Stephens	\$	26,182
92	07208840000	Hubert and Mary Aleshire	\$	20,340
93	07208838000	Lee Paden	\$	32,168
94	07208839000	Jeffrey and Linda Whitley	\$	17,237
95	071419152013	City of Mattoon	\$	-
96	06000694000	City of Mattoon	\$	-
97	071419101002	City of Mattoon	\$	-
98	07100887000	Sharon Bradley	\$	54,000
99	07100933000	Sherry Lawrence	\$	25,460
100	07100903000	John and Leann Palston	\$	22,439
101	07208375000	Amanda Perdomo	\$	35,409
102	07208376000	James and Esther Moore	\$	30,870
103	07100899000	Roy and Emma Monson	\$	28,427
104	07213727000	Rebecca Cavazos	\$	34,186
105	07213728000	Tim and Tami Bragg	\$	45,668
106	07213733000	Larry and Beverly Dennis	\$	1,594
107	06003865000	Larry and Beverly Dennis	\$	57,631
108	06003863000	Janice Masuga	\$	61,617
109	06003862000	Jack Pierce- Trustee	\$	3,145
110	06003861000	Jack Pierce- Trustee	\$	57,538
111	06003860000	Dana Price	\$	35,468
112	06003859000	Donald and Linda Price	\$	39,098
113	06003858000	Dana Price	\$	37,202
114	06003857000	Donald and Linda Price	\$	37,202
115	06003856000	Donald and Linda Price	\$	36,404

116	06003855000	Dana Price	\$	36,732
117	06003854000	Donald and Linda Price	\$	35,075
118	06003853000	Donald and Linda Price	\$	34,430
119	06003852000	Donald and Linda Price	\$	32,645
120	06003851000	Estella Jackson	\$	67,935
121	06003850000	Donald and Linda Price	\$	38,631
122	06003849000	Sue Cain	\$	36,733
123	06003848000	Donald and Linda Price	\$	37,340
124	06003880000	Dana Price	\$	47,830
125	06003879000	Dana Price	\$	47,451
126	06003878000	Dana Price	\$	55,689
127	06003877000	Dana Price	\$	59,734
128	06003876000	Dana Price	\$	2,522
129	06003875000	Dana Price	\$	3,857
130	06003874000	Donald and Linda Price	\$	3,255
131	06003873000	Donald and Linda Price	\$	45,778
132	06003872000	Donald and Linda Price	\$	55,449
133	06003871000	Donald and Linda Price	\$	56,667
134	06003870000	Donald and Linda Price	\$	61,281
135	06003836000	Brent and Devany Krukwitt	\$	54,413
136	06003835000	Kimberly Newby	\$	45,609
137	06003834000	Angelica Wawrynek	\$	70,392
138	06003833000	James and Carrie McKee	\$	58,591
139	06003832000	Richard and Marcia Carroll	\$	58,577
140	06003831000	Corinne Enright	\$	52,914
141	06003830000	Richard and Katrina Butler	\$	66,073
142	07213734000	Richard Butler	\$	1,235
143	07213729000	Shirley Runyon	\$	55,355
144	07213730000	Michael and Linda Sullivan	\$	37,502
145	07106667000	Donald and Linda Price	\$	25,181
146	07106668000	Jack and Janet Kelsheimer	\$	32,871
147	06002409000	Michael and Pamela Beals	\$	31,933
148	06002410000	Michael Kastl	\$	30,851
149	06002411000	Eric Hamilton	\$	34,278
150	06002412000	Kathleen Sims ETAL	\$	35,643
151	06002413000	Kallie and Scott Harris	\$	41,769
152	06002414000	Bryan Cornell	\$	37,777
153	06002415000	Randal and Cindy Garlock	\$	44,567
154	06002416000	Susan Watson	\$	46,238
155	06002417000	Frank and Haley Hejna	\$	42,227

156	06002418000	Eric and Deann Brinkschroeder	\$	54,352
157	06002419000	Jeremy and Lori Morton	\$	51,344
158	06002420000	Dean and Connie Crow	\$	44,049
159	06004310001	Gary and Teresa Stephen- Trust	\$	62,376
160	06004311000	Mary Dyer- Trustee	\$	45,786
161	06004312000	Gunner and Lindzie Davis	\$	58,375
162	06004313000	Rebecca Moran	\$	49,743
163	06004314000	Alexis Shimboff	\$	51,613
164	06004315000	Kristin and Dane Fitt	\$	46,228
165	06004316000	Richard and Kimberly Fanelli	\$	51,624
166	06004318001	Joanne Downs	\$	56,532
167	06002440000	Patrick Henness	\$	37,780
168	06002399000	Tony and Tamara Randall	\$	36,473
169	06002398000	Charles and Judith Sims	\$	39,472
170	06002397000	Garrett and Mariah Miller	\$	39,462
171	06002396000	Carolyn Nunamaker	\$	56,110
172	06002395000	Brenda and Kevin Starwalt	\$	34,608
173	06002394000	Normand Masse	\$	39,465
174	06002393000	Patrice Peterson	\$	33,888
175	06002392000	Scott and Mallory Sanders	\$	43,988
176	06002391000	Timothy and Pamela Daily	\$	35,166
177	06002390000	Diepholz Family LLC	\$	28,551
178	06002389000	Jud and Diana Mckenzie	\$	31,213
179	06002388000	Joan Beals	\$	31,294
180	07106657000	Jamie Huddleston	\$	32,391
181	07106656000	William and Kathryn Saunders	\$	33,256
182	07106655000	Carly Shonk	\$	27,277
183	07213376000	Wanda Bapp	\$	16,193
184	07213375000	Andrew Jackson	\$	23,038
185	06003450000	Jessica Wilcoxon	\$	18,302
186	06003449000	First Midland IL Bank and Trust	\$	13,687
187	06003448000	Arch Regency Prop LLC- Series II	\$	19,623
188	06003447000	Stanley and Carolie Brandenburg	\$	21,177
189	06003446000	James and Vivian Martin	\$	8,248
190	06003445000	David and Connie Stewart	\$	31,586
191	06003444000	John and Teri Vaultonburg	\$	34,666
192	06003443000	Brooke Weemer	\$	21,306
193	06003442000	Amber Scherer	\$	39,617
194	06003441000	Doris Sparks	\$	24,330
195	06003440000	Elyn and Jane Walk	\$	17,894

196	06003439000	Hudson and Genna Day	\$	30,595
197	06003438000	Hill Land Trust #100	\$	17,354
198	06003437000	Rebecca Parker	\$	19,322
199	06003436000	Timothy and Cheryl Fosbender	\$	30,730
200	06003426000	Sandra Goad	\$	27,681
201	06003425000	Rosita Delossantos	\$	21,249
202	06003424000	John and Cassidy Maguire	\$	32,473
203	06003423000	Cheri and Rick Robertson	\$	24,660
204	06003422000	Robbie and Linda Perry	\$	12,441
205	06003421000	Tony and Mary Martin	\$	26,674
206	06003420000	Mary Porter	\$	27,465
207	06003419000	City of Mattoon	\$	-
208	07213501000	Austin and Caroline Carter	\$	36,039
209	07213500000	Dale Estes	\$	23,117
210	07213502000	Dave and Cindy Nottingham	\$	21,887
211	07213503000	Any and Byron Boswell	\$	24,321
212	07213504000	Ronald Huff	\$	24,760
213	07213505000	Jeffrey Sanders	\$	27,787
214	07213506000	Wesley Mefford	\$	17,672
215	07213507000	Be Luong	\$	18,528
216	07213508000	Arch Regency Prop LLC Series 1	\$	19,205
217	07213509000	Becky Dukeman-Miller	\$	26,089
218	07213510000	Mary and Cindy Hartke	\$	19,566
219	07213511000	Danielle Keck	\$	29,641
220	07213512000	William and Madonna Maxey	\$	12,037
221	07213513000	Beverly and Scott Whitlock	\$	19,484
222	07213514000	Robert and Connie Howell	\$	18,198
223	07213515000	Mark Overmyer	\$	21,046
224	07213516000	Stewart and Nancy Edersheim	\$	23,560
225	07213517000	Phil Reinhart	\$	17,120
226	07213518000	Sydney Tabor	\$	16,800
227	07213519000	James and Rhonda Allee	\$	21,295
228	07213520000	John and Doris Daily	\$	14,827
229	07213617000	Chester and Tessa Strohecker	\$	25,362
230	07213616000	Washington Savings Bk TTEE	\$	17,092
231	07213615000	Lawrence and Sierra Jenkins	\$	3,497
232	07213614000	Brenda Beck	\$	25,261
233	07213613000	Tammy Durham	\$	22,456
234	07213612000	First Midland IL Bank and Trust	\$	16,001
235	07213611000	Washington Savings Bk TTEE	\$	13,544

236	07213610000	Cache Homes LLC	\$	18,253
237	07213609000	Clair and Abigail Zimmerman	\$	17,673
238	07213608000	First Midland IL Bank and Trust	\$	14,775
239	07213607000	Robert and Margaret Christian	\$	14,594
240	07213606000	Everett Shores	\$	14,251
241	07213605000	Matthew Frederick	\$	19,084
242	06003805000	Matthew Frederick	\$	1,022
243	06003804000	Scott and Cheryl Sweet	\$	5,641
244	06003803000	Harvey and Sylvia Jackson	\$	25,651
245	06003802000	Heather Ingle	\$	20,361
246	06003724000	Lindley Ingle	\$	24,675
247	06003723000	Carol Kaufman	\$	16,943
248	06003722000	Trina McFarland	\$	17,612
249	06003721000	Randy Curry	\$	13,793
250	06003720000	First Midland IL Bank and Trust	\$	12,442
251	06003719000	Eric Ryan	\$	17,294
252	06003718000	First Midland IL Bank and Trust	\$	11,819
253	06003717000	Travis and Deneille Trier	\$	4,305
254	06003716000	Daniel and Cahty Ramsey	\$	9,587
255	06003715000	Ashley Stewart	\$	14,929
256	06003714000	Kathleen Daubs	\$	14,836
257	06003713000	First Midland IL Bank and Trust	\$	12,442
258	06003712000	Travis and Deneille Trier	\$	23,516
259	06003711000	Ashlyn Croy	\$	15,321
260	06003710000	Shirley Rankin	\$	20,465
261	06003709000	Scott and Cheryl Sweet	\$	19,174
262	06003708000	Paul and Aber Porter	\$	20,573
263	06003707000	Bert and Judy Ellis	\$	14,711
264	06003706000	Zachary and May Fisher	\$	23,258
265	06003705000	Kimberly Goss	\$	21,930
266	06003704000	Arch Regency Prop LLC- Series II	\$	23,412
267	06003703000	Bonnie Ingram	\$	22,797
268	06003702000	Donald and Johadine Alvis	\$	23,774
269	06003701001	Chester Foster	\$	31,982
270	06003699000	Joseph Meiron	\$	24,222
271	06003698000	Adam Burson	\$	21,759
272	06003697000	Myles Eller	\$	21,353
273	06003696000	Brad Beasley and Eleonor	\$	18,603
274	07213466000	Eric and Brandie Maple	\$	12,881
275	07213467000	Mary and Cindy Hartke	\$	17,270

276	07213465000	Gerald Dowd	\$	16,832
277	07213464000	Edward and Mary Applegate	\$	26,046
278	07213490000	Mkredd Properties LLC	\$	18,267
279	07213468000	Shelly Ingram	\$	10,332
280	07213469000	Timothy Lading	\$	15,375
281	07213470000	Francis and Donna Farrier	\$	25,451
282	07213489000	Robert Gray	\$	17,396
283	07213471000	Mary and Cindy Hartke	\$	21,498
284	07213472000	Hortenstein Properties LLC	\$	11,165
285	07213488000	Nancy Green	\$	20,172
286	07213473000	Robert Drummond	\$	19,241
287	07213487000	Patrick Harvey	\$	26,584
288	07213474000	North Creek Invest & Re Holdings	\$	18,541
289	07213486000	217 Estates Inc.	\$	17,423
290	07213475000	Vanessa Fox	\$	21,476
291	07213485000	North Creek Invest & Re Holdings	\$	17,985
292	07213476000	Short Homes LLC	\$	14,422
293	07213484000	Floyd Rentals LLC	\$	16,415
294	07213477000	Keith Roderick	\$	16,008
295	07213483000	Washington Savings Bk TTEE	\$	13,790
296	07213478000	John and Cheryl Armstrong	\$	15,766
297	07213482000	Patti and Len Nay	\$	27,082
298	07213479000	SVPA Properties LLC	\$	14,877
299	07213480000	Cinda Moran	\$	16,511
300	07213481000	Jeffery and Laura Haskins	\$	16,489
301	07213532000	Mark and Gretchen Elliott	\$	22,894
302	07213531000	Joseph Lorie Frantz	\$	26,779
303	07213530000	Marty Thomas	\$	22,045
304	07213587000	Jordan Cuervo	\$	28,512
305	07213586000	Susan Strader	\$	18,886
306	07213588000	Goldie and Freda Grist	\$	18,030
307	07213585000	Douglas and Janet Jordan	\$	24,082
308	07213589000	Kute Properties Inc	\$	20,315
309	07213584000	Doug and Susan Molden	\$	17,339
310	07213590000	James French	\$	23,309
311	07213583000	Jeffrey and Linda Whitley	\$	16,005
312	07213591000	Jack and Vera Lucas	\$	15,890
313	07213582000	Kimberly Fitzpatrick	\$	23,968
314	07213592000	Phillip Reinhart	\$	14,743
315	07213581000	Brook Crooker	\$	27,858

316	07213593000	David Fischer	\$	20,919
317	07213580000	Ronald Hanson	\$	27,009
318	07213594000	Michael Bell	\$	14,479
319	07213579000	Courtney Wright	\$	18,652
320	07213595000	Betty Basham	\$	15,298
321	06003778000	Crystal Livingood	\$	22,937
322	06003779000	Joe Jordan	\$	20,406
323	06003777000	Paula Boyer	\$	20,013
324	06003780000	Sherman and Bruce Hutchison	\$	17,234
325	06003776000	Edward Steele	\$	21,516
326	06003781000	Dayse Villela- TTEE	\$	19,169
327	06003775000	Kenneth Kilman	\$	27,696
328	06003792000	Scott and Cheryl Sweet	\$	14,308
329	06003791000	Southern Facility services & Cons	\$	21,367
330	06003668000	Nathan Yager	\$	16,680
331	06003667000	James Easter	\$	23,261
332	06003669000	First Midland IL Bank and Trust	\$	15,551
333	06003666000	Michael Wishart	\$	22,300
334	06003670000	Tony Aghaei	\$	21,067
335	06003665000	Norman and Mary Boyer	\$	20,333
336	06003671000	Jason and Amber Porter	\$	16,186
337	06003664000	Edward Steele	\$	20,763
338	06003672000	Tracy Harnden	\$	7,098
339	06003663000	Christopher and Lane Goonan	\$	22,405
340	06003673000	Raymond and Judy Pauley	\$	18,270
341	06003662000	William and Suzanne Arndt	\$	23,017
342	06003674000	Shannon and Georgeann Callow	\$	19,355
343	06003661000	Robin and Perry Reed	\$	22,780
344	06003675000	Ryne Smith	\$	17,896
345	06003676000	Eric Ryan	\$	15,551
346	06003660000	David and Brenda Hardwick	\$	21,979
347	06003677000	Troy Tucker	\$	22,675
348	06003659000	Jeremy and Brittany Helmuth	\$	23,609
349	06003678000	Joseph and Paul Hawn	\$	20,663
350	06003658000	Gerald and Darlene Olmstead	\$	26,494
351	06003679000	Barbara Arthur	\$	14,815
352	06003680000	Michele Heppler	\$	17,067
353	06003657000	Mark Coleman	\$	13,154
354	06003681000	Marilyn Hall	\$	17,987
355	06003656000	Cody and Lydia Rhine	\$	27,016

356	06003682000	Lon and Lucy Nay	\$	23,774
357	06003655000	Terrence and Doris Lee	\$	20,525
358	06003683000	Andrew Jansen	\$	17,880
359	06003654000	Charles and Mary Guyette	\$	27,047
360	06003684000	Gabriel and Aleah Waldhoff	\$	19,521
361	06003653000	John Tomlin	\$	28,673
362	06003652000	Arch Regency Prop LLC- Series I	\$	24,015
363	06003686000	Emily Sparks	\$	21,790
364	06003685000	Sarah Pierce	\$	16,062
365	07213442000	Gerald Craig	\$	20,588
366	07213441000	North Creek Invest & Re Holdings	\$	14,775
367	07213440000	Scott and Cheryl Sweet	\$	14,550
368	07213439000	Washington Savings Bk TTEE	\$	13,791
369	07213438000	Washington Savings Bk TTEE	\$	15,488
370	07213437000	Abraham and Deana Keller	\$	24,595
371	07213436000	Lance and Susan Beever	\$	20,631
372	07213435000	Angela and Jefferey Caudill	\$	40,401
373	07213434000	Teresa McFarland	\$	21,383
374	07213433000	Federick and Janice Chronic	\$	21,791
375	07213443000	Craig Peeler	\$	18,240
376	07213444000	Brayden Schutzbach	\$	24,825
377	07213445000	William Gregory	\$	17,797
378	07213446000	Angela Garofano	\$	18,498
379	07213447000	Lawrence and Bertha Lawhorn	\$	22,711
380	07213448000	Washington Savings Bk TTEE	\$	16,006
381	07213449000	City of Mattoon, IL	\$	-
382	07213450000	Coles County Storage	\$	14,160
383	07213451000	Michelle King	\$	20,333
384	07213452000	Stephen Lawson	\$	21,906
385	07213453000	Deanna Lindley	\$	18,598
386	07213454000	Ronald Maggi	\$	25,757
387	07213415000	Austin and Averie Baker	\$	20,589
388	07213414000	Doug and Susan Molden	\$	18,486
389	06003460000	Steven and Gloria Kincer	\$	29,829
390	07213416000	KLB Properties LLC	\$	18,820
391	06003461000	Craig Laker	\$	2,081
392	06003462000	Craig Laker	\$	23,345
393	07213417000	Mary and Cindy Hartke	\$	18,613
394	07208854000	Jacob Amarh	\$	19,384
395	07213418000	Washington Savings Bk TTEE	\$	13,791

396	07208855000	Vergara and Katherine Solis	\$	24,254
397	07213419000	Tammy Wall	\$	28,609
398	07208856000	Agnes Amarh	\$	17,139
399	07213420000	Jon Huddleston	\$	17,631
400	07213421000	Richard and Kimberly Fanelli	\$	15,391
401	07208857000	Jacob Amarh	\$	10,561
402	07213422000	Rewso Properties LLC	\$	27,319
403	07213568000	Andrew Graham	\$	20,143
404	07213423000	Patricia Dunne	\$	23,871
405	07213569000	Mary Odell	\$	30,074
406	06003482000	John and Carolyn Smith	\$	21,489
407	06003483000	Douglas and Susan Molden	\$	16,411
408	06003481000	Dylan Goodwin	\$	22,736
409	06003480000	Eric Barr	\$	46,911
410	06003479000	Mary Black	\$	21,457
411	06003478000	Linda Kilman	\$	22,388
412	06003477000	Steven and Anne Wallace	\$	26,539
413	06003476000	Qun Chen	\$	16,643
414	06003475000	Jared and Courtney Hanner	\$	13,945
415	06003474000	Jerry Myerscough	\$	16,194
416	06003473000	Albert Anderson	\$	27,830
417	06003472000	Robert and Kristen Becker	\$	14,930
418	06003496000	Richard and Kimberly Fanelli	\$	16,797
419	06003484000	James and Michelle Coartney	\$	23,200
420	06003485000	FMIBT Trust	\$	17,839
421	06003486000	Mary and Derek Szachnitowski	\$	21,416
422	06003487000	First Midland IL Bank and Trust	\$	14,929
423	06003488000	Raymond Wright	\$	18,512
424	06003489000	William and Rebecca Austin	\$	17,310
425	06003490000	Eliezar and Paige Chavez	\$	17,354
426	06003491000	Washington Savings Bk TTEE	\$	14,309
427	06003492000	Paul and Janet Dare	\$	22,239
428	06003493000	Matthew Clarkson	\$	18,000
429	06003495000	Stan and Nora Porter	\$	15,368
430	06003494000	Mary Morgan	\$	22,556
431	06003615000	Coles County Storage	\$	16,757
432	06003616000	Washington Savings Bk TTEE	\$	14,557
433	06003614000	Edward and Alexander Steele	\$	17,099
434	06003617000	Ronald and Sharon Shook	\$	24,705
435	06003613000	Elizabeth Tucker	\$	11,285

436	06003618000	Charlotte Cox	\$	28,505
437	06003612000	JK Gordon Properties LLC	\$	21,602
438	06003619000	Robert and Carolyn Miller	\$	16,269
439	06003611000	Krista Trotter	\$	24,582
440	06003620000	Washington Savings Bk TTEE	\$	15,069
441	06003621000	Russell and Dawn Jabs	\$	19,775
442	06003610000	Washington Savings Bk TTEE	\$	15,304
443	06003625000	Estiven and Kyrah Estacio	\$	29,818
444	06003624000	Jeffrey Douglas	\$	28,161
445	06003623000	Dannielle Crary	\$	27,124
446	06003622000	First Midland IL Bank and Trust	\$	14,930
447	06003642000	Janet Fuller	\$	12,809
448	07208868000	Beverly and Scott Whitlock	\$	13,084
449	07213558000	Cathy Whitley	\$	19,318
450	07213557000	Cortney and Jennifer Connour	\$	27,917
451	06003641000	Kenneth and Janet McKay	\$	28,161
452	06003765000	Phillip Webb	\$	31,676
453	06003640000	Imogene Nease	\$	21,608
454	06003764000	Michael and Shari Roy	\$	16,241
455	06003763000	Tracy Feldkamp	\$	13,042
456	06003639000	Scot and Cynthia Moran	\$	18,873
457	06003762000	First Midland IL Bank and Trust	\$	14,929
458	06003638000	Billy Herendeen	\$	15,372
459	06003637000	Jay Sanders	\$	20,680
460	06003636000	Brian Russell	\$	19,090
461	06003635000	Mary Hunter	\$	23,381
462	06003761000	Washington Savings Bk TTEE	\$	13,935
463	06003760000	Beverly Whitlock	\$	15,415
464	06003759000	Edward Steele	\$	19,907
465	06003565000	Donald and Linda Cordes	\$	21,279
466	06003564000	William Williamson	\$	21,758
467	06003563000	Wendy Woolworth	\$	21,506
468	06003562000	Maria Gauna	\$	26,371
469	06003566000	Premier Home Development LLC	\$	24,857
470	06003600000	Stanley and Phyllis Kouns	\$	23,825
471	06003567000	Robert and Lynda Lawrence	\$	25,906
472	06003599000	Wesley Mefford	\$	16,560
473	06003568000	Cary and Madonna Colbert	\$	21,504
474	06003598000	Matthew Clarkson	\$	15,086
475	06003597000	Matthew Clarkson	\$	18,451

476	06003569000	Deanna Lindley	\$	19,559
477	06003596000	Washington Savings Bk TTEE	\$	17,948
478	06003570000	Scott Stewart	\$	24,599
479	06003592000	Hill Land Trust #100	\$	19,131
480	06003593000	Nicholas and Nicole Ryherd	\$	23,862
481	06003595000	Michelle Standley	\$	27,259
482	06003594000	Michael and Cari Shepherd	\$	25,397
483	06003571000	Richard and Kimberly Fanelli	\$	18,040
484	06003572000	Lori Wolc	\$	22,628
485	06003591000	Mary Dyer- Trustee	\$	20,346
486	06003573000	Patricia Wohler	\$	21,219
487	06003574000	Edward Steele	\$	11,286
488	06003590000	Rex Mullins	\$	15,255
489	06003589000	Sylvia Byerley	\$	34,598
490	06003588000	Hortenstine Properties LLC	\$	8,139
491	06003587000	Bert and Judy Ellis	\$	21,383
492	06003586000	John Stanley	\$	22,329
493	06003749000	Mark abnd Jodi Creed	\$	27,201
494	06003575000	Bauer 4 LLC	\$	18,438
495	06003576000	Edward Steele	\$	20,528
496	06003577000	Jamie Worker	\$	10,954
497	06003578000	Richard and Kimberly Fanelli	\$	16,049
498	06003579000	Chelsey Light	\$	33,381
499	06003580000	Richard and Kimberly Fanelli	\$	17,418
500	06003581000	Brenda and David Hardwick	\$	22,440
501	06003585000	Andrea Garcia	\$	21,700
502	06003584000	Washington Savings Bk TTEE	\$	21,761
503	06003583000	Edward Steele	\$	22,393
504	06003582000	Winebrenner Church of God	\$	-
505	06003508000	Greg Icenogle	\$	24,327
506	06003507000	Donna Titus	\$	30,565
507	06003506000	Zachary and Jennifer Helton	\$	27,291
508	06003509000	Enrest and Tricia Waite	\$	23,984
509	06003552000	Shirley and John Bloom	\$	23,155
510	06003510000	Clay Croft	\$	20,030
511	06003551000	Alan McFarland	\$	22,030
512	06003511000	Mary West	\$	20,244
513	06003550000	Jim Abel	\$	23,484
514	06003512000	Robert Warner Trustee	\$	25,854
515	06003549000	Judith and Larry Smart	\$	20,662

516	06003513000	James Lay	\$	22,857
517	06003548000	Randall and Linda Rowe	\$	20,781
518	06003514000	Arch Regency Prop LLC	\$	18,603
519	06003547000	Rebecca Carter	\$	22,187
520	06003515000	First Midland IL Bank and Trust	\$	14,929
521	06003546000	Joseph Utley	\$	21,728
522	06003516000	Douglas and Susan Molden	\$	17,717
523	06003517000	Makes Cents Trust	\$	18,107
524	06003545000	Gail Saavedra	\$	22,361
525	06003518000	James and Grace Dodge	\$	26,571
526	06003544000	Paula and Garrett Kirk	\$	21,964
527	06003519000	Robert and Marjorie Kenton	\$	24,463
528	06003543000	North Creek Invest	\$	21,306
529	06003520000	Tammy Wolc	\$	23,774
530	06003542000	Myah Baker	\$	25,192
531	06003521000	First Midland IL Bank and Trust	\$	16,612
532	06003541000	Dennis and Kimberly Erwin	\$	20,962
533	06003522000	Donald and Mary Peach	\$	29,183
534	06003540000	Christine Grimm	\$	20,945
535	06003523000	Tierra Bartlett	\$	25,005
536	06003539000	Joshua and Flynn Foss	\$	26,402
537	06003524000	Jose and Lindsay Villalobos	\$	24,024
538	06003538000	First Midland IL Bank and Trust	\$	12,442
539	06003525000	Daniel Schmall	\$	27,438
540	06003537000	Leonard and Shirley Stafford	\$	4,713
541	06003526000	Twila Poehler	\$	20,450
542	06003527000	Denise Sinclair	\$	20,615
543	06003536000	Pamela Cushman	\$	21,172
544	06003528000	Mike and Carol Rice- Trust	\$	19,923
545	06003535000	Brandi Stumpf	\$	33,099
546	06003529000	Douglas and Susan Molden	\$	19,065
547	06003534000	George and Kristi Jones	\$	23,549
548	06003530000	Michelle Baker	\$	24,193
549	06003531000	Thomas Owens	\$	24,882
550	06003532000	Danielle Stapleton	\$	18,681
551	06003533000	Diane Burns	\$	21,671
552	06003418000	Michael and Jeannette Kenworthy	\$	27,018
553	06003417000	Thomas Towle	\$	21,069
554	06003416000	Jocelynne Stapleton	\$	19,595
555	06003415000	Meghan O'Shaughnessy	\$	21,654

556	06003414000	Steven and Toshia Barnhill	\$	20,688
557	06003413000	James Schnell	\$	23,608
558	06003412000	Matthew Leonard	\$	18,228
559	06003411000	Russell Allethia Shoot	\$	20,993
560	06003410000	Michael Webster	\$	20,199
561	06003409000	Hillary Hamilton	\$	39,667
562	06003408000	Jay and Linda Thompson	\$	21,189
563	06003407000	Dalton and Emma Erwin	\$	25,260
564	06003406000	Doris Lane	\$	19,339
565	06003405000	Pete and Laura Livingston	\$	19,663
566	06003404000	Burris and Elfriede Boyer	\$	32,339
567	06003402000	KLB Properties LLC	\$	20,001
568	06003403000	Phoenix and Manada Ayers	\$	19,657
569	06003401000	Abbigail Carey	\$	21,624
570	06003400000	Gharu Capital LLC	\$	23,968
571	06003399000	Amanda Williams	\$	20,211
572	06003398000	Amy Dulaney	\$	20,168
573	06003397000	Brand and Eleonor Beasley	\$	34,382
574	07100925000	Tate and Lyle Grain Inc	\$	7,018
575	07106316000	DREM	\$	22,163
576	07106315000	Billy and Marsha Foote	\$	53,505
577	07105968000	David Haworth	\$	41,656
578	07105969000	David Haworth	\$	39,471
579	07105970000	David Haworth	\$	40,015
580	07105971000	David Haworth	\$	47,654
581	07105972000	David Haworth	\$	47,803
582	07105973000	David Haworth	\$	5,561
583	07105974000	David Haworth	\$	42,147
584	07105975000	David Haworth	\$	42,147
585	07100916000	Coles County Housing Authority	\$	-
586	07105976000	Darin Haworth	\$	46,796
587	07105977000	David Haworth	\$	43,030
588	07105978000	David Haworth	\$	46,182
589	07105979000	David Haworth	\$	48,314
590	07105980000	David Haworth	\$	45,512
591	07105981000	David Haworth	\$	42,780
592	07105982000	David Haworth	\$	5,215
593	07106314000	Clinton Devall	\$	47,754
594	07106313000	Thomas and Brenda Wiliams	\$	34,226
595	07106312000	Jeremy and Tabitha Brown	\$	35,093

596	07106311000	Billy and Rachel Kercheval	\$	43,372
597	07106310000	Rebecca Parker	\$	35,523
598	07106309000	Rosemarie Hopkins	\$	37,182
599	07105983000	David Haworth	\$	718
600	07106308000	Ryan and Angela Pullen	\$	57,853
601	07106307000	Dennis and Lori Fellers	\$	46,910
602	07100900000	Keith and Brenda Stierwalt	\$	37,802
603	07100889000	Todd and Tawnya Rhodes	\$	70,244
604	07100919000	Joel and Verita Kimery	\$	118,970
605	06000684000	City of Mattoon	\$	24,717
606	06000675000	Second Missionary Baptist Church	\$	14,327

