

ORDINANCE NO. 4993-4-97

AN ORDINANCE APPROVING REDEVELOPMENT PLAN (T.I.F. DISTRICT #2)

AN ORDINANCE of the City of Edwardsville, Madison County, Illinois, approving a Tax Increment the "Redevelopment Plan for The City of Edwardsville, IL Tax Increment Finance District #2".

STATE OF ILLINOIS MADISON COUNTY FILED FOR RECORD IN THE RECORDERS OFFICE

4146 1066

97 JUN -3 PM 4: 21

FILED

Daniel R. Donohoo RECORDER

JUN 03 1997

FILED

MARK A. VON NIDA MADISON COUNTY CLERK

JUN 26 1997

BOOK 4140 PAGE 0656

MARK A. VON NIDA MADISON COUNTY CLERK

\$19.00 pd cas

WHEREAS, it is desirable and in the best interests of the citizens of the City of Edwardsville, Madison County, Illinois (Municipality), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, 65 ILCS 5/11-74.4-1 et. seq., as amended (Act), for a proposed redevelopment plan and project (Plan) within the municipal boundaries of the City and within a proposed redevelopment project area (Area) as described in the Redevelopment Plan for the City of Edwardsville, IL Tax Increment Finance District #2, which is attached hereto, marked Exhibit "A", incorporated herein by reference and made an integral part hereof, and which Area constitutes in the aggregate more than one and one-half acres; and

WHEREAS, pursuant to §11-74.4-5 of the Act, the Mayor and City Council of the City of Edwardsville called a public hearing relative to the Plan and the designation of the Area as a redevelopment project area under the Act for March 24, 1997, at the City of Edwardsville City Hall, 118 Hillsboro Avenue, Edwardsville, IL; and

WHEREAS, due notice in respect to such hearing was given pursuant to §11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Community Affairs of the State of Illinois by certified mail on February 8, 1997, by publication on February 26, 1997, and March 10, 1997, and by certified mail to taxpayers within the Area on March 10, 1997; and

WHEREAS, the City has heretofore convened a joint review board as required by and in all respects in compliance with the provisions of P.S. 86-142, effective August 7, 1992; and

WHEREAS, the Plan set forth the factors that caused the proposed Areas to be "blighted", as that term is defined in the Act, and the City and City Council have reviewed the information concerning such factors presented at the public hearing, such factors as presented by the Review Board, and have reviewed other studies and are generally informed of the conditions in the proposed Area that causes the area to be a "blighted area" as defined in the Act; and

WHEREAS, the Mayor and City Council have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Mayor and City Council have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefitted by the proposed Plan; and

WHEREAS, the Mayor and City Council have reviewed the proposed Plan and also the existing comprehensive plan for development of the City as a whole to determine whether the proposed Plan conforms to the comprehensive plan of the City,

NOW THEREFORE, Be it Ordained by the Mayor and City Council of the City of Edwardsville, Madison County, Illinois, as follows:

Section 1 - FINDINGS:

Ord. #4140 P. 0657

- a. The Redevelopment Area is described in Exhibit "A" (at Section "X") attached hereto and incorporated herein as if set out in full by this reference. The street location in general terms for the Area is the Buchanan Street, Vandalia Street, Brown Street and certain areas adjacent to said streets including the Wagner Complex described in Exhibit "A" (at Section "X") attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit "A" (at Section "X") attached hereto and incorporated herein as if set out in full by this reference.
- b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a "blighted" area as defined in §11-74.4-3(b) of the Act.
- c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.
- d. The Plan conforms to the comprehensive plan for the development of the City as a whole.
- e. As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of the Project is Year 2120 (i.e. 23 years after the date of passage of this Ordinance).
- f. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefitted by the proposed Project Improvements are included in the proposed Area.
- g. The City of Edwardsville has adopted a Prevailing Wage ordinance on June 18, 1996.
- h. The City of Edwardsville complies with all applicable state and federal statutes regarding discrimination and equal opportunities for employment.

Section 2 - EXHIBITS INCORPORATED BY REFERENCE:

The "Redevelopment Plan for The City of Edwardsville, IL Tax Increment Finance District #2" (Plan) which was the subject matter of the public

hearing held March 24, 1997, is hereby adopted and approved. A copy of the "Redevelopment Plan for The City of Edwardsville, IL Tax Increment Finance District #2" (Plan) is set forth in Exhibit "A", attached hereto and incorporated herein as if set out in full by this reference.

Section 3 - INVALIDITY OF ANY SECTION:

If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4 - SUPERSEDER AND EFFECTIVE DATE:

Ord #4140 P&G 0658

All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Mayor and City Council's approval as provided by law.

Passed and Approved this 15th day of April, 1997.

AYES: 8 Aldermen Simons, Walker, Haroian, Brown, Donnelly, Madison, Bratten, Bates
NAYS: _____
ABSENT: _____
ABSTAIN: _____



GARY NIEBUR, Mayor

ATTEST:


NINA BAIRD, City Clerk

return:
City Clerk
Nina Baird
118 Hillside
Edwardsville, Ill
62025

Tax Increment Financing Redevelopment Plan
For TIF District # 2
City of Edwardsville Illinois

4146 1069



FILED

JUN 26 1997

MARK A. VON NIDA
MADISON COUNTY CLERK

Adopted MARCH 24, 1997

Prepared by Schurman Development and Construction Management
in cooperation with Department of Development Administration

4146 1070

**CITY OF EDWARDSVILLE
PARTICIPATING OFFICIAL**

Gary D. Niebur, Mayor

Nina J. Baird, Clerk

Diane McKaig, Treasurer

City Aldermen

Ward 1:

Susan F. Donnelly
Winston Brown

Ward 2:

Richard D. Madison
Janet L. Haroian

Ward 3:

Rosemary H. Bratten
Richard L. Walker

Ward 4:

Joseph W. Simons
Brent A. Bates

4146 1071

Redevelopment Plan

for

The City of Edwardsville Il.

Tax Increment Finance District

2

adopted, , 1997

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I. Preface

In an effort to achieve the Goals and Objectives of the City of Edwardsville Plan for its old town business area and to conform to the overall Comprehensive Plan and the Plan for the N.O. Nelsen/Wagner Complex, the City of Edwardsville is taking the necessary steps to develop Tax Increment Financing District # 2. TIF # 2's general location will be the area of the old town from College St. on the North along Il Rt. 159 South to Park St. with areas North along the Railroad Right of Way to Vandalia St., including the Nelson/Wagner Complex. The Goal and Objectives of the N.O. Nelson/Wagner Plan were planned by Johannes/Cohen Architect and Planner and the Wagner Complex Citizen/Liaison Committee dated April 16, 1996. The City of Edwardsville old town business Plan and the N.O. Nelsen/Wagner Plan are hereby made the overall Goal and Project of the City of Edwardsville TIF # 2. The Goals and Objectives of the Plan is to provide a framework for the revitalization and conservation of the Commercial Area, to remove negative physical, visual and economic influences of the area, and promote a viable mixed-use commercial area.

Economic distress is revealed by the facts shown in this redevelopment plan. This plan will also show the impact this plan will have on all taxing districts in the redevelopment area.

To accomplish the improvements called for in this plan by conventional means will place a heavy burden on municipal financing. Not only the City, but all taxing bodies face a possibility of reduction in services or a burdensome increase in taxes.

The City has a strong desire to reverse this dangerous trend and address the economic distress. The City proposes to stimulate new development in the target area, upgrade existing improved sections and rebuild the deleterious infrastructure. The target area, or Tax Increment Financing District # 2, is to be consistent with the provisions of the Illinois Statute called "Tax Increment Allocation Redevelopment Act," (see II. Statutory Authority & III. Powers and Authorities).

Using financial incentives as a stimulus for development in the redevelopment area will help produce private investment in the redevelopment area, however; the City's intention is to help primarily with Public Work improvements. It is the intention of the City to help potential developers on a pay as you go basis, keeping the City in a minimum risk position. It is possible, however; that the City will use Municipal bonding, TIF and or G.O. type, in order to continue to stimulate development on into the next century.

The City intends to use TIF incentives as long as needed to stimulate redevelopment of the Plan Area up to the statutory permitted length of time of twenty-three (23) years. If the City finds that incentives are no longer needed and all redevelopment cost are paid, the City will consider dissolving the district at that time.

II. Statutory Authority

The Edwardsville II. Tax Increment Finance District No. 2 will be created and administrated under the provisions of 65 ILCS 5/11-74.4 **TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**. Division 74.4 of Chapter 65 of the Illinois Complied Statutes was added by Public Act 79-1525, Section 1 and became effective on January 10, 1977.

III. Powers and Authorities

The Edwardsville II. Tax Increment Finance District No. 2 will be created with all the powers and authorities granted such districts by 65 ILCS 5/11-74.4-1 et seq., in its present form or as it maybe amended from time to time by the Illinois State Legislature.

EXECUTIVE SUMMARY

4146 1075

INTRODUCTION

This summary provides an explanation of the categories/sub titles, and potential questions involved in the preparation of the *TIF DISTRICT #2: A REVIEW OF EQUALIZED ASSESSED VALUES FOR THE PROPOSED TIF DISTRICT*. There are 3 main subheading involved in identifying the proposed TIF District #2 EAV's. These are **Parcel ID's, TIF MAP ID's, Years (1991-1995)**.

DEFINITIONS

Parcel ID's were acquired from aerial photo maps provided by Madison County Map and Plats. These numbers should be the primary means to identify any parcel within the proposed district.

TIF MAP ID's were assigned by this office as a means of quick reference while working through the TIF District parcel identification process.

Years, provides 5 years of equalized assessed values needed in determining the feasibility of the proposed TIF DISTRICT.

VALUE EXPLANATIONS

In the review process one will see certain parcels that have zero's in their **Years** columns that provides the EAV's of that particular parcel. These parcels can be explained easily, and will be done so below.

- | | |
|---------------------------|---|
| 14-2-15-11-20-401-907 | Parcel is owned by a railroad company and is taxed by Illinois Department of Revenue. |
| 14-2-15-11-20-401-903 | See above explanation. |
| 14-1-15-11-19-404-029.001 | Parcel was sold from 14-1-15-11-19-404-029 (Kienstra) |
| 14-2-15-11-15-402-016 | Parcel is owned by City of Edwardsville. |
| 14-2-15-11-16-401-907 | Parcel is owned by a railroad company and is taxed by Illinois Department of Revenue. |
| 14-2-15-11-16-401-903 | See above explanation. |

Prepared by Department of Development Administration

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14-2-15-11-20-402-028 School property.
14-2-15-11-20-402-018 School property.
14-2-15-11-20-401-027 Southern Illinois University at Edwardsville property.
14-2-15-11-16-404-025 Southern Illinois University at Edwardsville property.
14-1-15-11-11-204-014 City Park.
14-2-15-11-15-402-031 Parcel is owned by the city.
14-2-15-11-11-202-001 see above explanation.
14-2-15-11-11-202-002.001 Parcel is owned by Madison County.
14-2-15-11-11-202-002.002 Parcel is owned by Madison County.
14-2-15-11-11-202-023.001 Parcel was sold out of Parcel 14-2-15-11-11-202-023.
14-1-15-11-16-403-011 Property was purchased by a railroad company.
14-2-15-11-16-403-903 Parcel is owned by a railroad company and is taxed by Illinois Department of Revenue.
14-2-15-11-16-403-907 See above explanation.
14-2-15-11-16-403-027 Parcel was purchased from railroad.
14-2-15-11-16-403-028 Property was acquired from a railroad company in 1993.
14-2-15-11-12-203-033- Property was acquired from a railroad company in 1994.
14-2-15-11-12-203-032 Property was acquired from a railroad company in 1991.
14-2-15-11-10-104-016 Parcel is owned by Madison County.
14-2-15-11-10-104-011 Parcel is owned by the city of Edwardsville.
14-2-15-11-15-401-020 Parcel was owned by the city

CONCLUSION

This concludes the summary of the report : *TIF DISTRICT #2: A REVIEW OF EQUALIZED ASSESSED VALUES FOR THE PROPOSED TIF DISTRICT.*

Construction Statistics for TIF District #2 vs City of Edwardsville

	TIF District	City of Edwardsville
1991	Multi Family\ Houses 0	113
	Commercial 0	6
1992	Multi Family\ Houses 0	171
	Commercial 0	10
1993	Multi Family\ Houses 0	185
	Commercial 0	8
1994	Multi Family\ Houses 0	185
	Commercial 0	14
1995	Multi Family\ Houses 0	155
	Commercial 0	11

Feasibility Factors For Edwardsville, IL TIF # 2

Nov. 1996

The following is a study to determine the feasibility for the development of a Tax Increment Financing District in the downtown area of The City of Edwardsville Illinois. The results of this study are listed below with a recommendation for the City of Edwardsville following the Feasibility. The Feasibility Factors were gathered by field investigations conducted by Schurman Development and Construction Management Company. EAV Factors and Boundaries of Proposed Redevelopment Area were determined with the help of The Mayor's office, the City Department of Development Administration, the Department of Public Works and County Assessors Office. Legal Description and Map of Proposed Redevelopment Area were provided by the Department of Development Administration.

A quantitative and qualitative review, as well as a statistical analysis of the fourteen (14) Conservation and Blighting factors and the age of structures in the target area was conducted and finished on November 4, 1996. The results of this compilation are presented in Table One, Matrix of Blight and Conservation Factors. (See Tables).

In order for an area to qualify as a Tax Increment Financing Redevelopment Area, it must meet the qualification as set forth in 65 Illinois Compiled Statutes, 5/11-74.4 et. seq. The finding was made that the proposed Edwardsville TIF # 2, qualifies as a Blighted Area as set forth in the Illinois Compiled Statutes.

A blighted area may be either improved or a vacant undeveloped tract. The Edwardsville TIF Area is mostly an improved area. Thus, to qualify a finding must be made that there is present a combination of five (5) or more of the fourteen (14) following factors on 50% of the properties in the target area.

- | | |
|---|---|
| 01) Dilapidation | 02) Obsolescence |
| 03) Deterioration | 04) Presence of structures below min. code standards |
| 05) Excessive vacancies | 06) Overcrowding of structures and community facilities |
| 07) Lack of ventilation, light or sanitary facilities | 08) Inadequate Utilities |
| 09) Excessive land coverage | 10) Deleterious land-use or layout |
| 11) Depreciation of physical Maintenance | 12) Lack of Community Planning |
| 13) Age | 14) Illegal use of individual structures |

The eligibility of vacant and undeveloped land must meet a different set of eligibility factors as set forth in the Illinois TIF Statutes. Thus for a tract to qualify as Blighted, there must be present at least two of the following factors:

- | | |
|--|--|
| 01) Obsolete Platting | 02) Tax and special assessment delinq. |
| 02) Diversity of ownership | 04) Subject to flooding |
| 05) Adjacent to tract with deterioration
of structures or site improvements | |

The Edwardsville TIF # 2 was divided into smaller individual areas for the purpose to investigate the possible need for more than one TIF. It is recommended, because of the overall findings that follow, to develop one (1) TIF in lieu of more.

Summary of Matrix Findings

Total Number of Properties in TIF # 2: 198

Number of Properties with improvements: 149

Number of Properties unimproved or vacant: 49

Number of Properties vacant with 2 or more qualifying TIF Items: 42

% of Properties vacant with 2 or more qualifying TIF Items: 85.7%

Number of Imp. Properties with 3 or more Conservation qualifying TIF Items: 139

Number of Imp. Properties with 5 or more Blighting qualifying TIF Items: 87

Number of Imp. Properties with Improvements over 35 years of age: 120

% of Imp. Properties with Improvements over 35 years of age: 80.53%

% of Imp. Properties with 3 or more Conservation qualifying TIF Items: 93.28%

% of Imp. Properties with 5 or more Blighting qualifying TIF Items: 58.38%

% of all Properties that qualify as TIF Properties: 91.41%

Total EAV of The City of Edwardsville as of 1995: \$178,150,976.00

Total EAV of The City of Edwardsville TIF # 2 as of 1995: \$5,452,800.00

% of The City of Edwardsville TIF # 2 to Total EAV as of 1995: 3%

Current Tax Levy and Income Projections for Edwardsville TIF # 2**1995 Tax Levy for Taxing Districts within The Proposed Edwardsville TIF # 2:**

Madison County	.8678
Edwardsville Township	.1586
Edwardsville Road & Bridge	.1416
Edwardsville School C. U. # 7	3.8904
City of Edwardsville	1.3189
Lewis & Clark College # 536	.3169
Edwardsville Public Library	<u>4219</u>
Total Rate per \$100	7.1161

The following projections are based on the anticipated income to TIF # 2 at current Rates with EAV growth at 1.2% per yr. for first 3 yrs., 3.5% for 10 yrs. and 5% per yr. for final 10yrs..

Projected Income to TIF # 2

<u>Year:</u>	<u>EAV</u>	<u>New EAV Increase</u>	<u>Rate/hundred</u>	<u>Income</u>	<u>YR.</u>
1995	5,452,800	none	none	n/a	
1996	5,518,223	65,433	7.1161	\$ 4,656.00	1
1997	5,584,452	131,654	"	9,369.00	2
1998	5,651,466	198,666	"	14,138.00	3
1999	5,849,267	396,467	"	28,213.00	4
2000	6,053,991	601,191	"	42,782.00	5
2001	6,265,881	813,081	"	57,860.00	6
2002	6,485,187	1,032,381	"	73,465.00	7
2003	6,712,169	1,259,369	"	89,618.00	8
2004	6,947,095	1,494,295	"	107,006.00	9
2005	7,190,243	1,737,443	"	123,638.00	10
2006	7,441,901	1,989,101	"	141,546.00	11
2007	7,702,368	2,249,568	"	160,082.00	12
2008	7,971,950	2,480,850	"	176,540.00	13
2009	8,370,548	2,917,748	"	207,629.00	14
2010	8,789,075	3,336,275	"	237,413.00	15
2011	9,228,528	3,775,728	"	268,684.00	16
2012	9,688,955	4,237,155	"	301,521.00	17
2013	10,174,452	4,721,652	"	335,998.00	18
2014	10,683,174	5,230,374	"	372,198.00	19
2015	11,217,332	5,764,532	"	410,210.00	20
2016	11,778,198	6,325,398	"	450,122.00	21
2017	12,367,107	6,914,307	"	492,029.00	22
2018	12,985,462	7,532,662	"	<u>536,032.00</u>	23

Total Projected Revenue for TIF # 2 **\$4,640,749.00**

Proof of Non-development

Illinois Statute require a show of proof, that the area targeted as a TIF is not subject to growth on its own and will only grow with the help of TIF. Dramatic evidence of this can be found in the 5 yr. history of growth in the TIF area vs. the City as a whole. (See attached EAV's by Year Chart for additional info)

5 year History of Edwardsville EAV and TIF # 2 EAV:

<u>Edwardsville EAV</u>	<u>TIF#2 EAV</u>
1995: <u>\$178,150,976</u>	1995: <u>\$ 5,452,800.00</u>
1994: <u>\$162,412,914</u>	1994: <u>\$ 5,666,240.00</u>
1993: <u>\$150,714,910</u>	1993: <u>\$ 5,267,800.00</u>
1992: <u>\$136,895,137</u>	1992: <u>\$ 5,280,460.00</u>
1991: <u>\$128,918,320</u>	1991: <u>\$ 5,189,840.00</u>

% of Increase in Total Edwardsville EAV 1991 to 1995: 30%

% of Increase in TIF#2 EAV 1991 to 1995: 5%

Conclusion and Recommendation:

Based on the statistics and findings of this feasibility study, along with the need for additional source of funding called for in the Current City Comprehensive Plan and the Plan for the N. O. Nelsen/Wagner Complex, it is recommended herein and deemed in the City of Edwardsville best interest, to proceed with the development of the Redevelopment Plan for the City of Edwardsville TIF # 2.

Edwardsville, Il.
TIF DISTRICT # 2

4146 1083

Table of Blight and Conservation Factors

	9-9-96	9-9-96	9-9-96	9-9-96	9-9-96	9-9-96
BLOCK/TRACK NO.	2-1	2-2	2-3	2-4	2-5	2-6
NUMBER OF BLDGS.	2	2	0	1	0	0
NUMBER OF BLDGS. 15 YRS. OR OLDER.	2	2		1		
DILAPIDATION	✓	✓				
OBsolescence	✓	✓				
DETERIORATION	✓	✓				
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓		✓		
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT	✓	✓		✓		
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓				
LACK OF COMMUNITY PLANNING	✓	✓		✓		

Notes: 2-3 - NEXT TO BLIGHT AREA, DRAINAGE PROBLEMS, OB-PLATING.
 2-5 - NEXT TO BLIGHT AREA, " " " "
 2-6 R.R. RIGHT OF WAY

Edwardsville, Il.
TIF DISTRICT # 2

4146 1084

Table of Blight and Conservation Factors

	9-9-96	9-10-96	9-10-96	9-10-96	9-10-96	9-10-96
BLOCK/TRACK NO.	2-7	2-8	2-9	2-10	2-11	2-12
NUMBER OF BLDGS.	0	1	1	1	1	1
NUMBER OF BLDGS. 35 YRS. OR OLDER		1	1	1	1	1
DILAPIDATION						
OBSOLESCENCE		✓	✓	✓	✓	✓
DETERIORATION		✓	✓	✓	✓	✓
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES		✓	✓	✓	✓	✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT		✓	✓	✓	✓	✓
DEPRECIATION OF PHYSICAL MAINTENANCE		✓	✓	✓	✓	✓
LACK OF COMMUNITY PLANNING		✓	✓	✓	✓	✓

Notes: 2-7 - R.R. RIGHT OF WAY

Edwardsville, Il.
TIF DISTRICT # 2

4146 1085

Table of Blight and Conservation Factors

	9-10-96	9-16-96	9-16-96	9-16-96	8/20/96	8/26/96
BLOCK/TRACK NO.	2-13	2-14	2-15	2-16	2-17	2-18
NUMBER OF BLDGS.	1	2	2	0	1	1
NUMBER OF BLDGS. 15 YRS. OR OLDER.	1	2	2			1
DILAPIDATION						
OBSOLESCENCE	✓	✓	✓			✓
DETERIORATION	✓	✓	✓			
ILLEGAL USE OF INDIVIDUAL STRUCTURES		-				
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓	✓			✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT	✓	✓	✓		✓	
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓	✓		✓	✓
LACK OF COMMUNITY PLANNING	✓	✓	✓		✓	✓

Notes: 2-16 NEXT TO BLIGHT, DRAINAGE PROBLEMS, OBS PLATE

Edwardsville, Il.
TIF DISTRICT # 2

4146 1086

Table of Blight and Conservation Factors

	8/26/96	9-16-96	9-16-96	9-16-96	9-16-96	9-16-96	9-16-96
BLOCK / TRACK NO.	2-19	2-20	2-22	2-23	2-24	2-25	2-26
NUMBER OF BLDGS.	10	1	2	2	0	1	0
NUMBER OF BLDGS. 35 YRS. OR OLDER.	8	1	2	2		WATER TOWER 1	LOT NEXT TO WATER TOWER
DILAPIDATION	✓						
OBSCOLESCENCE	✓	✓	✓	✓		✓	
DETERIORATION	✓					✓	
ILLEGAL USE OF INDIVIDUAL STRUCTURES							
PRESENCE OF STRUCTURES BELOW MINIMUM CODE	✓						
EXCESSIVE VACANCIES	✓						
ABANDONMENT							
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES							
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES							
INADEQUATE UTILITIES	✓	✓	✓	✓		✓	
EXCESSIVE LAND COVERAGE							
DELETERIOUS LAND-USE OR LAYOUT	✓	✓	✓	✓		✓	
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓	✓	✓		✓	
LACK OF COMMUNITY PLANNING	✓	✓	✓	✓		✓	

Notes: 2-19 N.O. NELSON - WOULD MEET QUAL. AS NO. REC. ACT BY-IT-SELF.
2-24 N.O. NELSON OPEN LOT - NEXT TO BLIGHT, OB PLATING
2-26 OPEN LOT.

Edwardsville, Il.
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Table of Blight and Conservation Factors

	9-24-96	9-24-96	9-24-96	9-24-96	9-24-96	9-24-96
BLOCK/TRACK NO.	3-1	3-2	3-3	3-4	3-5	3-6
NUMBER OF BLDGS.	0	2	1	2	1	2
NUMBER OF BLDGS. 35 YRS. OR OLDER.			1	2		2
DILAPIDATION						
OBSCULESCENCE						
DETERIORATION				✓	✓	✓
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						✓
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓	✓	✓	✓	✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT		✓	✓	✓	✓	✓
DEPRECIATION OF PHYSICAL MAINTENANCE			✓	✓	✓	✓
LACK OF COMMUNITY PLANNING	✓	✓	✓	✓	✓	✓

Notes: 3-1 PART OF 3-6S OPEN LOT

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Table of Blight and Conservation Factors

	9-24-96	9-25-96	9-25-96	9-25-96	9-25-96	9-25-96
BLOCK/TRACK NO.	3-7	3-8	3-9	3-10	3-11	3-12
NUMBER OF BLDGS.	2	1	1	1/2	1/2	Part Block
NUMBER OF BLDGS. 35 YRS. OR OLDER	2	1	1	1/2	1/2	
DILAPIDATION						
OBSCOLESCENCE						✓
DETERIORATION	✓	✓	✓			✓
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						✓
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES	✓					
LACK OF VENTILATION, LIGHT, OR SANITARY FACILITIES			-			
INADEQUATE UTILITIES	✓	✓	✓	✓		✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT	✓	✓	✓	✓		✓
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓	✓	✓		✓
LACK OF COMMUNITY PLANNING	✓	✓	✓	✓		✓

Notes:

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Table of Blight and Conservation Factors

	9-26-86	9-26-96	9-26-96	9-26-96	9-26-96	9-26-96
BLOCK/TRACK NO.	3-13	3-14	3-15	3-16	3-17	3-18
NUMBER OF BLDGS.	PART BUDG	PART BUDG	2	1	0	1
NUMBER OF BLDGS. 15 YRS. OR OLDER.			1			1
DILAPIDATION						
OBSCOLESCENCE	✓	✓				
DETERIORATION	✓	✓				✓
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES	✓	✓				
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OR SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓	✓	✓		✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT	✓	✓				
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓		✓		✓
LACK OF COMMUNITY PLANNING	✓	✓	✓			✓

Notes: 3-15 - 1 BLDG 1 BAND STAND

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4146 1090

Table of Blight and Conservation Factors

	10-7-96	10-7-96	10-7-96	10-7-96	10-7-96	10-7-96
BLOCK/TRACK NO.	3-19	3-20	3-21	3-22	3-23	3-24
NUMBER OF BLDGS.	1	0	1	1	1	1
NUMBER OF BLDGS. 35YRS. OR OLDER	1		1	0	1	1
DILAPIDATION						
OBsolescence	✓		✓			
DETERIORATION	✓					
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓		✓	✓	✓	✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT			✓	✓	✓	✓
DEPRECIATION OF PHYSICAL MAINTENANCE	✓		✓	✓	✓	✓
LACK OF COMMUNITY PLANNING	✓		✓	✓	✓	✓

Notes: 3-20 PARKING FOR OTHER LOTS IN AREA.

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Table of Blight and Conservation Factors

	10-8-96	10-8-96	10-8-96	10-8-96	10-8-96	10-8-96
BLOCK/TRACK NO.	3-25	3-26	3-27	3-28	3-29	3-30
NUMBER OF BLDGS.	1	0	1	1	0	0
NUMBER OF BLDGS. 3YRS. OR OLDER	1					
DILAPIDATION						
OBSCOLESCENCE						
DETERIORATION				✓		
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓		✓	✓		
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT	✓			✓		
DEPRECIATION OF PHYSICAL MAINTENANCE	✓			✓		
LACK OF COMMUNITY PLANNING	✓			✓		

Notes: 3-26 PARKING LOTS
3-29 " "
3-30 " "

Edwardsville, Il.
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4146 1092

Table of Blight and Conservation Factors

	10-8-96	10-8-96	10-8-96	10-8-96	10-8-96	10-8-96
BLOCK/TRACK NO.	3-31	3-32	3-33	3-34	3-35	3-36
NUMBER OF BLDGS.	1	1	1	2	2	1
NUMBER OF BLDGS. 35 YRS. OR OLDER.		1	1	2	2	
DILAPIDATION						
OBSOLESCENCE						
DETERIORATION						
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES		✓	✓	✓	✓	✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT		✓	✓	✓	✓	✓
DEPRECIATION OF PHYSICAL MAINTENANCE		✓	✓	✓	✓	
LACK OF COMMUNITY PLANNING		✓	✓	✓	✓	

Notes:

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4146 1093

Table of Blight and Conservation Factors

	10-9-96	10-9-96	10-9-96	10-9-96	10-9-96	10-9-96
BLOCK/TRACK NO.	3-37	3-38	3-39	3-40	3-41	3-42
NUMBER OF BLDGS.	0	0	1	1	1	1
NUMBER OF BLDGS. 35 YRS. OR OLDER.			1	1	1	1
DILAPIDATION						
OBSCOLESCENCE						
DETERIORATION				✓	✓	✓
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES				✓	✓	✓
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES			✓	✓	✓	✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT			✓	✓	✓	✓
DEPRECIATION OF PHYSICAL MAINTENANCE			✓	✓	✓	✓
LACK OF COMMUNITY PLANNING			✓	✓	✓	✓

Notes: 3-37 PARKING AREA
3-38 "

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4146 1094

Table of Blight and Conservation Factors

	10-9-96	10-9-96	10-9-96	10-9-96	10-9-96	10-9-96
BLOCK/TRACK NO.	3-43	3-44	3-45	3-46	3-47	3-48
NUMBER OF BLDGS.	1	0	1	1	N/I/TF ₂	N/I/TF ₂
NUMBER OF BLDGS. 15 YRS. OR OLDER.	1		1	1		
DILAPIDATION						
OBSCOLESCENCE						
DETERIORATION	✓					
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES	✓		✓	✓		
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓		✓	✓		
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT	✓		✓	✓		
DEPRECIATION OF PHYSICAL MAINTENANCE	✓		✓	✓		
LACK OF COMMUNITY PLANNING	✓		✓	✓		

Notes: 3-44 PARKING AREA

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4146 1095

Table of Blight and Conservation Factors

	10-9-96	10-9-96	10-9-96	10-9-96	10-9-96	10-9-96
BLOCK/TRACK NO.	3-55	3-56	3-57	3-58	3-59	3-60
NUMBER OF BLDGS.	0	3	1	1	1	0
NUMBER OF BLDGS. 35 YRS. OR OLDER		3	1	1		
DILAPIDATION						
OBSCOLESCENCE						
DETERIORATION		✓	✓	✓		
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES		✓	✓			
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES			-			
INADEQUATE UTILITIES		✓	✓	✓	✓	
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT		✓	✓	✓	✓	
DEPRECIATION OF PHYSICAL MAINTENANCE		✓	✓	✓		
LACK OF COMMUNITY PLANNING		✓	✓	✓		

Notes: 3-55 PARKING LOT.
3-58 1-carving 1-BLDG.
3-60 PARKING LOT

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4146 1096

Table of Blight and Conservation Factors

	10-9-96	10-1-96	10-9-96	10-9-96	10-9-96	10-9-96
BLOCK/TRACK NO.	3-49	3-50	3-51	3-52	3-53	3-54
NUMBER OF BLDGS.	N/E MF ₂	1	1	1	1	1
NUMBER OF BLDGS. 35 YRS. OR OLDER.		1	1	1	1	1
DILAPIDATION						
OBSCOLESCENCE						
DETERIORATION		✓	✓	✓	✓	✓
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES		✓	✓	✓	✓	✓
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						-
INADEQUATE UTILITIES		✓	✓	✓	✓	✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT		✓	✓	✓	✓	✓
DEPRECIATION OF PHYSICAL MAINTENANCE		✓	✓	✓	✓	✓
LACK OF COMMUNITY PLANNING		✓	✓	✓	✓	✓

Notes:

Edwardsville, Il.
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4146 1097

Table of Blight and Conservation Factors

	10-9-96	10-9-96	8-27-96	8-27-96	8-27-96	8-27-96
BLOCK/TRACK NO.	3-61	3-62	3-63	3-64	3-65	3-66
NUMBER OF BLDGS.	1	1	PART BLDG	PART BLDG	1	2
NUMBER OF BLDGS. 35 YRS. OR OLDER.						2
DILAPIDATION						
OBSOLESCENCE			✓	✓		
DETERIORATION		✓	✓	✓		✓
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES			✓	✓		
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓	✓	✓	✓	✓
EXCESSIVE LAND COVERAGE		✓				
DELETERIOUS LAND-USE OR LAYOUT		✓	✓	✓	✓	
DEPRECIATION OF PHYSICAL MAINTENANCE		✓	✓	✓		✓
LACK OF COMMUNITY PLANNING		✓	✓	✓	✓	✓

Notes:

Edwardsville, II.
TIF DISTRICT # 2

4146 1098

Table of Blight and Conservation Factors

	8-27-96	8-27-96	8-27-96	11-6-96	11-6-96	11-6-96	11-6-96
BLOCK/TRACK NO.	3-67	3-68	3-69	3-70	3-71	3-72	3-73
NUMBER OF BLDGS.	1	2	0	1	1	1	0
NUMBER OF BLDGS. 35 YRS. OR OLDER	1	2		1	1	1	
DILAPIDATION							
OBSELESCENCE							
DETERIORATION				✓	✓	✓	
ILLEGAL USE OF INDIVIDUAL STRUCTURES							
PRESENCE OF STRUCTURES BELOW MINIMUM CODE							
EXCESSIVE VACANCIES							
ABANDONMENT							
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES	✓	✓		✓	✓		
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES							
INADEQUATE UTILITIES	✓	✓		✓	✓	✓	
EXCESSIVE LAND COVERAGE							
DELETERIOUS LAND-USE OR LAYOUT				✓	✓		
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓		✓	✓	✓	
LACK OF COMMUNITY PLANNING	✓	✓		✓	✓	✓	

Notes: 3-69 BACK LOT IN DOWNTOWN AREA.

Table of Blight and Conservation Factors

DATES:	8/26/96	8/26/96	8/26/96	8/26/96	8/26/96	8/26/96
BLOCK/TRACK NO.	4-1	4-2	4-3	4-4	4-5	4-6
NUMBER OF BLDGS.	1	0	0	1	2	2
NUMBER OF BLDGS. 15 YRS. OR OLDER.	1	0	0	1	1	2
DILAPIDATION						
OBSOLESCENCE	✓	✓	✓	✓	✓	✓
DETERIORATION	✓					✓
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						✓
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓	✓	✓	✓	✓
EXCESSIVE LAND COVERAGE	✓					
DELETERIOUS LAND-USE OR LAYOUT	✓	✓	✓	✓	✓	✓
DEPRECIATION OF PHYSICAL MAINTENANCE	✓			✓	✓	✓
LACK OF COMMUNITY PLANNING	✓	✓	✓	✓	✓	✓

Notes: 4-2, 4-3 - R.R. RIGHT OF WAY OPEN AREA'S w/ OBSOLETE PLATING
- SUBJECT TO FLOODING IN HEAVY RAINS,

Edwardsville, Il.
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4166 1100

Table of Blight and Conservation Factors

	DATES :	8/26/96	8/26/96	8/26/96	8/26/96	8/26/96	8/26/96
BLOCK/TRACK NO.		4-7	4-8	4-9	4-10	4-11	4-12
NUMBER OF BLDGS.		2	1	1	0/1*	1	1
NUMBER OF BLDGS. 35 YRS. OR OLDER.		2	1	1	0/1	1	1
DILAPIDATION						✓	✓
OBsolescence		✓				✓	✓
DETERIORATION		✓				✓	✓
ILLEGAL USE OF INDIVIDUAL STRUCTURES							
PRESENCE OF STRUCTURES BELOW MINIMUM CODE							
EXCESSIVE VACANCIES							
ABANDONMENT							
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						✓	✓
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES							
INADEQUATE UTILITIES		✓	✓	✓	✓	✓	✓
EXCESSIVE LAND COVERAGE							
DELETERIOUS LAND-USE OR LAYOUT		✓	✓	✓		✓	✓
DEPRECIATION OF PHYSICAL MAINTENANCE		✓				✓	✓
LACK OF COMMUNITY PLANNING		✓	✓	✓	✓	✓	✓

Notes: * 4-10 OPEN AREA w/ PART OF 4-21 BLDG. ON IT. OB. PLATING,
DRAINAGE PROBLEMS, SEE 4-21 FOR NSP. REPORT.

Edwardsville, Il.
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4146 1101

Table of Blight and Conservation Factors

	DATES :	8/26/96	9/2/96	8/26/96	8/26/96	8/26/96	8/26/96
BLOCK/TRACK NO.		4-13	4-14	4-15	4-16	4-17	4-18
NUMBER OF BLDGS.		1	0	5	1	0	1
NUMBER OF BLDGS. 35 YRS. OR OLDER			0	3	1	0	1
DILAPIDATION							
OBSCULESCENCE							
DETERIORATION				✓	✓		✓
ILLEGAL USE OF INDIVIDUAL STRUCTURES							
PRESENCE OF STRUCTURES BELOW MINIMUM CODE							
EXCESSIVE VACANCIES							
ABANDONMENT							
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES							
LACK OF VENTILATION LIGHT OF SANITARY FACILITIES							
INADEQUATE UTILITIES		✓		✓	✓		✓
EXCESSIVE LAND COVERAGE		✓		✓			✓
DELETERIOUS LAND-USE OR LAYOUT		✓		✓	✓		✓
DEPRECIATION OF PHYSICAL MAINTENANCE		✓		✓	✓		✓
LACK OF COMMUNITY PLANNING		✓		✓	✓		✓

Notes: 4-17 - PARKING FOR 4-18
4-14 - PARKING FOR 4-11

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4166 1102

Table of Blight and Conservation Factors

	8-27-96	8-27-96	8-27-96	8-27-96	8-27-96	
BLOCK/TRACK NO.	4-19	4-20	4-21	4-22	4-23	
NUMBER OF BLDGS.	0	1	1	0	0	
NUMBER OF BLDGS. 35 YRS. OR OLDER.	0		1			
DILAPIDATION						
OBSOLESCENCE				✓	✓	
DETERIORATION		✓				
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES				-		
INADEQUATE UTILITIES	✓	✓	✓			
EXCESSIVE LAND COVERAGE		✓	✓			
DELETERIOUS LAND-USE OR LAYOUT	✓		✓			
DEPRECIATION OF PHYSICAL MAINTENANCE		✓	✓			
LACK OF COMMUNITY PLANNING	✓	✓	✓	✓	✓	

Notes: 4-19 PARKING & STORAGE FOR 4-18,
4-22, 4-23 R.R. R of W, DRAINAGE SUBJECT TO FLOODING, OB. PLATTING.

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4146 1103

Table of Blight and Conservation Factors

	9-11-96	9-11-96	9-11-96	9-11-96	9-11-96	9-11-96
BLOCK/TRACK NO.	A1	A2	A3	A4	A5	A6
NUMBER OF BLDGS.	0	2	0	1	2	1
NUMBER OF BLDGS. 18 YRS. OR OLDER		1			2	1
DILAPIDATION						
OBSCULESCENCE						
DETERIORATION		✓			✓	
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES		✓		✓	✓	✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT		✓		✓	✓	✓
DEPRECIATION OF PHYSICAL MAINTENANCE		✓		✓	✓	✓
LACK OF COMMUNITY PLANNING		✓		✓	✓	✓

Notes: A1 - OPEN LOT - NEXT TO AREA OF BLIGHT, DRAINAGE PROBLEMS, OR PLATING.
A3 - SAME AS A1

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4146 1104

Table of Blight and Conservation Factors

	9-12-96	9-12-96	9-12-96	9-12-96	9-12-96	9-12-96
BLOCK/TRACK NO.	A7	A8	A9	A10	A11	A12
NUMBER OF BLDGS.	4	3	0	0	0	4
NUMBER OF BLDGS. 35 YRS. OR OLDER.		3				4
DILAPIDATION						
OBsolescence		✓				✓
DETERIORATION		✓				✓
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓				✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT	✓	✓				✓
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓				✓
LACK OF COMMUNITY PLANNING	✓	✓				✓

Notes: A9 & A10 R.R. RIGHT OF WAY
A11 OPEN LOT, NEXT TO BLIGHT, ON PLATING.

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4146 1105

Table of Blight and Conservation Factors

	9-16-96	9-16-96	9-16-96	9-16-96		
BLOCK/TRACK NO.	B1	B2	B3	B4		
NUMBER OF BLDGS.	0	0	1	1		
NUMBER OF BLDGS. 35 YRS. OR OLDER.						
DILAPIDATION						
OBSOLESCENCE						
DETERIORATION						
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OR SANITARY FACILITIES						
INADEQUATE UTILITIES			✓	✓		
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT			✓	✓		
DEPRECIATION OF PHYSICAL MAINTENANCE			✓	✓		
LACK OF COMMUNITY PLANNING			✓	✓		

Notes: B1 & B2 OPEN LOTS - NEXT TO BLIGHT - OR PLANNING

Edwardsville, Il.
TIF DISTRICT # 2

4146 1106

Table of Blight and Conservation Factors

	9-30-90	9-30-90	9-30-90	9-30-90	9-30-90	9-30-90
BLOCK/TRACK NO.	C1	C2	C3	C4	C5	C6
NUMBER OF BLDGS.	1	2	2	1	1	2
NUMBER OF BLDGS. 35 YRS. OR OLDER.	1	2	2	1	1	2
DILAPIDATION						
OBsolescence		✓	✓	✓		
DETERIORATION						
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓	✓	✓	✓	✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT	✓	✓	✓	✓	✓	✓
DEPRECIATION OF PHYSICAL MAINTENANCE		✓	✓	✓	✓	✓
LACK OF COMMUNITY PLANNING	✓	✓	✓	✓	✓	✓

Notes: C1 1 BLDG. 1 CANOPY

Edwardsville, Il.
TIF DISTRICT # 2

4146 1107

Table of Blight and Conservation Factors

	9-30-96	9-30-96	9-30-96	9-30-96	9-30-96	9-30-96
BLOCK/TRACK NO.	C7	C8	C9	C10	C11	C12
NUMBER OF BLDGS.	2	1	0	2	2	2
NUMBER OF BLDGS. 35 YRS. OR OLDER.	2			2	2	2
DILAPIDATION						
OBsolescence						
DETERIORATION				✓	✓	
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓		✓	✓	✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT	✓	✓		✓	✓	✓
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓		✓	✓	✓
LACK OF COMMUNITY PLANNING	✓	✓		✓	✓	✓

Notes: C9 - PARKING FOR C10

Edwardsville, Il.
TIF DISTRICT # 2

4146 1108

Table of Blight and Conservation Factors

	9-30-96	9-30-96	9-30-96	9-30-96	9-30-96	9-30-96
BLOCK/TRACK NO.	C13	C14	C15	C16	C17	C18
NUMBER OF BLDGS.	2	1	2	0	2	1
NUMBER OF BLDGS. 35 YRS. OR OLDER	2	1	2		2	1
DILAPIDATION						
OBSCOLESCENCE						
DETERIORATION			✓		✓	✓
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓	✓		✓	✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT	✓	✓	✓		✓	✓
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓	✓		✓	✓
LACK OF COMMUNITY PLANNING	✓	✓	✓		✓	✓

Notes: C-16 - OB PLATTING, NEXT TO DET.

Edwardsville, Il.
TIF DISTRICT # 2

4146 1109

Table of Blight and Conservation Factors

	9-30-96	9-30-96				
BLOCK/TRACK NO.	C19	C20				
NUMBER OF BLDGS.	1/2 Bldg	1/2 Bldg.				
NUMBER OF BLDGS. 35 YRS. OR OLDER.	✓	✓				
DILAPIDATION						
OBSCOLESCENCE						
DETERIORATION	✓	✓				
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓				
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT	✓	✓				
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓				
LACK OF COMMUNITY PLANNING	✓	✓				

Notes:

Edwardsville, Il.
TIF DISTRICT # 2

4146 1110

Table of Blight and Conservation Factors

	10-7-96	10-7-96	10-7-96	10-7-96	10-7-96	10-7-96
BLOCK/TRACK NO.	D1	D2	D3	D4	D5	D6
NUMBER OF BLDGS.	1	1	2	2	2	0
NUMBER OF BLDGS. 35 YRS. OR OLDER.			2	2	2	
DILAPIDATION						
OBSCOLESCENCE						
DETERIORATION			✓	✓	✓	
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓	✓	✓	✓	
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT						
DEPRECIATION OF PHYSICAL MAINTENANCE			✓	✓	✓	
LACK OF COMMUNITY PLANNING	✓	✓	✓	✓	✓	

Notes: D6 - OPEN LOT. OB PLAT, NEXT TO DET.

Edwardsville, IL
TIF DISTRICT # 2

4146 1111

Table of Blight and Conservation Factors

	10-7-96	10-7-96	10-7-96	10-7-96	10-7-96	10-7-96
BLOCK/TRACK NO.	D7	D8	D9	D10	D11	D12
NUMBER OF BLDGS.	1	1	1	1	2	1
NUMBER OF BLDGS. 18 YRS. OR OLDER.			1		2	1
DILAPIDATION						
OBSCOLESCENCE						
DETERIORATION			✓			
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OR SANITARY FACILITIES			-			
INADEQUATE UTILITIES	✓	✓	✓	✓	✓	✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT						
DEPRECIATION OF PHYSICAL MAINTENANCE			✓		✓	✓
LACK OF COMMUNITY PLANNING	✓	✓	✓	✓	✓	✓

Notes:

Edwardsville, Il.
TIF DISTRICT # 2

4146 1112

Table of Blight and Conservation Factors

	10-8-96	10-8-96	10-8-96	10-8-96	10-8-96	11-8-96
BLOCK/TRACK NO.	D13	D14	D15	D16	D17	D18
NUMBER OF BLDGS.	2	2	1	2	1	1
NUMBER OF BLDGS. 35 YRS. OR OLDER	2	2	1	2	1	1
DILAPIDATION						
OBSOLESCENCE						
DETERIORATION	✓	✓	✓	✓		
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						-
INADEQUATE UTILITIES	✓	✓	✓	✓	✓	✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT						
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓	✓	✓		✓
LACK OF COMMUNITY PLANNING	✓	✓	✓	✓	✓	✓

Notes:

Edwardsville, Il.
TIF DISTRICT # 2

4146 1113

Table of Blight and Conservation Factors

	10-9-96	10-9-96	10-9-96	10-9-96	10-9-96	10-9-96
BLOCK/TRACK NO.	D19	D20	D21	D22	D23	D24
NUMBER OF BLDGS.	1	1	2	1	0	1
NUMBER OF BLDGS. 35 YRS. OR OLDER.	1	1	2	1		1
DILAPIDATION						
OBsolescence						
DETERIORATION				✓		✓
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓	✓	✓		✓
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT						✓
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓		✓		✓
LACK OF COMMUNITY PLANNING	✓	✓	✓	✓		✓

Notes: D23 OPEN LOT. OB PLAT, NEXT TO DET

Edwardsville, Il.
TIF DISTRICT # 2

4146 1114

Table of Blight and Conservation Factors

	10-9-96	1-14-97	1-14-97			
BLOCK/TRACK NO.	D25	D26	D27			
NUMBER OF BLDGS.	2	1	1			
NUMBER OF BLDGS. 35YRS. OR OLDER.	2	1	1			
DILAPIDATION						
OBsolescence						
DETERIORATION	✓	✓	✓			
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES						
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓	✓			
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT	✓					
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓	✓			
LACK OF COMMUNITY PLANNING	✓	✓	✓			

Notes:

Edwardsville, Il.
TIF DISTRICT # 2

4146 1115

Table of Blight and Conservation Factors

	10-31-96	10-31-96	10-31-96	10-31-96	10-31-96	11-1-96
BLOCK/TRACK NO.	5-1	5-2	5-3	5-4	5-5	5-6
NUMBER OF BLDGS.	2	2	0	0	1	1
NUMBER OF BLDGS. 35 YRS. OR OLDER.	2	2			1	1
DILAPIDATION						
OBSCOLESCENCE	✓	✓			✓	✓
DETERIORATION	✓	✓			✓	✓
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES	✓	✓				
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES					✓	✓
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓			✓	✓
EXCESSIVE LAND COVERAGE					✓	✓
DELETERIOUS LAND-USE OR LAYOUT						
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓			✓	✓
LACK OF COMMUNITY PLANNING	✓	✓			✓	✓

Notes: 5-3 & 5-4 OB PLAT, NEXT TO DET.

Edwardsville, Il.
TIF DISTRICT # 2

4146 1116

Table of Blight and Conservation Factors

	11-1-96	11-1-96	11-1-96	11-1-96	11-4-96	11-4-96
BLOCK/TRACK NO.	5-7	5-8	5-9	5-10	5-11	5-12
NUMBER OF BLDGS.	1	1	0	0	0	1
NUMBER OF BLDGS. 15 YRS. OR OLDER	1	1				1
DILAPIDATION						
OBsolescence	✓	✓				
DETERIORATION	✓	✓				✓
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES	✓	✓				✓
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓				✓
EXCESSIVE LAND COVERAGE	✓	✓				
DELETERIOUS LAND-USE OR LAYOUT						
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓				✓
LACK OF COMMUNITY PLANNING	✓	✓				✓

Notes: 5-9, 5-10, 5-11 PARKING LOT, OB PLAT, NEXT TO DET.

Edwardsville, Il.
TIF DISTRICT # 2

4146 1117

Table of Blight and Conservation Factors

	11-4-96	11-4-96	11-4-96	11-4-96	11-4-96	11-4-96
BLOCK/TRACK NO.	5-13	5-14	5-15	5-16	5-17	5-18
NUMBER OF BLDGS.	1	1	1	0	0	0
NUMBER OF BLDGS. 15 YRS. OR OLDER	1	1	1			
DILAPIDATION						
OBSCOLESCENCE						
DETERIORATION	✓	✓	✓			
ILLEGAL USE OF INDIVIDUAL STRUCTURES						
PRESENCE OF STRUCTURES BELOW MINIMUM CODE						
EXCESSIVE VACANCIES						
ABANDONMENT						
OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES	✓	✓	✓			
LACK OF VENTILATION, LIGHT, OF SANITARY FACILITIES						
INADEQUATE UTILITIES	✓	✓	✓			
EXCESSIVE LAND COVERAGE						
DELETERIOUS LAND-USE OR LAYOUT						
DEPRECIATION OF PHYSICAL MAINTENANCE	✓	✓	✓			
LACK OF COMMUNITY PLANNING	✓	✓	✓			

Notes: 5-14, 5-17, 5-18, OB PLAT, NEXT TO DET.

TIF DISTRICT #2 EAV'S

Parcel ID	TIF MAP ID	YEARS					SUB TOTAL
		1991	1992	1993	1994	1995	
14-2-15-11-19-404-003	A1	9830	10000	9850	10730	10910	
14-2-15-11-19-404-003.001	A2	15750	16020	12870	14010	14240	
14-2-15-11-19-404-006	A3	2660	2710	1900	2210	2250	
14-2-15-11-20-401-002	A4	47510	48320	41820	45520	46290	
14-2-15-11-20-401-003	A5	14540	14780	13870	15100	15350	
14-2-15-11-20-401-004	A6	11440	11630	10590	11530	11730	
14-2-15-11-20-401-006	A7	170350	173270	238340	259440	263800	
14-2-15-11-20-401-007	A8	1320	1320	1320	1440	1460	
14-2-15-11-20-401-907	A9	0	0	0	0	0	
14-2-15-11-20-401-903	A10	0	0	0	0	0	
14-1-15-11-19-404-029	A11	25080	25510	17810	19390	19720	
14-1-15-11-19-404-029.001	A12	0	0	0	0	41860	
14-2-15-11-16-401-021	B1	10170	10350	3900	4240	3970	
14-2-15-11-16-401-020	B2	4370	4450	6500	7070	3560	
14-2-15-11-16-401-019	B3	22610	23000	22140	6500	6610	
14-2-15-11-16-401-018	B4	12970	13190	14740	12250	12450	
14-2-15-11-20-401-001	C1	60640	61680	48710	53030	53930	
14-2-15-11-15-403-018	C2	30340	30860	32360	35220	35810	
14-2-15-11-15-403-019	C3	39620	40300	34690	37760	38390	
14-2-15-11-15-403-017	C4	21390	21750	16490	17960	18260	
14-2-15-11-15-403-016	C5	27190	27650	20620	22460	22840	
14-2-15-11-15-403-015	C6	24740	25160	25130	27360	27820	
14-2-15-11-15-403-014	C7	21380	21740	22560	24560	24970	
14-2-15-11-15-403-013	C8	133170	135450	132940	144710	147150	
14-2-15-11-15-403-013	C9	4720	4800	4200	4570	4650	
14-2-15-11-15-403-012.001	C10	45320	46100	46350	50450	51290	
14-2-15-11-15-404-032	C11	77210	73450	66230	72090	73310	
14-2-15-11-15-404-031	C12	18270	15170	18700	18300	18610	
14-1-15-11-15-404-030	C13	17100	14590	18500	18110	18420	
14-2-15-11-15-404-029	C14	16430	14210	17490	17130	5770	
14-2-15-11-15-404-028	C15	13830	14070	14210	13970	14210	
14-2-15-11-15-404-027	C16	3910	3980	3900	4240	4310	
14-2-15-11-15-404-026	C17	22920	23310	22870	24890	25310	
14-2-15-11-15-404-025	C18	19020	19350	20860	22700	23080	
14-2-15-11-15-404-024	C19	4030	4100	4030	3630	3690	
14-2-15-11-15-404-023	C20	26380	26830	25390	23070	18600	
14-2-15-11-15-401-022	D1	48330	41630	44580	45370	46140	
14-2-15-11-15-401-023	D2	34420	35180	32480	33050	33610	
14-2-15-11-15-401-024	D3	14790	15120	16050	16330	16610	
14-2-15-11-15-401-025	D4	20180	20630	21600	20230	17910	
14-2-15-11-15-401-026	D5	13320	13610	14010	14260	14500	
14-2-15-11-15-401-027	D6	3670	3750	3420	3480	3540	
14-2-15-11-15-401-028.001	D7	27300	27900	30030	30560	31080	
14-2-15-11-15-401-028	D8	23320	23830	26260	26730	27180	
14-2-15-11-15-401-030	D9	19200	15770	8740	8900	9050	
14-2-15-11-15-401-031	D10	<u>76320</u>	<u>78010</u>	<u>79860</u>	<u>78220</u>	<u>79530</u>	
		1257060	1254530	1268910	1322770	1363770	TOTAL

TIF DISTRICT #2 EAV'S

Parcel ID	TIF MAP ID	YEARS					SUB TOTAL
		1991	1992	1993	1994	1995	
14-2-15-11-15-402-006	D11	17780	18180	21410	21790	22150	
14-2-15-11-15-402-005	D12	16860	17240	18570	18900	19210	
14-2-15-11-15-402-004	D13	17830	18230	18810	19150	19470	
14-2-15-11-15-402-007	D14	18030	18430	16180	16470	16750	
14-2-15-11-15-402-008	D15	11650	11910	11130	11330	11520	
14-2-15-11-15-402-009	D16	15450	15790	16210	15470	15730	
14-2-15-11-15-402-010	D17	23140	23650	23090	23500	23890	
14-2-15-11-15-402-011	D18	15250	15590	13460	13700	13930	
14-2-15-11-15-402-012	D19	16700	11070	17370	17680	17970	
14-2-15-11-15-402-013	D20	11640	7830	11480	11690	11880	
14-2-15-11-15-402-014	D21	11500	11760	11180	11380	12390	
14-2-15-11-15-402-015	D22	11250	11500	11220	11420	11610	
14-2-15-11-15-402-016	D23	0	0	0	0	0	
14-2-15-11-15-402-017	D24	8800	8990	8220	8370	8510	
14-2-15-11-15-402-018	D25	13470	13770	12680	12910	13130	
14-2-15-11-15-401-020	D26	0	0	0	0	0	
14-2-15-11-15-401-021	D27	72850	74100	66530	78890	80210	
14-2-15-11-16-401-014	2-1	22380	22760	21760	23680	24080	
14-2-15-11-16-401-015	2-2	18810	19130	12860	14000	14230	
14-2-15-11-16-401-016	2-3	6290	6400	3500	3810	3870	
14-2-15-11-16-401-017	2-4	12710	12930	11730	12760	12980	
14-2-15-11-16-401-017.001	2-5	100	100	100	110	110	
14-2-15-11-16-401-907	2-6	0	0	0	0	0	
14-2-15-11-16-401-903	2-7	0	0	0	0	0	
14-2-15-11-20-401-024	2-8	17360	13670	13930	15170	15420	
14-2-15-11-20-401-025	2-9	11300	11490	12140	13210	13420	
14-2-15-11-20-401-023	2-10	15700	15960	16050	17470	17760	
14-2-15-11-20-401-026	2-11	6990	6400	5040	5490	5580	
14-2-15-11-20-401-021	2-12	15620	15890	15820	17220	17510	
14-2-15-11-20-401-021	2-13	13930	14160	14310	15580	15840	
14-2-15-11-20-401-018	2-14	10680	10860	10720	11670	11860	
14-2-15-11-20-401-017	2-15	14850	15100	15830	17230	17520	
14-2-15-11-20-401-016	2-16	27960	28440	25000	27210	27670	
14-2-15-11-20-402-028	2-17	0	0	0	0	0	
14-2-15-11-20-402-018	2-18	0	0	0	0	0	
14-2-15-11-20-401-027	2-19	0	0	0	0	0	
14-2-15-11-16-404-022	2-20	42980	43720	40530	44120	44860	
14-2-15-11-16-404-023	2-22	11440	10620	11370	13900	13840	
14-2-15-11-16-404-024	2-23	12440	12660	12920	14100	14330	
14-2-15-11-16-404-025	2-24	0	0	0	0	0	
14-2-15-11-20-401-015	2-25	0	0	0	0	0	
14-2-15-11-20-401-014	2-26	0	0	0	0	0	
14-2-15-11-16-401-007	3-1	15490	4860	4800	5220	5310	
14-2-15-11-16-401-009	3-2	77180	88830	64890	70640	71830	
14-2-15-11-16-401-011	3-3	40020	40700	35010	38110	38760	
14-2-15-11-16-401-012	3-4	<u>28070</u>	<u>28550</u>	<u>25090</u>	<u>27310</u>	<u>27770</u>	
		704500	701270	650940	700660	712900	TOTAL

TIF DISTRICT #2 EAV'S

Parcel ID	TIF MAP ID	YEARS					SUB TOTAL
		1991	1992	1993	1994	1995	
14-2-15-11-16-401-013	3-5	48440	49270	33130	36070	36680	
14-2-15-11-16-401-001	3-6	22880	23270	24340	26510	26960	
14-2-15-11-16-401-002	3-7	30120	30630	31340	34120	34690	
14-2-15-11-16-401-003	3-8	18600	18910	18420	20050	20390	
14-2-15-11-16-401-004	3-9	21110	21470	24210	26360	26800	
14-2-15-11-16-401-005	3-10	23400	23800	23710	25810	26240	
14-2-15-11-16-401-006	3-11	47120	47920	44890	48870	49690	
14-2-15-11-12-204-001	3-12	27220	27690	24500	26670	27120	
14-2-15-11-12-204-001.001	3-13	13120	13340	11500	12520	12730	
14-2-15-11-12-204-025	3-14	193720	197030	155100	168830	139680	
14-1-15-11-11-204-014	3-15	0	0	0	0	0	
14-2-15-11-11-204-013	3-16	53940	54860	57120	45930	46710	
14-2-15-11-11-204-012	3-17	14130	14370	14100	15350	15610	
14-2-15-11-11-204-011	3-18	68140	69300	64120	69790	70960	
14-2-15-11-11-204-010	3-19	4440	4510	4510	4910	4990	
14-2-15-11-11-204-009	3-20	9420	9580	8400	9150	9300	
14-2-15-11-11-204-008	3-21	25050	25470	25200	27440	27900	
14-2-15-11-11-204-007	3-22	29180	29680	31830	34650	35230	
14-2-15-11-11-204-007.001	3-23	12040	12240	12590	13710	13940	
14-2-15-11-11-204-006	3-24	26660	36830	38200	41590	42290	
14-2-15-11-11-204-005	3-25	34630	35230	37960	41330	42030	
14-2-15-11-15-402-031	3-26	0	0	0	0	0	
14-2-15-11-15-402-030	3-27	6300	5860	24580	26760	27210	
14-2-15-11-10-104-025	3-28	37710	38350	32760	35660	36260	
14-2-15-11-10-104-024	3-29	10560	10740	3500	3810	3870	
14-2-15-11-10-104-023	3-30	6920	7040	7500	8160	8300	
14-2-15-11-10-104-021	3-31	30000	30510	33990	37010	37640	
14-2-15-11-10-107-020	3-32	98310	99990	94930	103340	105080	
14-2-15-11-15-402-001	3-33	41900	42620	35720	38890	39540	
14-2-15-11-15-402-002	3-34	16790	17080	16700	18170	18470	
14-2-15-11-15-402-003	3-35	30410	30930	26750	29110	29600	
14-2-15-11-11-202-001	3-36	0	0	0	0	0	
14-2-15-11-11-202-002	3-37	56780	57750	56780	61810	62850	
14-2-15-11-11-202-002.001	3-38	0	0	0	0	0	
14-2-15-11-11-202-002.002	3-39	0	0	0	0	0	
14-2-15-11-11-202-003	3-40	38340	39000	38620	42050	42760	
14-2-15-11-11-202-003.001	3-41	36510	37410	37650	41000	41690	
14-2-15-11-11-202-004	3-42	47320	48130	47260	51450	52320	
14-2-15-11-11-202-005	3-43	52460	53360	50720	55230	56160	
14-2-15-11-11-202-006	3-44	11650	11850	11230	12220	12430	
14-2-15-11-11-202-006.001	3-45	47780	48600	44890	48880	49700	
14-2-15-11-11-202-007	3-46	46760	47560	54110	58910	59900	
14-2-15-11-11-202-011	3-50	66530	67670	70050	76260	77540	
14-2-15-11-11-202-012	3-51	48380	49210	56310	61300	62330	
14-2-15-11-11-202-014	3-52	54520	55450	54970	59840	60850	
14-2-15-11-11-202-015	3-53	<u>24890</u>	<u>25310</u>	<u>25540</u>	<u>27810</u>	<u>28280</u>	
		1534180	1569820	1509730	1627330	1622720	

TIF DISTRICT #2 EAV'S

4146 1121

Parcel ID	TIF MAP ID	YEARS					SUB TOTAL
		1991	1992	1993	1994	1995	
14-2-15-11-11-202-016	3-54	65280	66400	65200	78290	79610	
14-2-15-11-11-202-018	3-55	37030	26950	41170	44810	45560	
14-2-15-11-11-202-019	3-56	74210	75480	75020	81660	72130	
14-2-15-11-11-202-020	3-57	77600	78930	78950	85950	87390	
14-2-15-11-11-202-021	3-58	52390	53280	50170	54610	55530	
14-2-15-11-11-202-023	3-59	85600	79020	79030	86020	63100	
14-2-15-11-11-202-023.001	3-60	0	0	12380	13470	13700	
14-2-15-11-11-202-024	3-61	339830	345640	348030	378840	385210	
14-2-15-11-11-202-025	3-62	17660	17960	16980	18480	18790	
14-2-15-11-11-204-015	3-63	50470	51590	34660	35270	24570	
14-2-15-11-11-204-016	3-64	51600	52740	64180	65320	50840	
14-2-15-11-16-401-008	3-65	98260	99940	107580	109490	89880	
14-2-15-11-11-403-020	3-66	89540	109820	118760	120860	122890	
14-2-15-11-15-403-024	3-67	26640	27230	19860	20220	20560	
14-2-15-11-15-403-025	3-68	31220	35500	34370	34980	35570	
14-2-15-11-10-104-022	3-69	1840	1880	1730	1760	1790	
14-2-15-11-11-203-010	3-70	52680	53520	58310	59340	60330	
14-2-15-11-11-203-011	3-71	62660	63740	47100	47940	48740	
14-2-15-11-11-203-012	3-72	69950	71150	63640	64770	65860	
14-2-15-11-11-203-013	3-73	100	100	110	110	110	
14-2-15-11-16-403-010	4-1	7580	7710	7570	8250	8390	
14-1-15-11-16-403-011	4-2	0	0	0	0	0	
14-2-15-11-16-403-903	4-3	0	0	0	0	0	
14-2-15-11-16-403-021	4-4	8650	8800	8430	9170	9330	
14-2-15-11-16-403-020	4-5	9450	9610	8250	8980	9140	
14-2-15-11-16-403-019	4-6	9680	9840	8110	8830	8980	
14-2-15-11-16-403-022	4-7	9670	9840	9460	10290	10470	
14-2-15-11-16-403-023	4-8	310	2420	500	15070	15320	
14-2-15-11-16-403-024	4-9	10800	10980	9400	10230	10410	
14-2-15-11-16-403-907	4-10	0	0	0	0	0	
14-2-15-11-16-403-027	4-11	0	0	16910	18410	18720	
14-2-15-11-16-403-026	4-12	43990	44740	44570	48250	49340	
14-2-15-11-16-403-026.001	4-13	15550	15820	15550	16920	17200	
14-2-15-11-16-403-028	4-14	0	0	0	30	30	
14-2-15-11-12-203-031	4-15	92170	93750	86400	170470	173330	
14-2-15-12-13-301-003	4-16	7810	7950	8550	9310	9470	
14-2-15-12-13-301-002	4-17	17380	17680	6500	9670	9830	
14-2-15-12-13-301-002.001	4-18	940	960	960	1050	1070	
14-2-15-12-13-301-001	4-19	11820	12090	12850	13080	13300	
14-2-15-12-13-301-002.002	4-20	0	17100	17940	18260	18570	
14-2-15-11-12-203-030	4-21	58450	59740	60920	62000	63040	
14-2-15-11-12-203-033	4-22	0	0	0	0	170	
14-2-15-11-12-203-032	4-23	0	5370	5620	5720	5820	
14-2-15-11-10-104-016	5-2	0	0	0	0	0	
14-2-15-11-10-104-018	5-3	25370	25930	26740	27210	27670	
14-2-15-11-10-104-015	5-5	<u>37530</u>	<u>38360</u>	<u>39640</u>	<u>40340</u>	<u>41020</u>	
		1368060	1421110	1435360	1632080	1570190	TOTAL

4146 1122

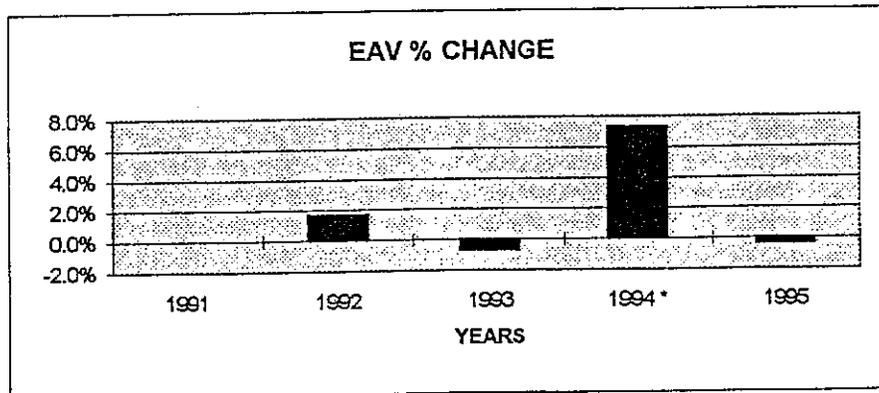
TIF DISTRICT #2 EAV'S

Parcel ID	TIF MAP ID	YEARS					SUB TOTAL
		1991	1992	1993	1994	1995	
14-2-15-11-10-104-014	5-6	44100	45070	62080	47770	48570	
14-2-15-11-10-104-013	5-7	39720	40600	55750	56730	57680	
14-2-15-11-10-104-011	5-8	45510	46620	49730	50620	51470	
14-2-15-11-10-104-010	5-9	0	0	0	0	0	
14-2-15-11-10-104-009	5-10	7580	7750	8290	8440	8580	
14-2-15-11-10-104-009.001	5-11	2480	2540	1600	1630	1660	
14-2-15-11-10-104-003	5-12	38750	39600	40410	41120	41810	
14-2-15-11-10-104-002	5-13	27480	28090	35650	36280	23980	
14-2-15-11-10-104-004	5-14	11910	12180	12930	13160	13380	
14-2-15-11-10-104-005	5-15	1890	1930	1600	1630	1660	
14-2-15-11-10-104-012	5-16	4320	4420	4060	4130	4200	
14-2-15-11-10-104-008	5-17	5760	5890	6160	6270	6380	
14-2-15-11-10-104-007	5-18	<u>3720</u>	<u>3800</u>	<u>3920</u>	<u>3990</u>	<u>4060</u>	
		233220	238490	282180	271770	263430	

TOTAL EAV'S BY YEAR FOR THE ENTIRE DISTRICT

1991	1992	1993	1994	1995	DISTRICTS
1257060	1254530	1268910	1322770	1363770	SUB TOTALS PAGE 1
704500	701270	650940	700660	712900	SUB TOTALS PAGE 2
1534180	1569820	1509730	1627330	1622720	SUB TOTALS PAGE 3
1368060	1421110	1435360	1632080	1570190	SUB TOTALS PAGE 4
<u>233220</u>	<u>238490</u>	<u>282180</u>	<u>271770</u>	<u>263430</u>	SUB TOTALS PAGE 5
5097020	5185220	5147120	5554610	5533010	TOTALS

1991	1992	1993	1994 *	1995	YEARS AMOUNT CHANGE/YR
\$0	\$88,200	-\$38,100	\$407,490	-\$21,600	
1991	1992	1993	1994 *	1995	YEARS % CHANGE/YR
0%	1.7%	-0.7%	7.3%	-0.4%	



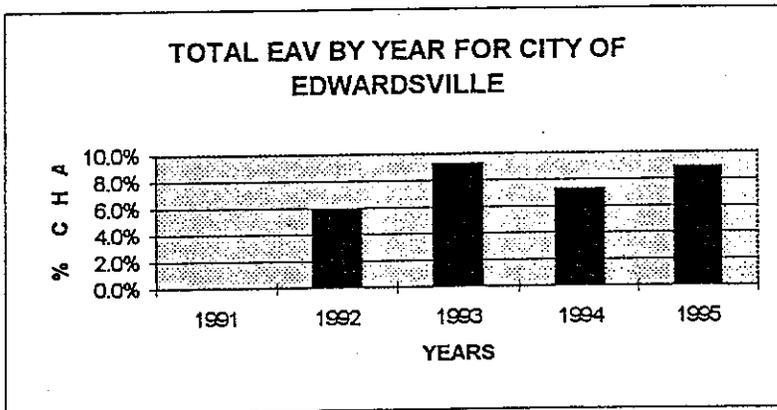
* Property values were reassessed in 1993

TOTAL EAV'S BY YEAR : CITY OF EDWARDSVILLE

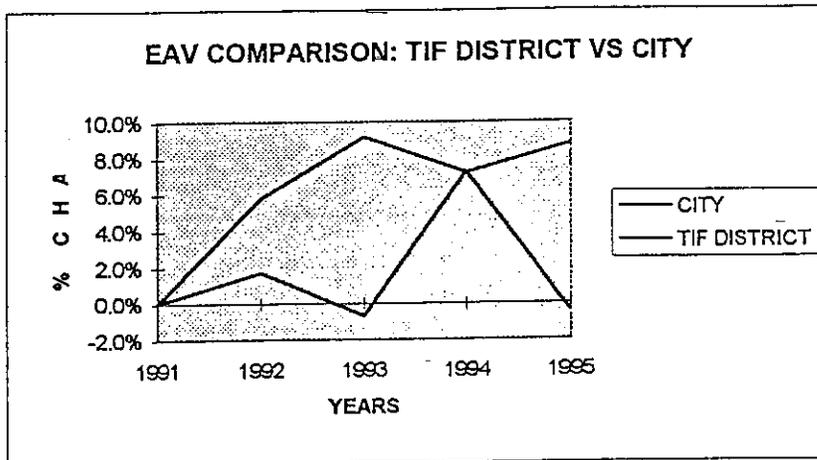
<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>
\$128,918,320	\$136,895,137	\$150,714,910	\$162,412,914	\$178,150,976

<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	YEARS \$ CHANGE/YR
\$0	\$7,976,817	\$13,819,773	\$11,698,004	\$15,738,062	

<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	YEARS % CHANGE/YR
0.0%	5.8%	9.2%	7.2%	8.8%	



<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	CITY EAV %
0.0%	5.8%	9.2%	7.2%	8.8%	
0.0%	1.7%	-0.7%	7.3%	-0.4%	TIF #2 EAV %



AVERAGE RATE OF GROWTH FOR THE CITY IS 7.8%
 AVERAGE RATE OF GROWTH FOR TIF # 2 IS 2.0%

REVISED 2/3/1997

V. Redevelopment Goals, Objectives and Plan

With the Plan for The City of Edwardsville TIF District #2 extending from College Street and Main on the North, to Park and Il Rt. 159 on the South, with areas North on the Railroad right-of-way to Vandalia St., It will take many projects to complete the Goals and Objectives of this Plan

Goals of TIF #2 will be to **Promote Economic Revitalization of the Old Central Business Area, Create Development Opportunities, Visual Enhancement of Store Front Facades, Historic/Architectural Preservation, Relieve Parking and Traffic Problems, Rebuild Infrastructure and assist in the Plan for bordering TIF #1. Enhance development public and private of the N.O. Nelson/Wagner Complex.**

Implementation of the Plan should encourage both existing property owners and businesses to upgrade their facilities and operations, as well as attract new businesses and developers to invest in the area. **Additionally a over-all goal of the Redevelopment Plan for TIF #2 is to eliminate or counter-balance the causes which produced the economic stagnation and blighting factors, in the redevelopment area.** This goal can also be accomplished by encouragement of private investment in the redevelopment area.

The Plan recognizes that incentives are not a substitute for private investment, but furnish an inducement for private development in the target area. The evidence findings in the Feasibility Report (see Section IV.) indicate the need for inducement.

Evidence that the redevelopment area has not been subject to growth or investment on its own, without TIF inducement, can be found in the fact that the EAV (Equalized Assessed Value) of the TIF #2 area has only grown by 5% over the past 5 years, while the City as a whole has experienced a 30% growth, in its EAV, over the same time period. (see Section IV.) Additional evidence of non-growth in the redevelopment area can be found in the number of building permits issued in the past years of 1995 & 1996 within the target area. Of the 166 New Construction permits (Residential and Commercial) issued in 1995, none (0) were issued in the Target area. Of the 160 New Construction permits issued in 1996 only one (1) was issued in the Target area.

In order to encourage private investment, in the target area, the City of Edwardsville has planned a public work rebuilding of the infrastructure, in the target area. The recent loss of business in the target area and the continued need for economic growth within the central business area indicate the need for a solid plan of attack to address the problems found in the Feasibility report.

Planned Redevelopment Projects:
(Items are not Prioritized in this report)

- 1.) **Water line extensions and hydrants for Fire Protection of the Market Basket and surrounding area.**
- 2.) **The joint venture, Public and Private, for the development of the Super Parking Lot area South of City Hall. This project will include resurfacing, new lighting, landscaping, land acquisition, demolition and Environmental Clean-up of the deleterious area.**
- 3.) **Hillsboro Street at Main Street Turn Lane Addition.**
- 4.) **Metro Link Light Rail Facilities, site improvements.**
- 5.) **Annual Surface Landscape Clean-up of Railroad right-of-way.**
- 6.) **Overlayment of Fillmore from West Vandalia South to Railroad right-of-way.
(Includes Surface Overlayment, Curb, Gutters, Drainage and Sidewalks.)**
- 7.) **Overlayment of South Kansas from West Vandalia South to Linden Street.
(Includes Surface Overlayment, Curb, Gutters, Drainage and Sidewalks.)**
- 8.) **Downtown Facade improvements and Code upgrade.
(Joint Venture with Lending Institution and Owners.)**
- 9.) **Inter TIF Funding #2 to #1.**
- 10.) **Infrastructure, Public and Private Development of N.O. Nelson/Wagner Complex.**
- 11.) **Acquisition of and Capital Improvements to Ballfield and Academy.**
- 12.) **Demolition of Public and Private Structures.**
- 13.) **Improvements to North Main Street Parking.**
- 14.) **Resurfacing of Wolf Street, Buchanan Street to Brown Street, Brown Street to Hale & Park Streets.**
- 15.) **Improvement and Redevelopment of the Alternate Rt. 159 Area.**
- 16.) **Street Scape and Lighting Improvements**

Budget, Revenue Projections and Projected TIF #2 Project Cost

*The following Projections of income to TIF #2 are updated from Original Feasibility Projection as indicated in Section IV, of this Plan. These Projections follow the same rate of growth as Original Projections plus show the Potential for growth in the N.O Nelson/ Wagner Complex in the 5th. year of the Plan with full development of the Complex occurring in the 15th. year of the Plan. It is anticipated that the Total Development of the N.O. Nelson/Wagner Complex will add over \$ 2,400,000.00 to the EAV in the 15th year of this Plan. This amount was estimated as follows.

Current EAV.....	\$ -0-
Beginning EAV Assessments as is.... (In 3rd. year of the Plan)	250,000.00*
5th. year EAV with new Construction.	1,000,000.00*
10th. year EAV with growth.....	2,000,000.00*
15th. year EAV with growth.....	2,400,000.00*

Projected Income to TIF #2

<u>Year:</u>	<u>EAV</u>	<u>New EAV Increase</u>	<u>Rate(95)/ hundred</u>	<u>Income \$</u>	<u>Yr.</u>
1995	5,452,800	none	none	n/a	Base
1996	5,518,452	65,433	7.1161/100	4,656	01
1997	5,584,452	131,654	"	9,369	02
1998	5,651,466	198,666	"	14,138	03
1999	6,099,267	646,467*	"	46,003	04
2000	6,303,991	851,191	"	60,572	05
2001	7,265,881	1,813,081*	"	129,021	06
2002	7,485,187	2,032,381	"	144,626	07
2003	7,712,169	2,259,369	"	160,779	08
2004	7,947,095	2,494,295	"	177,496	09
2005	8,190,243	2,737,443	"	194,799	10
2006	9,441,901	3,989,101*	"	283,868	11
2007	9,702,368	4,249,295	"	302,404	12
2008	9,971,950	4,480,850	"	318,862	13
2009	10,370,548	4,917,748	"	349,952	14
2010	10,789,075	5,336,275	"	379,735	15
2011	11,628,528	6,175,728*	"	439,471	16
2012	12,088,955	6,837,155	"	486,539	17
2013	12,574,452	7,121,652	"	506,784	18
2014	13,083,174	7,630,374	"	542,986	19
2015	13,617,332	8,164,532	"	580,996	20
2016	14,178,198	8,725,398	"	620,908	21
2017	14,767,107	9,314,307	"	662,815	22
2018	15,385,462	9,932,662	"	706,818	23
Total Projected Revenue for TIF #2 w/ N.O. Nelson				\$ 7,123,567	

Budget for City of Edwardsville TIF # 2
 (Please Note: Items are not Prioritized in this budget)

4176 1128

Projects: _____ **Budget Amounts:**

1.)	Water line extensions and hydrants for Fire Protection Market Basket and surrounding area.....	\$ 75,000.00
2.)	Super Parking Lot (So. City Hall) Joint Venture Public and Private.....	360,000.00
	a.) Resurfacing	\$ 220,000.00
	b.) Lighting	50,000.00
	c.) Landscaping	10,000.00
	d.) Land Acquisition	60,000.00
	e.) Demo & Env. Clean-up	20,000.00
	sub-total	<u>\$ 360,000.00</u>
3.)	Hillsboro Lane Addition.....	50,000.00
4.)	Light Rail Facilities, site improvements.....	25,000.00
5.)	Annual Surface Landscape Clean-up of Railroad right-of-way. (Kastens thru Kinstra Area).....	80,000.00
6.)	Overlayment of Fillmore from West Vandalia South to railroad right-of-way. (Includes Curb & Gutter, Drainage and Sidewalks)...	500,000.00
7.)	Overlayment of South Kansas from West Vandalia South to Linden Street. (Includes Curb & Gutter, Drainage and Sidewalks)...	500,000.00
8.)	Downtown Facade improvements and Code upgrade (Joint Venture w/ Lending Institutions & Owners)....	250,000.00
9.)	Inter TIF Funding #2 to #1.....	427,000.00
10.)	Infrastructure and private development of N.O. Nelson Plan Area.....	1,900,000.00
11.)	Capital improvements to ballfield and academy.....	75,000.00
12.)	Demolition of Public and Private structures.....	250,000.00
13.)	Improvements to North Main Street Parking.....	100,000.00
14.)	Resurfacing-Wolf St.-Buchanan to Brown-Brown to Hale & Park St.....	750,000.00
15.)	Improvements & Redevelopment of Alt. RT. 159.....	550,000.00
16.)	Administrations and Other TIF Allowable Expenses.	531,567.00
17.)	Downtown Street Scape and Lighting Program.....	700,000.00
	Total Expenses	<u>\$ 7,123,567.00</u>

The Income projections were made with the 1995 tax levy and the Base year EAV of the Target area being the 1995 total. It is anticipated that the real base year EAV for this plan will be 1996. The 1996 Base EAV and levy were not available at the time this plan was prepared.

The Project Budgets were made with current dollar value, any inflation and or increase in prices were not taken into account. Income is anticipated to keep up with inflation and increase in prices, but was not anticipated in the projection.

1995 Tax Levy for Taxing Districts within Edwardsville TIF #2

Madison County	.8678
Edwardsville Township	.1586
Edwardsville Road & Bridge	.1416
Edwardsville School C.U. # 7	3.8904
City of Edwardsville	1.3189
Lewis and Clark College # 536	.3169
Edwardsville Public Library	.4219
	<hr/>
Total Rate per \$100	7.1161

Planning Area for TIF #1 and TIF #2

The anticipated use of TIF #2 funds for use in the budget of TIF #1 is herein made part of this plan. The budget for TIF # 1 and any changes made to it or in the future life of the Plan for TIF # 1 is made a part of this plan. It is the intention of this Plan for TIF # 2 to cross collateralize with TIF #1, since they have a common boarder at Main Street and can not be considered two separate planning areas for the City of Edwardsville. It is in the City of Edwardsville's best interest to anticipate the entire area of TIF # 1 with the area of TIF #2 in planning for the Central Business Area. All projects planned for TIF #2 Central Business Area need to be planned for the TIF # 1 area.

VI. Impact Statements

The following is a study of, an assessment of, any financial impact the redevelopment project area will have or any increased demand for services for any taxing district affected by the plan. (All projections and rates or based on current dollars.)

In order to make a fair assessment of the impact on taxing districts affected by the redevelopment plan each district must be looked at separately. It is the intent of the study to determine if current level of demand for service will increase, do to the success of the redevelopment plan. It is the intent of this study to show the current level of participation, for each taxing district, in the plan and its benefit of successful completion for each taxing district.

It should be noted that the area know as Edwardsville TIF #2 is in a state of blight and decline. Without the implementation of TIF #2 the EAV, as indicated in the projections of this Plan, will not happen. The level of participation, for each taxing district, is only due to the success of the TIF # 2 District. Any effort to turn this area around to a positive growth producer of new EAV should be considered a positive impact for all taxing districts within the City of Edwardsville TIF # 2.

Madison County:

At current taxing level of .8678 per \$100.00 of EAV, the County will participate at a level of \$ 567.83 in the first year of the Plan. It will participate at a level of \$ 86,195.64 in its 23rd. year. Because of the projected success of the Plan, the County can then anticipate this new revenue in the years after the completion of this Plan. It is anticipated that during the twenty-three (23) years of the Redevelopment Plan that no new services, or demands for services, above what is currently required within the Redevelopment Plan area will be required. It should also be noted that the County's total EAV for 1995 was \$ 2,075,541,145.00, the 1995 EAV for the Plan area is \$ 5,452,800.00, this represents .2627% of its total and will have very, very little or no effect on the County as a whole.

Edwardsville Township:

At current taxing level of .1586 per \$100.00 of EAV, the Township will participate at a level of \$ 103.77 in the first year of the Plan. It will participate at a level of \$ 15,753.20 in its 23rd. year. Because of the projected success of the Plan, the Township can then anticipate this new revenue in the years after the completion of this Plan. It is anticipated that during the twenty-three (23) years of the Redevelopment Plan that no new services, or demands for services, above what is currently required within the Redevelopment Plan area will be required. It should also be noted that the Township EAV for 1995 was \$ 291,760,454.00, the 1995 EAV for the Plan area is \$ 5,452,800.00, this represents 1.8689% of its total and will have very, very little or no effect on the Township as a whole.

Edwardsville Road & Bridge:

At current taxing level of .1416 per \$100.00 of EAV, the Road & Bridge district will participate at a level of \$ 92.65 in the first year of the Plan. It will participate at a level of \$ 14,064.64 in its 23rd. year. Because of the projected success of the Plan, the district can anticipate this new revenue in the years after the completion of this Plan. It is anticipated that during the twenty-three (23) years of the Redevelopment Plan that no new services, or demands for services, above what is currently required within the Redevelopment Plan area will be required. It should also be noted that the district EAV for 1995 was \$ 291,760,454.00, the 1995 EAV for the Plan area is \$ 5,452,800.00, this represents 1.8689% of its total and will have very, very little or no effect on the district as a whole.

Edwardsville School District C. U. # 7:

The Edwardsville School District current taxing level is 3.8904 per \$ 100.00 of EAV, the district will participate at a level of \$ 2,545.60 in the first year of the Plan. It will participate at a level of \$ 386,420.28 in its 23rd. year. Because of the projected success of the Plan, the district can anticipate this new revenue in the years after the completion of this Plan. It is anticipated that during the twenty-three (23) years of the Redevelopment Plan that little or no new services, above what is currently required within the Redevelopment Plan area will be required. The area within the Plan is primarily a business district and very little or no new housing or family development is expected because of the proposed TIF district. It should also be noted that the School District EAV for 1995 was \$ 396,765,307.00, the 1995 EAV for the Plan area is \$ 5,452,800.00, this represents 1.3743% of its total and will have very, very little or no effect on the district as a whole.

* It should be duly noted that approximately 70% of the revenue indicated in this statement as participation to the plan by the School District is made up by the School Aid formula not counting growth in the TIF area in its calculations.

The City of Edwardsville:

The City with a current taxing level of 1.3182 per \$ 100.00 of EAV is the 2nd. largest contributor to TIF # 2. It will participate at a level of \$ 862.99 in the first year of the Plan. It will participate at a level of \$ 131,001.88 in its 23rd. year. The City will also up front funding of development projects from its general fund as funds are available. Because of the projected success of the Plan, the City can anticipate the new revenue in the years after the completion of the Plan. It is anticipated that some new services of police and public works will be required during the duration of the Plan. The City is prepared to take on these new requirements as necessary to contribute to the success of the Plan.

Lewis & Clark College District # 536:

At a current level of .3169 per \$100.00 of EAV, the College District will participate at a level of \$ 207.35 in the first year of the Plan. It will participate at a level of \$ 31,476.60 in its 23rd. year. Because of the projected success of the Plan, the District can anticipate this new revenue in the years after the completion of this Plan. It is anticipated that during the twenty-three (23) years of the Redevelopment Plan that no new services, or demands for services, above what is currently required within the Redevelopment Plan area will be required. It should be noted that the district EAV for 1995 is estimated to be \$1,631,816,521.00, the 1995 EAV of the Plan area is \$5,452,800.00, this represents .3341% of its total and will have very, very little or no effect on the district as a whole.

Edwardsville Public Library:

At current taxing level of .4219 per \$100.00 of EAV, the Library district will participate at a level of \$ 276.06 in the first year of the Plan. It will participate at a level of \$ 41,905.90 in its 23rd. year. Because of the success of the Plan, the Library can anticipate this new revenue in the future years after the completion of the Plan. It is anticipated that during the twenty-three (23) years of the Redevelopment Plan that no new services, or demand for services, above what is currently required within the Redevelopment Plan area will be required. It should be noted that the Library could be the benefactor in an indirect way, being in the TIF #2 area.

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VII. Redevelopment Plan Amendment Procedure

Any amendment to the Plan and/or the Project Area know as the City of Edwardsville Tax Increment Finance District # 2 will follow the statutory procedures described in 65 ILCS 5/11-74.4 for creation or revision of such district.

VIII. Dissolving of TIF District # 2

The City of Edwardsville Tax Increment Finance District # 2 maybe dissolved after creation according to the process and procedures setforth in 65 ILCS 5/11-74.4 TAX ALLOCATION REDEVELOPMENT ACT in its present form or as it maybe amended from time to time by the Illinois State Legislature.

However, should 65 ILCS 5/11-74.4 not address the disposition of funds held by a Tax Increment Finance District, said funds held by the City of Edwardsville Tax Increment Finance District #2 will be disbursed by using the following procedure as a guide for said disposition. Any real property tax funds (including interest) of the City of Edwardsville Tax Increment Finance District #2, unencumbered by financial obligation, will be turned over to the appropriate taxing district, based upon a pro-rata basis relative to the most recent tax rates in effect for those districts at the time of the dissolving of the Tax Increment Finance District # 2.



T.I.F BOUNDARY
(LEGAL DESCRIPTION OF EDWARDSVILLE T.I.F.#2)

Beginning at the intersection of the Northwestern line of St. Louis Street with the Easterly line of Main Street in the City of Edwardsville; Thence Southeasterly, along said Easterly line of Main Street, a distance of 71.5 feet to a point on the Northwestern line of property owned by Edwardsville National Bank, as recorded in Book 3120, Page 2357 in the Recorder's Office of Madison County, Illinois; Thence Northeasterly, along said Northwestern line of Edwardsville National Bank, a distance of 197 feet to a corner of said Edwardsville National Bank; Thence Northwesterly, along the Westerly line of said Edwardsville National Bank tract, a distance of 25 feet to a point on the Northwestern line of Outlot 1 of the Original Town of Edwardsville; Thence Northeasterly, along said Northwestern line of Outlot 1, a distance of 90 feet to the Northeast corner of said Outlot 1; Thence Southeasterly, a distance of 114.7 feet to the Southeast corner of said Outlot 1; Thence Southwesterly, a distance of 265.2 feet to the Southwest corner of said Outlot 1, said point being on the Easterly line of said Main Street; Thence Southeasterly, along said Easterly line of Main Street, a distance of 382.4 feet to the North line of Vandalia Street; Thence Southeasterly, a distance of 63 feet, more or less, to the Northwestern corner of Lot 447 of Todd and Others, an Addition to the City of Edwardsville as recorded in Plat Book 6, Page 484 in said Recorder's Office; Thence Southeasterly, a distance of 150 feet to the Southwest corner of Lot 449 of said Todd and Others Addition; Thence Southwesterly, a distance of 50 feet to the Northeast corner of Lot 486 of said Todd and Others Addition; Thence Southwesterly, a distance of 150 feet to the Northwest corner of said Lot 486; Thence Southeasterly, a distance of 150 feet to the Southwest corner of Lot 484 of said Todd and Others Addition; Thence Southeasterly, a distance of 50 feet to the Northwest corner of Lot 483 of said Todd and Others Addition; Thence Southwesterly to the Northeast corner of Lot 496 of said Todd and Others Addition; Thence Southeasterly, along the Easterly line of Lots 496 through 507 of said Todd and others Addition and along the Southerly extension thereof to a point on the Southeasterly line of Schwarz Street; Thence Northeasterly, along said Southeasterly line of Schwarz Street and the Easterly extension thereof to a point on the Northeasterly line of Main Street; Thence Northwesterly, to the intersection of said East line of Main Street and the South line of Schwarz Street; Thence Northeasterly, along the South line of Schwarz Street, to the Northwest corner of Lot 397 of said Todd and Others Addition; Thence Northwesterly, a distance of 50 feet, to the Southwest corner of Lot 398 of said Todd and Others Addition; Thence Northwesterly, along the Westerly of Lots 398 through 409 of said Todd and Others Addition, to the Northwest corner of said Lot 409; Thence Northeasterly, a distance of 150 feet to the Northeast corner of Lot 409; Thence

Northeasterly, a distance of 50 feet to the Northwest corner of Lot 25 of said Todd and Others Addition; Thence Northeasterly, a distance of 150 feet to the Northeast corner of Lot 30 of said Todd and Others Addition; Thence Southeasterly, along the Easterly line of Lot 30 and along the Easterly line of Lots 357 through 365 of said Todd and Others Addition to the Southeast corner of said Lot 365; Thence Southeasterly, a distance of 50 feet to the Northeasterly corner of Lot 366 of said Todd and Others Addition; Thence Southeasterly, along the Easterly line of Lots 366 through 371 Of said Todd and Others Addition and along the Southeasterly extension thereof to a point on the North line of Linden Street; Thence Southwesterly, along the Northerly line of said Linden Street to the Southwest corner of Block 2 of Wolf's Addition to the City of Edwardsville, as recorded in Plat Book 6, Page 57 in said Recorder's Office; Thence Westerly to the Southeasterly corner of Block 3 of said Wolf's Addition; Thence Southwesterly, to the Northeasterly corner of Lot 2 in Block 2 of Wolf's Subdivision; Thence Southeasterly, along the Easterly line of Lots 2 through 12 of said Block 2 of Wolf's Subdivision, to the Southeast corner of said Lot 12; Thence Southwesterly, along the Southeasterly line of said Lot 12 to a point on the Northerly extension of the easterly line of Lot 1 of Block 5 of said Wolf's Subdivision; Thence Southeasterly, to the Northeast corner of said Lot 1 of Block 5 of Wolf's Subdivision; Thence Southeasterly to the Southeast corner of said Lot 1 of Block 5 of Wolf's Subdivision; Thence Southwesterly, along the Southerly line of said Block 5 of Wolf's Subdivision, a distance of 610 feet; Thence South with a deflection angle to the left of 81 Degrees, for a distance of 245 feet to a corner of Outlot 2 of Wolf's Subdivision; Thence Northeasterly, a distance of 219.5 feet to a corner of said Outlot 2 of Wolf's Subdivision; Thence Southeasterly, along the Northerly line of said Outlot 2 and along the Easterly extension thereof, to a point on the Northwesterly line of the Chicago and Northwestern Railroad; Thence Northeasterly, along said Northwesterly line of the Chicago and Northwestern Railroad to a point on the South line of the Southeast Quarter of Section 11, Township 4 North, Range 8 West of the Third Principal Meridian; Thence Easterly, along said South line of the Southeast Quarter of Section 11, to a point on the Northwesterly line of Lot 1 of Rosenthal's Resubdivision as recorded in Plat Book 23, Page 77 in said Recorder's Office; Thence Northeasterly, along said Northwesterly line of Rosenthal's Resubdivision to the Southwest corner of Lot 7 of said Rosenthal's Resubdivision; Thence Easterly, along the South line of said Lot 7 of Rosenthal's Resubdivision and along the Easterly extension thereof to a point on the Southwesterly line of lot 4 in Block 4 of Leclair; Thence Northwesterly to the Northwest corner of said Lot 4 of Block 4 of Leclair; Thence Northeasterly, a distance of 208.2 feet to the Northeast corner of Lot 1 of said Block 4 of Leclair; Thence Southerly, along the Easterly line of said Lot 1 to a point on the Westerly extension of the South line of Lot 30 of Block 1 of Leclair; Thence Easterly, along said South line of Lot 30 of Block 1 of Leclair to a corner of said Lot 30; Thence Northerly to the Northwest corner of Lot 1 of Block 3 of said Leclair; Thence Northeasterly, along the Northwesterly line of said Lot 1 of Block 3 of Leclair and along

the Northeasterly extension thereof to a point on the Easterly line of Hale Street; Thence Northerly, along said Easterly line of Hale Street to the Northwest corner of Lot 21 in Block 1 of said Leclaire; Thence Northeasterly, along the Northwesterly line of said Lot 21 of Block 1 in Leclaire and along the Northeasterly extension thereof to a point on West line of Block 1 of Metcalf Place as recorded in Plat Book 6, Page 1 in said Recorder's Office; Thence North to the Northwest corner of Lot 1 in said Block 1 of Metcalf Place; Thence North to the Southwest corner of Lot 12 of the Subdivision of Block 11 of Metcalf Place Known As Logan Place as recorded in Plat Book 6, Page 1 in said Recorder's Office; Thence North to the Northwest corner of Lot 8 of said Logan Place; Thence West to the Southwest corner of Lot 10 of Block 2 of Cloverleaf Addition as recorded in Plat Book 5, page 81 in said Recorder's office; Thence North to the intersection of the West line of said Block 2 of Cloverleaf Addition and the Easterly extension of the North line of Wolf Street; Thence Westerly, along the North line of said Wolf Street, to the Southeasterly line of the Norfolk and Northwestern Railroad; Thence Northeasterly, along said Southeasterly line of the Norfolk and Northwestern Railroad, to the East line of said Southeast Quarter of Section 11; Thence North, along said East line of said Southeast Quarter of Section 11, to the Northwesterly line of said Norfolk and Northwestern Railroad; Thence Northeasterly, along said North line of the Norfolk and Northwestern Railroad, to the East line of Springer Avenue; Thence North, along said East line of Springer Avenue to a point on the Easterly extension of the North line of Lot 14 of Oakland Addition as recorded in Plat Book 5, Page 27 in said Recorder's Office; Thence Westerly, along said North line of Lot 14 of Oakland Addition, to the Northwest corner of said Lot 14; Thence North, along the West line of Lots 1 thru 13 of said Oakland Addition, to the Northwest corner of Lot 1 of said Oakland Addition; Thence Northwesterly to the Southeast corner of Lot 82 of Erastus Wheeler's Addition as recorded in Plat Book 20, Page 59 in said Recorder's Office, said point being on the Northwesterly line of Vandalia Street; Thence Southwesterly, along said Northwesterly line of said Vandalia Street to intersection of said Northwesterly line of Vandalia Street and the Northerly extension of the West line of South Brown Avenue; Thence South, along said West line of South Brown Avenue, to the Southeast corner of Lot 56 of W. E. Wheeler's Addition as recorded in Plat Book 20, Page 70 in said Recorder's Office; Thence Southwesterly, along the Southeast line of said Lot 56 of W. E. Wheeler's Addition to a point on the Northerly extension of the East line of tract of land conveyed to Della Wagner in deed Book 1187, Page 522, said line being 75 feet of uniform width off the West side of Lots 42 and 43 of said W. E. Wheeler's Addition; Thence Southerly, along said East line of Wagner tract to the most Northerly corner of a tract of land acquired by the Litchfield and Madison Railroad from W. Z. Schmidt by condemnation dated July 14, 1906 and recorded in Record Book 4, Page 478 in the Madison County Circuit Clerk's Office and identified as Parcel No. 19; Thence Southwesterly, along the Northwesterly line of said Litchfield and Madison Railroad tract to a point on the North line of Lot 41 of said W. E. Wheeler's Addition; Thence Westerly to the Northwest

corner of Lot 41 of said W. E. Wheeler's Addition; Thence South, along the West line of said Lot 41 and along the West line of Lot 40 of said W. E. Wheeler's Addition to a point on the Northwesterly line of the Chicago and Northwestern Railroad (formerly Litchfield and Madison Railroad); Thence Southwesterly, along said Northwesterly line of the Chicago and Northwestern Railroad, to a point on the North line of Wolf Street; Thence Westerly, along said North line of said Wolf Street to the Southwest corner of Lot 8 of said W. E. Wheeler's Addition said point being on the Easterly line of a 20 foot wide alley; Thence Northwesterly, along said Easterly line of a 20 foot wide alley to the intersection of said Easterly line of the 20 foot wide alley and the Southeasterly line of Park Street; Thence Northeasterly to the intersection of said Southeasterly line of Park Street and the Easterly line of Fillmore Street; Thence Northwesterly to the intersection of said Easterly line of said Fillmore Street and the Northwesterly line of Vandalia Street; Thence Southwesterly to the intersection of said Northwesterly line of Vandalia Street and the Northeasterly line of North Buchanan Street; Thence Northwesterly along said Northeasterly line of Buchanan Street to a point on the Northeasterly extension of the Southeasterly line of a tract of land conveyed to The Bank of Edwardsville by Warranty Deed in Trust as recorded in Deed Book 3505, Page 1766 in said Recorder's Office; Thence Southwesterly, along said Southeasterly line of The Bank of Edwardsville tract, to a point on the Northeasterly line of John Reynold's Subdivision of Lot 78 of said Erastus Wheeler's Addition as recorded in Plat Book 4, Page 15 and recopied in Plat Book 19, Page 36 in said Recorder's Office; Thence Southeasterly, along said Northeasterly line of John Reynold's Subdivision and along the Northeasterly line of Lot 77 of said Erastus Wheeler's Addition, to the Southeast corner of said Lot 77 of Erastus Wheeler's Addition; Thence Southwesterly, along the Southeasterly line of said Lot 77, a distance of 50 feet to the Northeast corner of Lot 70 of said Erastus Wheeler's Addition; Thence Southeasterly, along the Northeasterly line of said Lot 70 to a point being 60 feet Northwesterly of the Northwesterly line of Vandalia Street; Thence Southwesterly, along a line being 60 feet Northwesterly-of and parallel with said Northwesterly line of Vandalia Street to the Northeasterly line of Kansas Street; Thence Northwesterly, along said Northeasterly line of Kansas Street to Southeast corner of said Kansas Street and Hillsboro Avenue; Thence Northwesterly to the Northeast corner of said Kansas Street and Hillsboro Avenue; Thence Southwesterly, along the Northwesterly line of said Hillsboro Avenue, to a point 216 feet Northeasterly of the intersection of said Northwesterly line of Hillsboro Avenue with the Northeasterly line of Main Street; Thence Northwesterly and parallel with Main Street, a distance of 100 feet to a point; Thence Northeasterly and parallel with said Hillsboro Avenue, a distance of 75 feet to a point; thence Northwesterly and parallel with said Main Street, a distance of 238.4 feet, more or less to a point on the Southeasterly line of a 25 foot wide alleyway; Thence Northeasterly, along said Southeasterly line of the 25 foot wide alleyway to a point on the Southeasterly extension of the Northeasterly line of Lot 9 of said Pogue's Resubdivision; Thence Northwesterly, along said Southeasterly

extended Northeasterly line of Lot 9 to the most Easterly corner of said Lot 9; Thence Southwesterly, along the Southeasterly line of said Lot 9, to a point on the Southwesterly line of the Northeasterly 50 feet of said Lot 9; Thence Northwesterly, along said Southwesterly line of the Northeasterly 50 feet of Lot 9 and the extension thereof of, to a point on the Northwesterly line of College Street; Thence Southwesterly, along said Northwesterly line of College Street and along the Southwesterly extension thereof, to a point on the Southwesterly line of Main Street; Thence Southeasterly, along said Southwesterly line of Main Street to the intersection of said Southwesterly line of Main Street with said Northwesterly line of St. Louis Street; Thence Northeasterly, along the extension of the Northwesterly line of said St. Louis Street to the point of beginning.

Excepting from the above described T.I.F. Boundary, the following described tract of land:

A tract of land situated in Lots 205, 207 and 209 of the Original Town (now City) of Edwardsville, Madison County, Illinois, and more fully described as follows: Beginning at the intersection of the Northeasterly line of Main Street and the Northwesterly line of Hillsboro Avenue in the City of Edwardsville; Thence Northeasterly along the said Northwesterly line of Hillsboro Avenue, a distance of 115.0 feet; Thence Northwesterly and parallel to said Northeasterly line of Main Street, a distance of 70.4 feet; Thence Northeasterly a distance of 35.0 feet to a point 150.0 feet from Main Street and 70.43 feet from Hillsboro Avenue; Thence Northwesterly and parallel to Main street, a distance of 20.57 feet; Thence Southwesterly and parallel to Hillsboro Avenue, a distance of 150 feet to said Northeasterly line of Main Street; Thence Southeasterly, along said Northeasterly line of Main Street, a distance of 91 feet, more or less, to the point of beginning.

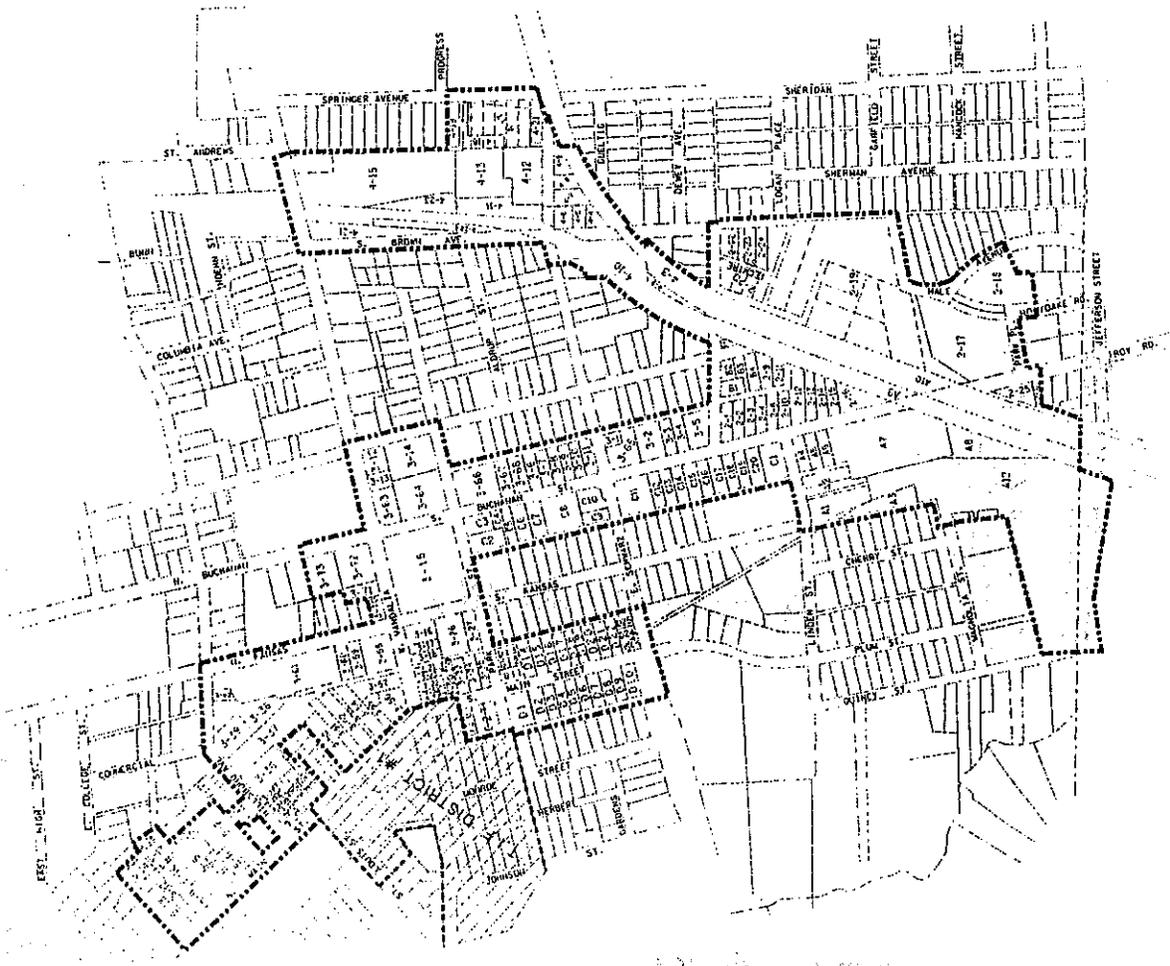
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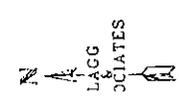
City of Edwardsville T.I.F. District #2

Prepared for : Department of Development Administration

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PROJECT NO.	2015283
DATE	01/31/97
SHEET	1
PLAN	
SHEET TITLE	City of Edwardsville
	M T D District #9
FOR:	FLAGG & ASSOCIATES, INC.
PROJECT NUMBER	
DATE	
SHEET	