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CITY OF EDWARDSVILLE
MADISON COUNTY, ILLINOIS

ORDINANCE NO. 5735-3-08

92.00

ORDINANCE APPROVING THE EDWARDSVILLE
TAX INCREMENT FINANCING NORTH MAIN STREET
REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT

ADOPTED BY THE CITY COUNCIL
OF THE
CITY OF EDWARDSVILLE, ILLINOIS
THIS 4TH DAY OF MARCH, 2008.

ORDINANCE 5735-3-08

**ORDINANCE APPROVING THE EDWARDSVILLE
TAX INCREMENT FINANCING NORTH MAIN STREET
REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT**

WHEREAS, the City of Edwardsville, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. Seq., as amended, hereinafter referred to as the "Act" for the proposed North Main Street Redevelopment Plan and North Main Street Redevelopment Project within the municipal boundaries of the City of Edwardsville and within the North Main Street Redevelopment Project Area as described in Section 1(a) of this ordinance, which constitutes in the aggregate more than 1-1/2 acres.

WHEREAS, as of February 12, 2008, no interested parties have registered with the City's Interested Party Registry concerning the proposed North Main Street Redevelopment Project Area.

WHEREAS, due notice in respect to the availability of the Redevelopment Plan, which contains an eligibility report, was given by mail on December 6, 2007 pursuant to Section 11-74.4-5 of the Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the North Main Street Redevelopment Project Area.

WHEREAS, on December 20, 2007, the Joint Review Board (JRB) met to review the Tax Increment Redevelopment Plan and Redevelopment Project for the North Main Street Redevelopment Project Area and approved by unanimous vote that the Plan and designation of the Project Area meet the requirement of the Act; and the written report of the JRB was filed with the City Council on January 15, 2008.

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council caused a public hearing to be held relative to the Redevelopment Plan and Redevelopment Project and a designation of a Redevelopment Project Area on January 24, 2008, in the City Council Chambers, City of Edwardsville.

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice being given to taxing districts and to the State of

Illinois by certified mail on December 5, 2007, by publication on December 31, 2007 and January 11, 2008, and by certified mail to taxpayers on January 11, 2008.

WHEREAS, the Redevelopment Plan and Project set forth the factors constituting the need for conservation in the proposed redevelopment area, and the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed other studies and is generally informed of the conditions in the proposed North Main Street Redevelopment Area as said term "conservation" is used in the Act.

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed North Main Street Redevelopment Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed North Main Street Redevelopment Plan and Project.

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed North Main Street Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed North Main Street Redevelopment Project Area would substantially benefit by the proposed redevelopment project improvements.

WHEREAS, the City Council has reviewed its proposed North Main Street Redevelopment Plan and Project and Comprehensive Plan for the development of the municipality as a whole to determine whether the North Main Street Redevelopment Plan and Project conforms to the Comprehensive Plan of the City:

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

1. The City Council of Edwardsville hereby makes the following findings:
 - a. The area constituting the proposed North Main Street Redevelopment Project Area in the City of Edwardsville, Illinois is described as follows:

(See Attached Legal Description for North Main Street Redevelopment Plan and Project)

- b. There exist conditions which cause the area to be designated as a Redevelopment Project Area to be classified as a "Conservation Area" as defined in Section 11-74.4-3 (b) of the Act.
 - c. The proposed North Main Street Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the North Main Street Redevelopment Plan.
 - d. The North Main Street Redevelopment Plan and Redevelopment Project conform to the Comprehensive Plan for the development of the municipality as a whole.
 - e. The parcels of real property in the proposed North Main Street Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed redevelopment project improvement are included in the proposed North Main Street Redevelopment Project Area.
 - f. The estimated date for final completion of the North Main Street Redevelopment Project is twenty-three (23) years from the effective date of this ordinance.
 - g. The estimated date for retirement of obligations incurred to finance the North Main Street Redevelopment Project costs shall be not later than twenty-three (23) years from the effective date of this ordinance.
2. The North Main Street Redevelopment Plan and Redevelopment Project which were the subject matter of the hearing held January 24, 2008, is hereby adopted and approved. A copy of the North Main Street Redevelopment Plan and the North Main Street Redevelopment Project marked **Exhibit A** is attached to, and made a part of, this ordinance.
 3. As part of the North Main Street Redevelopment Plan and Redevelopment Project the City shall pass through a predetermined surplus of ten percent

(10%) of the incremental revenues generated by the Project to the affected taxing jurisdictions on an annual basis.

4. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
5. The ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

ADOPTED this 4TH day of MARCH, 2008, pursuant to a roll call vote as follows:

AYES: ALDERMEN TWOMBLY, STAMER, HAROIAN, HUMMEL, WALKER, MALLON

NAYES:

ABSENT: ALDERMAN TIPPIT

ABSTENTION:

APPROVED by me this 4TH day of MARCH, 2008.

BY: _____



GARY D. NIEBUR, Mayor City of Edwardsville,
Madison County, Illinois

ATTEST, filed in my office, this 5TH day of MARCH, 2008.

BY: _____



DENNIS McCracken, City Clerk

City of Edwardsville, Madison County, Illinois

ATTACHMENT

Legal Description for North Main Street Redevelopment Plan and Project

Part of the City of Edwardsville Corporate Limits located in Sections 2, 3, and 11, Township 4 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Beginning at the intersection of the southwest right of way line of North Second Street and the south right of way line of Phillipena Street; thence westwardly along the south right of way line of Phillipena Street and its westerly prolongation to the east right of way line of the Norfolk and Western Railroad; thence northwestwardly and perpendicular to the centerline of said railroad to the west right of way line thereof; thence northeastwardly along said northwest right of way line to the southwest line of a tract conveyed to Moto Inc. by deed recorded in Book 2972 on page 1745 of the Madison County records; thence westwardly, northwardly, and westwardly along the southerly line of said Moto tract and its westerly prolongation to the west right of way line of Old Alton Edwardsville Road; thence northeastwardly along said west right of way line and its northerly prolongation to the old centerline of Cahokia Creek; thence eastwardly along said centerline to the northeasterly prolongation of the northwest line of Lot 142 of the Original Town of Edwardsville; thence southwestwardly along said prolongation to the northernmost corner of Lot 142; thence southeastwardly along the northeast line of the Original Town of Edwardsville to the northwest corner of Lot 8 of the Original Town of Edwardsville; thence northeastwardly along the prolongation of the northwest line of Lot 8 to the northeast right of way line of Liberty Street; thence southeastwardly along said northeast right of way line to the west line of a tract conveyed to Carver by deed recorded in Book 3666 on page 557 of the Madison County records; thence northeasterly along the northwestern line of said Carver tract to the northern corner thereof; thence southeastwardly along the northeasterly line of said Carver tract to the northeasterly corner thereof; thence southwestwardly along the southeasterly line of said Carver tract to the northeast line of the Original Town of Edwardsville; thence southeastwardly along said northeast line to the southeast right of way line of East Union Street; thence southwestwardly along said right of way line to the southwest line of a tract conveyed to Ebert by deed recorded in Book 4396 on page 316 of the Madison County records; thence southeastwardly along the southwest line of said Ebert tract to the southernmost corner thereof; thence northeasterly along the southeast line of said Ebert tract to the southwest line of a tract conveyed to Carver by deed recorded in Book 3507 on page 389 of the Madison County records; thence southeastwardly along said southwest line and its prolongation to the east right of way line of H Street; thence southwestwardly along said east right of way line to the southwest line of a tract conveyed to JAS Properties, Inc. by deed recorded as Document 2007R12201 of the Madison County records; thence southeasterly along said southwest line to the southeast line of said JAS Properties tract; thence northeasterly along said southeast line to the northeast line of the Original Town of Edwardsville; thence southeasterly along the northeast line of said Original Town of Edwardsville to the easterly right of way line of F Street; thence northeastwardly along the westerly line of a tract conveyed to Immanuel United Methodist Church by deed recorded in book 2980 of page 1104 of the Madison County records to the northeastern line thereof; thence southeastwardly along the northeast line of said tract , along the

northeasterly line of a tract conveyed to Lantz and Lantz Inc. by deed recorded in Book 3679 on page 1626 of the Madison County records, and along the northeast line of a tract conveyed to Duncan Properties by deed recorded as Document 2007R30929 of the Madison County records to the easternmost corner thereof; thence southwestwardly along the southeast line of said Duncan Properties tract to the northeast line of a tract conveyed to Allen by deed recorded in Book 3293 on page 2219 of the Madison County records; thence southeastwardly along said northeast line to the easterly corner thereof; thence southwestwardly along the southeast line of said Allen tract to the northeast line of a tract conveyed to Tompkins LLC by deed recorded as Document 2006R06218 of the Madison County records; thence southeastwardly along said northeast line and its easterly prolongation to the easterly right of way line of Dunn Street; thence southwestwardly along said easterly right of way line to the northeast line of a tract conveyed to Mindrup Trust by deed recorded as Document 2006R17690 of the Madison County records; thence southeastwardly along said northeast line and its prolongation to the east right of way line of Abner Place; thence northeasterly along said easterly right of way line to the northeast line of a tract conveyed to Nash by deed recorded in Book 3553 on page 341 of the Madison County records; thence southeastwardly along said northeast line and along the northeast line of a tract conveyed to The City of Edwardsville by deed recorded in Book 3169 on page 206 of the Madison County records to the northwest line of a tract conveyed to the City of Edwardsville by deed recorded in Book 1064 on page 135 of the Madison County records; thence northeasterly along said northwest line to the northernmost corner thereof; thence southeasterly along the northeasterly line of said tract and its prolongation to the east right of way line of East High Street; thence northeasterly along said east right of way line to the northeasterly line of a tract conveyed to Weber Funeral Home, Inc by deed recorded in Book 3374 on page 962 of the Madison County records; thence southeastwardly along said northeasterly line to the southeasterly line of a tract conveyed to Bruce by deed recorded as Document 2006R28298 of the Madison County records; thence northeasterly along said southeasterly line to the northeastern line of said Weber Funeral Home, Inc tract; thence southeastwardly along said northeasterly line to the northernmost corner of Lot 7 of Maryland Addition as shown by Plat Book 9 on page 35 of the Madison County records; thence southwestwardly along the northwest lines of Lots 7 and 6 of said subdivision to the westernmost corner of Lot 6; thence southeastwardly along the southwest line of Lot 6 to the west right of way line of East College Street; thence southwestwardly along said west right of way line and its prolongation to the southwest right of way line of North Main Street; thence southeastwardly along said southwest right of way line to the east right of way line of West College Street; thence southwestwardly along said east right of way line to the southwest line of a tract conveyed to 241 LLC by deed recorded in Book 4618 on page 6171 of the Madison County records; thence southeastwardly along said southwest line to the southernmost corner thereof; thence northeastwardly along the southeast line of said tract to the southwest corner of a tract conveyed to 241 LLC by deed recorded as Document 2004R51613 of the Madison County records; thence southeastwardly along the southwest line of said tract to the southernmost corner thereof; thence northeastwardly along the southeast line of said tract to the southwest right of way line of North Main Street; thence southeastwardly along said southwest right of way line to the northernmost corner of a tract conveyed to Madison County by deed recorded in Book 3081 on page 1283 of the Madison County records; thence southwestwardly along the northwest line of said Madison County tract to the northeast right of way line of North Second Street; thence southeastwardly along said

EXHIBIT A

Redevelopment Plan and Project

North Main Street
Redevelopment Area

City of Edwardsville, Illinois

February 19, 2008

DMi

DEVELOPMENT & MUNICIPAL initiatives, LLC
Cahokia, Illinois 62206

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Section I. Introduction

On February 6, 2007, the City of Edwardsville ("City") passed a Resolution initiating a feasibility study and the preparation of the Eligibility Study for the North Main Street Tax Increment Financing Redevelopment Area ("Area" or "Redevelopment Project Area"). Such action was deemed desirable as part of the City's continuous effort to maximize the potential of the City while working to remedy existing conditions detrimental to development.

On September 4, 2007, Development & Municipal Initiatives ("DMi") presented the Eligibility Study for the Tax Increment Financing ("TIF") Area to the City Council. The Eligibility Study outlined the qualifying factors found in the Area, and this information is referenced within this Redevelopment Plan ("Plan"). At their meeting on September 4, 2007, the City Council approved motions for DMi to continue in the TIF process by first completing a Housing Impact Study, and then by completing this document, a TIF Redevelopment Plan for the Area.

The City of Edwardsville intends to use tax increment financing, as well as other financing programs, if available, and development tools, to ameliorate the condition of the Redevelopment Project Area and to stimulate private investment. The Area as a whole has not been subject to economic growth and will not likely develop without the implementation of a tax increment financing program.

The Plan outlines the anticipated projects and includes the following activities:

- i. Utilities upgrade and burying of overhead utilities; upgrade including water, sewer, and drainage; burying to include electric, phone and cable;
- ii. Streetscape and facade program;
- iii. Road and curb rehabilitation and construction;
- iv. Residential rehabilitation program

North Main Street Redevelopment Plan and Project
City of Edwardsville, Illinois

The Redevelopment Project and associated activities are more fully defined in sections below.

Tax Increment Financing is permitted by the Illinois Tax Increment Allocation Redevelopment Act (the "Act" or the "TIF Act"), which is found at 65 ILCS 5/11-74.4-1 et. seq. The Act sets forth the requirements and procedures for establishing the Area and the Plan.

The Area is identified on various exhibits and descriptions in the following sections.

It also should be noted at this time that this Plan does not represent or constitute an inference as to the content of any "Redevelopment Agreement" that may be negotiated between the City and any developer.

Section II. Eligibility Findings for the Area

A. Introduction

In order to create a TIF Plan, properties slated for inclusion in the Redevelopment Project Area must be found to be eligible. **Exhibit A - Boundary Map**, shows the boundary of the Area, and **Exhibit B - Existing Land Use Map**, shows the current land uses for the property contained within the Area. The following sections report on the eligibility of these parcels, as publicly noted in the Eligibility Study.

B. Statutory Requirements

According to the Tax Increment Allocation Redevelopment Act, in order for a municipality to qualify properties for tax increment financing, a finding must be made that conditions exist which allow the area to be classified as either a conservation area, a blighted area, a combination of both blighted and conservation areas, or an industrial park conservation area. Development and Municipal Initiatives ("DMi") conducted an evaluation of the physical conditions in the Area and found it to meet the standards of a "conservation area." The findings of this evaluation are outlined below.

The definitions used for qualifying this Area, as defined in the Act, follow:

"Conservation Area" means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an Area is not yet a blighted area but because of a combination of three or more of the following factors is detrimental to the public safety; health, morals or welfare, and such an Area may become a blighted area:

1. **Dilapidation** - An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
2. **Obsolescence** - The condition or process of falling into disuse. Structures have become ill-suited for the original use.

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

serve the uses in the Redevelopment Project Area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the Redevelopment Project Area.

9. **Excessive land coverage and overcrowding of structures and community facilities** - The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
10. **Deleterious land use or layout** - The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
11. **Lack of community planning** - The Redevelopment Project Area was developed prior to, or without the benefit or guidance of, a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the Area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
12. **The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation** - costs for, or a study conducted by an independent consultant recognized as

having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

13. **The total Equalized Assessed Value of the Redevelopment Project Area has declined for 3 of the last 5 calendar years** - for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the Redevelopment Project Area is designated.

C. Methodology of Investigation

Various techniques and methods of research and field surveys were utilized in determining the eligibility of the properties in question, including:

- On-site field examination of the Redevelopment Project Area by experienced property inspectors on the staff of DMi. These personnel are trained in techniques and procedures of determining conditions of properties, buildings, streets, utilities, etc. and the subsequent use and analysis of this research to determine TIF eligibility.
- Contacts with City officials and other individuals knowledgeable about conditions and history in and of the Redevelopment Project Area, the age and condition of buildings and site improvements, development patterns, real estate matters, and related items.
- Review of existing information related to flooding issues in the City, including applicable FEMA documentation.
- Use of definitions contained in the Act.
- Examination of maps, aerial photographs, and historic data related to the Redevelopment Project Area including Madison County real property tax assessment records.

- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective on January 10, 1977 and has been subsequently amended.

D. Eligibility Findings for the Area

In making the determination of eligibility for an Area, it is not required that *each and every* property and/or building *individually* qualify, but it is the *Area as a whole* that must be determined to be eligible. An analysis of the physical conditions and presence of qualifying factors within the Redevelopment Project Area was performed. In addition to the analysis an inventory of existing land use was determined and outlined on the attached **Exhibit B**.

The findings of this analysis, outlined and detailed below, demonstrate that the Area is found to be a "conservation area" as defined within the Act. While the Area was reviewed for all thirteen of the qualifying factors listed in Section II - B, the following summarizes only the factors that exist to some degree within the Area.

Qualifications of the Area

The TIF Area encompasses 149 parcels of developed property, rights-of-way, and undeveloped property in the downtown area of the City of Edwardsville. Generally, the Area runs north and south along a line defined by North Main Street and Second Street, with the southern boundary being St. Louis St./East College St., and the northern end extending to Old Alton Edwardsville Road. The western edge is defined by Second Street and Phillipena, and the eastern portion runs parallel to Main St., approximately one parcel deep. The Boundary Map for the Area has been attached as **Exhibit A**.

The qualifying factors for developed land found in the Act were researched to determine eligibility for these properties. The following is the review of qualifying factors in the Area.

- **Age of Structures**

As is stated in the Act, 50% or more of the structures must have an age of 35 years or greater for a developed area to qualify as a “conservation area.” City and County records, discussions with local realtors, photographs, and aerials were all used to document the presence of this factor. Additionally, field investigations were performed by DMi.

There are 157 structures in the Area, 131 of which are 35 years of age or greater (83%). Thus, the developed Area was reviewed for its compliance with the “conservation” criteria and the age threshold was met.

- **Obsolescence**

While field studies showed there to be 2 structures (1%) meeting the obsolescence criteria, the factor was neither predominant, nor evenly distributed, within the Area. Therefore, obsolescence does not exist to a qualifying degree.

- **Deterioration**

Deteriorated conditions were present in 105 of the 157 structures in the Area (67%), and in 126 of 149 total parcels (85%). While deterioration of structures was most notable in the central and northern portions of the Area deteriorated site improvements were evident throughout the entire Area. Therefore, the Area qualifies for this factor.

The field survey of main building conditions in the Area found instances of structures with major defects in the secondary structural components, including roofs, windows, foundations, gutters, downspouts, and fascia materials. Many of these buildings are in the central and northern portion of the Area, where cracked foundations and stairs, as well as poor roofing, were evident.

Examples of deteriorated site improvements exist within the approximately twenty five commercial parking areas in the Redevelopment Project Area

where there are numerous examples of cracked and broken pavement, as well as many instances of weeds extending through the pavement, most notably the Lincoln School property, the former hydraulics shop at the far north end of the Area, and the unimproved lot at the North Side Dairy Bar. Also notable are the unpaved gravel driveways (predominantly in the northern portion of the Area), and the unpaved parking lots at 714 N. Main, and the previously mentioned hydraulics shop. There are also instances of cracked and crumbling pavement behind the commercial parcels near the courthouse on the south end of the Area.

Deterioration of streets exists throughout the Area most notably on Kirkpatrick Street, Abner Street, West L Street and East H Street. Examples of deteriorated curbing exist along North Main Street (north of Kirkpatrick) where there are many cracks and irregularities, as well as several broken stretches just south of Hunicke Street. Additionally, there are stretches of deteriorated sidewalk where the pavement is uneven and cracked to such an extent that, if left unchecked, it could have an impact on the safety and mobility of pedestrian traffic along North Main Street.

- **Excessive Vacancies**

Excessive vacancies were recorded in 4 of the 157 buildings in the Area (3%). It should be noted that this qualifying factor does not exist to a qualifying extent.

- **Inadequate Utilities**

Inadequate utilities exist within the entire Area (100%); therefore, the Area qualifies for this factor. Conversations with City officials and utility experts have confirmed that much of the water and sewer piping in the Area is antiquated. Water services the Area via cast iron pipe as part of a water system that is close to 100 years old. City officials have confirmed that a priority of the City is to replace the outdated water lines. In fact, the City has expressed a desire to improve these conditions and has done so in other Redevelopment Project Areas within the City. Clearly, a portion of the water piping serving the Area is obsolete and inadequate for the Area.

Approximately 60% of the sewer pipe in the Area is composed of clay material. Sewer pipe made from clay material is more susceptible to penetration and breakage than pipe made from more modern materials such as PVC and concrete. The Area is served primarily by both a combined and uncombined sewer system. A combined system is one which provides partially separated channels for sanitary sewage and storm water runoff. This allows the sanitary sewer system to provide backup capacity for the runoff sewer when runoff volumes are unusually high, but it is an antiquated system that is vulnerable to sanitary sewer overflow during peak rainfall events. City officials currently cite the complete separation of the two as a need in the Area. Also notable is the lack of sufficient storm drains along Second Street. The few that are present are sporadically located, and completely lacking along the stretch from M Street north to Phillepena Street.

- **Excessive Land Coverage and Overcrowding of Structures and Community Facilities**

An overcrowding of structures occurs on only 5 parcels (3%). There is potentially an insufficient provision for light and air around these buildings. There are very few instances of multiple structures built on single parcels. The high density of structures in the southern portion of downtown also has an affect on parking. Though a few surface parking lots exist in the Area, they are limited, and the majority of these are for private uses. City officials and citizens cite additional public parking facilities as a distinct need for the Area. This issue is common throughout downtown areas in the region.

There are 49 (33%) of the 149 parcels in the Area that exhibit excessive coverage. As defined in the Act, one of the main findings with respect to excessive coverage is a lack of adequate or proper access to a public right-of-way. This access is typically cited as evidence of excessive land coverage and the impact it has on both traffic flow and safety. The section of North Main within the Area is an Illinois State Highway approximately 1.1 miles in length which is a predominantly two-lane roadway with a center turn lane. According to Illinois Department of Transportation statistics, between 12,200 and 13,700 vehicles traverse this section of highway daily. There is one stoplight (and no stop signage) along North Main within this stretch.

Not including cross streets, there are 57 points of ingress-egress from residences, parking lots, and other establishments that front North Main. In addition, many of the driveways allow only one-way access to and from the residences they serve, thereby requiring "backing out" onto North Main. Modern development guidelines would discourage such an excessively high number of access points in favor of cross-access routes between commercial properties and parking lots. While some of these alternative routes exist, the fifty-seven ingress-egress points demonstrate that the Area has not conformed to these guidelines throughout its development, and, therefore, demonstrates a general lack of proper access to a public right of way.

While this factor appears to affect a much larger area than 54 parcels or 36%, the Area as a whole does not qualify for this factor.

- **Lack of Community Planning**

The entire Area (100%) suffers from a lack of community planning. A community plan did not exist at the time the majority of the Area developed, as Edwardsville's first comprehensive plan was adopted in 1962. Prior to the existence of a comprehensive plan, the City developed through a general sense of order, and while the Area does not appear to be an amalgam of styles and/or architecture, there still was not one overall plan which guided development during the growth of the vast majority of the Area.

The lack of community planning is evident in the Area, where many parcels are of inadequate size, although very standard in shape. Many of these lots are not of sufficient size to meet the needs and standards of new development. There is also the matter of the prevailing dual-usage (commercial and residential) prevalent throughout the downtown, which further complicates any future development. Many of the parcels were originally developed as single family residential parcels. As commercial growth along North Main Street has increased, these single family uses have become obsolete within the Area. To date, however, the residential platting of these parcels continues to exist, along with some of the structures which have been converted to commercial uses.

Additionally, the lack of community planning is exemplified along the west side of North Main in conjunction with the east side of 2nd St. Many of the properties span the area between both thoroughfares due to years of gradual consolidation

of previously individual parcels. Modern planners eschew this type of layout, citing traffic and safety issues to both motorists and pedestrians, in addition to aesthetic concerns.

- **The total Equalized Assessed Value of the Redevelopment Project Area has declined, or has grown at a rate less than the remainder of the City, for 3 of the last 5 calendar years.**

The equalized assessed valuation (EAV) information was reviewed by the staff of DMi to determine whether or not the Area qualifies for this factor. The list below depicts annual growth rates both for the parcels in the Area and the balance of the City of Edwardsville dating back to assessment year 2001:

Equalized Assessed Value Change

From 2005 to 2006:	Area:	8.84%	City:	17.35%
From 2004 to 2005:	Area:	2.14%	City:	14.85%
From 2003 to 2004:	Area:	9.08%	City:	8.24%
From 2002 to 2003:	Area:	21.60%	City:	8.10%
From 2001 to 2002:	Area:	5.33%	City:	10.40%

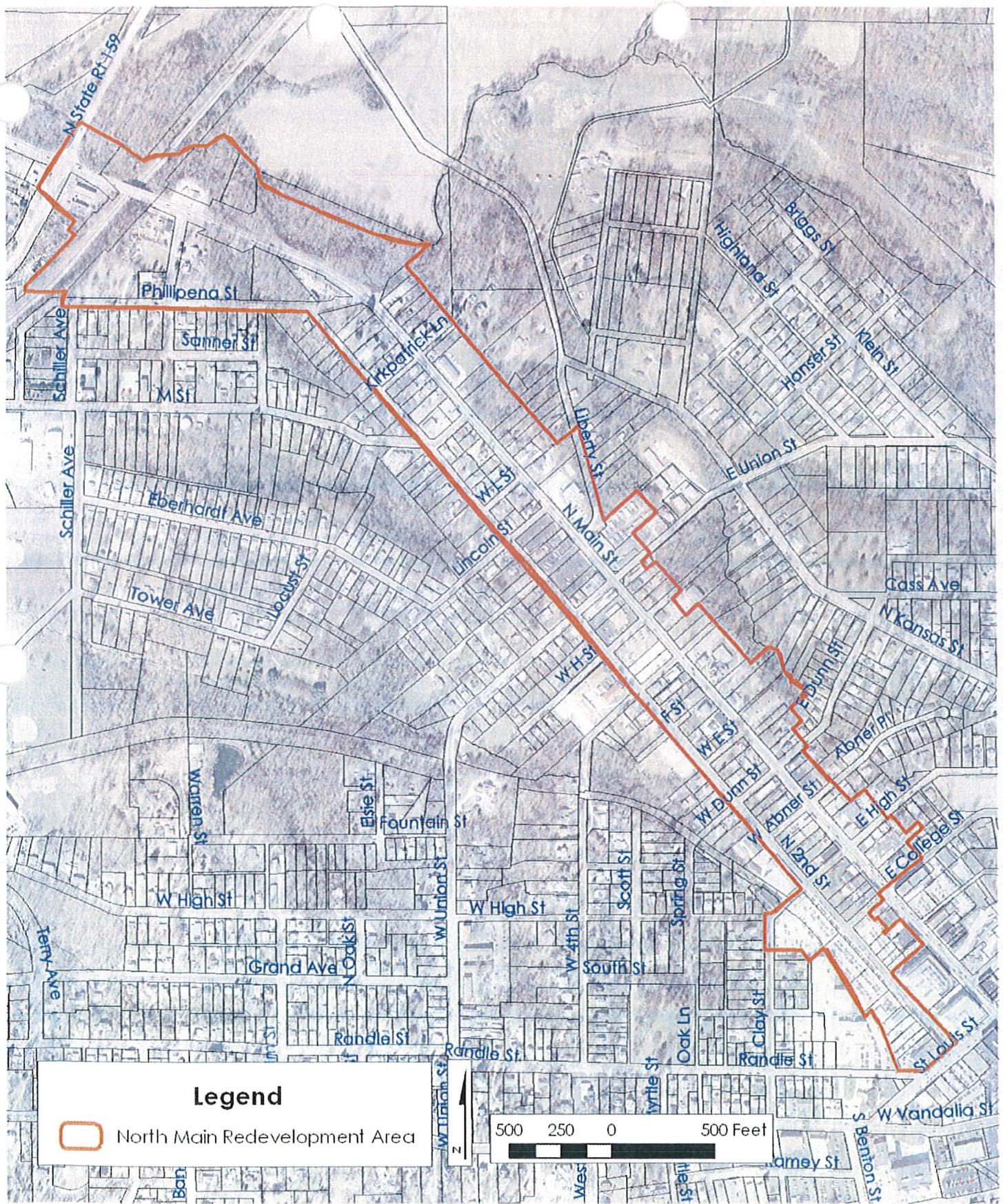
Demonstrating an underperformance of economic growth in the Area, the results of this analysis show that the parcels in the Area have increased in value at a rate which is lower than that of the balance of the City for three of the last five calendar years (those years shown in **bold**). This is a qualifying factor for the Area.

The sizable increase in the Area's growth from '02 to '03 can, in great part, be attributed to an approximately \$423,000 increase in value (cumulatively) of four properties; Northtowne Apartments, Abstracts & Titles Inc., Weber Funeral Home, and Old Town Apartments. Without these four, the increase in value for the Area would be only 9.82% as opposed to the 21.60% with them included. Stated another way; **less than 3%** of the total parcels account for a substantially inflated **54.5%** of that year's increase. While an interesting

F. Conclusion

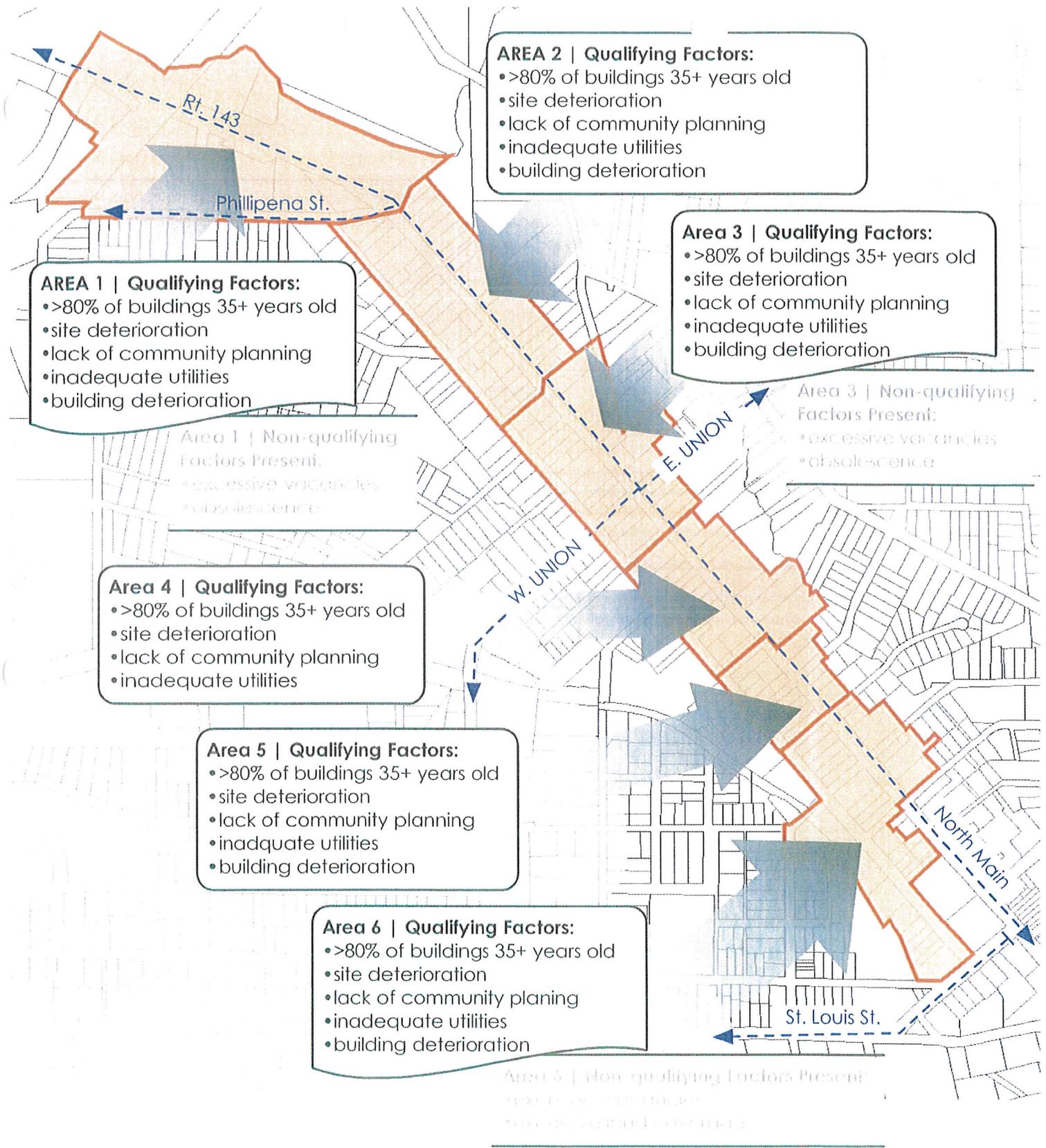
It is found that the Redevelopment Project Area contains conditions that qualify it as a conservation area and that these parcels will continue to exhibit conditions that will worsen without a program of intervention to induce private and/or public investment in the Area. The conservation conditions that exist are detrimental to the Area, as a whole, and to the long term interests of the City and the other taxing districts. This tax increment program will serve to reduce or eliminate the factors which cause the Area to qualify under the TIF Act as a conservation area.

As a further analysis it was determined that the Area contains 61 residential parcels, containing 81 structures, which contain a total of 156 residential units. The Act requires that if the Redevelopment Plan for a Redevelopment Project Area would result in the displacement of residents from 10 or more inhabited residential units, or if the Redevelopment Project Area contains 75 or more inhabited residential units, and the City is unable to certify that no displacement of residents will occur, the City shall prepare a Housing Impact Study. This study has been satisfactorily completed, and the requirements of the Act have been met by both the City and the Study. A copy of the Housing Impact Study is attached to this Plan and Project as **Appendix A – Housing Impact Study**.



Area Boundary | exhibit 'a'
 NORTH MAIN STREET REDEVELOPMENT AREA
 City of Edwardsville, Illinois | August 2007

Dmi, LLC
 1254 Camp Jackson Rd.
 Cahokia, Illinois 62206



NOTE: Entire Redevelopment Area satisfies low EAV development factor.

Section III. Findings of Need for Tax Increment Financing

The above study determined that the Area as a whole qualifies for tax increment financing as a “conservation area”. In addition to this determination, the Act requires that additional requirements be met before adopting a Redevelopment Plan. These additional findings follow.

A. The Redevelopment Area Exceeds the Statutory Minimum Size

The North Main Street Redevelopment Area contains 149 parcels of developed property, undeveloped property, and existing rights-of-way, encompassing approximately 75 acres. The City, therefore, meets this requirement, as the Area contains more than the required 1 ½-acre minimum as defined in the Act. The full description of the Area is written in **Appendix B – Legal Description**.

B. The Redevelopment Project Area is Contiguous

The North Main Street Redevelopment Area is contiguous, and is contained within a single perimeter boundary. Therefore, the City meets this requirement.

C. All Properties Included will Substantially Benefit

The City believes that the implementation of tax increment financing will substantially benefit all properties included in the Redevelopment Project Area.

D. The Area, on the Whole, is not Subject to Growth

The Area has generated little growth in real property taxes and there has been insignificant private investment in the Area, as a whole, to enhance the tax base of the City or of the other affected taxing districts. While there have been some notable exceptions (as mentioned in **Section II – D**, while explaining the EAV growth factor,) the Area as a whole has shown minimal growth, as compared to the remainder of the municipality. The parcels which have gone through the

extensive prior redevelopment are unlikely to substantially develop further, and the remaining parcels cannot reasonably be anticipated to redevelop, without the adoption of tax increment financing. Therefore this requirement is met.

E. The TIF Plan and Project Conform with the City's Comprehensive Plan

The City has determined that this Redevelopment Plan is consistent with the goals and objectives of the Comprehensive Plan for the community as a whole.

The proposed General Land Use Plan conforms to the Comprehensive Plan. Additionally, all development in the Redevelopment Project Area will conform to applicable codes, zoning, and ordinances as may be in effect at that time.

F. The Redevelopment Plan Meets the Statutory Timeframe

The estimated date for the completion of the Redevelopment Plan shall be no later than twenty-three (23) years from the adoption of the ordinance approving the Redevelopment Project Area by the City. If available and deemed appropriate by the City, obligations incurred to finance improvements in the Area will be repaid by incremental revenues, which may be supplemented with funds from other sources such as local taxes and/or State or federal loans and grants.

G. The Area Would not be Developed But For Tax Increment Financing

The City finds that the Redevelopment Project Area would not reasonably be developed without the use of tax increment revenues. The City pledges that such incremental revenues will be obligated for the development and revitalization of the Redevelopment Area as provided in the Act. The positions of those expressed in the private sector indicate that the activities outlined for the Area cannot be expected to occur "but for" assistance from tax increment financing.

H. The Assessment of Financial Impacts on Taxing Districts is Outlined

The City of Edwardsville finds that the financial impact or increased demand for facilities or services resulting from the implementation of the Redevelopment Project on local taxing districts is insignificant. There will be little residential growth or impact within the Area itself. Therefore, as a result, very few new students will come directly from the Project, and no significant increase in demands for educational services will result.

The TIF program provides for funds to help pay for defined Redevelopment Project Costs, including infrastructure improvements, which will assist new private development and enhance property values in the general area of the TIF. The City anticipates this investment will not only benefit properties within the TIF Area but will also radiate outward to those properties outside of the Area's boundaries. This "radiant effect" will generate additional tax revenues for the community and for all local taxing districts.

The City, to the extent that surplus revenues become available, will distribute these surplus revenues on a pro-rata basis to local taxing bodies whenever possible.

Section IV. Redevelopment Plan

A. Introduction

This section presents the Redevelopment Plan for the North Main Street Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an Area qualifies as a conservation area, as is the case for the Area as outlined in the eligibility section, a Redevelopment Plan must be prepared. A Redevelopment Plan is defined in the Act in the following manner:

"...the comprehensive program of the municipality for development or redevelopment intended by the payment of Redevelopment Project Costs to reduce or eliminate those conditions the existence of which qualified the Redevelopment Project Area... and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area".

B. Future Land Use Plan

The Future Land Use Plan for the Redevelopment Project Area is presented as **Exhibit D - Future Land Use Map**. All redevelopment projects shall be subject to the provisions of the City of Edwardsville's ordinances and other applicable codes as may be in existence and may be amended from time to time.

C. Objectives

The objectives of the Redevelopment Plan are to:

1. Reduce or eliminate those conditions that qualify the Redevelopment Area as eligible for tax increment financing.
2. Prevent the recurrence of those qualifying conditions which exist within the Area.

3. Enhance the real estate tax base for the City of Edwardsville and all other taxing districts which extend into the Redevelopment Project Area.
4. Encourage and assist private development within the Redevelopment Project Area through the provision of financial assistance for new development as permitted by the Act. This will provide for expanded employment opportunities that will strengthen the economic base of the City and surrounding areas.
5. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner so as to maximize TIF opportunities.

D. Policies

Appropriate policies have been, or will be, developed by the City of Edwardsville in regards to the undertaking of this Redevelopment Plan and Project. These policies may include, but are not limited to, the following:

1. Use TIF-derived revenues to accomplish the specific public-side activities and actions outlined in the Implementation Strategy of the Plan.
2. Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side activities as outlined in the Implementation Strategy of the Plan.
3. Market the commercial aspect of the Redevelopment Project Area to private-side developers, with an emphasis on existing commercial properties.
4. Provide financial assistance, as permitted by the Act, to encourage private-side developers to complete those certain private actions and activities as outlined in the Plan.

5. Seek out additional sources of revenue to help “kick start” development and redevelopment activities in the Redevelopment Project Area.
6. Monitor the public and private actions and activities occurring within the Area.
7. Complete the specified actions and activities in an expeditious manner, striving to minimize the length of the existence of the Area.

These policies may be amended from time to time as determined by the City.

E. Redevelopment Project

To achieve the objectives of the TIF project, a number of activities will need to be undertaken. An essential element of the Redevelopment Plan is a combination of private developments in conjunction with public investments and infrastructure improvements. Improvements and activities necessary to implement the Redevelopment Plan may include, but are not limited to, the following:

1. Private Redevelopment Activities

The private activities proposed for the North Main Street Redevelopment Project Area are for primarily mixed use development, and may include, but are not limited to:

- On-site infrastructure upgrades; i.e. water supply from main, drainage to main sewer line, etc.;
- Rehabilitation, repairing, remodeling, and site improvements to existing buildings throughout the Redevelopment Project Area, and/or replacement of condemned structures with new mixed use and commercial construction;
- Development of currently undeveloped land.

2. Public Redevelopment Activities

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

- Streetscape and landscaping;
- Land assembly, site preparation, and, where and when necessary, environmental remediation;
- Costs of engineering or professional studies related to economic development of the Area;
- Street improvements as well as curb and gutter construction, repair, or replacement;
- Sidewalk and pedestrian walkway construction, repair, or replacement;
- Street work, including street lighting replacement or upgrading in residential and public use areas;
- Potential residential and commercial structure facade program in conjunction with private owner investment.
- Public utilities, removal and burying of overhead utility service, storm sewer installation, drainage improvements, and replacement of water lines, sanitary sewers, and other sewer and water system components;

Section V. Implementation Strategy

A. Introduction

The development and follow-through of a well-devised implementation strategy is an essential element in the success of any Redevelopment Plan. In order to maximize program efficiency and to take advantage of future interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed. This will allow the City to better manage public expenditures used to spur development within the Area by addressing public concerns.

In order to maintain an appropriate balance between private investment and public improvements, the City will work to adopt the Redevelopment Plan. Once the Plan is adopted, the City may negotiate redevelopment agreements with private developers who will propose the use of tax increment funds to facilitate a Development and Redevelopment Project.

B. Estimated Redevelopment Project Costs

Costs that may be incurred by the City as a result of implementing a Redevelopment Plan may include, without limitation, project costs and expenses and any other costs that are eligible under the Act. Such itemized costs include the following:

1. The costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services.
2. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements.

3. Cost of construction of public works or improvements, not to include the cost of constructing a new municipal building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.

C. Estimated Budget for Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit E - Estimated Redevelopment Project Budget**. This estimate includes reasonable and necessary costs incurred or estimated to be incurred during the implementation of the Plan. The estimated costs are subject to change as specific plans and designs are themselves subject to change.

These figures do not include financing costs, so financing and bond issuance costs that may be incurred in conjunction with redevelopment projects are not included here.

D. Most Recent Equalized Assessed Valuation

The most recent total equalized assessed valuation for the Redevelopment Project Area is \$5,299,177. The County Clerk of Madison County will verify the Base EAV amount upon the adoption of the City ordinances approving tax increment financing, creating the Redevelopment Project Area, and approving the North Main Street Redevelopment Plan and Project. A list of all parcels within the Area is attached as **Appendix C – Parcel ID List**.

E. Redevelopment Valuation

Contingent on the adoption of the North Main Street Redevelopment Plan and Project and commitment by the City to the Redevelopment Program, it is anticipated that private developments and/or improvements to existing residential properties likely will occur within this Redevelopment Project Area.

After discussions with the city, it has been estimated that private investment will increase the equalized assessed valuation (EAV) by approximately \$9,000,000. This figure is in present day dollars, and takes into account only the investment driven valuation increase. Therefore, after redevelopment, the total estimated EAV, in present day dollars, will be approximately \$14,299,177.

F. Source of Funds

Initially, the primary source of funds to pay for Redevelopment Project costs associated with implementing the Redevelopment Plan shall be applicable revenues from abutting tax increment financing areas in the City. In turn, this TIF Area may also provide monies to other abutting TIF Areas in the City as well.

Additionally, an integral and ongoing source of funds shall be that revenue collected pursuant to tax increment allocation financing to be adopted by the City. Under such financing, tax increment revenue, in the form of increases in the equalized assessed value (EAV) of property, in the Redevelopment Project Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay Redevelopment Project Costs and retire any obligations incurred to finance Redevelopment Project Costs.

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

If available, revenues from other public and private economic development funding sources will be utilized. These may include state and federal programs, local retail sales tax, and land disposition proceeds from the sale of land in the Redevelopment Project Area.

G. Nature and Term of Obligation

The principal source of funding for the Redevelopment Project will be the deposits into the Special Tax Allocation Fund of monies received from taxes on the increased value of real property in the Area.

In order to expedite the implementation of the Redevelopment Plan, the City of Edwardsville, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Redevelopment Project Costs. These obligations may be secured by future amounts to be collected and allocated to the Special Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Act. Such loans or obligations may be issued pursuant to this Redevelopment Plan, for a term not to exceed 20 years, bearing an annual interest rate as permitted by law.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the obligations, and not earmarked for other Redevelopment Project Costs or early retirement of such obligations, may be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the Redevelopment Project.

H. Fair Employment Practices and Affirmative Action

The City of Edwardsville will insure that all public and private redevelopment activities are constructed in accordance with fair employment practices and affirmative action. The City will additionally insure that all recipients of tax increment financing assistance adhere to these policies.

I. Certifications

The City does not anticipate that this Plan will result in the removal of inhabited housing units which contain households of low-income or very low-income persons as these terms are defined in the Illinois Affordable Housing Act. If the removal of inhabited housing units which contain households of low-income or very low-income persons were to occur, the City would provide affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970 and the regulations under the Act, including the eligibility criteria, as required by 65 ILCS 11-74.4-3(n)(7).

Section VI. Amending the TIF Plan

The North Main Street Redevelopment Plan and Project may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq.

Section VII. Reporting and Meeting

The City shall adhere to all reporting and meeting requirements as provided for in the Act.



Future Land Use
NORTH MAIN STREET REDEVELOPMENT AREA
 City of Edwardsville, Illinois / November 2007

Exhibit E - Estimated Budget for Redevelopment Project Costs North Main Street Tax Increment Finance District

The City of Edwardsville recognizes that the primary purpose and goal of the North Main Street Tax Increment Finance District is to invest public funds and encourage the investment of private funds, both residential and commercial, to upgrade the overall quality, appearance and economic viability of the Area within the District.

Due to the high percentage of residential property, the fact that many of the properties within the District are non taxable (i.e. public property, churches, county property etc.), and the relatively low overall assessed valuation, it is not anticipated that the District will generate significant funds through new development *within* itself. Therefore, the budget shows expenditures in six primary categories, as well as the estimated distributions to the taxing districts, over the twenty three year life of the District which assumes the use of additional revenues from sources other than the increment generated by the District itself. These other sources include the use of existing and future funds from adjacent Tax Increment Financing Districts, state, local and federal grants, and the use of other city revenues. It must also be noted that project expenditures, as categorized below, will only occur if additional funding is secured.

<u>Description</u>	<u>Estimated Cost</u>
Professional services including plan development	\$250,000
Relocation of overhead utilities	\$1,750,000
Extension of Streetscape Program including installation and/or replacement of sidewalks, curbs and related projects	\$1,600,000
Replacement and/or upgrade of deteriorated and aged water mains, sanitary sewer mains and storm water systems	\$2,540,000
Road improvements	\$2,000,000
Building rehabilitation and facade grant program	\$500,000
Anticipated Distribution to Taxing Districts	<u>\$960,000</u>
 Grand Total	 <u>\$9,600,000</u>

Notes:

1. All costs shown are in 2008 dollars and do not include additional costs to be incurred in future financings (e.g. issuance costs, interest payments and related expenses) or inflationary costs that may be realized.
2. Adjustments may be made among line items with in the budget to reflect program implementation experience.
3. The total estimated redevelopment project costs may be increased by not more than 5% after adjustment for inflation from the date of adoption of the Plan.

Appendix A
Housing Impact Study,
Charts, & Exhibits

A. Introduction

The City of Edwardsville ("City") passed a Resolution on February 6, 2007, initiating a feasibility study, a required part of which is this Housing Impact Study. Such action was deemed desirable as part of a continuous effort to maximize the potential of the City while working to remedy existing conditions detrimental to development throughout the City.

The purpose of the Study is to show findings within the North Main Street Redevelopment Area ("Area" or the "Redevelopment Project Area") within the City, as set forth in the Tax Increment Allocation Redevelopment Act (the "Act") 65 ILCS 5/11-74.4-1 et. seq.

The Act requires that if the Redevelopment Plan for a Redevelopment Project Area would result in the displacement of residents from 10 or more inhabited residential units, or if the Redevelopment Project Area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the City shall prepare a Housing Impact Study and incorporate the study into the separate feasibility report required by subsection 11-74.4-5 (a) of the Act, which for purposes hereof shall also be the "North Main Street Redevelopment Project and Plan," or "Redevelopment Project and Plan," or the "Redevelopment Plan." The Redevelopment Plan incorporates this document by reference. It should be noted that, in this case, a housing impact study is *statutorily required* because the Area contains more than 75 inhabited residential units. It should also be noted that there are currently no plans which call for any displacement.

B. Statutory Requirements

The Housing Impact Study is divided into two parts. Part I, identifies housing units present within the boundaries of the Area and defines the units' structural and demographic characteristics, if available. Part II identifies the inhabited residential units in the Area that are to be, or may be, removed, and determines the impact of this potential action.

The Act defines the required contents of Part I and Part II of the Housing Impact Study as follows:

Part I – Housing Impact Study

- 1. Data as to whether the residential units are single family or multi-family units;*
- 2. The number and type of rooms within the units, if that information is available;*
- 3. Whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 is passed; and*
- 4. Data as to the racial and ethnic composition of the residents in the inhabited residential units. The data as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census.*

Part II – Housing Impact Study

- 1. The number and location of those units that will or may be removed;*
- 2. The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;*

3. *The availability of replacement housing for those residents whose residences are to be removed, and shall identify the type, location, and cost of the housing; and*
4. *The type and extent of relocation assistance to be provided.*

This Housing Impact Study has been conducted for the Area to determine the potential impact of redevelopment on Area residents. As set forth in the Act, if a Redevelopment Plan will result in the displacement of residents from 10 or more inhabited residential units, or if the Redevelopment Project Area contains 75 or more inhabited residential units, and certification cannot be made by the municipality that no residents shall be displaced, then the municipality must prepare a housing impact study as a separate feasibility report.

As of September 7, 2007, the Area has 61 parcels containing 81 buildings with residential uses, and 156 total dwelling units within its boundary. **Table 1 – Residential Parcels** lists these parcels. The primary goal of the Redevelopment Project and Plan will be to reduce or eliminate conditions that qualify the Area as a conservation area and to provide the direction and mechanisms necessary to revitalize the Area as a cohesive and vibrant mixed-use district. Public projects, as well as both development and redevelopment by the private sector, with or without incentives from the City, have the potential to displace residents of inhabited residential units. Therefore, the City cannot certify that no displacement will occur over the 23-year term of the Redevelopment Project Area and, thus, a housing impact study is required. As a result, the following analysis was performed to comply with the Act.

C. Housing Impact Review – Part I

1. Single-Family vs. Multi-Family Units

A determination as to whether or not residences within the Area were single-family or multi-family units were drawn during field surveys conducted by Development & Municipal Initiatives (DMi), and these conclusions were supported by additional data gathered from the Madison County Courthouse, the City of Edwardsville, and Multiple Listing Service (MLS) as well as phone calls and door to door analysis conducted by DMi. The surveys concluded that the Area contains 81 residential structures, 40 of which can be categorized as single-family units and 41 of which are situated on parcels which are classified as multi-family.

2. Number/Type of Rooms

The number and type of rooms in residential units in the Area was determined through an analysis of building information as provided by research through Madison County records, calls to landlords, field studies and MLS Data. Information is not available for all existing structures. **Table 2 - Residential Unit Data**, exhibits room and size information, as is available.

3. Inhabited vs. Uninhabited

Of the 156 residential units found to be within the Area, 8 were identified as being vacant. Therefore, there are, at most, 148 inhabited residential units within the boundaries of the Area (95% of total residential units). NOTE: Neither the City nor the County exhaustively tracks occupancy. Therefore, the 148 inhabited units is the most inclusive number available. As required by the Act, this information was collected on September 7, 2007, which is a date not less than 45 days prior to the date on which the resolution required by 11-74.4-5 (a) of the Act will be passed. **Table 2 - Residential Unit Data**, also exhibits information as regards the inhabitation of individual units, as is available.

4. Racial/Ethnic Composition of Residents

The racial and ethnic composition of residents within the Area is identified in **Table 3 - Race Characteristics**. The racial and ethnic composition data was determined by using demographic information provided by the 2000 United States Census. Comprehensive information specific to the Redevelopment Project was not available, so the analysis includes all data within census blocks that, when taken together, encompass the entire Area.

As shown by extrapolation from the table, 51% of the residents in the Area are white, 43% are African-American, 5% are native North American, 1% are Hawaiian/Pacific Islander, and less than 1% are of any other single race alone.

D. Housing Impact Review – Part II

1. Number/Location of Potentially Removed Units

At the time of this study, the City does not anticipate any of the 148 inhabited residential units within the Redevelopment Project Area being displaced. However, there is the potential, through private redevelopment activities, that displacement may occur during the 23 year lifetime of the Area. Until such Redevelopment Project is approved, there is no certainty that any removal of residences will actually occur. Attached to this study is the **Existing Residential Housing**, which identifies the location of the units within the Area.

2. Relocation Plan

The City will provide assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970.

3a. Available Replacement Housing - Homes

In accordance with Section 11-74.4-3 (n)(7) of the Act, the City shall make a good-faith effort to ensure that affordable replacement housing, for any qualified resident displaced from within the Area, is located in or near the Redevelopment Project Area and within the municipality. At present, no plans exist whereby displacement of inhabited residential units will occur within the Area. However, the City cannot certify that no displacement will occur over the 23-year term of the Redevelopment Project Area and cannot predict exactly what impact any new private redevelopment activities will have within the Area. Nevertheless, the City will make a good-faith effort to ensure that appropriate replacement housing will be found elsewhere in the surrounding region should displacement occur sometime in the next 23 years.

Within the Area, the average single family home's appraised value is \$86,578. As previously noted, there are 40 single family homes in the Area. The average value was retrieved by taking actual appraised values (as set by the Edwardsville Township Assessor) of comparable single family homes located in and around the Area.

The type, location, and cost of replacement housing for potentially displaced residents were determined through utilizing the Multiple Listing Service (MLS). The MLS is a database which allows real estate brokers representing sellers under a listing contract to widely share information about properties with real estate brokers who may represent potential buyers or wish to cooperate with a seller's broker in finding a buyer for the property. The MLS combines the listings of all available properties that are represented by brokers who are either members of that MLS system, or of the NAR (the National Association of Realtors).

The purpose of the MLS is to enable the efficient distribution of information so that, when an agent is introduced to a potential home buyer, they may search and retrieve information about all homes for sale in a given area or price range, no matter whom the listing broker.

The results of this search are listed in **Table 4 - Available Replacement Housing**.

As shown in Table 4, there are a number of existing residential structures available within the corporate limits of the City of Edwardsville. These structures range in size from 696 – 2202 square feet, and are available for development as of the publication of this study. As required by the Act, this information was collected on September 7, 2007, which is a date not less than 45 days prior to the date on which the resolution required by 11-74.4-5 (a) of the Act will be passed.

3b. Available Replacement Housing - Rental Units

In accordance with Section 11-74.4-3 (n)(7) of the Act, the City shall make a good-faith effort to ensure that affordable replacement housing for any qualified displaced resident within the Area is located in or near the Area and within the municipality. At present, no plans exist whereby displacement of inhabited residential units within the Area will occur. However, the City cannot certify that no displacement will occur over the 23-year term of the Redevelopment Project Area and cannot predict exactly what impact, either beneficial or otherwise, any new private redevelopment activities will have within the Area. Nevertheless, the City will make a good-faith effort to ensure that appropriate replacement housing for rental units will be found elsewhere in the surrounding region should displacement occur sometime in the next 23 years.

The median gross monthly rent in the Area is \$503. This data is an average of the two census tracts and four block groups that, taken together, encompass the Redevelopment Project Area. Please note that each of the Census Blocks listed above encompasses only a portion of the Area, and so the data is presented in summary form only. As a result, the Census Block Data includes a more extensive area, both geographically and in population, than the Redevelopment Project Area alone.

The type, location, and cost of replacement housing for rental units was determined through the MLS, the Edwardsville Intelligencer, GLS Properties, and "edglenrents.com" during the week of September 3, 2007. This information was collected on September 7, 2007, which is a date not

less than 45 days prior to the date on which the resolution required by 11-74.4-5 (a) of the Act will be passed.

The results of this search are listed in **Table 5 - Available Replacement Housing Rental Units**.

As shown in Table 5, there are a number of existing residential structures available within the corporate limits of the City of Edwardsville for rent. These structures will range in size from 1-2 bedrooms, and are available as of the publication of this study.

4. Relocation Assistance

Should the removal or displacement of low-income, very low-income, or very, very low income households occur, the residents of these households will be provided with relocation assistance not less than that which would be provided by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under the Act, including the eligibility criteria. This affordable housing may be either existing or newly-constructed housing. The City will make a good faith effort to ensure that the replacement housing is located in or near the Redevelopment Project Area, where possible.

The terms "affordable housing," "low-income households," "very low-income households," and "very, very low-income households" have meanings as defined by Section 3 of the Illinois Housing Act (310 ILCS 65/3) and by the Department of Housing and Urban Development (HUD):

"affordable housing" - residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, or no more than 30% of the maximum allowable income as stated for such households, as applicable;

"low-income households" – a single person, family or unrelated persons living together whose adjusted income is more than 50%,

but less than 80%, of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by the United States Department of Housing and Urban Development for purposes of Section 8 of the United States Housing Act of 1937;

“very low-income households” – a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by the United States Department of Housing and Urban Development for purposes of Section 8 of the United States Housing Act of 1937;

“very, very low-income households” – a single person, family or unrelated persons living together whose adjusted income is not more than 30% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by the United States Department of Housing and Urban Development.

Data from the 2000 United States Census was reviewed to determine income levels of residents in this Area. The findings of this research are found in **Table 6 - Income Characteristics**. Information specific to the Redevelopment Project boundaries was not available, so the analysis includes all data within census blocks which, through overlap, envelope the entire Area.

As can be seen by the data, 34% of the residents in this sample were at or above the median income level for Edwardsville, Illinois. However, there are residents in this sample that qualify as low-income, very low-income, or very, very low-income. Because of the finding of residents below the median income level, replacement housing for any displaced households over the course of the 23 year lifespan of the North Main Street Redevelopment Area will need to be affordable at the income range of those residents being displaced. Income levels are likely to change over the lifespan of the North Main Street Redevelopment Project.

E. Conclusion

In conclusion, this report and the City of Edwardsville are in compliance with the requirements for the creation of a housing impact study as described in the Act. Additionally, the North Main Street Redevelopment Area continues to meet the qualifying factors for tax increment financing.

Table 1 - Residential Parcels
North Main Street Redevelopment Area

Parcel Number	Use	Owner Name	Street Address	City	State	Zip
14-2-14-02-17-301-019	SF	ZUPANCI JAMES JOSEPH	1502 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-301-012	SF	HAWKINS WILLIAM	1408 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-301-014	SF	DEPPE TIMOTHY	1410 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-301-015	SF	SPICKERMAN GERALD	1414 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-007	SF	HAIRSTON LAVONTAS A	1302 N 2ND ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-008	SF	BRADLEY MARK J	1308 N 2ND ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-009	SF	SPONEMAN ARNO VIII	1402 N 2ND ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-010	SF	HALL EDGAR E	1406 N 2ND ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-011	SF	BRADLEY MARK J	1410 N 2ND ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-012	SF	GRINTER C RAYMOND TR	1414 N 2ND ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-013	SF	MEGA DANIEL J	114 M ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-014	SF	SPICKERMAN GERALD	108 M ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-015	SF	EVANS JOHN	1427 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-016	SF	AHRENS STEVEN G	1423 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-017	SF	MEDLEY JOHN PAUL	1415 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-018	SF	WILL V JANE	1409 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-019	SF	HORTON EDGAR J	1407 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-020	SF	CRABTREE DARLENE J	1403 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-021	SF	SCHUH TODD K	1307 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-022	SF	CLARK VAN JR	1301 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-304-026	SF	KELLER JAMES I	1206 N 2ND ST	EDWARDSVILLE	IL	62025
14-2-15-03-15-401-012	SF	YOUNT IRENE N TTEE	1800 HUNICKE ST	EDWARDSVILLE	IL	62025
14-2-15-03-16-401-006	SF	TRUST # 3573	115 HUNICKE ST	EDWARDSVILLE	IL	62025
14-2-15-03-20-402-004	SF	PHELPS CONSTRUCTION INC	1717 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-03-20-402-007	SF	SPONEMAN ARNO V III	1705 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-03-20-402-008	SF	HENSON DENNIS FANE	1704 N 2ND ST	EDWARDSVILLE	IL	62025
14-2-15-03-20-402-012	SF	HENSON DENNIS F	1605 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-03-20-402-013	SF	HARTNAGEL CATHERINE	1601 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-03-20-402-016	SF	ELLSWORTH ROGER	1610 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-03-20-402-020	SF	ZABOLI DEBORAH	1712 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-11-05-101-011	SF	SETHALER SHIRLEY A	111 W UNION ST	EDWARDSVILLE	IL	62025
14-2-15-11-05-103-008	SF	LANDAU ALEX R	812 N 2ND ST	EDWARDSVILLE	IL	62025
14-2-15-11-05-103-010	SF	LANDAU ALEX R	805 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-11-05-103-010.001	SF	EVANS CHRISTINE M	804 N 2ND ST	EDWARDSVILLE	IL	62025
14-2-15-11-05-103-015	SF	REITER SHAWN R	706 N 2ND ST	EDWARDSVILLE	IL	62025
14-2-15-11-05-103-016	SF	MEYER ROBERT A	107 W E ST	EDWARDSVILLE	IL	62025
14-2-15-11-05-103-025	SF	SINN KAY E	1012 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-11-06-101-006	SF	ALLEN ELIZABETH	606 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-11-06-104-003	SF	SLY JANE ANNE	613 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-11-06-104-004.001	SF	MINDRUP WILLIAM E	500 N MAIN ST	EDWARDSVILLE	IL	62025

Table 1 - Residential Parcels - Continued
North Main Street Redevelopment Area

Parcel Number	Use	Owner Name	Street Address	City	State	Zip
14-2-15-02-17-301-010	MF	SIGMA PHI EPSILON	1210 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-301-020	MF	GRINTER GREG HOMES	1604 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-02-17-303-009.002	MF	CARVER VERNON	105 E J ST	EDWARDSVILLE	IL	62025
14-2-15-03-20-402-006	MF	LANDSHIRE	1711-1713 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-03-20-402-009	MF	KELLERMAN GREGORY K	1701 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-03-20-402-011	MF	HENSON DENNIS F	1606-1609 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-03-20-402-014	MF	HARTNAGEL CATHERINE	101 M ST	EDWARDSVILLE	IL	62025
14-2-15-03-20-402-017	MF	KELLERMAN GREGORY K	1700 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-03-20-402-018	MF	KELLERMAN GREGORY K	1704 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-03-20-402-021	MF	TRC RENTALS INC	1720 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-11-05-101-010	MF	H A P INCORP	1101 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-11-05-103-009	MF	LANDAU ALEX R	808-809 N 2ND ST	EDWARDSVILLE	IL	62025
14-2-15-11-05-103-012	MF	MADISON COUNTY HISTORICAL	800 N 2ND ST	EDWARDSVILLE	IL	62025
14-2-15-11-05-103-014	MF	OAKLEY DENNIS	707 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-11-05-103-024	MF	CARVER VERNON	1006 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-11-06-101-005	MF	HUDLIN ENTERPRISES INC	690 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-11-06-101-007	MF	TOMPKINS LLC	600 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-11-06-103-001	MF	MINDRUP WILLIAM E	512 N MAIN ST	EDWARDSVILLE	IL	62025
14-2-15-11-06-104-005	MF	PIPER OLIVER E	604 N 2ND ST	EDWARDSVILLE	IL	62025
14-2-15-11-06-104-006	MF	PIPER OLIVER E	600 N 2ND ST	EDWARDSVILLE	IL	62025
14-2-15-11-06-104-010	MF	BEETNER EMMET	505 N MAIN ST	EDWARDSVILLE	IL	62025

Table 2 - Residential Unit Data
North Main Street Redevelopment Area

Parcel Number	Street Address	Number of Units	Inhabited Units	Single or Multi-Family	Square Footage	Number of Bedrooms	Number of Bathrooms
14-2-14-02-17-301-019	1502 N MAIN ST	1	1	SF	780	2	1
14-2-15-02-17-301-012	1408 N MAIN ST	1	1	SF	847	3	1
14-2-15-02-17-301-014	1410 N MAIN ST	1	1	SF	944	2	1
14-2-15-02-17-301-015	1414 N MAIN ST	1	1	SF	969	2	1
14-2-15-02-17-304-007	1302 N 2ND ST	1	1	SF	875	2	2
14-2-15-02-17-304-008	1308 N 2ND ST	1	1	SF	944	2	2
14-2-15-02-17-304-009	1402 N 2ND ST	1	1	SF	1960	3	1.5
14-2-15-02-17-304-010	1406 N 2ND ST	1	1	SF	840	2	1
14-2-15-02-17-304-011	1410 N 2ND ST	1	1	SF	850	2	1
14-2-15-02-17-304-012	1414 N 2ND ST	1	1	SF	626	2	1
14-2-15-02-17-304-013	114 M ST	1	1	SF	2292	4	2.5
14-2-15-02-17-304-014	108 M ST	1	1	SF	812	2	1
14-2-15-02-17-304-015	1427 N MAIN ST	1	1	SF	1145	2	2
14-2-15-02-17-304-016	1423 N MAIN ST	1	1	SF	816	2	1
14-2-15-02-17-304-017	1415 N MAIN ST	1	1	SF	1918	3	2.5
14-2-15-02-17-304-018	1409 N MAIN ST	1	1	SF	792	2	1
14-2-15-02-17-304-019	1407 N MAIN ST	1	1	SF	792	2	1
14-2-15-02-17-304-020	1403 N MAIN ST	1	1	SF	1960	3	2
14-2-15-02-17-304-021	1307 N MAIN ST	1	1	SF	2076	4	2.5
14-2-15-02-17-304-022	1301 N MAIN ST	1	1	SF	1567	3	2.5
14-2-15-02-17-304-026	1206 N 2ND ST	1	1	SF	1008	3	1
14-2-15-03-15-401-012	1800 HUNICKE ST	1	1	SF	1146	3	1
14-2-15-03-16-401-006	115 HUNICKE ST	1	1	SF	1304	3	1
14-2-15-03-20-402-004	1717 N MAIN ST	1	1	SF	1304	3	1
14-2-15-03-20-402-007	1705 N MAIN ST	1	1	SF	1136	3	1
14-2-15-03-20-402-008	1704 N 2ND ST	1	1	SF	990	2	1
14-2-15-03-20-402-012	1605 N MAIN ST	1	1	SF	1701	4	2.5
14-2-15-03-20-402-013	1601 N MAIN ST	1	N/A	SF	724	2	1
14-2-15-03-20-402-016	1610 N MAIN ST	1	N/A	SF	1014	3	1
14-2-15-03-20-402-020	1712 N MAIN ST	1	1	SF	1151	2	1
14-2-15-11-05-101-011	111 W UNION ST	1	1	SF	957	3	1.5
14-2-15-11-05-103-008	812 N 2ND ST	1	1	SF	1522	4	1.5
14-2-15-11-05-103-010	805 N MAIN ST	1	1	SF	888	2	1
14-2-15-11-05-103-010.001	804 N 2ND ST	1	1	SF	843	2	1
14-2-15-11-05-103-015	706 N 2ND ST	1	1	SF	2017	4	2.5
14-2-15-11-05-103-016	107 W E ST	1	1	SF	1228	3	1
14-2-15-11-05-103-025	1012 N MAIN ST	1	N/A	SF	1064	2	1
14-2-15-11-06-101-006	606 N MAIN ST	1	1	SF	2380	4	2
14-2-15-11-06-104-003	613 N MAIN ST	1	N/A	SF	1360	3	1
14-2-15-11-06-104-004.001	500 N MAIN ST	1	1	SF	N/A	N/A	N/A

Table 2 - Residential Unit Data - Continued
North Main Street Redevelopment Area

Parcel Number	Street Address	Number of Units	Inhabited Units	Single or Multi-Family	Square Footage	Number of Bedrooms	Number of Bathrooms
14-2-15-02-17-301-010	1210 N MAIN ST	N/A	N/A	MF	14200	N/A	N/A
14-2-15-02-17-301-020	1604 N MAIN ST	8	8	MF	N/A	16	12
14-2-15-02-17-303-009.002	105 E J ST	13	12	MF	N/A	26	13
14-2-15-03-20-402-006	1711-1713 N MAIN ST	10	10	MF	N/A	N/A	N/A
14-2-15-03-20-402-009	1701 N MAIN ST	6	6	MF	N/A	N/A	N/A
14-2-15-03-20-402-011	1606-1609 N MAIN ST	6	6	MF	N/A	12	12
14-2-15-03-20-402-014	101 M ST	4	3	MF	N/A	8	4
14-2-15-03-20-402-017	1700 N MAIN ST	6	6	MF	N/A	N/A	N/A
14-2-15-03-20-402-018	1704 N MAIN ST	6	6	MF	N/A	N/A	N/A
14-2-15-03-20-402-021	1720 N MAIN ST	4	4	MF	3142	4	1
14-2-15-11-05-101-010	1101 N MAIN ST	4	4	MF	N/A	N/A	N/A
14-2-15-11-05-103-009	808-809 N 2ND ST	7	7	MF	N/A	7	7
14-2-15-11-05-103-012	800 N 2ND ST	2	2	MF	1860	4	2
14-2-15-11-05-103-014	707 N MAIN ST	5	3	MF	N/A	7	5
14-2-15-11-05-103-024	1006 N MAIN ST	2	2	MF	N/A	4	2
14-2-15-11-06-101-005	690 N MAIN ST	16	16	MF	N/A	32	32
14-2-15-11-06-101-007	600 N MAIN ST	3	3	MF	2296	4	3
14-2-15-11-06-103-001	512 N MAIN ST	7	7	MF	N/A	10	7
14-2-15-11-06-104-005	604 N 2ND ST	2	2	MF	N/A	N/A	N/A
14-2-15-11-06-104-006	600 N 2ND ST	2	2	MF	N/A	N/A	N/A
14-2-15-11-06-104-010	505 N MAIN ST	3	3	MF	N/A	3	3

Table 3 - Race Characteristics**
North Main Street Redevelopment Area

P6. RACE [8] - Universe: Total population

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Total:	Block Group 1, Census Tract 4029, Madison County, Illinois	Block Group 2, Census Tract 4029, Madison County, Illinois	Block Group 3, Census Tract 4029, Madison County, Illinois	Block Group 1, Census Tract 4030.01, Madison County, Illinois	Totals	Percentage of Total
White alone	1,893	702	957	680	4,232	50.76%
Black or African American alone	1,634	662	778	535	3,609	43.28%
American Indian and Alaska Native alone	197	40	80	102	419	5.03%
Asian alone	7	0	0	0	7	0.08%
Native Hawaiian and Other Pacific Islander alone	0	0	48	0	48	0.58%
Some other race alone	0	0	0	0	0	0.00%
Two or more races	0	0	23	0	23	0.28%
					8,338	100%

***Please note that the Area encompasses only a portion of the Census Blocks listed above and is presented in summary form only.*

As a result, the Census Block Data includes areas that are larger than the Area.

Table 4 - Available Replacement Housing
North Main Street Redevelopment Area

Average Value of Single Family Home= \$86,578*

Street Number	Street Name	City	State	List Price	Bedrooms	Baths	1/2 Baths	Square Feet	Zip
5100 Lot 30	KAY	EDWARDSVILLE	IL	\$25,900	3	2	0	1280	62025
526	DEWEY	EDWARDSVILLE	IL	\$61,785	2	1	0	784	62025
115	BROWN	EDWARDSVILLE	IL	\$65,000	2	1	0	728	62025
6414	QUERCUS GROVE	EDWARDSVILLE	IL	\$80,000	2	1	0	1122	62025
918	BRINKMAN	EDWARDSVILLE	IL	\$84,900	3	2	1	960	62025
626	VOGE	EDWARDSVILLE	IL	\$85,000	3	2	1	1666	62025
13	DORSET	EDWARDSVILLE	IL	\$87,750	2	2	1	1470	62025
658	CHAPMAN	EDWARDSVILLE	IL	\$89,900	2	1	0	1000	62025
1233	HIGH	EDWARDSVILLE	IL	\$94,500	2	2	0	1227	62025
812	SHERMAN	EDWARDSVILLE	IL	\$99,500	2	1	0	696	62025
238	CREEK	EDWARDSVILLE	IL	\$99,900	3	1	0	988	62025
1208	KEY LARGO	EDWARDSVILLE	IL	\$112,500	3	2	1	1172	62025
1405	RANDLE	EDWARDSVILLE	IL	\$114,900	3	1	0	1607	62025
407	SANNER	EDWARDSVILLE	IL	\$115,000	2	1	0	980	62025
411	CHERRY	EDWARDSVILLE	IL	\$115,000	3	1	0	1400	62025
1455	LADD	EDWARDSVILLE	IL	\$117,500	3	1	0	1758	62025
646	HILLSBORO	EDWARDSVILLE	IL	\$117,900	4	2	0	1748	62025
803	SHERMAN	EDWARDSVILLE	IL	\$121,900	3	2	0	1740	62025
1615	GERBER	EDWARDSVILLE	IL	\$122,000	2	1	0	882	62025
805	KINGSHIGHWAY	EDWARDSVILLE	IL	\$123,500	3	2	0	1701	62025
171	HIGH	EDWARDSVILLE	IL	\$124,900	N/A	2	0	N/A	62025
408	HADLEY	EDWARDSVILLE	IL	\$126,900	3	2	1	1372	62025
1213	2ND	EDWARDSVILLE	IL	\$127,000	3	2	0	1600	62025
1017	TROY	EDWARDSVILLE	IL	\$128,450	3	1	0	1862	62025
819	KLEIN	EDWARDSVILLE	IL	\$128,500	3	2	0	1645	62025
520	CHAPMAN	EDWARDSVILLE	IL	\$129,900	2	1	0	958	62025
1518	BRYANT	EDWARDSVILLE	IL	\$129,900	2	2	1	1220	62025
1167	SAN JUAN	EDWARDSVILLE	IL	\$129,900	3	2	0	1798	62025
553	KANSAS	EDWARDSVILLE	IL	\$129,900	4	1	0	1814	62025
927	HALE	EDWARDSVILLE	IL	\$132,000	2	2	1	1100	62025
1313	CARRIBEAN	EDWARDSVILLE	IL	\$134,900	3	2	0	2204	62025
829	KLEIN	EDWARDSVILLE	IL	\$135,000	3	1	0	1220	62025
9	ABNER	EDWARDSVILLE	IL	\$135,000	3	2	1	1380	62025
318	STATE	EDWARDSVILLE	IL	\$139,000	3	2	1	2274	62025
525	RANDLE	EDWARDSVILLE	IL	\$139,000	3	2	0	1316	62025
1214	EMERSON	EDWARDSVILLE	IL	\$139,900	2	1	0	1325	62025
1134	TARTUGA	EDWARDSVILLE	IL	\$139,900	3	2	0	1260	62025
1217	HARRISON	EDWARDSVILLE	IL	\$139,900	3	2	1	1476	62025
155	HOLIDAY	EDWARDSVILLE	IL	\$139,900	3	2	0	1504	62025
240	THOMAS TERRACE	EDWARDSVILLE	IL	\$139,900	3	1	0	1236	62025
5222	OLD CARPENTER	EDWARDSVILLE	IL	\$139,900	3	1	0	1204	62025

* Data taken from Average Value of Single Family Homes in North Main Street Redevelopment Area

Information provided by Multiple Listing Service (MLS)

"Distance"- All properties are within 5 miles of Redevelopment Project Area.

TABLE 5 - Available Replacement Housing Rental Units
North Main Street Redevelopment Area

EXISTING RENTAL UNITS**

H63. MEDIAN GROSS RENT (DOLLARS) [1] - Universe: Specified renter-occupied housing units paying cash rent

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

	Block Group 1, Census Tract 4029, Madison County, Illinois	Block Group 2, Census Tract 4029, Madison County, Illinois	Block Group 3, Census Tract 4029, Madison County, Illinois	Block Group 1, Census Tract 4030.01, Madison County, Illinois	Average
Median gross rent	\$578	\$488	\$531	\$415	\$503

***Please note that the Area encompasses only a portion of the Census Blocks listed above and is presented in summary form only. As a result, the Census Block Data includes areas that are larger than the Area.*

EXISTING RENTAL HOUSING AVAILABLE

STREET NUMBER	STREET NAME	CITY	STATE	RENTAL RATE	BEDROOMS	BATHS	ZIP CODE
1912	Cloverdale	Edwardsville	IL	\$450	1	1.5	62025
1105	Cobblestone	Edwardsville	IL	\$400	1	1	62025
101	M St. Apt. D	Edwardsville	IL	\$630	2	1	62025
514A	Randle Ave	Edwardsville	IL	\$400	1	1	62025
222B	N. Kansas	Edwardsville	IL	\$535	1	1	62025
222D	N. Kansas	Edwardsville	IL	\$640	2	1	62025
407	N. Cass	Edwardsville	IL	\$650	2	1	62025
514B	N. Randle	Edwardsville	IL	\$525	2	1	62025
428B	M St.	Edwardsville	IL	\$525	1	1	62025
Average				\$528	1.44	1.06	

Information provided by (MLS), classified ads in Edwardsville Intelligencer, GLS Properties, www.glenedrents.com & apartments.com

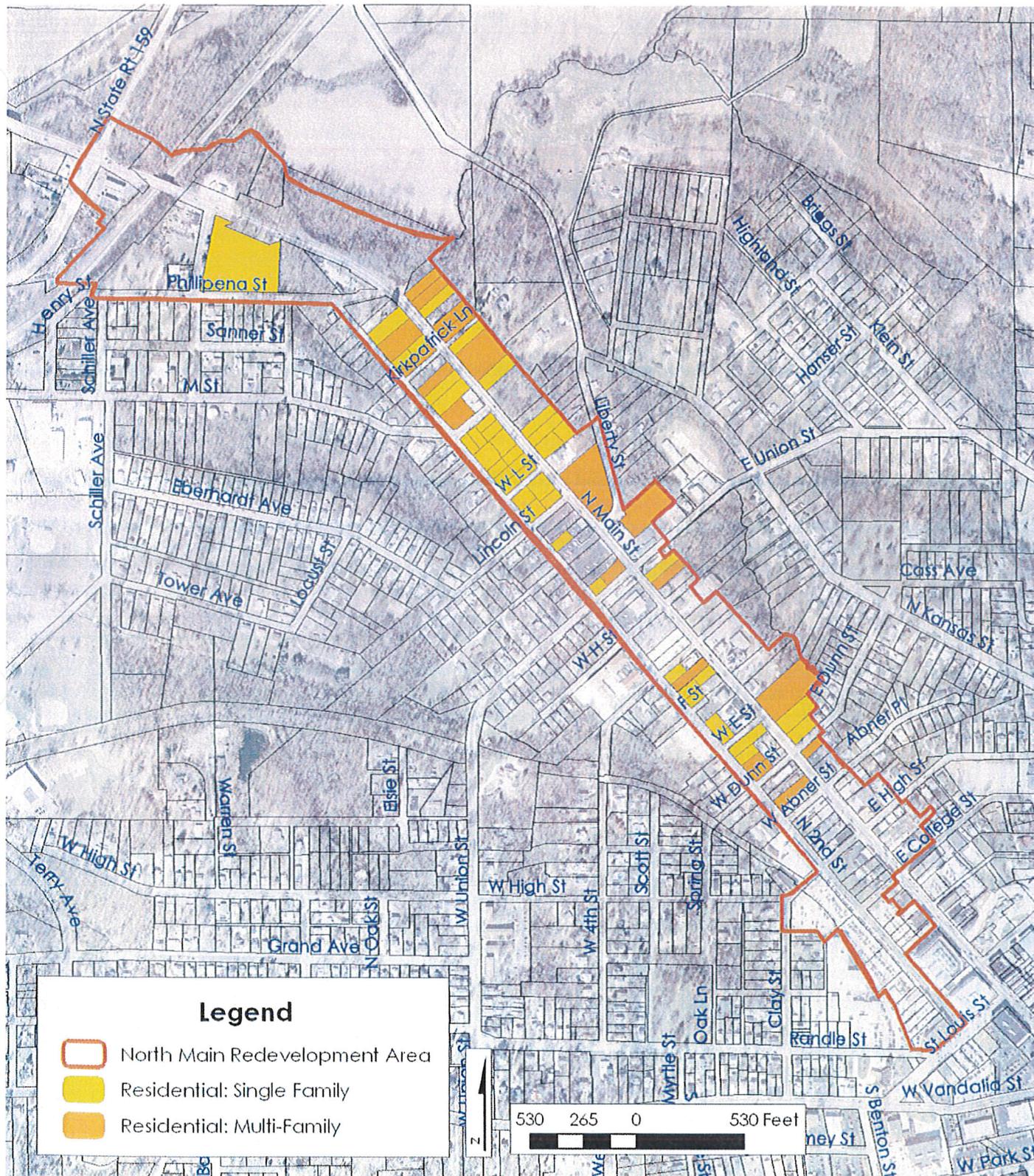
"Distance" - All properties are within 5 miles of Redevelopment Project Area.

TABLE 6 - Income Characteristics
North Main Street Redevelopment Area

Income Category	¹ Households	² % of Total
Very, very low income (0-30% of median)	205	12%
Very low income (30%-50% of median)	180	10%
Low income (50-80% of median)	527	30%
Moderate income (80%-100% of median)	255	15%
At or Above median income (100%+)	591	34%
TOTAL	1,758	100%

1 Median Income of \$50,921 used for this analysis as reported for City of Edwardsville, IL for 2000 U.S. Census.

2 "Total" includes all sample data for Census Tract 4029, Blocks 1, 2 and 3, and Census Tract 4030.01 Block 1.



Existing Residential Housing
NORTH MAIN REDEVELOPMENT AREA
 City of Edwardsville, Illinois | September 2007

DMi, LLC
 1254 Camp Jackson Rd.
 Cahokia, Illinois 62206

Appendix B
Legal Description

Part of the City of Edwardsville Corporate Limits located in Sections 2, 3, and 11, Township 4 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Beginning at the intersection of the southwest right of way line of North Second Street and the south right of way line of Phillipena Street; thence westwardly along the south right of way line of Phillipena Street and its westerly prolongation to the east right of way line of the Norfolk and Western Railroad; thence northwestwardly and perpendicular to the centerline of said railroad to the west right of way line thereof; thence northeastwardly along said northwest right of way line to the southwest line of a tract conveyed to Moto Inc. by deed recorded in Book 2972 on page 1745 of the Madison County records; thence westwardly, northwardly, and westwardly along the southerly line of said Moto tract and its westerly prolongation to the west right of way line of Old Alton Edwardsville Road; thence northeastwardly along said west right of way line and its northerly prolongation to the old centerline of Cahokia Creek; thence eastwardly along said centerline to the northeasterly prolongation of the northwest line of Lot 142 of the Original Town of Edwardsville; thence southwestwardly along said prolongation to the northernmost corner of Lot 142; thence southeastwardly along the northeast line of the Original Town of Edwardsville to the northwest corner of Lot 8 of the Original Town of Edwardsville; thence northeastwardly along the prolongation of the northwest line of Lot 8 to the northeast right of way line of Liberty Street; thence southeastwardly along said northeast right of way line to the west line of a tract conveyed to Carver by deed recorded in Book 3666 on page 557 of the Madison County records; thence northeasterly along the northwestern line of said Carver tract to the northern corner thereof; thence southeastwardly along the northeasterly line of said Carver tract to the northeasterly corner thereof; thence southwestwardly along the southeasterly line of said Carver tract to the northeast line of the Original Town of Edwardsville; thence southeastwardly along said northeast line to the southeast right of way line of East Union Street; thence southwestwardly along said right of way line to the southwest line of a tract conveyed to Ebert by deed recorded in Book 4396 on page 316 of the Madison County records; thence southeastwardly along the southwest line of said Ebert tract to the southernmost corner thereof; thence northeasterly along the southeast line of said Ebert tract to the southwest line of a tract conveyed to Carver by deed recorded in Book 3507 on page 389 of the Madison County records; thence southeastwardly along said southwest line and its prolongation to the east right of way line of H Street; thence southwestwardly along said east right of way line to the southwest line of a tract conveyed to JAS Properties, Inc. by deed recorded as Document 2007R12201 of the Madison County records; thence southeasterly along said southwest line to the southeast line of said JAS Properties tract; thence northeasterly along said southeast line to the northeast line of the Original Town of Edwardsville; thence southeasterly along the northeast line of said Original Town of Edwardsville to the easterly right of way line of F Street; thence northeastwardly along the westerly line of a tract conveyed to Immanuel United Methodist Church by deed recorded in book 2980 of page 1104 of the Madison County records to the northeastern line thereof; thence southeastwardly along the northeast line of said tract, along the northeasterly line of a tract conveyed to Lantz and Lantz Inc. by deed recorded in Book 3679 on page 1626 of the Madison County records, and along the northeast line of a tract conveyed to Duncan Properties by deed recorded as Document 2007R30929 of the Madison County records to the easternmost corner thereof; thence southwestwardly along the southeast line of said Duncan Properties tract to the northeast line of a tract conveyed to Allen by deed recorded in Book 3293 on page 2219 of the Madison County records; thence southeastwardly along said northeast line to the easterly corner thereof; thence southwestwardly along the southeast line of said Allen tract to the northeast line of a tract conveyed to Tompkins LLC by deed recorded as Document 2006R06218 of the Madison County records; thence

southeastwardly along said northeast line and its easterly prolongation to the easterly right of way line of Dunn Street; thence southwestwardly along said easterly right of way line to the northeast line of a tract conveyed to Mindrup Trust by deed recorded as Document 2006R17690 of the Madison County records; thence southeastwardly along said northeast line and its prolongation to the east right of way line of Abner Place; thence northeasterly along said easterly right of way line to the northeast line of a tract conveyed to Nash by deed recorded in Book 3553 on page 341 of the Madison County records; thence southeastwardly along said northeast line and along the northeast line of a tract conveyed to The City of Edwardsville by deed recorded in Book 3169 on page 206 of the Madison County records to the northwest line of a tract conveyed to the City of Edwardsville by deed recorded in Book 1064 on page 135 of the Madison County records; thence northeasterly along said northwest line to the northernmost corner thereof; thence southeasterly along the northeasterly line of said tract and its prolongation to the east right of way line of East High Street; thence northeasterly along said east right of way line to the northeasterly line of a tract conveyed to Weber Funeral Home, Inc by deed recorded in Book 3374 on page 962 of the Madison County records; thence southeastwardly along said northeasterly line to the southeasterly line of a tract conveyed to Bruce by deed recorded as Document 2006R28298 of the Madison County records; thence northeasterly along said southeasterly line to the northeastern line of said Weber Funeral Home, Inc tract; thence southeastwardly along said northeasterly line to the northernmost corner of Lot 7 of Maryland Addition as shown by Plat Book 9 on page 35 of the Madison County records; thence southwestwardly along the northwest lines of Lots 7 and 6 of said subdivision to the westernmost corner of Lot 6; thence southeastwardly along the southwest line of Lot 6 to the west right of way line of East College Street; thence southwestwardly along said west right of way line and its prolongation to the southwest right of way line of North Main Street; thence southeastwardly along said southwest right of way line to the east right of way line of West College Street; thence southwestwardly along said east right of way line to the southwest line of a tract conveyed to 241 LLC by deed recorded in Book 4618 on page 6171 of the Madison County records; thence southeastwardly along said southwest line to the southernmost corner thereof; thence northeastwardly along the southeast line of said tract to the southwest corner of a tract conveyed to 241 LLC by deed recorded as Document 2004R51613 of the Madison County records; thence southeastwardly along the southwest line of said tract to the southernmost corner thereof; thence northeastwardly along the southeast line of said tract to the southwest right of way line of North Main Street; thence southeastwardly along said southwest right of way line to the northernmost corner of a tract conveyed to Madison County by deed recorded in Book 3081 on page 1283 of the Madison County records; thence southwestwardly along the northwest line of said Madison County tract to the northeast right of way line of North Second Street; thence southeastwardly along said right of way line to the westerly right of way line of St. Louis Street; thence southwestwardly along said westerly right of way line to the northerly right of way line of Randle Street; thence westwardly along said north right of way line to the easterly corner of a tract conveyed to Madison County by deed recorded in Book 3214 on page 893 of the Madison County records; thence northwestwardly along the northeast line of said tract to the easterly corner of a tract conveyed to Madison County by deed recorded in Book 3072 on page 146 of the Madison County records; thence southwestwardly, northwestwardly, and westwardly along the southerly line of said tract and its westerly prolongation to the west right of way line of Clay Street; thence northwardly along said west right of way line to the north right of way line of West High Street; thence eastwardly along said north right of way line to a right of way deflection; thence northeastwardly along the westerly right of way line of West High Street to the southwesterly right of way line of North Second Street; thence northwestwardly along said southwesterly right of way line to the point of beginning.

Appendix C
Parcel ID List

Appendix C - Parcel ID List

PIN	OWNER
14-1-15-03-16-401-005	TOSOVSKY ERNEST A
14-2-15-02-17-301-010	SIGMA PHI EPSILON
14-2-15-02-17-301-011	GABRIEL ANTHONY
14-2-15-02-17-301-012	HAWKINS WILLIAM
14-2-15-02-17-301-013	HAWKINS WILLIAM
14-2-15-02-17-301-014	DEPPE TIMOTHY
14-2-15-02-17-301-015	SPICKERMAN GERALD
14-2-15-02-17-301-016	SPICKERMAN GERALD
14-2-15-02-17-301-017	LIAUTAUD KIMBER L
14-2-15-02-17-301-019	ZUPANCI JAMES JOSEPH
14-2-15-02-17-301-020	GRINTER GREG HOMES
14-2-15-02-17-303-009	CARVER VERNON
14-2-15-02-17-303-009.001	NGUYEN NGHI THANH
14-2-15-02-17-303-009.001	NGUYEN NGHI THANH
14-2-15-02-17-303-009.002	CARVER VERNON
14-2-15-02-17-304-007	HAIRSTON LAVONTAS A
14-2-15-02-17-304-008	BRADLEY MARK J
14-2-15-02-17-304-009	SPONEMAN ARNO VIII
14-2-15-02-17-304-010	HALL EDGAR E
14-2-15-02-17-304-011	BRADLEY MARK J
14-2-15-02-17-304-012	GRINTER C RAYMOND TR
14-2-15-02-17-304-013	MEGA DANIEL J
14-2-15-02-17-304-014	SPICKERMAN GERALD
14-2-15-02-17-304-015	EVANS JOHN
14-2-15-02-17-304-016	AHRENS STEVEN G
14-2-15-02-17-304-017	MEDLEY JOHN PAUL
14-2-15-02-17-304-018	WILL V JANE
14-2-15-02-17-304-019	HORTON EDGAR J
14-2-15-02-17-304-020	CRABTREE DARLENE J
14-2-15-02-17-304-021	SCHUH TODD K
14-2-15-02-17-304-022	CLARK VAN JR
14-2-15-02-17-304-023	KELLER DALE V AND JAMES I
14-2-15-02-17-304-024	KELLER DALE V AND JAMES I
14-2-15-02-17-304-025	KELLER DALE V AND JAMES I
14-2-15-02-17-304-026	KELLER JAMES I
14-2-15-02-17-304-027	KELLER DALE AND JAMES I
14-2-15-11-05-103-006	EDEN UNITED CHURCH
14-2-15-11-05-103-007	LANDAU ALEX R
14-2-15-11-05-103-008	LANDAU ALEX R
14-2-15-11-05-103-009	LANDAU ALEX R
14-2-15-11-05-103-010	LANDAU ALEX R
14-2-15-11-05-103-010.001	EVANS CHRISTINE M
14-2-15-11-05-103-011	MADISON COUNTY HISTORICAL
14-2-15-11-05-103-012	MADISON COUNTY HISTORICAL
14-2-15-11-05-103-013	MADISON COUNTY HISTORICAL
14-2-15-11-05-103-014	OAKLEY DENNIS
14-2-15-11-05-103-015	REITER SHAWN R
14-2-15-11-05-103-016	MEYER ROBERT A
14-2-15-11-05-103-017	POLINSKE BRIAN L

Appendix C - Parcel ID List

PIN	OWNER
14-2-15-11-05-103-018	IMMANUEL UNITED METHODIST
14-2-15-11-05-103-019	IMMANUEL UNITED METHODIST
14-2-15-11-05-103-020	IMMANUEL UNITED METHODIST
14-2-15-11-05-103-021	BYLER KEITH
14-2-15-11-05-103-023	CLYMER TERRY ANN
14-2-15-11-05-103-024	CARVER VERNON
14-2-15-11-05-103-025	SINN KAY E
14-2-15-11-05-103-026	CARVER VERNON
14-2-15-11-05-103-026.001	CITY OF EDWARDSVILLE
14-2-15-11-06-101-002	IMMANUEL UNITED METHODIST
14-2-15-11-06-101-003	LAND AND LANTZ INC
14-2-15-11-06-101-005	HUDLIN ENTERPRISES INC
14-2-15-11-06-101-006	ALLEN ELIZABETH
14-2-15-11-06-101-007	TOMPKINS LLC
14-2-15-11-06-103-001	MINDRUP WILLIAM E
14-2-15-11-06-103-002	MINDRUP WILLIAM E
14-2-15-11-06-103-030	MINDRUP WILLIAM E
14-2-15-11-06-104-003	SLY JANE ANNE
14-2-15-11-06-104-004	MINDRUP WILLIAM E
14-2-15-11-06-104-004.001	MINDRUP WILLIAM E
14-2-15-11-06-104-005	PIPER OLIVER E
14-2-15-11-06-104-006	PIPER OLIVER E
14-2-15-11-06-104-007	MINDRUP WILLIAM E
14-2-15-03-15-401-008	MOTO INC
14-2-15-03-15-401-011	TRUST # 3573 & 3574
14-2-15-03-15-401-012	YOUNT IRENE N TTEE
14-2-15-03-15-401-903	WABASH R R
14-2-15-03-16-401-004	THE BANK OF EDWARDSVILLE
14-2-15-03-16-401-006	TRUST # 3573
14-2-15-03-16-401-007	BODE DALE
14-2-15-03-16-401-007.001	KLINGEL HOUSE TEA ROOM INC
14-2-15-03-16-401-008	TRC RENTALS INC
14-2-15-03-16-401-008.001	EBERHART SIGN AND LIGHTING
14-2-15-03-20-402-001	LANDAU ALEX
14-2-15-03-20-402-003	PHELPS CONSTRUCTION INC
14-2-15-03-20-402-004	PHELPS CONSTRUCTION INC
14-2-15-03-20-402-006	LANDSHIRE
14-2-15-03-20-402-007	SPONEMAN ARNO V III
14-2-15-03-20-402-008	HENSON DENNIS FANE
14-2-15-03-20-402-009	KELLERMAN GREGORY K
14-2-15-03-20-402-010	MILLER LESTER LEO
14-2-15-03-20-402-011	HENSON DENNIS F
14-2-15-03-20-402-012	HENSON DENNIS F
14-2-15-03-20-402-013	HARTNAGEL CATHERINE
14-2-15-03-20-402-014	HARTNAGEL CATHERINE
14-2-15-03-20-402-015	COULTAS ROBERT L
14-2-15-03-20-402-016	ELLSWORTH ROGER
14-2-15-03-20-402-017	KELLERMAN GREGORY K
14-2-15-03-20-402-018	KELLERMAN GREGORY K
14-2-15-03-20-402-019	SAXENA ARVIND K

Appendix C - Parcel ID List

PIN	OWNER
14-2-15-11-05-103-018	IMMANUEL UNITED METHODIST
14-2-15-11-05-103-019	IMMANUEL UNITED METHODIST
14-2-15-11-05-103-020	IMMANUEL UNITED METHODIST
14-2-15-11-05-103-021	BYLER KEITH
14-2-15-11-05-103-023	CLYMER TERRY ANN
14-2-15-11-05-103-024	CARVER VERNON
14-2-15-11-05-103-025	SINN KAY E
14-2-15-11-05-103-026	CARVER VERNON
14-2-15-11-05-103-026.001	CITY OF EDWARDSVILLE
14-2-15-11-06-101-002	IMMANUEL UNITED METHODIST
14-2-15-11-06-101-003	LAND AND LANTZ INC
14-2-15-11-06-101-005	HUDLIN ENTERPRISES INC
14-2-15-11-06-101-006	ALLEN ELIZABETH
14-2-15-11-06-101-007	TOMPKINS LLC
14-2-15-11-06-103-001	MINDRUP WILLIAM E
14-2-15-11-06-103-002	MINDRUP WILLIAM E
14-2-15-11-06-103-030	MINDRUP WILLIAM E
14-2-15-11-06-104-003	SLY JANE ANNE
14-2-15-11-06-104-004	MINDRUP WILLIAM E
14-2-15-11-06-104-004.001	MINDRUP WILLIAM E
14-2-15-11-06-104-005	PIPER OLIVER E
14-2-15-11-06-104-006	PIPER OLIVER E
14-2-15-11-06-104-007	MINDRUP WILLIAM E
14-2-15-03-15-401-008	MOTO INC
14-2-15-03-15-401-011	TRUST # 3573 & 3574
14-2-15-03-15-401-012	YOUNT IRENE N TTEE
14-2-15-03-15-401-903	WABASH R R
14-2-15-03-16-401-004	THE BANK OF EDWARDSVILLE
14-2-15-03-16-401-006	TRUST # 3573
14-2-15-03-16-401-007	BODE DALE
14-2-15-03-16-401-007.001	KLINGEL HOUSE TEA ROOM INC
14-2-15-03-16-401-008	TRC RENTALS INC
14-2-15-03-16-401-008.001	EBERHART SIGN AND LIGHTING
14-2-15-03-20-402-001	LANDAU ALEX
14-2-15-03-20-402-003	PHELPS CONSTRUCTION INC
14-2-15-03-20-402-004	PHELPS CONSTRUCTION INC
14-2-15-03-20-402-006	LANDSHIRE
14-2-15-03-20-402-007	SPONEMAN ARNO V III
14-2-15-03-20-402-008	HENSON DENNIS FANE
14-2-15-03-20-402-009	KELLERMAN GREGORY K
14-2-15-03-20-402-010	MILLER LESTER LEO
14-2-15-03-20-402-011	HENSON DENNIS F
14-2-15-03-20-402-012	HENSON DENNIS F
14-2-15-03-20-402-013	HARTNAGEL CATHERINE
14-2-15-03-20-402-014	HARTNAGEL CATHERINE
14-2-15-03-20-402-015	COULTAS ROBERT L
14-2-15-03-20-402-016	ELLSWORTH ROGER
14-2-15-03-20-402-017	KELLERMAN GREGORY K
14-2-15-03-20-402-018	KELLERMAN GREGORY K
14-2-15-03-20-402-019	SAXENA ARVIND K

Appendix C - Parcel ID List

PIN	OWNER
14-2-15-03-20-402-020	ZABOLI DEBORAH
14-2-15-03-20-402-021	TRC RENTALS INC
14-2-15-11-05-101-008	KELLER DALE V AND JAMES I
14-2-15-11-05-101-009	KELLER DALE V AND JAMES I
14-2-15-11-05-101-010	H A P INCORP
14-2-15-11-05-101-011	SETHALER SHIRLEY A
14-2-15-11-05-103-001	GREG & TAL INC
14-2-15-11-05-103-002	EDEN UNITED CHURCH
14-2-15-11-05-103-003	EDEN UNITED CHURCH
14-2-15-11-05-103-004	GERMAN EVANGELICA EDEN CONGR
14-2-15-11-05-103-005	EDEN UNITED CHURCH
14-2-15-11-06-104-008	BURGESS EDWARD W
14-2-15-11-06-104-009	FREITAG LARRY E
14-2-15-11-06-104-010	BEETNER EMMET
14-2-15-11-06-104-011	MINDRUP WILLIAM E
14-2-15-11-06-104-012	PATEL PRAGNESH M
14-2-15-11-06-104-013	PATEL PRAGNESH M
14-2-15-11-06-104-014	MEYER JOSEPH E
14-2-15-11-06-104-015	MEYER JOSEPH E
14-2-15-11-06-104-016	MEYER JOSEPH E
14-2-15-11-06-105-001	NASH VAN A
14-2-15-11-06-105-002	CITY OF EDWARDSVILLE
14-2-15-11-06-105-029	CITY OF EDWARDSVILLE
14-2-15-11-06-106-001	RODNEY W EDWARD
14-2-15-11-06-106-002	WEBER MICHAEL D
14-2-15-11-06-106-003	WEBER FUNERAL HOME INC
14-2-15-11-10-102-007	MADISON COUNTY
14-2-15-11-10-102-028	NEWSONG FELLOWSHIP
14-2-15-11-10-102-029	EDW INTELLIGENCER INC
14-2-15-11-10-102-030	EDW INTELLIGENCER INC
14-2-15-11-10-102-031	EBERHART RAY W
14-2-15-11-10-102-032	ABSTRACTS AND TITLES INC
14-2-15-11-10-102-033	MADISON COUNTY
14-2-15-11-10-102-034	MADISON COUNTY
14-2-15-11-10-102-036	MADISON COUNTY
14-2-15-11-10-102-037	MADISON COUNTY
14-2-15-11-10-103-002	STRAUBE WILLIAM G
14-2-15-11-10-103-003	LEWIS WEBB W MARGARET J
14-2-15-11-10-103-003.001	MCDONALD JANICE
14-2-15-11-10-103-005	SCHULTE JOHN B
14-2-15-11-10-103-007	MADISON COUNTY
14-2-15-11-10-103-010	STEINMAN DONNA L TR
14-2-15-11-10-103-011	MADISON COUNTY
14-2-15-11-10-103-012	CATALANO DOROTHY A
14-2-15-11-10-103-012.001	MADISON COUNTY
14-2-15-11-10-103-013	EAKER THOMAS L
14-2-15-11-10-103-014	MADISON COUNTY
14-2-15-11-10-103-015	MEYER DONALD EDWARD TTEE
14-2-15-11-10-103-015.001	MADISON COUNTY
14-2-15-11-10-104-001	WEBER FUNERAL HOME INC

Appendix D
Illustrations

North Main Redevelopment Area: Qualifying Factors *Illustrations*



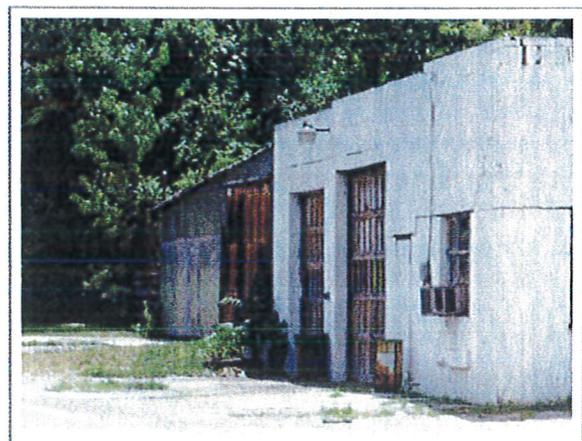
Exemplification of deterioration within the structure and the site, this is also one of the few examples of overcrowding of structures.



Deteriorated fascia, windows, porch and driveway along the central portion of Main St.



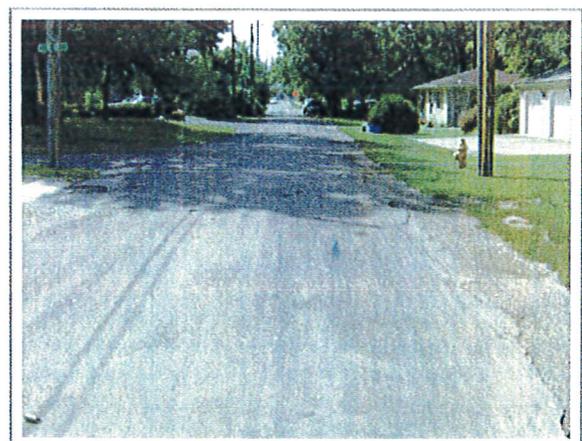
Obsolescence, deterioration, and vacancy exemplified in the lot and building at the Lincoln School.



A view from the south side of the vacant hydraulic shop exhibiting deterioration in the lot, and obsolescence as well as deterioration within the structure.



Facing south on 2nd street, there is neither drainage, nor adequate shoulders. The street itself is also in a deteriorated state.



At the intersection of O St. and 2nd St., there exists cracked and patched roadway, no curbs or drains, nor sidewalk.

North Main Redevelopment Area: Qualifying Factors *Illustrations*



Deteriorated conditions in both the lot and the structure.



A view of the (badly) deteriorated lot at the Lincoln School. Notice the lot's cracking and crumbling, as well as the weeds growing through the paving.



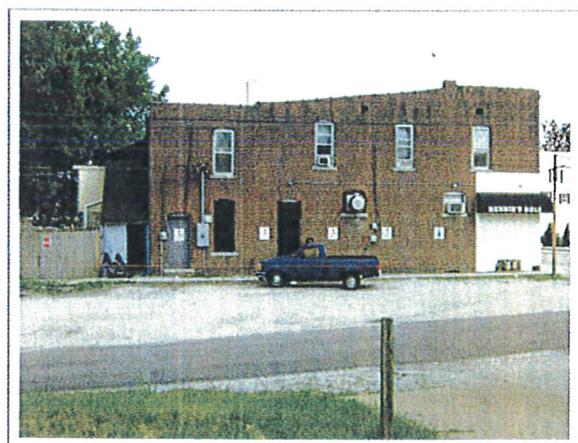
The intersection of Liberty and Main. Note the significant deterioration of the street and lack of curbs, drainage, and sidewalks.



Looking north on Main. Take notice of the seven points of ingress/egress shown just on this single block.



A view of the vacant area formerly the Autotire store.



Directly south of Lincoln School, this property exhibits deteriorated conditions as regards both the structure and the site.

DMi

END OF DOCUMENT