

DRAFT

Tax Increment Financing Redevelopment Plan & Project

TIF District No. 6
Redevelopment Project Area

Prepared for
City of Sparta, Illinois

Prepared by
PGAV PLANNERS

May 13, 2022

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SECTION I - INTRODUCTION

On February 14, 2022, the Sparta City Council passed Resolution No. 22-03 stating the City's intent to designate a portion of the City as a tax increment finance, or "TIF," Redevelopment Project Area and to induce development interest within such area pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"). The area is referred to herein as the TIF District 6 Redevelopment Project Area, or the "Area." The boundaries of the Area are as shown on **Exhibit A - Redevelopment Project Area Boundary**. Refer also to the **Boundary Description** contained in the **Appendix** as **Attachment A**.

Some parcels are vacant, and others contain buildings, associated parking areas, and other site improvements. Many buildings and related site improvements suffer from advanced age and physical deterioration.

The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will serve to redevelop aging properties and infrastructure that will likely enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, although the Area contains more than 74 inhabited residential units in total, a housing impact study need not be performed since the redevelopment plan will not result in the displacement of more than 9 inhabited residential units.

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

Exhibit A – Redevelopment Project Area Boundary

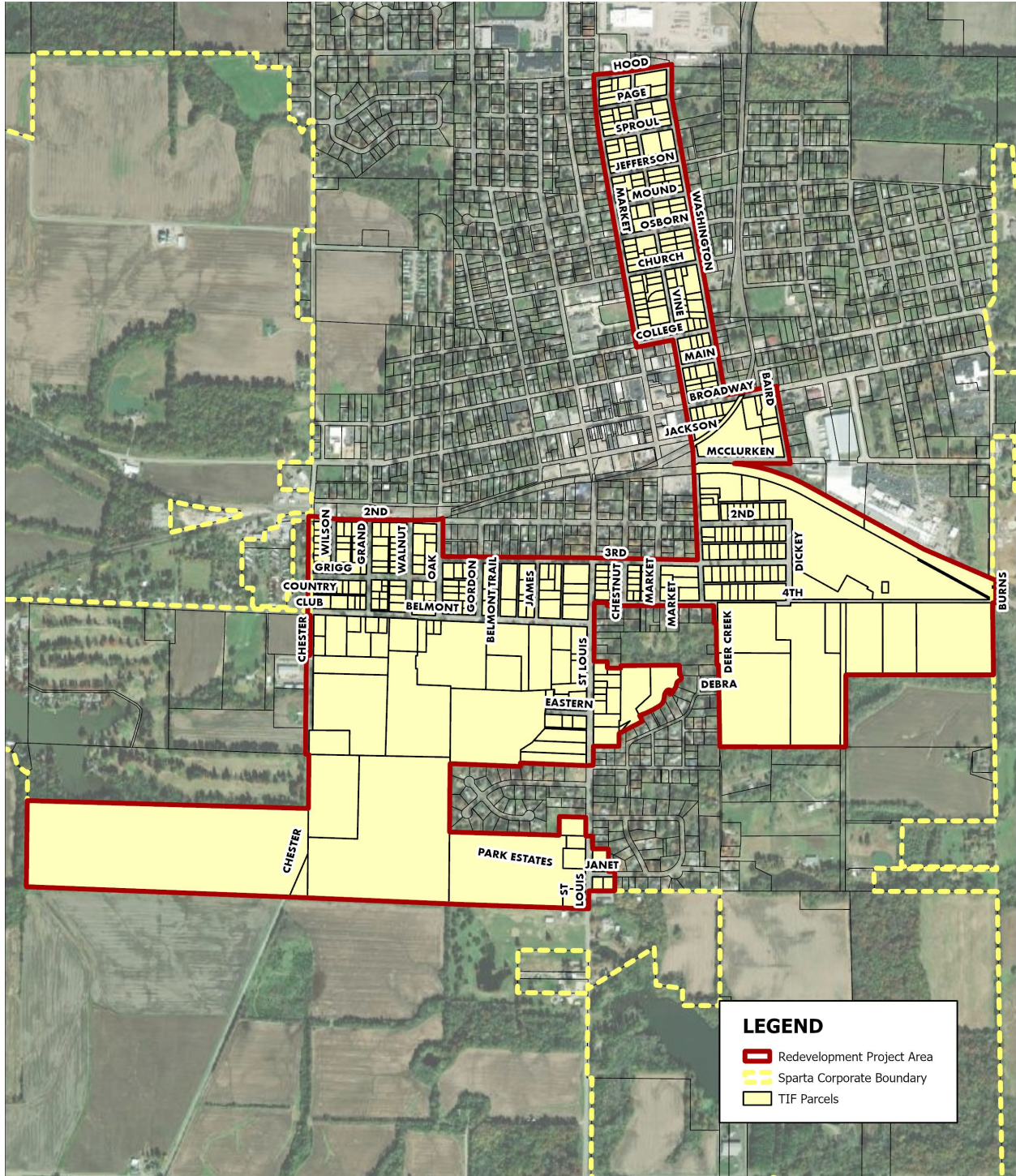


Exhibit A: Redevelopment Project Area

Sparta, IL
April 2022



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SECTION II - BASIS FOR ELIGIBILITY OF THE AREA

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act. This section documents the relevant statutory requirements and how the Area meets the eligibility criteria as a combination of blighted and conservation areas.

Definition of a Blighted Area

The TIF Act states that a “blighted area” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:”

1. “**If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:”
 - A. “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.”
 - B. “Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.”
 - C. “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.”
 - D. “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.”

- E. “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.”
- F. “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.”
- G. “Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.”
- H. “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.”
- I. “Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.”
- J. “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.”
- K. “Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or

underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.”

- L. “Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.”
 - M. “The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.”
1. **“If vacant,** the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:”
 - A. “Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.”
 - B. “Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.”
 - C. “Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.”
 - D. “Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.”

- E. “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.”
 - F. “The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.”
2. **“If vacant**, the sound growth of the redevelopment project area is impaired by one of the following factors that: (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act; and, (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
- A. The area consists of one or more unused quarries, mines, or strip mine ponds.
 - B. The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
 - C. The area, prior to its designation, is subject to
 - a. chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency; or
 - b. surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
 - D. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
 - E. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

- F. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

Definition of a Conservation Area

1. **“Conservation area”** means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors, the area is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:
 - A. 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.
 - B. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
 - C. 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.
 - D. 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.
 - E. 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.
 - F. 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.
 - G. Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by

room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

- H. 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.
- I. Excessive land coverage and overcrowding of structures and community facilities.
The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- J. 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.
- K. Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

- L. Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
- M. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Findings

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

- Contacts with City officials knowledgeable about area conditions and history and age of buildings and site improvements.
- On-site field examination of conditions within the Area on March 1-2, 2022 by experienced staff of PGAV. These personnel are trained in techniques and procedures of documenting conditions of real property, streets, etc., and determination of eligibility of designated areas for tax increment financing.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977.
- Examination of Randolph County real property tax assessment records.

On March 1-2, 2022, PGAV staff conducted field investigations to document existing conditions of the properties proposed for the Area. The following narrative summarizes the factors found to be present to a meaningful extent within the Area. **Exhibit B – Current Land Use** shows the current land uses occupying property within the Area. **Exhibit C – Existing Conditions** shows the reasonable distribution of factors throughout the Area.

Exhibit B – Current Land Use

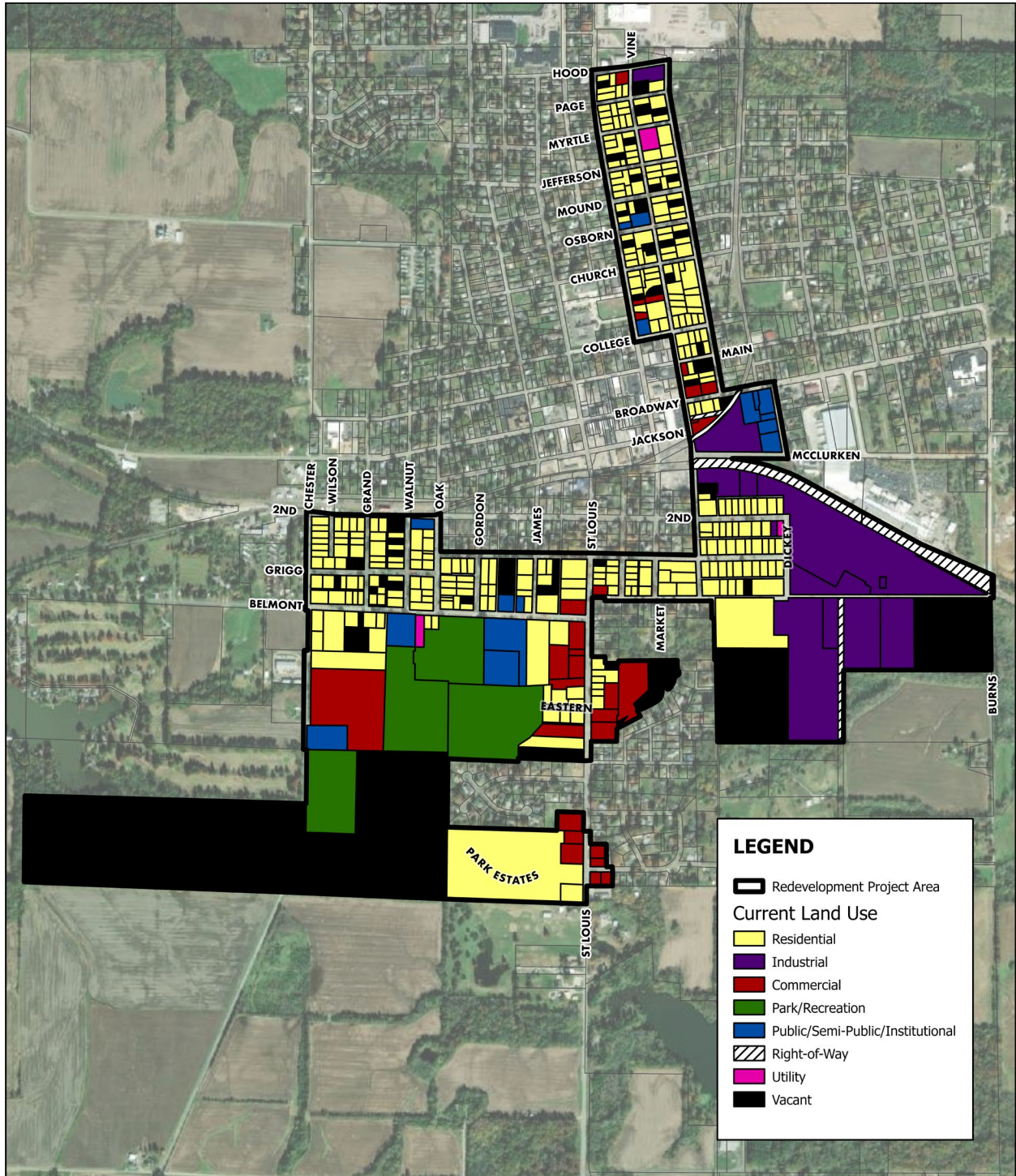


Exhibit B: Current Land Use

Sparta, IL
April 2022

0 0.25 0.5 Miles

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Exhibit C – Existing Conditions of Vacant and Improved Land

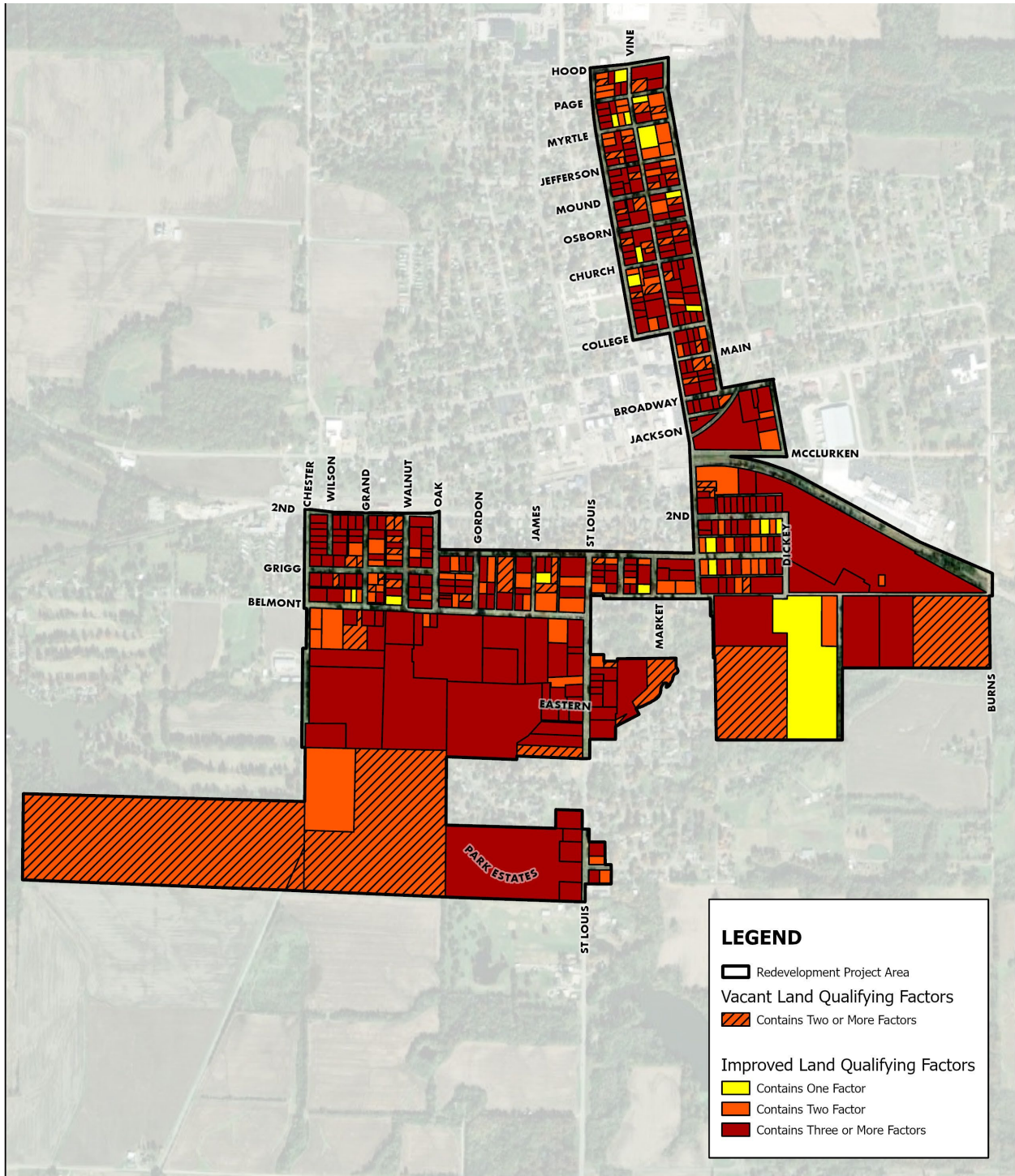


Exhibit C: Existing Conditions of Vacant and Improved Land

Sparta, IL
April 2022



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Exhibit D – Existing Conditions of Public Rights-of-way and Utilities

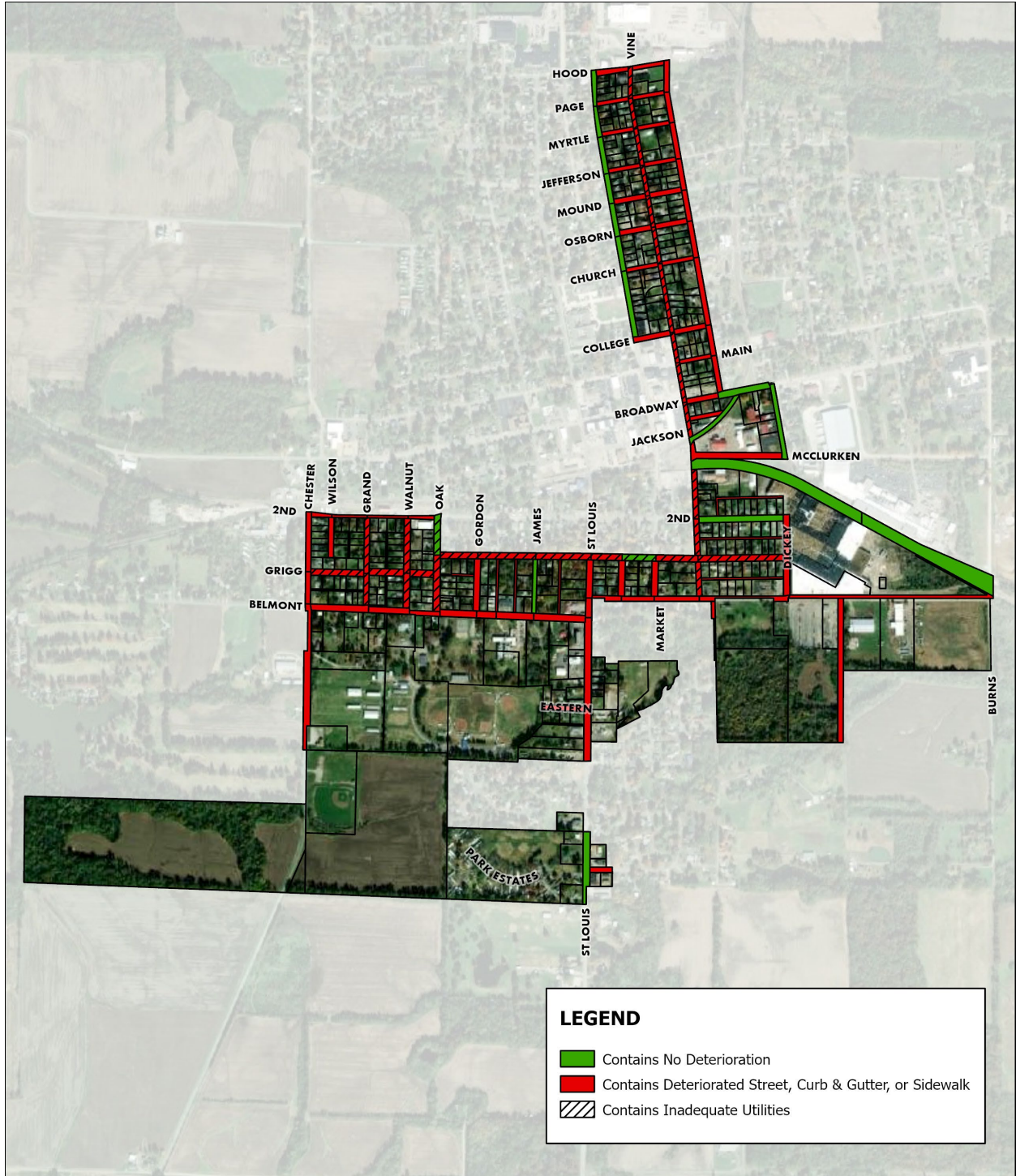


Exhibit D: Existing Conditions of Public Rights-of-way and Utilities

Sparta, IL
April 2022

0 0.25 0.5 Miles

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Exhibit E, below, provides a summary of the blighting and conservation area factors determined by this study and discussed in the following pages of this report.

Exhibit E – Summary of Blighting and Conservation Area Factors

Summary of Blighting and Conservation Area Factors

TIF District 6 Redevelopment Project Area Amendment
City of Sparta, Illinois

Area Summary	Total	%
No. of improved parcels	368	87%
No. of unimproved parcels	53	13%
Total parcels	421	
No. of buildings	620	
No. housing units	433	70%
No. housing units occupied	420	97%
Sub-Area Count	37	100%
CONSERVATION AREA FACTOR:		
No. of buildings 35 years or older	440	71%
IMPROVED LAND (3 or more):		
No. of deteriorated buildings	246	40%
No. of parcels with site improvements that are deteriorated	285	78%
Deteriorated street and/or sidewalk pavement (by Sub-Area)	37	100%
No. of dilapidated buildings	22	4%
No. of obsolete buildings	2	0.3%
No. of structures below minimum code	nd ¹	
No. of buildings lacking ventilation, light or sanitation facilities	nd ¹	
No. of building with illegal uses	nd ¹	
Vacant Buildings (Whole or Partial)	28	5%
No. of parcels with excessive land coverage or overcrowding of structures	5	1%
Inadequate utilities (by Sub-Area)	Yes	
Deleterious land use or layout (by Sub-Area)	Yes	
Lack of community planning	Yes	
Improved Parcels that are Taxable	346	94%
Declining or sub-par EAV growth (3 out of 5 years) (taxable parcels only)	Yes	
VACANT LAND (2 or More):		
Obsolete Platting	nd ¹	
Diversity of Ownership	nd ¹	
Tax Delinquencies	nd ¹	
Deterioration of Struct. Or Site Improvements in Neighboring Areas	53	100%
Environmental Clean-up	nd ¹	
Vacant Parcels that are Taxable	44	83%
Declining or Sub-par EAV Growth	Yes	
VACANT LAND (1 or More):		
Unused Quarry, Mines, Rail, etc.	28	55%
Blighted Before Vacant	2	4%
Chronic Flooding	nd ¹	
Unused or Illegal Disposal Site	nd ¹	

¹ "nd" means Factor is Not Determined

Eligibility of Improved Parcels

1. Summary of Findings on Age of Structures

Age is a prerequisite factor in determining an Area's qualification as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures must have an age of 35 years or greater in order to meet this criterion. The field survey revealed that 440 or 71% of the total 620 structures contained within the Area are 35 years of age or older. Therefore, the age threshold is met for qualifying the improved property within the Area as a conservation area.

2. Summary of Findings on Deterioration (Improved Land Factor #1)

Structural Deterioration

Deteriorating conditions were recorded on 246 or 40% of the 620 structures found in the Area. The field survey of exterior building conditions found defects in the secondary structural components, including windows, doors, gutters, downspouts, exterior walls, roofs, etc.

Site Deterioration

Deteriorating conditions were recorded on 285 or 78% of the 368 improved parcels contained within in the Area. The field survey of site improvements found defects with respect to the condition of surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, surface storage areas, etc. Such evidence of site deterioration includes, unimproved off-street parking surfaces, improved surfaces exhibiting cracking, crumbling, potholes, depressions, loose paving material, weeds protruding through paved surfaces, etc.

Further, the City of Sparta has documented specific conditions of inadequate and deteriorating public infrastructure and utilities serving Area, including needed repairs to, replace of, or construction of new water lines and storm sewers as well as major street improvements. The current state of inadequate and deteriorating public infrastructure and utilities serving the Area has caused reoccurring water line breaks, poor storm water drainage, and regular flooding of residential properties. Existing conditions of inadequate and deteriorating public infrastructure and utilities are documented in a formal letter from Sparta's City Manager dated April 6, 2022, which can be found on **Attachment C** in the **Appendix**.

The evidence provided herein shows that deteriorating conditions are present to a meaning extent and reasonably distributed throughout the improve part of the Area. Therefore, the deterioration threshold is met for qualifying the improved property within the Area as a blighted area. Photographic evidence of deteriorating conditions discussed in this sub-section can be found on **Attachment B** in the **Appendix**. **Exhibit B – Existing Conditions** shows locations of the existing conditions of deterioration in the Area, as discussed herein.

3. Inadequate Utilities (Improved Land Factor #2)

See sub-section 2 - Summary of Findings on Deterioration (Improved Land Factor #1), paragraph 3 of this section

4. Declining or Sub-par EAV Growth (Improved Land Factor #3)

The Area, on the whole, contains property whose equalized assessed valuation has grown at a lower rate than the balance of the City. The area exhibited this characteristic for 4 out of the last 5 years. See **Exhibit D – Comparison of EAV Growth Rates (2015-2020)**.

Exhibit F – Comparison of EAV Growth Rates (2015-2020)

COMPARISON OF EAV GROWTH RATES (2015-2020) ¹
TIF District 6 Redevelopment Project Area

Assessment Year	Project Area EAV	Balance of City ²	Area Growth Rate Less Than Balance of City?	Consumer Price Index (CPI) ³	Area Growth Rate Less Than CPI?
2015	\$ 5,436,147	\$ 39,495,391		237.017	
2016	\$ 5,351,540	\$ 40,101,502		240.007	
Annual Percent Change	-1.6%	1.5%	YES	1.3%	YES
2017	\$ 5,603,617	\$ 42,781,520		245.120	
Annual Percent Change	4.7%	6.7%	YES	2.1%	NO
2018	\$ 6,142,151	\$ 47,722,715		251.107	
Annual Percent Change	9.6%	11.5%	YES	2.4%	NO
2019	\$ 6,168,286	\$ 48,146,682		255.657	
Annual Percent Change	0.4%	0.9%	YES	1.8%	YES
2020	\$ 6,555,209	\$ 47,917,176		258.811	
Annual Percent Change	6.3%	-0.5%	NO	1.2%	NO

¹ Source: Randolph County Assessor data.

² Total City EAV less EAV of the Project Area.

³ Source: U.S. Bureau of Labor Statistics.

5. Lack of Community Planning (Improved Land Factor #4)

The City of Sparta's current Comprehensive Plan was adopted in July 1992 and amended in April 1993. The field survey identified conditions where a lack of community planning exists whether due to development occurring prior to the adoption the plan by the City, or that the plan was not followed at the time of the Area's development. Seventy-one percent (71%) of all structures in the Area are aged 35 years or older, thus the former is the more likely cause of the lack of community planning present in the Area.

The Area contains incompatible land uses around industrial land uses and along the railroad corridors that runs through the Project Area. The Area also contains inadequate street layout, including dead-end streets without modern cul-de-sac roadway design, unimproved alleys, partially improved alleys. These inadequate street right-of-way conditions prevents the safe and convenient flow of public safety, pedestrian, or civilian automobile traffic, and some cases create improper subdivision of parcels. Improper subdivision of parcels in the Area is primarily evidenced in residential neighborhoods containing through-lots (parcels, other than corner lots, containing frontage on more than one street) that do not consistently front on the same street. The Area also contains several vacant residential parcels of inadequate shape and/or size to meet contemporary development standards and which present little or no hope of being redeveloped into a productive residential use without appropriated subdivision or consolidation, a condition which may be further exacerbated where adjacent parcels have unique ownership.

6. Deleterious Layout (Improved Land Factor #5)

See the previous sub-section - Summary of Findings on Lack of Community Planning (Improved Land Factor #4).

7. Excessive Vacancies

The Area contains 28 (5%) out of 620 structures which appeared to be wholly or partially vacant. Several major transportation corridors traverse the Area, including Market Street, Vine Street, Broadway Street, and St. Louis Street along which the Area's commercial uses are primarily concentrated. Nearly half (43%) of all vacant structures surveyed are commercial uses. The Area's commercial uses and commercial vacancies are primarily distributed along South St. Louis Street between West Belmont Street and Janet Avenue. Notable vacancies include:

- The former Joiner's Plumbing & Heating building is a one-story structure totaling approximately 2,379 square feet. Other vacant and deteriorating structures on the property include two accessory storage buildings. The property has been vacant since 2000.
- Former Randolph County Building administrative building – A three-story structure totaling approximately 13,440 square feet. The property has been vacant since 2002.

- A former auto repair and parts retail store is a one-story building totaling approximately 5,000 square feet. The property has been vacant since 2008.
- The former Fast Stop Express gas station, convenience store, and auto repair shop is a one-story structure totaling approximately 1,520 square feet. The property has been vacant since 2018.
- The former Southside Ribs restaurant is a one-story structure totaling approximately 2,843 square feet. Other vacant and deteriorating structures on the property include a mobile home and detached garage. The property became vacant in early 2022.

While existing conditions of excessive vacancies in the Area are worth noting, particularly concentrated areas of commercial vacancy, this condition was not found to be present to a meaningful extent. Thus, excessive vacancies in the Area do not meet the threshold required for qualifying the improved property within the Area using this factor.

8. Dilapidation

Dilapidated conditions were observed on 22 or 4% of the 620 structures found in the Area. These structures exhibit an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, including foundations and exterior walls. Continued neglect of necessary repairs to these structures may contribute to diminishing EAV, and lead to an irreparable state, vacancy, or demolition. Photographic evidence of dilapidated conditions can be found on **Attachment B** in the **Appendix**.

While existing conditions of structural dilapidation in the Area are worth noting, this condition was not found to be present to a meaningful extent. Thus, dilapidation in the Area does not meet the threshold required for qualifying the improved property within the Area using this factor.

Eligibility of Vacant Parcels

There are two methods for qualifying vacant land listed in the TIF Act. One method, as described in Section 1 of this document, states that the City must at least utilize two factors from the stated list of potential factors. The second method states that the City must utilize at least one factor of the list provided in the TIF Act. The vacant land factors are list below according to the method of qualification that applies to them.

1. Unused Quarries, Mines, or Strip Mine Ponds (Factor #1 of the one-factor qualifications for Vacant Land)

The Area contains 28 (55%) out of 53 vacant parcels where which the Illinois State Geological Survey (ILGS) has documented the presence of known underground mines. ILGS uses many factors to determine the potential for mine subsidence in undermined areas (areas where underground mines are present). The primary factor used

is the proximity of an area to underground mines. ILGS utilizes GIS software to define and spatially apply two zones around each of the State's known underground mines. Zone 1 is defined as the area directly over the mapped extent of the mines and the adjacent land extending some distance beyond the mine boundaries that, on the basis of the mapped extent and general depth of the mine, could be affected by mine subsidence. Land adjacent to a mine is included in this zone because subsidence resulting from the collapse of an underground mine can spread sideways as it moves upward to the land surface. Zone 2 represents areas outside the mapped extent of Zone 1, but within a reasonable distance surrounding known underground mines, that could be affected by subsidence due to uncertainty about the exact location of the mine and the extent of its workings. These zones are associated only with known underground mines.

The evidence provided herein shows that underground mines are present to a meaningful extent and reasonably distributed throughout the vacant part of the Area. Therefore, the unused quarries, mines, or strip mine ponds threshold is met for qualifying the vacant property within the Area as a blighted area.

2. Deterioration of Structures or Site Improvements in Neighboring Areas (Factor #1 of the two-factor qualifications for Vacant Land)

The Area contains 53 (100%) out of 53 vacant parcels adjacent to properties containing deteriorated structures and/or site improvements. The evidence provided herein shows that deteriorating conditions are present to a meaningful extent and reasonably distributed throughout the vacant part of the Area. Therefore, the deterioration threshold is met for qualifying the vacant property within the Area as a blighted area.

3. Declining or Sub-par EAV Growth (Factor #2 of the two-factor qualifications for Vacant Land)

See sub-section 5 – Declining or Sub-par EAV Growth (Improved Land Factor #6) of the section entitled “Eligibility of Improved Parcels.”

SECTION III - REDEVELOPMENT PLAN AND PROJECT

Section III and Section IV constitute the Redevelopment Plan and Project for the TIF District 6 Redevelopment Project Area.

General Land Uses to Apply

The general land uses to apply for the Area are shown in **Exhibit E – General Land Use Plan**.

Objectives

The objectives of this Plan are as follows:

1. To provide adequate infrastructure to aid in the development of new and expanding commercial businesses in order to provide employment opportunities for the region.
2. To provide adequate infrastructure to aid in improving the health, safety, and quality of life in commercial and residential neighborhoods within the Area.
3. Enhance the tax base for the City and all other taxing bodies.
4. Encourage and assist private investment and redevelopment within the Area through the provision of financial assistance as permitted by the Act.
5. Complete all public and private actions required in this Plan in an expeditious manner.
6. Maintain transparency and accountability with residents and taxing bodies by reporting annually on Area projects to the State of Illinois and the Joint Review Board.
7. Enter into agreements with private parties and public agencies that protect the long-term financial health and wellbeing of the City.

Exhibit G – Future Land Use Plan Redevelopment Project

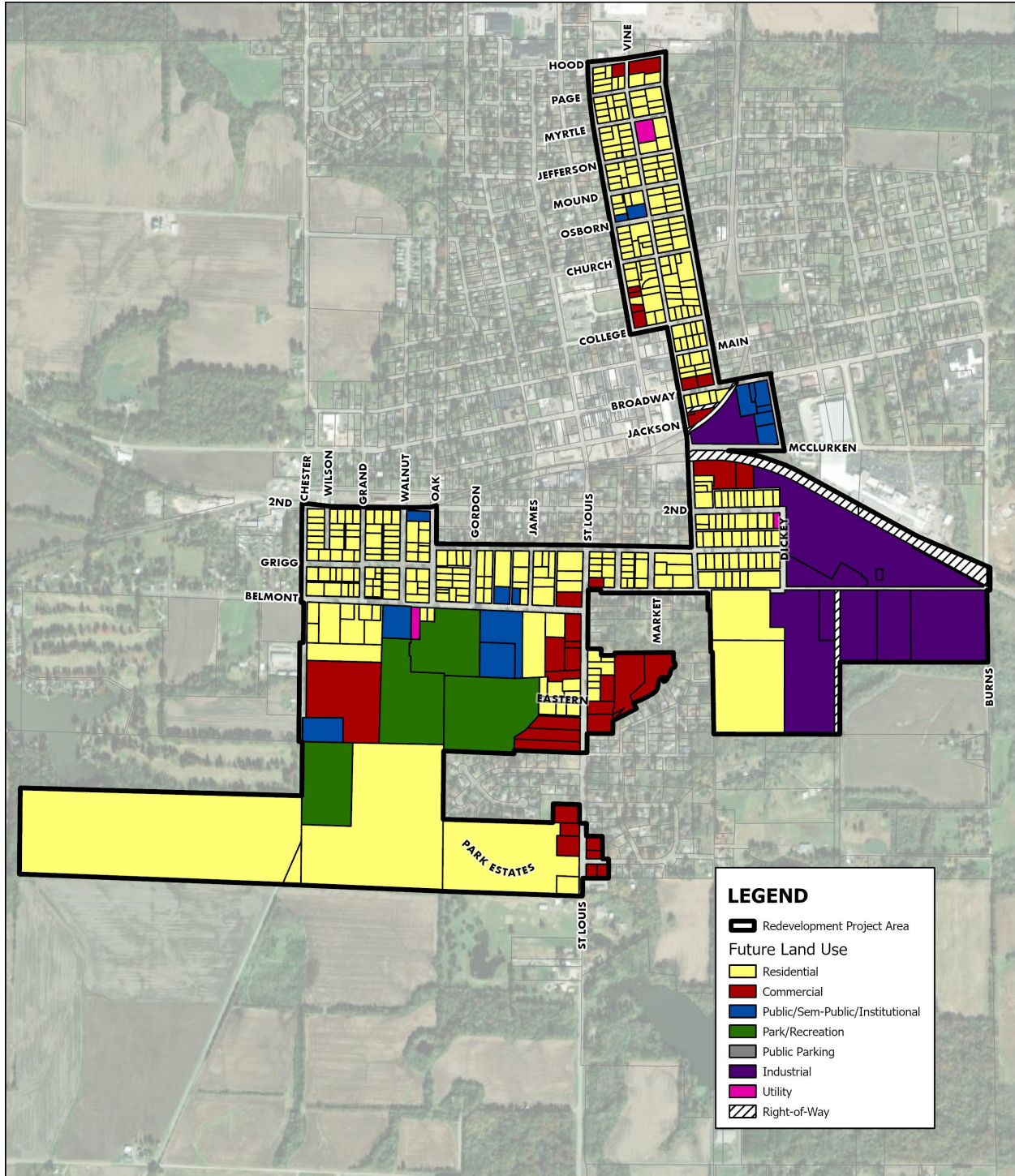


Exhibit G: Future Land Use Plan

Sparta, IL
April 2022

0 0.25 0.5 Miles

PCAV PLANNERS LLC



Program to be Undertaken to Accomplish Objectives

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

Activities necessary to implement the Plan may include the following:

1. Private Development and Redevelopment Activities:

Construction of new private buildings and the rehabilitation of existing private buildings at various locations in the Area.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment. These may include but are not limited to street and sidewalk improvements, land assembly including site acquisition and site preparation, public utilities (e.g., water, sanitary and storm sewer facilities), traffic signalization, and marketing of properties, as well as other programs of financial assistance provided by the City.

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

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

Displacement Certificate:

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

Relocation Assistance:

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

Description of Redevelopment Project Costs

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

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

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

- 1.5.** After July 1, 1999, **annual administrative costs shall not include general overhead or administrative costs of the municipality** that would

still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;

- 1.6. The **cost of marketing sites** within the redevelopment project area to prospective businesses, developers, and investors;
2. **Property assembly costs**, including but not limited to **acquisition of land** and other property, **real or personal**, or rights or interests therein, **demolition of buildings, site preparation**, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and **the clearing and grading of land**;
3. **Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings**, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs **shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building** as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either
 - (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or
 - (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

5. **Costs of job training and retraining projects**, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
6. **Financing costs**, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.
8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);
9. **Payment in lieu of taxes** [see Sec. 11-74.4-3 (m) of the Act];
10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs
 - (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and
 - (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school

districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

11. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (A) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - (D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total
 - (i) cost paid or incurred by the redeveloper for the redevelopment project plus
 - (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.
- 12.** Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
- 13.** After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.

For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become

economically obsolete, or was no longer a viable location for the retailer or serviceman.

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

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

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

Exhibit H – Estimated Redevelopment Project Costs**ESTIMATED REDEVELOPMENT PROJECT COSTS**

TIF District 6 Redevelopment Project Area
City of Sparta, Illinois

Description	Estimated Cost ^{1, 2, & 3}
A. Public Works or Improvements <i>(Construction of public parking structure and other public improvements)</i>	\$681,780
B. Property Assembly <i>(Acquisition of property, building demolition, site preparation, and environmental clean-up)</i>	\$909,040
C. Building Rehabilitation/Retrofit	\$909,040
D. Relocation costs	\$227,260
E. Taxing District Capital Costs	\$227,260
F. Job Training	\$454,520
G. Interest Costs Incurred by Developers <i>(30% of interest costs)</i>	\$227,260
H. Planning, Legal & Professional Services	\$227,260
I. General Administration	\$227,260
J. Financing Costs	\$227,260
K. Contingency	\$227,260
Total Estimated Costs ⁴	\$4,545,200

Notes:

- All costs shown are in 2022 dollars.
- Adjustments may be made among line items within the budget to reflect program implementation experience.
- Private redevelopment costs and investment are in addition to the above.
- The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.

SECTION IV - OTHER FINDINGS AND REQUIREMENTS

Conformance with Comprehensive Plan

The General Land Use Plan conforms with the City's comprehensive plan from April 1993. In addition, all development in the Redevelopment Project Area will comply with applicable codes and ordinances. See **Exhibit G – General Land Use Plan** for more details.

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

The properties in the Area have not been subject to growth and development through investment of private enterprise. Upon examination of equalized assessed valuation (EAV) data for the properties to be added, the lack of investment is evident in the stagnating EAV values (see **Exhibit I – EAV Trends (2015-2020)** below).

Exhibit I – EAV Trends (2015-2020)

EAV Trends (2015-2020)
TIF District 6 Redevelopment Project Area
City of Sparta, IL

	EAV 2015	EAV 2020	Change	Percent	Annual Percent Rate
Redevelopment Project Area	\$ 5,436,147	\$ 6,555,209	\$ 1,119,062	20.6%	3.8%
Balance of City	\$ 39,495,391	\$ 47,917,176	\$ 8,421,785	21.3%	3.9%
CPI ¹	237.017	258.811	21.794	9.2%	1.8%

¹Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics

The evidence presented in Exhibit H on assessed valuation shows that the property values in the Area have not increased at an annual rate that is greater than or equal to the balance of the City for three (3) of the last five (5) calendar years for which information is available

Would Not be Developed “but for” TIF

Residential development or redevelopment, commercial development or redevelopment, and public infrastructure and utilities construction or rehabilitation in the Area would not reasonably be anticipated to occur without the direct participation of the City to provide funding in the form of financial incentives and investment in public infrastructure and utilities.

Assessment of Financial Impact

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

All overlapping taxing bodies will continue to receive property tax revenues on the base values of properties to be added to the Area during the balance of the life of the TIF program. In addition, it is reasonable to assume that the economic and financial benefits resulting from redevelopment efforts in the Area will spill into other sections of the community and generate additional revenues for the above listed government entities. In addition, after the expiration of the TIF program, the taxing districts will receive the benefits of an increased property tax base. It is also reasonable to assume that the benefits of the increased property tax base would not occur without the implementation of the Plan and the use of tax increment financing.

Estimated Date for Completion of the Redevelopment Project

The estimated date for the completion of the Redevelopment Project or retirement of obligations issued may not be later than December 31st of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the redevelopment project area was adopted.

Sources of Funds

The sources of funds to pay for redevelopment project costs associated with implementing the Plan will come from the increment generated by increasing property values due to new construction and renovated structures.

Nature and Term of Obligations

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above, or may be used to amortize Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan, for a term not to exceed the expiration date of this TIF Program, bearing an annual interest rate as permitted by law.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan. The City may utilize revenues from any other source, including City, State, or Federal funds, or tax increment revenues from this Project or adjoining TIF areas to pay for the costs of completing this Project.

Most Recent EAV of Properties in the Area and Redevelopment Valuation

1. Most Recent EAV of Properties within the Project Area:

The most recent total equalized assessed valuation (EAV) for the properties in the Area is estimated to be \$6,555,209. A list of the parcel identification numbers (PIN's) and 2020 tax year EAV for the parcels in the Area are included in the **Appendix as Attachment D – Property Identification Number (PIN) List & Map**. After the approval of the Plan by the City, the City will make a request to the County Clerk of Randolph County to certify the base EAV for each parcel of real estate added to the Area.

2. Estimate of Valuation After Redevelopment:

Contingent on the adoption of this Plan and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in the Area, as amended, will cause the equalized assessed valuation of said Area to increase to approximately \$10 million. This projected value is based on some new construction and some of the vacant and existing structures being renovated or expanded.

Fair Employment Practices and Affirmative Action

Fair employment practices and affirmative action remains the same as stated in the Original Plan.

Reviewing and Amending the TIF Plan

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

DRAFT

APPENDIX

ATTACHMENT A - LEGAL DESCRIPTION

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ATTACHMENT B - PHOTOGRAPHIC EVIDENCE

On March 1-2, 2022, PGAV Planners staff conducted a field review of the properties and improvements located inside the TIF 6 Redevelopment Project Area (the “Area”). The following pages contain a series of photographs taken on these dates, which PGAV Planners believes to be representative of the conditions of the Area.

Deterioration (Structures)

The following pages contain pictures of structures exhibiting deterioration.



Deteriorated roofing, fascia, porch and foundation at vacant residence at 109 S. Washington Street.



Deteriorated roofing, soffit, and fascia at 207 E. 2nd Street.



Dilapidated structure at 209 E. Mound Street shows apparent fire damage.
April 2022



Deteriorated porch stairs and railing at 308 N. Market Street.

Deterioration (Structures) continued

The following pages contain pictures of structures exhibiting deterioration.



Deteriorated soffit, fascia, windows, and siding at 313 N. Washington Street.



Deteriorated roofing, soffit, fascia, gutters, windows, and siding at 500 S. Walnut Street.



Dilapidated structure at 514 S. St. Louis Street shows signs of buckling exterior walls, deteriorated windows and siding.



Deterioration (Structures) continued

The following pages contain pictures of structures exhibiting deterioration.



Deteriorated porch decking, siding, and skirting on mobile home structure at 410 S. Grand Avenue.



Deteriorated siding and skirting on mobile home structures at 1-4 Belmont Trail Ct, a parcel also exhibiting excessive land coverage.



Deteriorated detached garage at 218 N. Market Street has a missing roll-up replaced by tarp.
April 2022



Deteriorated windows and door on detached garage at 412 S. Wilson Street.

Deterioration (Structures) continued

The following pages contain pictures of structures exhibiting deterioration.



Deteriorated windows, doors, siding, and fascia on accessory structure at 700 S. St. Louis Street.



Dilapidated detached garage at 903 St. Louis Street shows signs of buckling exterior walls, deteriorated siding, fascia, soffit, and door.



Deteriorated porch, windows, and masonry at 501 S. Walnut Street.
April 2022



Deteriorated roofing, soffit, fascia, and siding on detached garage at 614 N. Vine Street.

Deterioration (Structures) continued

The following pages contain pictures of structures exhibiting deterioration.



Deteriorated siding, columns, and windows at 407 S. Oak Street.



Deteriorated windows and masonry at 615 S. St. Louis Street.



Deteriorated structure at Industrial site on S. Dickey Street.



Deteriorated masonry foundation at 414 N. Market Street.

Deterioration (Site Improvements)

The following pages contain pictures of parcels exhibiting deteriorating site improvements.



Deteriorated driveway at 209 E. 2nd Street.



Deteriorated driveway at 304 N. Market Street.



Deteriorated off-street parking area at 412 S. Wilson Street.



Deteriorated driveway at 600 N. Vine Street.

Deterioration (Site Improvements) continued

The following pages contain pictures of parcels exhibiting deteriorating site improvements.



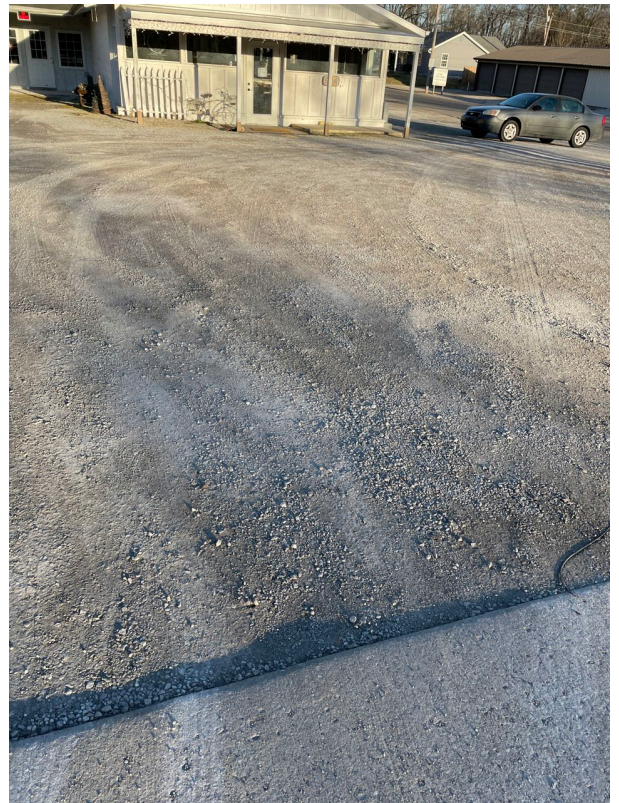
Deteriorated parking area at 903 S. St. Louis Street.



Deteriorated parking area at 912 S. St. Louis Street.



Deteriorated driveway at 401 N. Washington Street.



Deteriorated parking area at 914 S. St. Louis Street.

Deterioration (Site Improvements) continued

The following pages contain pictures of parcels exhibiting deteriorating site improvements.



Deteriorated driveway at vacant retail storefront on west side S. St. Louis Street between Delinda Avenue and Janet Avenue, adjacent to 903 S. St. Louis Street.



Deteriorated parking area and obsolete fuel dispensing equipment at 201 E. Broadway Street; a vacant retail storefront which was previously a gas station.



Deteriorated sidewalk at 400 W. 3rd Street April 2022



Deteriorated driveway at 517 S. St. Louis Street.

Deterioration (Rights-of-Way))

The following pages contain pictures of rights-of-ways exhibiting deterioration.



Intersection of N. Vine Street and E. Hood Street: Deteriorated pavement, lack of curbs and gutter, and no sidewalks.



Intersection of 4th Street and Deer Creek Lane: Deteriorated pavement, lack of curbs and gutter, and no sidewalks.



3rd Street between Market Street and Vine Street: Deteriorated pavement, lack of curbs and gutter, and no sidewalks.
April 2022



Belmont Trail Ct. looking south from W. 3rd Street: Deteriorated street right-of-way exhibiting deteriorated pavement, lack of curbs and gutters, and no sidewalks.

Deterioration (Rights-of-Way)) continued

The following pages contain pictures of rights-of-ways exhibiting deterioration.



Unimproved ROW at intersection of E. 4th Street, approximately 500 feet east of S. Dickey Street looking south



Unimproved alley right-of-way running north-south between W. 3^d Street, James Street, W. Belmont Street, and Belmont Trails Ct.



Deteriorated Sidewalks on W. 3rd Street near intersection of Belmont Trail Ct.
April 2022



Deteriorated street pavement on S. Vine Street at rail road intersection looking south.

Deterioration (Rights-of-Way)) continued

The following pages contain pictures of rights-of-ways exhibiting deterioration.



Intersection of S. Gordon Street and W. 3rd Street: Deteriorated pavement, curbs and gutters.



E. Sproul Street between N Vine Street and N. Washington Street: Deteriorated pavement, lack of curbs and gutters, and no sidewalks.



S. Walnut Street between W. Grigg Street and W. Belmont Street: Deteriorated pavement, lack of curbs and gutters, and no sidewalks.



E. Hood Street between N. Vine Street and N. Washington Street: Deteriorated pavement, lack of curbs and gutter, no sidewalks, and deteriorated stormwater drainage facilities.

Deterioration (Rights-of-Way)) continued

The following pages contain pictures of rights-of-ways exhibiting deterioration.



S. Gordon Street between W. 3rd Street and W. Belmont Street: Deteriorated sidewalks and lack of curbs and gutters.



Partially improved alley at rear of home along the north side of E. 2nd Street: Deteriorated pavement



S. Wilson Street: Deteriorated pavement, lack of curbs and gutters, no sidewalks, and dead-end street lacking modern cul-de-sac roadway design.



Deteriorated sidewalks on S. St. Louis Road between W. Belmont Street and W. 3rd Street.

**ATTACHMENT C - DOCUMENTED EVIDENCE OF
INADEQUATE AND DETERIORATING UTILITIES
AND PUBLIC INFRACTURE**



The City Council meets every second and fourth Monday

City of Sparta
114 West Jackson Street
Sparta, Illinois 62286

Phone: 618-443-2917

Fax: 618-443-4712

April 6, 2022

Ms. Cristen Hardin
PGAV Planners, LLC
200 north Broadway, Suite 1000
St. Louis, MO 63102

RE: Utility Infrastructure Needs

Dear Ms. Hardin,

The City of Sparta would like to identify issues regarding infrastructure within the limits of the proposed Tax Increment Financing District No. 6. Washington and Vine Street water lines are in need of replacement. We have had four (4) leaks on Washington Street in the past 12 months. We have had three (3) leaks on Vine Street in the last year. Grigg Street needs a water line replacement as well. We have had multiple leaks on that main over the last 8-10 years.

Third Street needs major street improvements from Vine to Dickie Street, along with storm sewer work. This section is deteriorated and the angle of the street causes storm water issues for the residents on the South side of the street. Grigg Street, Grand Avenue, Oak Street and Walnut Street need street improvements as they are deteriorated. These same streets are in need of storm water installation. Residents have contended with flooding issues over the years.

Sincerely,

Corey Rheinecker
City Manager

Commissioner of Accounts
and Finance
Alan Young

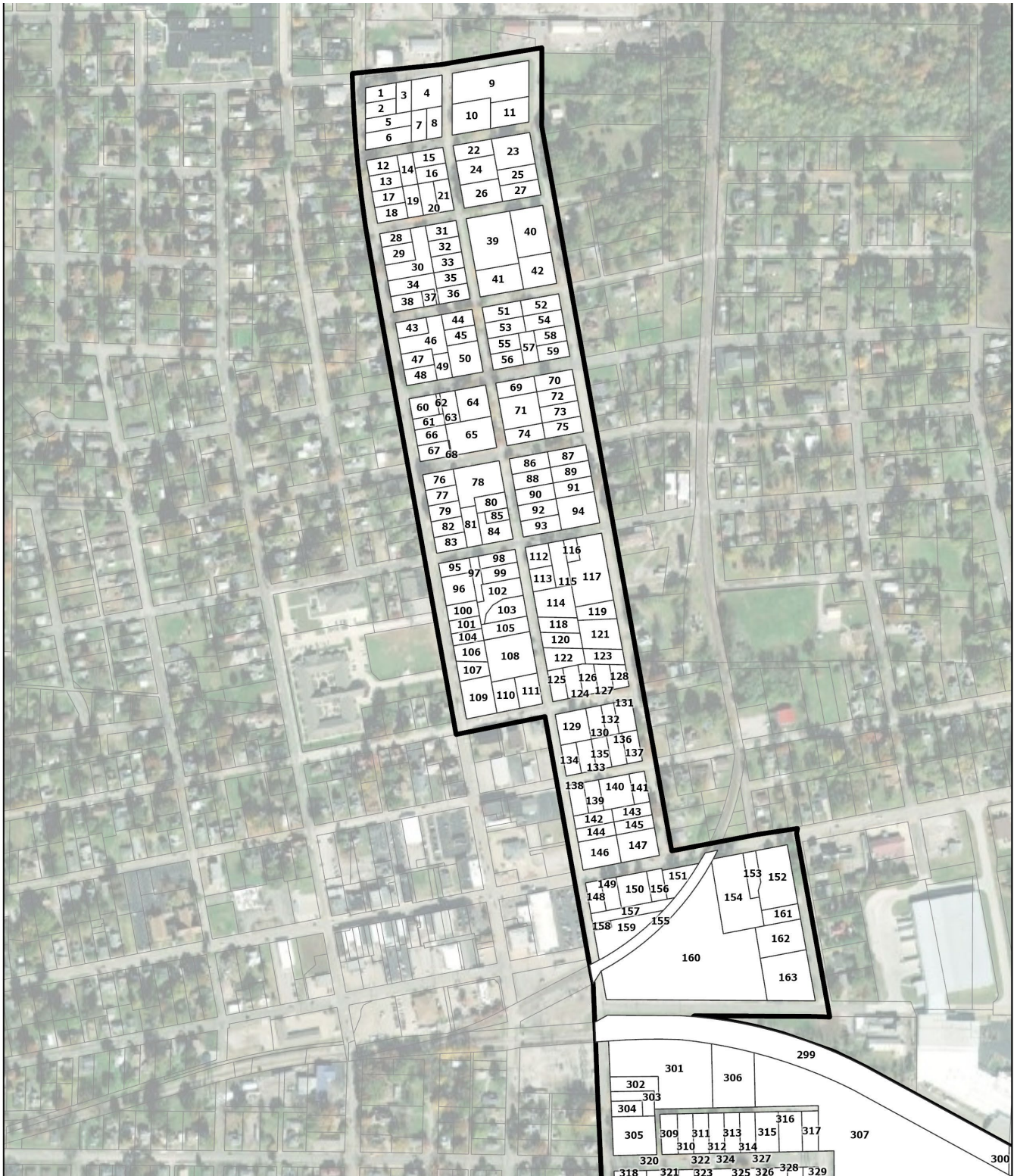
Commissioner of Streets
and Public Improvements
Michael Kelley

Mayor
Jason Schlimme

Commissioner of Public
Property
Robert Klausung

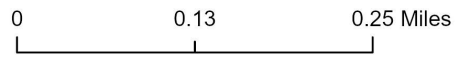
Commissioner of Public
Health and Safety
Nathaniel Ward

ATTACHMENT D - PARCEL LOCATOR MAPS AND PIN LIST

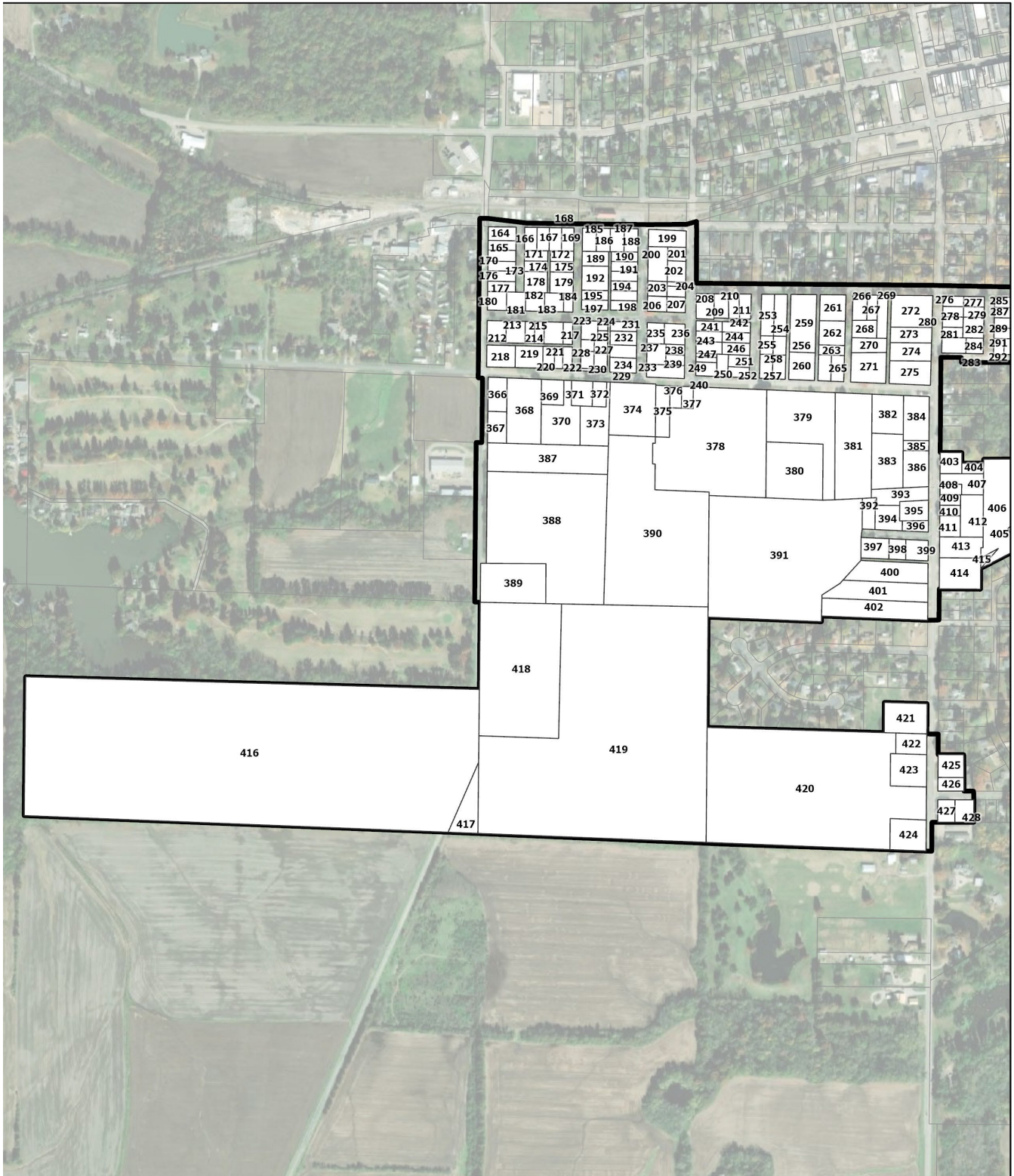


Attachment D-1: Parcel Locator Map

Sparta, IL
April 2022



PGAVPLANNERS_{LLC}



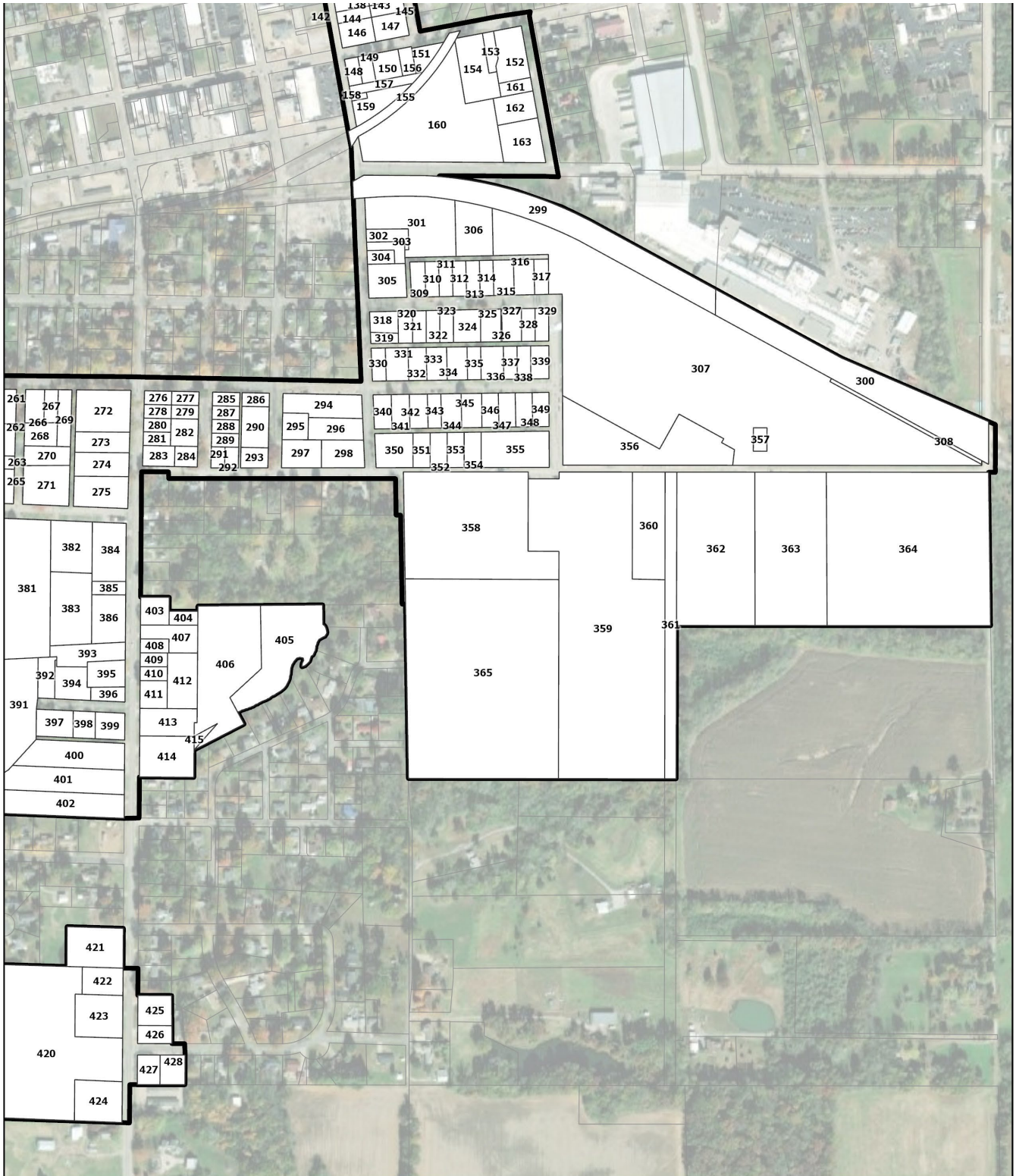
Attachment D-1: Parcel Locator Map

Sparta, IL
April 2022

0 0.13 0.25 Miles

PGAV PLANNERS LLC





Attachment D-2: Parcel Locator Map

Sparta, IL
April 2022



PGAV PLANNERS LLC



Locator ID	PIN	Site Address	Owner Name	Tax Year 2020 EAV
1	1904301100	808 N MARKET	ROBERTS JOHN	\$17,311
2	1904301000	808 N MARKET	OLIVER CHARISSE L	\$2,022
3	1904301200	106 E HOOD	ASHLEY NANCY J	\$10,248
4	1904301500	108 E HOOD	DETERDING ROGER L (TRUSTEE)	\$59,270
5	1904300900	804 N MARKET ST	OLIVER CHARISSE L	\$11,748
6	1904300800	802 N MARKET ST	SIVELS PRESTON	\$15,834
7	1904301400	107 E PAGE	ROBERTS JOHN	\$5,331
8	1904301300	109 E PAGE	ELLISON ROBIN K	\$16,050
9	1904401100	808 N VINE	SHEVLIN TERRY TR	\$19,563
10	1904401200	804 N VINE	SPARTA EQUIPMENT INC	\$1,110
11	1904401050	213-215 E PAGE ST	HERRON DENNIS	\$18,827
12	1904300100	708 N MARKET	CHANDLER BRADLEY S & BRENDA M	\$15,331
13	1904201500	706 N MARKET ST	EDWARDS ALFRED M	\$13,208
14	1904300200	106 E PAGE	FERGUSON SCOTTY W	\$5,555
15	1904300700	719 N VINE ST	GISCHER FERDINAND JOSEPH	\$7,846
16	1904300500	717 N VINE ST	CLINTON BETTY	\$1,770
17	1904201400	704 N MARKET	EDWARDS ALFRED MATTHEW	\$4,977
18	1904201300	702 N MARKET	LUETH GEORGE	\$0
19	1904300300	109 E SPROUL ST	WEAVER TIMOTHY S & NATALIE A	\$20,901
20	1904300400	111 E SPROUL	VENUS MELVIN & LAURIE AMOS	\$17,559
21	1904300600	113 E SPROUL	MUELLER JAMES S	\$0
22	1904400500	720 N VINE ST	HERRON DENNIS W	\$17,856
23	1904401000	715 N WASHINGTON ST	SCHWARTZ KYLE H	\$33,401
24	1904400700		HERRON DENNIS W	\$3,361
25	1904400900	705 N WASHINGTON	OHMS DONALD & REBECCA	\$2,241
26	1904400600	706 N VINE	KINER KEITH	\$13,236
27	1904400800	701 N WASHINGTON	OHMS DON	\$16,616
28	1904200500	616 N MARKET	WOFFORD LARAE & JEREMY S HARMS	\$15,668
29	1904200400	614 N MARKET	WILLIS HENRY	\$14,643
30	1904200300	610 N MARKET	GARRETT RICHARD N ETAL	\$12,200
31	1904201200	617 N VINE ST	SCHILLING ALAN L	\$19,510
32	1904201100		HENRY JARED A & MARY ANN C	\$2,022
33	1904201000	611 N VINE	HENRY JARED A & MARY ANN C	\$6,451
34	1904200200	608 N MARKET	STRONG SHANELLE A	\$5,420
35	1904200900	605 N VINE	WEAKLEY DARIN J & RHONDA	\$6,722
36	1904200800	601 N VINE ST	TAYLOR LINDA A ETAL	\$0
37	1904200600	602 N MARKET	HOCHMUTH LARRY C JR	\$453
38	1904200100	602 N MARKET	HOCHMUTH LARRY C JR	\$12,473
39	1904101100	CITY WATER TOWER	CITY OF SPARTA	\$0
40	1904001200	613 N WASHINGTON ST	HUTCHISON ELISABETH ANN	\$27,994
41	1904101200	600 N VINE ST	MOORE BRIAN G	\$16,543
42	1904100500	209 E JEFFERSON ST	SCHNELLE DAVID & CATHLEEN	\$12,805
43	1903700300	514 N MARKET ST	BAHRE RACHEL D	\$13,330
44	1903700200	511 N VINE	GASSER JAMES D	\$20,933
45	1903601100	511 N VINE ST	GASSER JAMES D	\$2,022
46	1903500200	508 N MARKET	GASSER JAMES D	\$22,330
47	1903500300	506 N MARKET	BROWN CALEB R	\$16,576
48	1903500400	500 N MARKET ST	COPPLE TIMOTHY L	\$18,176
49	1903600900	103 E MOUND	DOBYNS DAVID R	\$0
50	1903601200	501 N VINE	DOTSON DAVID W & JOAN M	\$9,084
51	1903900700	512 N VINE	GLADCO LLC	\$11,209
52	1903900800	208 E JEFFERSON ST	WILSON LINDA J & HAL W	\$7,955
53	1903900600	506 N VINE	GLADCO LLC	\$18,728
54	1903900900	507 N WASHINGTON ST	SYKES DEBRA L	\$11,139
55	1903900500	504 N VINE	CRIST CHELSEY R	\$13,017
56	1903900400	500 E MOUND ST	CRIST CHELSEY R	\$2,934
57	1903901100	203 E MOUND ST	NESBITT ANTWONE	\$4,661
58	1903901300	505 N WASHINGTON ST	SHEPPARD DARA &	\$1,829
59	1903901200	503 N WASHINGTON ST	SHEPPARD DARA &	\$7,337
60	1903401300	414 N MARKET	BAUE BRIAN L & JILL M	\$9,598
61	1903401400	404 N MARKET ST	BAUE BRIAN L & JILL M	\$1,324
62	1903401200	102 E MOUND ST	VALLEROY WILLIAM J & CAROL S	\$396
63	1903600700	102 E MOUND ST	VALLEROY WILLIAM J & CAROL S	\$20,144
64	1903600800	411 N VINE ST	LANDMARK APOSTOLIC CHURCH	\$0
65	1903601000	401 N VINE	LANDMARK APOSTOLIC CHURCH	\$0
66	1903401500	404 N MARKET ST	BAUE BRIAN L & JILL M	\$2,400
67	1903500100	400 N MARKET	LANDMARK APOSTOLIC CHURCH	\$0
68	1903600750		LANDMARK APOSTOLIC CHURCH	\$0
69	1904000100	414 N VINE	MORROW MARY E	\$13,630
70	1904000200	409 N WASHINGTON ST	STELFOX ROBERT E JR TRUSTEE	\$15,649
71	1903901500	406 N VINE ST	WARD NATHANIEL L & SARAH E	\$16,612
72	1904000300	407 N WASHINGTON ST	STELFOX ROBERT E JR TRUSTEE	\$2,022
73	1904000400	405 N WASHINGTON	GONSTAL SIERRA C	\$6,217
74	1903901400	400 N VINE ST	CLENDENIN MARY ANN	\$15,581
75	1904000500	401 N WASHINGTON ST	CHRISTIE THERESA	\$24,601

Locator ID	PIN	Site Address	Owner Name	Tax Year 2020 EAV
76	1903400500	316 N MARKET ST	ROBERTS JOHN O	\$12,621
77	1903400600	316 N MARKET ST	ROBERTS JOHN O	\$2,022
78	1903600100	112 E OSBORN	KELLEY MICHAEL R	\$53,745
79	1903400900	308 MARKET	OATHOUT SCOTT A & ANGELA K	\$12,069
80	1903600400	309 N VINE	CITY OF SPARTA	\$0
81	1903501500	107 E CHURCH	HAGENE WILLIAM A JR & WHITNEY B	\$18,406
82	1903401000	304 N MARKET	JOHNSON BRADLEY K	\$6,113
83	1903401100	300 N MARKET	KELLEY CHARLES R & AMY E	\$17,721
84	1903600600	301 N VINE	HRT PROPERTIES LLC	\$27,874
85	1903600500	305 N VINE ST	CITY OF SPARTA	\$0
86	1904100100	318 N VINE ST	COMBS HALLIE	\$14,153
87	1904001100	317 N WASHINGTON ST	MORROW DAVID	\$12,848
88	1904000900	314 N VINE ST	GLADCO LLC	\$8,004
89	1904001000	315 N WASHINGTON ST	WILLIAMS RANDAL DREW	\$2,022
90	1904000800	308 N VINE ST	GLADCO LLC	\$2,022
91	1904100200	313 N WASHINGTON ST	ROWELL SCOTT A	\$13,997
92	1904000700	306 N VINE ST	ROBERTS JOHN O	\$8,895
93	1904000600	201 E CHURCH ST	PENNY FREDERICK	\$3,903
94	1904100300	309 N WASHINGTON ST	LEMING BETTY	\$5,169
95	1903400200	258 N MARKET	JACOBUS CYNTHIA LEE	\$16,013
96	1903400100	254 N MARKET	FIREHAMMER MARK W JR & SHANNON L	\$36,138
97	1903601700	254 N MARKET	FIREHAMMER MARK W JR & SHANNON L	\$307
98	1903601300	229 N VINE	POPPIE MELISSA S LIVELY	\$7,725
99	1903601500	227 N VINE	VAN SANT WILLIAM E & LISA M	\$14,615
100	1903400400	250 N MARKET ST	DICKEY RYAN P & KAYCEE A	\$14,156
101	1903400300	218 N MARKET ST	MEYERHOFF NANCY F	\$1,694
102	1903601400	221 N VINE	BOSWELL KAREN L	\$21,603
103	1903601600	217 N VINE	CITY OF SPARTA	\$0
104	1903400350	216 N MARKET ST	AHMAD IL HOLDINGS LLC SERIES 8	\$47,513
105	1903700900	215 N VINE	AHMAD IL HOLDINGS LLC SERIES 8	\$500
106	1903400800	214 N MARKET	HUTCHINSON JONATHAN W	\$21,923
107	1903400700	212 N MARKET ST	KANE FLORENCE M & MARK A	\$18,374
108	1903701000	211 N VINE ST	LYLE JOHN MICHAEL & LINDA M	\$0
109	1902101200	200 N MARKET ST	GTE NORTH INCORPORATED FRONTIER PROPERTY TAX DEPARTMENT	\$194,303
110	1902101100	109 E COLLEGE ST	CARTER ELIZABETH C TRUSTEE	\$22,277
111	1902101000	117 E COLLEGE ST	BOLEN DARRELL L TRUSTEE	\$24,653
112	1904100800	228 N VINE ST	EDMONSON JANNICE	\$0
113	1904100600	226 N VINE ST	HEINEMEYER DAVID L SR & KATHERINE S	\$2,282
114	1904100400	220 N VINE ST	ROBERTS MICHAEL J	\$11,797
115	1904100700	208 E CHURCH ST	BROWN ASHLEY L	\$7,668
116	1904100900	210 E CHURCH ST	CHANDLER BRADLEY S & BRENDA M	\$9,619
117	1904101000	229 N WASHINGTON ST	MATHIS CRYSTAL & ERIC	\$10,629
118	1903500600	214 N VINE	KADONSKY MICHELLE L	\$21,225
119	1904101300	215 N WASHINGTON	OLIVER KENNETH L & NANETTE E	\$8,609
120	1903500700	212 N VINE ST	OSTROWSKI MARK S ETAL	\$4,321
121	1903500500	211 N WASHINGTON	OLIVER KENNETH L & NANETTE E	\$1,680
122	1903500900	210 N VINE	QUINTANA WENDELL	\$0
123	1903500800		OLIVER KENNETH L & NANETTE E	\$2,241
124	1902100800	205 E COLLEGE	SMALLEY ERIN	\$18,382
125	1902100900	201 E COLLEGE ST	BROOKS MORRIS & LORETTA	\$14,086
126	1902100700	209 E COLLEGE	EDMONSON JOSEPH JR & NIKEA J	\$18,160
127	1902100600	213 E COLLEGE	WISHAM ALBERT & KRISHELLE D	\$9,937
128	1902100500	217 E COLLEGE	GASSER JAMES D	\$21,954
129	1902000800	200 E COLLEGE	GREGORY LINDA S	\$7,400
130	1902000900	208 E COLLEGE	NIXON MAURICE W & CONNIE J	\$14,670
131	1902001000	111 N WASHINGTON	STINE ROGER E	\$0
132	1902001100	212 E COLLEGE	LANTON MICKEY	\$8,190
133	1902000600	207 E MAIN	ROBERTS JOHN	\$8,432
134	1902000700	201 E MAIN	THORPE MARY LOU	\$8,573
135	1902000500	211 E MAIN	ROBERTS JOHN O	\$3,194
136	1902000400	215E MAIN	SHAW ROGER G & SUZANNE TRUSTEES	\$2,022
137	1902000300	217 E MAIN ST	SHAW ROGER G & SUZANNE TRUSTEES	\$9,463
138	1901701400		KELLEY DEBORAH D	\$4,268
139	1901701300	206 E MAIN ST	DOTZLER FRANK J	\$9,135
140	1901701500	210 E MAIN ST	CRAIN PAUL & JOANN	\$4,049
141	1901701000	216 E MAIN	3 T PROPERTIES	\$2,022
142	1901800100	110 S VINE	DOTZLER FRANK J	\$22,355
143	1901800200	105 S WASHINGTON	3 T PROPERTIES	\$30,047
144	1901800400	112 S VINE	CITY OF SPARTA	\$0
145	1901800300	109 S WASHINGTON	BRANCH CLAVIN & BRANCH WANDA	\$11,282
146	1901800500	201 E BROADWAY ST	CORBIN ALLEN R TRUSTEE	\$45,596
147	1901800600	201 E BROADWAY ST	CORBIN ALLEN R TRUSTEE	\$3,418
148	1901700900	200 E BROADWAY	GARCIA MICHELLE J	\$15,143
149	1901700800	204 E BROADWAY ST	OGLIVIE MARY L	\$30,477
150	1901700700	206 E BROADWAY	WILSON ALLEN D & JOANN MARIE	\$19,941

Locator ID	PIN	Site Address	Owner Name	Tax Year 2020 EAV
151	1902201000	208 E BROADWAY	MCNUTT MARY M &	\$3,038
152	1907000350	211 E BROADWAY ST	TRUSTEES OF THE WESTMINSTER PRESBYTERIAN CHURCH	\$0
153	1907000250	360 E BROADWAY ST	TRUSTEES OF THE WESTMINSTER PRESBYTERIAN CHURCH	\$0
154	1912600850	360 E BROADWAY ST	WESTMINSTER PRESBYTERIAN CHURCH (TRUSTEES)	\$0
155	Railroad ROW			
156	1901700600	208 E BROADWAY	MCNUTT MARY M &	\$23,392
157	1902200800	CITY ROW	CITY OF SPARTA	\$0
158	1902200600		MEYERHOFF ALLAN J	\$823
159	1902200700	210 S VINE ST	MEYERHOFF ALLAN J	\$23,699
160	1912600950	220 E MCCLURKEN AVE	GATEWAY FS INC	\$141,468
161	1907001500	211 S DICKEY	WESTMINSTER PRESBYTERIAN CHURCH	\$0
162	1907001600	213 S DICKEY	WESTMINSTER PRESBYTERIAN CHURCH	\$0
163	1907001300	360 E BROADWAY ST	TRUSTEES OF WESTMINSTER PRESBYTERIAN CHURCH	\$0
164	1907201000	714 W SECOND ST	DEHNE BONNIE LEE	\$0
165	1907200900	403 WILSON	GARMON JOSEPH & TRUDIE	\$7,981
166	1903000850	400 S WILSON	FINLEY ROY D & ANNALEE	\$5,607
167	1903000700	704 W 2ND	FINLEY ROY D & ANNALEE	\$6,222
168	1903000800	702 W 2ND	FINLEY ROY D & ANNALEE	\$5,472
169	1903000900	401 S GRAND	FINLEY ROY D & ANNALEE	\$5,769
170	1907201600	407 S WILSON	SUMNER ROBERT	\$5,495
171	1907201400	404 WILSON	ANDERSON VERA	\$5,086
172	1907201300	403 S GRAND	FINLEY ROY D & ANNALEE	\$4,517
173	1907201700	409 S WILSON ST	THEOBALD MARK A	\$4,023
174	1907201500	412 S WILSON ST	WISNASKY DUSTIN J & JOHNA	\$2,845
175	1907301600	405 S GRAND ST	FINLEY ROY D & ANNALEE	\$4,758
176	1907201200	490 S CHESTER ST	BARDO LOIS S	\$4,560
177	1907201250	454 S CHESTER ST	MURRAY NICHOLAS	\$20,562
178	1907300200	412 S WILSON ST	WISNASKY DUSTIN J & JOHNA	\$9,961
179	1907300100	407 S GRAND AVE	FINLEY WILLIAM M & DARLENE J	\$3,893
180	1909901400	498 S CHESTER	ROSENDOHL ROBERT G	\$21,689
181	1909901300	619 GRIGG	MCINTYRE SCOTT	\$10,470
182	1909901200	615 W GRIGG	MCINTYRE SCOTT	\$3,549
183	1909901100	629 GRIGG	MCINTYRE SCOTT	\$3,549
184	1907301300	629 W GRIGG ST	MCINTYRE SCOTT	\$1,016
185	1903001300	400 S GRAND ST	HOWELL KIRK A & ANGELA	\$25,351
186	1903001100	510 W SECOND	DOBYNS DAVID R & PATRICIA L	\$10,067
187	1903001000	508 W SECOND	FINLEY ROY D & ANNALEE	\$2,376
188	1903001200		FINLEY ROY D & ANNALEE	\$2,376
189	1907300700	402 GRAND	ROBERTS JOHN O	\$9,281
190	1907400400	407 S WALNUT ST	FINLEY ROY D & ANNALEE	\$2,985
191	1907400300	415 S WALNUT ST	ROBERTS JOHN O	\$808
192	1907300900	406 S GRAND	FINLEY DARLENE J	\$29
193	1907400200	417 S WALNUT ST	ROBERTS JOHN & PEGGY	\$5,085
194	1907400100	417 S WALNUT ST	DOERR BRUCE	\$1,839
195	1907301000	410 S GRAND	FINLEY ROY D & ANNALEE	\$6,280
196	1907301500	421 WALNUT ST	DOERR BRUCE	\$55,481
197	1907301100	509 W GRIGG	HESSE LUCY M	\$10,840
198	1907301400	423 S WALNUT ST	FINLEY ROY D & ANNALEE E	\$1,839
199	1903101300	500 W 2ND ST	CITY OF SPARTA	\$0
200	1903101400	418 S WALNUT	FINLEY DARLENE J	\$52,850
201	1903101600	405 S OAK	BUCH PROPERTIES OF SOUTHERN ILLINOIS INC	\$15,961
202	1903200400	407 S OAK	LOESING STEVEN M	\$42,949
203	1903200100	420 S WALNUT	BLEEM STEVEN L ETAL	\$0
204	1903200500	409 S OAK	LOESING STEVEN M	\$396
205	1903200700	411 OAK ST	LOESING STEVEN M	\$59,358
206	1903101500	422 S WALNUT	COLE DONALD L & JANET R	\$25,508
207	1903200300	403 W GRIGG	BODLE LLOYD C III & CARMEN A	\$15,336
208	1910500700	410 W THIRD ST	HAMLIN ALLEN W	\$8,480
209	1910500600	408 W THIRD ST	WILLIAMS TRACY	\$22,651
210	1910500500	406 W THIRD ST	LEIGH CALVIN A & BEVERLY J	\$16,283
211	1910500400	400 W THIRD	KNIGHT TIMOTHY S & LAURA A	\$30,519
212	1910000400	500 S CHESTER	OWEN, RUBEN & SHERYL TRUST #500	\$14,727
213	1910000300	620 W GRIGG	HEINEN RALPH T ETAL	\$23,650
214	1910000600	612 W GRIGG ST	GLADCO LLC	\$1,923
215	1910000200	610 W GRIGG	GLADCO LLC	\$3,643
216	1910000100	616 W GRIGG	WHITE WILLIAM	\$19,896
217	1909901500	501 S GRAND	FINLEY ROY D	\$1,360
218	1910000700	625 W BELMONT ST	JACOB LINDA G	\$38,353
219	1910000800	617 BELMONT	EASTON EUJAH R & TASHA J	\$25,109
220	1910000900	615 W BELMONT ST	RENK DONALD L & SHERRY L	\$26,659
221	1910001000	611 W BELMONT ST	OTTEN KEVIN W	\$33,177
222	1907300500	611 W BELMONT ST	OTTEN KEVIN W	\$1,167
223	1907400600	558 W GRIGG	SHARROCK DANIEL C	\$18,194
224	1907401600		RANDOLPH COUNTY TRUSTEE	\$0
225	1907401700		RANDOLPH COUNTY TRUSTEE	\$0

Locator ID	PIN	Site Address	Owner Name	Tax Year 2020 EAV
226	1907401200		NAAS ERIKA DAWN	\$1,079
227	1907401250		WILSON KEVIN C & KARA J	\$4,961
228	1907401300	561 W BELMONT	NAAS ERIKA DAWN	\$0
229	1907401400	559 W BELMONT	WILSON KEVIN C & KARA J	\$20,050
230	1907401500	ROW	CITY OF SPARTA	\$0
231	1907401000	501 S WALNUT ST	FINLEY ROY D & ANNALEE E	\$7,497
232	1907400900	503 S WALNUT ST	FINLEY ROY D & ANNALEE E	\$2,590
233	1907400800	505 S WALNUT ST	EDWARDS MICHAEL W	\$23,007
234	1907400700	507 S WALNUT ST	WRIGHT KELLI	\$19,149
235	1903201100	500 S WALNUT	FINLEY WILLIAM M & DARLENE J	\$8,258
236	1903201500	511 S OAK ST	PHELPS PAULA J	\$21,748
237	1903201000	506 S WALNUT	HICKS STACI M & LEE BROCK	\$5,396
238	1903201200	515 S OAK ST	REDNOUR ROBERT	\$12,634
239	1903201300	517 S OAK	HAYS TODD LINDSAY ETAL	\$19,166
240	1903201400	519 S OAK	PEDERSEN JEREMIAH J & STARR L	\$18,055
241	1910501100	506 S OAK ST	PIGFORD THOMAS M & CYNTHIA A	\$24,948
242	1910500800		PIGFORD THOMAS M & CYNTHIA A	\$1,985
243	1910501200	510 S OAK ST	WOODWARD JOEL R	\$3,110
244	1910501000	507 S GORDON	THOMPSON DEWEY G & FRANCES M	\$18,481
245	1910501300	514 S OAK ST	CARTER AUSTIN & OLIVIA	\$15,756
246	1910500900	511 S GORDON ST	BRICKEY PAULA S ETAL	\$28,416
247	1910600200	514 S OAK ST	CARTER AUSTIN & OLIVIA	\$396
248	1910600250	518 S OAK ST	WILLIAMSON DARA L	\$1,006
249	1910600100	518 S OAK ST	TUCKER BENJAMIN ETAL	\$6,637
250	1910600300	405 W BELMONT	WILLIAMSON DARA L	\$11,932
251	1910501500	515 S GORDON ST	DEUTSCHMANN MICHAEL C	\$1,829
252	1910501400	519 S GORDON ST	DEUTSCHMANN MICHAEL C	\$15,615
253	1906500500	322 W THIRD ST	RICHTER MARGARET L TRUSTEE	\$9,946
254	1906500400	318 W THIRD ST	OWENS CORTNEY L	\$29,273
255	1906500600	510 S GORDON	HAGER HOMES LLC	\$25,935
256	1906501600	5 BELMONT TRL CT	HAGER HOMES LLC	\$6,993
257	1906501800	514 S GORDON ST	HAGER HOMES LLC	\$6,227
258	1906501700	1-4 BELMONT TRL CT	HAGER HOMES LLC	\$1,131
259	1906500300	314 W THIRD ST	BERTETTO NANCY L	\$3,794
260	1906500200	313 W BELMONT ST	RANDOLPH COUNTY	\$0
261	1906400200	302 W THIRD ST	CLEMENTS ANDREW R & MARIE	\$27,720
262	1906400300	511 S JAMES	BERTETTO NANCY	\$21,635
263	1906400500	515 S JAMES ST	BAUE PATRICIA L	\$8,415
264	1906400400	305 W BELMONT	RANDOLPH COUNTY	\$0
265	1906400600	515 S JAMES ST	BAUE PATRICIA L	\$4,007
266	1906400900	224 W THIRD ST	ASBURY LELA M	\$4,855
267	1906401100	220 W THIRD ST	BURNS DAVID R	\$13,145
268	1906401200	510 S JAMES ST	ENGELAGE TRAVIS & OLIVIA	\$52,025
269	1906401000	218 W THIRD ST	ENGELAGE TRAVIS & OLIVIA	\$1,839
270	1906400800	510 S JAMES ST	ENGELAGE TRAVIS & OLIVIA	\$2,689
271	1906400700	221 W BELMONT	SLAVENS BETTY J TR	\$17,531
272	1906200100	505 S ST LOUIS	GROSS MELISSA K ETAL	\$27,843
273	1906200200	515 S ST LOUIS	GARRETT NATHANIEL J	\$43,504
274	1906200400	517 S ST LOUIS	RAMSEY ANGELA L	\$29,477
275	1906200300	201 W BELMONT ST	ASBURY LELA M	\$29,713
276	1904800200	500 S ST LOUIS	TILLOCK RAY C & PHYLLIS L TRUSTEES	\$2,022
277	1904800100	501 S CHESTNUT ST	FIRESTONE KAITLYN S	\$22,129
278	1904800300		TILLOCK RAY C & PHYLLIS L TRUSTEES	\$2,022
279	1904800400	507 S CHESTNUT ST	ROBERTS JOHN	\$11,272
280	1904800600	508 S ST LOUIS ST	HEINEMEYER TREVOR DAVID	\$24,174
281	1904800700	514 S ST LOUIS	GRIMM RICHARD L	\$13,953
282	1904800500	511 S CHESTNUT ST	SODERLUND MARCIE L ETAL	\$36,675
283	1904800900		SOUTHERN FOOD PARK, INC	\$13,871
284	1904800800	519 CHESTNUT ST	HOWARD DONNA K	\$2,627
285	1909700500	504 S CHESTNUT ST	WESTERMAN CYNTHIA D	\$16,256
286	1909601500	501 S MARKET	NIXON MAURICE W III & CONNIE JEAN	\$24,356
287	1909700400	506 S CHESTNUT ST	OATHOUT SCOTT A & ANGELA K	\$13,585
288	1909700600	508 S CHESTNUT ST	BAKER KELLEY D ETAL	\$13,564
289	1909700650	510 S CHESTNUT ST	BAKER KELLEY D ETAL	\$14,450
290	1909700900	505 S MARKET	HARGIS DWIGHT S & APRIL R	\$10,500
291	1909700700	115 W FOURTH ST	ANGLIN CHRISTIAN & MORGAN B	\$9,117
292	1909700300	113 W FOURTH	HUTCHINSON NANCY MINES	\$20,162
293	1909700800	515 S MARKET ST	PHELPS RACHAEL A	\$25,037
294	1908001100	E THIRD ST	BOLEN DARRELL L TRUSTEE	\$122,751
295	1908001000	508 S MARKET	EBERS DARRELL D	\$13,475
296	1908001200	513 S VINE	CUNNINGHAM ALISSA J	\$22,556
297	1908000900	516 S MARKET	CASCIO MARILYN J	\$25,123
298	1908000800	515 S VINE	MCINTOSH LORI ETAL	\$17,475
299	Railroad ROW			
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301	1912601500	310 S VINE	NML DISPOSAL LLC	\$36,488
302	1912601600	320 S VINE	NML DISPOSAL LLC	\$8,650
303	1912601900		REYES MAYRA A HERNANDEZ	\$318
304	1912600600	330 S VINE	REYES MAYRA A HERNANDEZ	\$14,563
305	1912600300	332 S VINE	BAKER DAVID M SR & NANCY L	\$21,144
306	1912601700	310 S VINE	JOHNSON JAMES W TR	\$14,632
307	1912602300	S DICKEY	J & K BUILDING LLC	\$22,980
308	ROW			
309	1911401200	203 E SECOND ST	GEORGE BLAKE R	\$19,455
310	1911401300	205 E SECOND ST	LEDENDECKER JEFFREY & CHRISTINE	\$22,291
311	1911401000	207 E SECOND ST	LEE JONATHAN & SARAH	\$9,722
312	1911401400	209 E SECOND ST	SHAIN ADAM	\$19,836
313	1911401100	211 E SECOND ST	CAVALIER RICHARD	\$13,261
314	1911401500	213 E SECOND ST	SMITH TRACY L & TINA M	\$5,539
315	1911500100	215 E SECOND ST	SMITH SAM G	\$16,154
316	1911500200	219 E SECOND ST	ROSENTHAL LARRY E	\$29,310
317	1911400900	221 E SECOND ST	BARBOUR ZANY PROPERTIES LLC	\$18,353
318	1912600200	400 S VINE	BOURNER JANE ANN (TRUSTEE)	\$19,875
319	1911600400	402 S VINE	FALKENHEIN STEVEN G & SUSAN R	\$7,128
320	1911500900	200 E SECOND	PENFORD MICHAEL R & LAURA C	\$13,477
321	1911501000	204 E SECOND	LAZO ROBERTO GARZO	\$19,617
322	1911501100	206 E SECOND	RING MICHAEL L	\$15,787
323	1911501200	208 E SECOND	KIRCHNER DENNIS M & EVA P	\$0
324	1911500300	210 E SECOND ST	DEWEY KIMBERLY S & HENNRICH, SAM E	\$29,644
325	1911501400	214 E SECOND	BOSTON JASON WAYNE	\$19,336
326	1911600150		BOSTON JASON WAYNE	\$135
327	1911600100	218 E SECOND	MOEHRS HELEN L	\$10,745
328	1911500800		J & K BUILDERS LLC	\$573
329	CITY ROW			
330	1911600500	404 S VINE	BUENA VISTA BANK	\$21,220
331	1911600300	203 E THIRD ST	WATTS JOHN & NANCY	\$41,245
332	1911600200	207 E THIRD ST	STONE WILLIAM L & DENISE	\$21,957
333	1911501500	209 E THIRD ST	CASTEN BRENDA L	\$17,635
334	1911500500	213 E THIRD ST	JEFFERS DUSTIN	\$29,033
335	1911501300	215 E THIRD ST	COX GARY W	\$9,453
336	1911500400	217 E THIRD ST	MASON NOEL	\$20,910
337	1911500700	219 E THIRD ST	AMOS JEFFREY D	\$8,310
338	1911500750	221 E THIRD ST	J & J RENTALS	\$13,303
339	1911500600	223 E THIRD ST	APPEL TRACY A & RITA K	\$0
340	1911600800	200 E THIRD ST	TILLMAN ADRIAN	\$13,453
341	1911600700	202 E THIRD ST	HESS JEFFREY & LYNDA	\$33,223
342	1911601000	204 E THIRD ST	SLAVEN KALEB W & ALYSA A	\$29,701
343	1911601100	210 E THIRD ST	EDMONSON JOSEPH JR & NIKEA	\$28,163
344	1911601200	212 E THIRD ST	ROBERTS JOHN	\$37,978
345	1911600600	216 E THIRD ST	RICHARDSON LEON	\$28,955
346	1911600650	218 E THIRD ST	BLACKWELL STANLEY E	\$15,920
347	1911601300	220 E THIRD ST	MCCORMICK JOHN P & GAYLE	\$21,364
348	1911601400	222 E THIRD ST	JEFFERS BRUCE & TERESA	\$19,415
349	1911600850	224 E THIRD ST	LOESING STEVEN M	\$26,280
350	1912600500	520 S VINE	LUKES KEITH V	\$0
351	1914801600	219 ABCD FOURTH ST	BOLEN DARRELL L TRUSTEE	\$38,937
352	1914801500	211-217 FOURTH ST	BOLEN DARRELL L TRUSTEE	\$38,947
353	1914801400	203-209 FOURTH ST	BOLEN DARRELL L TRUSTEE	\$42,871
354	1914801300	223 E FOURTH	LOESING CAROLYN S	\$2,564
355	1914801200	223 E FOURTH	LOESING CAROLYN S	\$34,340
356	1912602200	S DICKEY	GILSTER MARY LEE CORP	\$293,645
357	1912601450	403 E 4TH ST	GILSTER MARY LEE CORP	\$9,036
358	1912800400	200 E FOURTH	SNODGRASS WAYNE E	\$15,135
359	1912800700		J & K BUILDERS LLC	\$7,506
360	1912800800		GILSTER MARY LEE CORP	\$9,036
361	1912800600	ROW	CITY OF SPARTA	\$0
362	1912901400	402 E FOURTH ST	SHAW RYAN T	\$51,391
363	1912901600	404 E FOURTH ST	SHAW RYAN T	\$46,367
364	1912901500		CITY OF SPARTA	\$0
365	1912800450	608 DEER CREEK LN	DICKERSON BUJELL	\$395
366	1914100300	604 S CHESTER ST	SPRAGG VINCENT P & ROSLYN M	\$33,352
367	1914001600	606 S CHESTER	HILL BRUCE L JR & JENNIFER	\$29,002
368	1914100400	616 W BELMONT ST	MCCONACHIE STEPHEN & LESLIE M	\$53,348
369	1914001500	612 BELMONT ST	VEACH ROBERT M & ROBERT M VEACH JR	\$30,516
370	1914001350	608 S CHESTER	MCCRARY VALLEY JR & KATHY	\$7,493
371	1914001300	562 W BELMONT	WESTERMAN MOLLY J	\$28,252
372	1914001400	560 W BELMONT	MCELROY GAYLE A TRUSTEE	\$28,885
373	1914001200	608 S CHESTER	MCCRARY VALLEY JR & KATHY	\$12,066
374	1914001250	510 W BELMONT ST	SPARTA LIONS CLUB	\$20,234
375	1914200800	504 W BELMONT	CITY OF SPARTA	\$0

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376	1914200700	502 W BELMONT ST	WILSON RUTH E TR	\$14,940
377	1914200600	500 W BELMONT	GUIDISH BILLIE JOE & CHERYL ANN	\$2,575
378	1914200900	114 EASTERN ST	CITY OF SPARTA	\$0
379	1914201000	312 W BELMONT ST	RANDOLPH COUNTY	\$0
380	1914201100	380 W BELMONT ST	RANDOLPH COUNTY	\$0
381	1914000100	220 W BELMONT ST	COULTER RUSSELL E & RHONDA E	\$39,883
382	1914000400	218 W BELMONT	FIENE L C DR	\$23,966
383	1914000200	617 S ST LOUIS ST	GATEWAY FS INC	\$1,694
384	1914000550	615 S ST LOUIS ST	STORK RONALD S & JOAN	\$2,240
385	1914000500		GATEWAY FS INC	\$1,615
386	1914000600	617 S ST LOUIS ST	GATEWAY FS INC	\$95,606
387	1914100100	608 S CHESTER	MCCRARY VALLEY V JR & KATHY L	\$53,366
388	1914001050		RANDOLPH CO FAIR ASSOC INC	\$5
389	1914000950	800 SOUTH CHESTER RD	SPARTA CHRISTIAN CHURCH	\$0
390	1914001150	114 EASTERN ST	CITY OF SPARTA	\$0
391	1914300900	114 EASTERN ST	CITY OF SPARTA	\$0
392	1914300400	109 W EASTERN	PATTERSON CORY JAMES	\$32,387
393	1914000700		ZWEIGART BUS SERVICE INC	\$7,577
394	1914300300	105 W EASTERN	ZWEIGART RICHARD & LISA	\$33,881
395	1914300100	627 S ST LOUIS	BRAUN TIMOTHY A & STEPHANIE A	\$27,314
396	1914300200	629 S ST LOUIS	SCHOENBERG PAMELA J	\$14,218
397	1914301600	110 EASTERN	THIBODEAUX MYRA G & FLOYD A	\$26,215
398	1914300600	106 EASTERN	STUBY MATTHEW & CASSANDRA L	\$17,413
399	1914300500	100 EASTERN ST	JOHNSON KEITH L & LAURIE A	\$6,899
400	1914000800	S ST LOUIS ST	TILLOCK RAY C & PHYLLIS L TRUSTEES	\$22,788
401	1914001000	727 S ST LOUIS ST	GERGEN ROBERT	\$20,161
402	1914000900		SCHIMME JASON L TR	\$4,523
403	1913400800	618 S ST LOUIS ST	EGGEMEYER LOU ANN TRUST	\$12,794
404	1913401700	618 S ST LOUIS ST	EGGEMEYER LOU ANN TRUST	\$2,090
405	1912801050	700 S ST LOUIS	HENA LP	\$1,006
406	1912800950	700 S ST LOUIS	HENA LP	\$6,998
407	1913401000	622 S ST LOUIS	ROBERTS JOHN	\$6,889
408	1913401100	624 S ST LOUIS	CRAIG LORI A	\$9,818
409	1913401200	626 S ST LOUIS ST	CAMARILLO MATTHEW L	\$0
410	1913401500	6261/2 S ST LOUIS	OWENS DONNA L	\$0
411	1913401400	628 S ST LOUIS ST	HALL KENNETH N & POLLY	\$9,088
412	1913401300	700 S ST LOUIS	HENA LP	\$48,187
413	1912801000	700 S ST LOUIS	HENA LP	\$42,381
414	1912900100	706 S ST LOUIS	TCK HOLDINGS LLC	\$17,181
415	1912801150	700 S ST LOUIS	HENA LP	\$292
416	1914103100	53 ROUNDHOUSE	HANNA ADAM E & JESSICA A	\$14,490
417	1914107400		CITY OF SPARTA	\$0
418	1914001700	800 S CHESTER ST	SPARTA COMMUNITY UNIT SCHOOL DIST #140	\$0
419	1914001100		CITY OF SPARTA	\$6,175
420	1914101150	PARK ESTATES	SPARTA ASSOCIATES LP	\$18,254
421	1914100500	903 S ST LOUIS ST	BLB HOLDING COMPANY	\$46,071
422	1914101000	907 S ST LOUIS ST	JOINER WILLIAM	\$15,915
423	1914101100	911 S ST LOUIS ST	KEMPFER ROBERT O & LAVERNA M	\$12,996
424	1914100900	1009 S ST LOUIS ST	VALIGURA MARIAN	\$9,620
425	1913600600	912 S ST LOUIS ST	ALFELDT GREGORY D & JIMMIE W	\$46,680
426	1913600500	914 S ST LOUIS ST	HAMILTON JOHN M & JENNIFER L	\$43,377
427	1913601150	1002S ST LOUIS	WILSON PAULA J	\$33,804
428	1913601200		BLIND ROBERT E & SARA A	\$22,053