



38.8447,-90.06629

— NEIGHBOR SCREEN

ROXANA, IL

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 38.8447,-90.06629

PIN Not provided

Request Date 2025-12-08

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NEIGHBOR SCREENS

Adj. = Adjacent Parcel
C = Confidence in Sources

Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
19-1-08-35-00-000-903, ✓ 19-1-08-36-00-000-903		Norfolk Southern Corporation	Corporation	See ORG table.	unknown	Unknown	Handled via organization-level outreach.	M
19-1-08-26-00-000-005.001		Village Of Roxana	Municipal Government	See ORG table.	unknown	High	Handled via government stakeholder engagement.	M
19-2-08-34-12-202-014, 19-2-08-34-12-202-042, 19-2-08-34-12-202-010		Campbell David and Laura	Individual	A David E. Campbell at a Wood River address cast a ballot in the 2020 general election (1). No evidence of David or Laura Campbell taking public positions or roles was located in local records (2).	unknown	Low	Use a neighborly, informal approach by project representatives, highlighting community benefits and listening to any personal concerns.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
19-2-08-34-12-202-015		Jockisch Wanda	Individual	Wanda Jockisch operates a tax preparation business (Actiontax) at 5769 Godfrey Rd in nearby Godfrey, IL (3). No references to Wanda Jockisch speaking in local government meetings or media were found (4).	unknown	Medium	tax_revenue_benefit. Engage via a local business/community leader who can discuss how the project boosts tax revenue and benefits the local economy, aligning with her professional perspective.	M
19-2-08-34-12-202-013		Hayes Tara M	Individual	Tara M. Hayes is listed as a property owner in Roxana, but she has no public profile in news or civic records (5). No documented statements or community roles were found under her name as of the latest search (6).	unknown	Low	Approach with a direct, friendly conversation by a community relations representative, offering information and addressing any questions in a one-on-one setting.	M
19-2-08-34-12-202-016		Michael R. Johnson & Vickie J. Johnson	Individual	Vickie Johnson is a Title I reading teacher at Roxana's Central Intermediate School [27†L23-L26; "Title I Reading Teacher at Central Intermediate School in Roxana"] and also serves as a trustee on the Roxana Public Library Board [8†L2-L6; "Roxana Village Library Board"]. Mike Johnson retired from being Director of Counseling at Granite City School District #9 and is currently the Academic Advising Coordinator at Southwestern Illinois College [27†L23-L26; "Director of Counseling ... Southwestern Illinois College"]. The Johnsons have been part of the South Roxana community for over 50 years, celebrating their 50th wedding anniversary in 2019 [27†L8-L15; "celebrated their 50th wedding anniversary with family and friends"].	unknown	Medium	Have a fellow educator or local official they respect introduce the project, emphasizing community benefits (e.g. support for schools or library) and inviting their input in a civic-minded discussion.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
19-2-08-34-12-203-013		Kimberly B. Warren	Individual	Kimberly “Kim” Warren is the founder of **Animal Warriors Roxana**, a 501(c)(3) nonprofit that assists local pets and their families with vet care, food and shelter [53†L25-L33; "helps pets and their families in need"]. She organizes community events like the annual “Pawty in the Park” at Roxana Park, which drew around 500 attendees in 2022 [53†L16-L24; "We're expecting around 500 people,"]. Warren emphasizes community cooperation; for example, she noted that “it truly takes a village” to achieve local initiatives [52†L19-L27; "It truly takes a village, and our community is a wonderful example of how working together only makes us all stronger."].	unknown	Medium	Engage her through community networks and highlight the project's local benefits. Acknowledge her volunteer efforts and address any questions about environmental or animal impacts to align with causes she cares about.	M
19-2-08-34-08-206-013		Chastity Niemeyer	Individual	Chastity Niemeyer, a Wood River native, co-owns **Charlie's Drive-In**, a 1950s-era root beer stand that she helped revive in 2022 after it had closed the previous year [21†L13-L16; "will reopen under the ownership of Chastity Niemeyer, a Wood River native"]. She has extensive restaurant experience, having managed her in-laws' three 3rd Chute Bar & Grill locations for six years [21†L39-L42; "her in-laws are the owners of 3rd Chute Bar and Grill... managing all three locations for the past six years"]. Niemeyer calls Charlie's a “little hometown gem” and has pledged to put her “heart and soul” into maintaining it for the community [21†L56-L59; "We will put our heart and soul into this little hometown gem,"].	unknown	Medium	Connect with her via local business circles and emphasize any positive economic ripple effects of the project. A personal visit (perhaps at her restaurant) to discuss how the development might support local commerce or community traditions could foster goodwill.	M
19-2-08-34-12-203-014		Tara Lynn Yon & Matthew J. Yon	Individual	No significant public information was found regarding Tara or Matthew Yon beyond their ownership of this parcel [96†L0-L0; "No `find` results for pattern: `yon`"]. They are not mentioned in local news archives or civic records, and have no recorded involvement in community affairs as of this date [96†L0-L0; "No `find` results for pattern: `yon`"].	unknown	Low	Use a low-key, personal approach. Since the Yons are private, a friendly one-on-one introduction explaining the project and listening to any of their concerns in a neighborly setting would be advisable.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
19-2-08-34-08-206-039, 19-2-08-34-08-206-040		Dale E. Carroll & Joanne Carroll	Individual	Dale and Joanne Carroll own two parcels in the Roxana vicinity, but no public profile or occupational details could be discovered beyond their property ownership [100†L0-L0; "No `find` results for pattern: `carroll`"]. They do not appear in local news, civic minutes, or any documented community activities, indicating no visible involvement in public affairs [100†L0-L0; "No `find` results for pattern: `carroll`"].	unknown	Low	Approach the Carrolls quietly and respectfully. Given their private nature, a direct visit by a trusted local figure to explain the project and address any concerns on a personal level would likely be the most effective strategy.	M
19-2-08-34-12-202-012		Joann E. Spann	Individual	Joann E. Spann owns a residential parcel in the Wood River Township area of Roxana (near East 8th Street) (7). No evidence was found of her holding any public office or making statements on local development issues (8).	unknown	Low	A personal, neighborly approach is recommended – meet at her residence to listen to any concerns and emphasize how the project will respect neighborhood quiet and property values.	M
19-2-08-34-12-203-012		John P. Segrest	Individual	John P. Segrest is the listed owner of a Roxana-area residential lot (Madison County PIN 19-2-08-34-12-203-012) in the same East 8th Street vicinity (9). His name does not appear in local news archives or civic records, indicating no known public stance or roles in community affairs (10).	unknown	Low	Engage him in an informal conversation at his home to understand any personal concerns. Emphasize transparency about the development and address common homeowner questions (e.g., property upkeep, traffic).	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
19-2-08-34-08-204-014		William A. Forrester	Individual	William A. Forrester owns property in the immediate project area, recorded as a residential parcel in Roxana's Wood River Township sector (11). There are no public records of Forrester participating in local government or voicing opinions on development; his name is absent from local meeting minutes and news reports (12).	unknown	Low	A courteous one-on-one approach focusing on information-sharing is advised. Highlight how the development plans will be mindful of the neighborhood's character, and invite his feedback or questions.	M
19-2-08-34-12-202-011		G. Craig Caldwell	Individual	G. Craig Caldwell (listed with first initial "G") is identified as owner of a residential parcel near E. 8th St. in Roxana (13). The Caldwell family name has appeared in Roxana for decades (14), but no evidence shows Craig Caldwell himself in any official role or making public comments on development (15).	unknown	Low	Connect through shared community context – e.g., mentioning local events or history – to build rapport. Approach with respect for his family's long ties to the area, and provide clear details to address any questions about project impacts.	M
19-2-08-34-12-204-013		Evelyn E. Harrison	Estate	Evelyn E. Harrison was a longtime area resident (b.1926) who passed away in 2020 at age 93 (16). She worked as a nurse's aide at Wood River Township Hospital until retirement in 1986 (17), and was active in local social organizations like the Wood River Eagles (and a VFW Auxiliary while living in Arizona) (18). Her estate still holds her property, and one of her sons resides in Roxana (19).	unknown	Low	heritage_family_legacy. Engage via her family (contact her son in Roxana as representative). Emphasize respect for the family's long-standing presence and assure that the project will honor the community's well-being.	M

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19-2-08-34-12-203-015		Brian Brake	Individual	Brian Brake is listed as an owner of a Roxana parcel but has no evident public profile or civic roles (20). No references to him in local news or government records were found, suggesting he is a private resident with no noted public stance (21).	unknown	Low	Approach with a friendly, informal introduction to learn his views, as he has no known stance or affiliations.	M
19-2-08-34-12-202-017		Edward Bazzell	Individual	Edward Bazzell appears to be a private landowner with no mentions in local media or civic records (22). His surname is present in the area (e.g., other Bazzell family real estate activity) but no public activities or statements by Edward were found (23).	unknown	Low	Engage one-on-one through a casual conversation by a community liaison, focusing on listening to any concerns since he's not publicly outspoken.	M
19-2-08-34-12-202-041		Rue Foe	Individual	Rue Foe had a career in local education, noted as an assistant principal in a high school during the 1970s (24). No recent public statements or community positions by Foe on development or energy issues could be identified in available records (25).	unknown	Medium	Highlight educational and community benefits when reaching out. A respected former educator may respond well to outreach that references local schools or youth.	M
19-2-08-34-08-206-012, 19-2-08-34-08-206-011		Robert D. Farris	Individual	Robert D. Farris of Roxana was involved in a 2014 incident in which his wife Sandra was tragically killed in a vehicle accident (26). Aside from this personal event, Farris has not been noted in public local affairs or taken any visible stance on development issues (27).	unknown	Low	Use a considerate, empathetic approach via a personal visit or call. Emphasize listening to his priorities, as he has remained privately in the community without public positions.	M

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19-2-08-34-08-204-013		Robin E. Staggs and Matthew E. Staggs	Individual	Robin E. and Matthew E. Staggs are co-owners of a residential parcel in Roxana, and no record of any public roles or statements by them was found (²⁸). The Staggs name appears in area property transactions (e.g., a recent sale by a different Staggs), but this couple has no evident public profile (²⁹).	unknown	Low	Reach out as neighbors through a community open house or informal meeting. With no known activism, focus on building rapport and understanding their general concerns.	M
19-2-08-34-08-206-016		James K. Conn and Danielle Messinger	Individual	James K. Conn and Danielle Messinger are listed as co-owners of a residential parcel in Roxana, Illinois (Madison County PIN 19-2-08-34-08-206-016) (³⁰). No available record in local news or meeting minutes shows Conn or Messinger taking public positions on development issues as of Dec 2025 (³¹).	unknown	Low	Use a friendly, personal outreach to introduce the project and address any basic property or neighborhood concerns. Emphasize listening and transparency to build trust.	M
19-2-08-34-12-202-040		Damon Vest and Linda Vest	Individual	Damon Vest and his wife Linda Vest are identified as owners of a property in the village of Roxana, Madison County (³²). No evidence was found of the Vests participating in community meetings or voicing opinions on local development proposals (³³).	unknown	Low	Approach through informal, neighborly contact and provide clear information about the project. Given their low public profile, focus on respectful communication and invite questions or concerns.	M

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19-2-08-34-12-204-012		Camilla Gordon	Individual	County property records list Camilla Gordon as the owner of a parcel in Roxana, IL (34). There are no public records or media reports indicating that Gordon has taken any stance or active role regarding local development or energy projects (35).	unknown	Low	Initiate contact in a polite, personal manner to explain the project details. Since Gordon has no noted public stance, ensure the discussion addresses general community benefits and any potential personal impacts.	M

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
19-1-08-35-00-000-001, ✓ 19-1-08-36-00-000-002, 19-1-08-25-00-000-007		Wrb Refining Llc	llc	WRB Refining LP (a Phillips 66–Cenovus joint venture) operates the Wood River Refinery in Roxana, Illinois, a 2,200-acre facility processing ~356,500 barrels of oil per day ³⁶](https://portfolio-pllus.azurewebsites.net/SiteMains/Details/425) ³⁷](https://www.reuters.com/business/energy/planned-turnaround-ongoing-phillips-66s-wood-river-refinery-iir-says-2025-03-20/). In 2012, local taxing bodies (including Roxana CUSD 1 and Roxana Park District) sued to prevent WRB from obtaining property tax exemptions by classifying ~\$3 billion in new refinery equipment as pollution control facilities ³⁸](https://law.justia.com/cases/illinois/court-of-appeals-fourth-appellate-district/2012/4-12-0331.html). After years of dispute, a 2024 settlement increased the refinery's assessed value and commits WRB to pay around \$28.7 million per year in local property taxes through 2028 ³⁹](https://www.thetelegraph.com/news/article/madison-county-school-district-wood-river-refinery-19822271.php). Phillips 66 (operator of WRB) also invested over \$1.1 million in 2024 to support more than 100 local organizations as part of community engagement efforts ⁴⁰) (⁴¹](https://m.edglentoday.com/articles/details.cfm?id=78952).	High	energy_developer	Engage the Wood River Refinery leadership (via Phillips 66's public affairs liaison) to address any safety or tax concerns; emphasize mutually beneficial community outcomes to align with the company's public relations and economic priorities	M
19-1-08-26-00-000-005 ✓		Midwest Petroleum Company	corporation	Midwest Petroleum Company (MPC) is a family-owned fuel retailer and distributor founded in 1946 in St. Louis, Missouri (⁴²), and was purchased by Don McNutt in 1993 (⁴³). MPC supplies gasoline wholesale and operates convenience store gas stations in the St. Louis/Madison County region (⁴⁴). In 2023, Midwest Petroleum opened a new gas station in Wood River, IL, which local officials praised as a welcome boost to economic development (⁴⁵).	Low	unknown	Engage owner Don McNutt directly to ensure the project does not disrupt their gas station operations; emphasize benefits like increased local traffic and coordinate on any construction impacts to maintain good relations	M

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19-1-08-26-00-000-004, 19-1-08-26-00-000-003		Roxana Community Unit School Dist 1	school_district	Roxana Community Unit School District No. 1 (CUSD 1) is a public school district whose budget heavily depends on property taxes from the Wood River Refinery, its single largest taxpayer (46). The district took an active role in opposing any loss of tax revenue: in 2012, Roxana CUSD 1 joined other local bodies in suing to block WRB Refining's attempt to exempt roughly \$3 billion in refinery improvements from taxation via pollution-control status (47). After protracted disputes, a mediated 2024 agreement now guarantees the refinery will pay about \$28.7 million annually to the school district and others through 2028 (48) (49).	Medium	municipal	Coordinate with Superintendent Debra Kreutztrager and the school board to address any concerns about tax revenue or student safety; consider offering educational programs or revenue-sharing to demonstrate the project's benefits to the district	M
19-2-08-34-08-206-041, 19-2-08-34-08-206-014, 19-2-08-34-08-206-015		Shell Oil Company	corporation	Shell Oil Company owned and operated the Wood River Refinery for decades (it founded the facility in 1918 via its Roxana Petroleum subsidiary) and remains involved in the village only to manage legacy pollution from its former operations (50) (51). The Village of Roxana and residents have sued Shell over benzene contamination; a 2012 lawsuit alleged Shell's refinery activities left benzene levels 26,000 times above the legal limit in local groundwater (52) (53). Shell has fought to limit its liability — in 2019 the Seventh Circuit Court of Appeals dismissed a class-action by Roxana property owners seeking damages for the pollution, a decision favoring Shell's position (54) (55).	Low	energy_developer	Coordinate with Shell's environmental remediation team if the project site overlaps any contaminated areas; otherwise, ensure compliance with regulatory standards to avoid provoking corporate objections	M
19-1-08-26-00-000-002		Roxana Community Park District	park_district	Roxana Community Park District is a local government unit that provides parks and recreation, funded principally by local property taxes and user fees (56). The Park District joined Roxana CUSD 1, the Village of Roxana, and others in a 2012 lawsuit opposing WRB Refining's bid to classify about \$3 billion of refinery improvements as tax-exempt pollution control facilities (which would have reduced the district's tax revenue) (57) (58).	Low	municipal	Meet with Park District officials to explain that the project will not encroach on park land or reduce their funding; offer support for community recreation initiatives to build goodwill	M

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19-2-08-34-08-206-038.001		PRS Properties LLC	llc	PRS Properties LLC is a privately-held Illinois property holding company with minimal public information available; it is not listed among known local businesses in Roxana (59). No records of financing statements, litigation, or development activity involving PRS Properties LLC were found in public databases or news archives (60).	Low	land_investment	Engage the LLC's owner discreetly (identity not public) and emphasize how the project could enhance their property's value or rental appeal; address any financial concerns to preempt opposition, but significant pushback is unlikely given their purely economic interest	M
19-2-08-34-12-204-014		Madison County Trustee	government	Madison County Trustee holds title to parcel 19-2-08-34-12-204-014, a 35.3 × 120 ft lot at 152 E. 8th St. (Roxana/Wood River area), acquired by the county due to unpaid taxes (61). This tax-foreclosed property is slated for resale through the county's Surplus Property Auction process, which sells land where property taxes went unpaid (62).	Low	municipal	No direct engagement necessary, as the Trustee is an administrative holder of the property; coordinate with county officials if acquisition or site access is needed, but expect no opposition since the county welcomes returning the land to productive use	M