

Application for Tax Increment Financing Assistance Fairmont City, Illinois

General Policy:

While tax increment financing (TIF) is an important and useful tool in attracting and retaining businesses, it is essential that it is used appropriately to accomplish the City's economic development goals and objectives. The fundamental principle that makes TIF viable is that it is designed to encourage development which would not otherwise occur. The City is responsible to assure that the project would not occur "but for" the assistance provided through TIF. It is the policy of the City to consider the judicious use of TIF for those projects which demonstrate a substantial and significant public benefit by constructing public improvements in support of developments that will create new jobs, retain existing jobs, eliminate blight, strengthen the economic base of the City, increase property values and tax revenues, create economic stability, and stabilize and upgrade existing neighborhoods and areas. Priority will be given to projects that meet these goals.

Policy Guidelines:

The following criteria are to be used by the City to evaluate TIF applications:

1. The project must be located within the established TIF District
2. Each TIF applicant must demonstrate that without the use of TIF, the project is not feasible and would not otherwise be completed. (projects completed/partially completed prior to the submission of this application are not eligible)
3. Each TIF applicant must possess the financial and technical ability to complete and operate the project.
4. Projects involving retail development that is targeted to encourage an inflow of customers from outside the City or that will provide services that are currently unavailable or in short supply in the City will be viewed more favorably.
5. Allowable uses of TIF assistance funds include: Land acquisition, planning, legal, engineering or architectural services, demolition of buildings and clearing of property, construction costs of infrastructure improvements, rehabilitation of existing structures, and financing costs. (Costs incurred prior to approval from the City will not be eligible)

The City enters into "redevelopment agreements" with businesses/developers that either locate to or make substantial improvements within the TIF district. Through this agreement, the business/developer agrees to complete the project and make certain improvements in return for financial support from the City. A business/developer cannot assume the City will financially participate in the project. Decisions are made on a project-by-project basis and must receive City Council approval before the staff can process any assistance.

Tax Increment Financing Assistance Application

Applicant Information

Project Name _____

Company Name _____

Business Form: Corporation Partnership Sole Proprietorship

Contact Person/Title _____

Address _____

City _____ State _____ Zip Code _____

Office _____ Alternate Phone _____

Fax _____ E-mail _____

Project Location Information

Address of Proposed Project _____

Parcel ID Numbers Involved: _____

Do you currently own the property? _____

Total Project Cost: \$ _____ Amount of TIF Assistance Requested: _____

Economic Development Information

Current number of employees:

Full- Time: _____ Part-Time: _____

Estimated number of new jobs that will be created as a result of the project:

Full- Time: _____ Part-Time: _____

Type of jobs: _____

Range of Compensation: _____

Current annual gross sales: \$ _____ Estimated annual gross sales: \$ _____

Current annual taxable sales: \$ _____ Estimated annual taxable sales: \$ _____

***Project Costs (Contractor Bids preferable)**

	Amount (\$)	Source of Funds
Purchase of Land		
Demolition Cost		
Purchase of Existing Facility		
Construction of New Building(s)		
Renovation of Existing Structure		
Cost of Installation of Machinery & Equipment		
Architectural & Engineering Fees		
Legal & Other Professional Fees		
Contingency		
Other (Please Specify)		
Total Project Costs		

*Example cost category breakdown. Feel free to submit estimated project costs in alternative formats as may be appropriate.

(REQUIRED) Please also include a narrative that will address the following:

1. Description of Business/Company
2. **Copy of previous year's Real Estate Tax Bill**
3. Project Description
4. Construction information that may include the number of square feet to be demolished and constructed, the number and square footage of units, parking, and the number of construction phases; (Description of the work to be done)
5. Evaluation of site or other constraints;
6. A request for the City's assistance with the project that specifies the type(s) of assistance needed and why it is needed.
7. Applicant may need to also submit any additional information such as previous tax bills, site plans, environmental studies, marketing studies, business plans, engineering or architectural drawings to be included for review and consideration.

Certification by Applicant

Applicant hereby certifies that all information contained above and in exhibits attached hereto is true to his/her best knowledge and belief and are submitted for the purpose of obtaining financial assistance from the Fairmont City, Illinois. Please return application to City Hall, or send electronically to the noted contact e-mail.

Sign _____

Date _____

Submit to:
 TIF Administrator
 Fairmont City Hall
 2601 North 41st Street
 Fairmont City, Illinois 62201
 (618) 274-4504
 spenny@fairmontcityil.com