



Subject: **FY 2018 RESIDENTIAL REDEVELOPMENT PROGRAM**

Dear Residential Property Owner,

The City of West Peoria is pleased to present the *FY 2018 Residential Redevelopment Program*. This is the third year for this program and an exciting opportunity for the City to provide one-time grants to residential property owners who own property within the West Peoria Tax Increment Financing (TIF) District I Redevelopment Project Area.

The *FY 2018 Residential Redevelopment Program* is offered to residential property owners making improvements to the exterior only of existing homes and residential property within the TIF District I Residential Redevelopment Project Area. The City of West Peoria will reimburse qualified applicants up to 75% of total approved and verified project costs, or an amount not to exceed \$1,000.00 of TIF eligible project costs, whichever is less. This program is available on a first-come-first-serve basis until the funds that have been allocated from the West Peoria TIF District I Special Tax Allocation Fund for this program have been committed, or April 30, 2018, whichever occurs first. Grant awards are to be paid as reimbursements for TIF eligible project costs that relate only to exterior structural/property improvements on residential property located within the TIF District I Redevelopment Project Area (copies of the TIF District boundary are available at City Hall). Eligible project costs include those costs incurred by the applicants for the *exterior* repair, renovation or rehabilitation of existing residential dwellings.

These types of improvements include the following:

- Window repair/replacement
- Siding repair/replacement
- Repair/addition of porch, steps, ramps and other similar ADA compliant amenities
- Roof repair
- Demolition of garages, sheds or other significantly deteriorated/dilapidated structures
- Dead tree removal, particularly as related to potential encroachment on buildings or risk of property damage

The City will accept only one application per residential property between May 1, 2017 and April 30, 2018. Reimbursements will be made upon verification of costs, the availability of funds and the approval of the Finance Committee and City Council of the City of West Peoria. All grant funds shall be issued for verified TIF eligible project costs on or before April 30, 2018. The City reserves the right to award grant funds only to those projects it deems to be compliant with the Tax Increment Allocation Redevelopment Act and those projects that the City believes will further stimulate the type of residential redevelopment that is in the best interests of the citizens of the City of West Peoria.

If you decide to take advantage of this program, and I hope that you do, please read the Application Form carefully and adhere to all of the specific requirements of the program. City staff is available to address any questions you may have.

Thank you for your time and consideration concerning this program. If you would like more information, please contact City Hall at (309) 674-1993.

Respectfully,

James R. Dillon  
Mayor, City of West Peoria



**FY 2018 RESIDENTIAL REDEVELOPMENT PROGRAM APPLICATION  
West Peoria Tax Increment Financing (TIF) District I  
City of West Peoria, Illinois**

**Qualified property must be located within the West Peoria TIF District I Area  
and all grant awards are for APPROVED TIF ELIGIBLE EXTERIOR IMPROVEMENTS ONLY.**

**TIF Grant Awards will not to exceed 75% of the total verified cost of the  
Improvement Project, or \$1,000.00 of TIF eligible project costs, whichever is less.**

The City will accept only one application per qualified property beginning **May 1, 2017 through April 30, 2018**. Grant applications are received on a first-come-first-served basis while funds are available. All grant awards are reimbursements for TIF eligible project costs and will be paid upon: completion of the project; review and verification of TIF eligible project costs by the City's TIF Administrator; the availability of funds; and the approval of the Finance Committee and City Council of the City of West Peoria. The City reserves the right to award grant funds only to those projects it deems to be compliant with the Tax Increment Allocation Redevelopment Act and those projects that the City believes will further stimulate the type of residential redevelopment that is in the best interests of the citizens of the City of West Peoria. All projects must be completed and grant awards shall be paid for verified TIF eligible project costs on or before April 30, 2018.

**NOTE:** Pursuant to Resolution No. 2017-02, City Policy requires all contractors and subcontractors to pay not less than prevailing wage to all labors, workers and mechanics.

Date: \_\_\_\_\_

Name of Property Owner(s): \_\_\_\_\_

Property Owner's Address: \_\_\_\_\_ Telephone # \_\_\_\_\_

Contact Person: \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address: \_\_\_\_\_

Property Parcel Identification Number (PIN) as shown on current property tax bill: \_\_\_\_\_

Property/Project Street Address: \_\_\_\_\_ Total Estimated Cost of Project: \$ \_\_\_\_\_

**NOTE:** Applicant must provide the following items prior to receiving TIF Grant Funds:

1. Please attach copy of your most recent PAID Real Estate Tax Bill for the property.....
2. Please attach copy of the applicable City Permit for this project.....
3. Please attach a description of the Exterior Improvement Project, including cost estimates  
and a current "before construction" photograph of the Property.....
4. **UPON COMPLETION:**
  - a. Provide to the City a completed, "after construction" photograph of the Property.....
  - b. Provide to the City copies of all PAID invoices, receipts, cancelled checks,  
waiver of lien or other verification of costs incurred for the Project as may be requested by the City.....

\_\_\_\_\_  
*Signature of Property Owner-Applicant*

\_\_\_\_\_  
*Date*

Date Application Received..... *Date:* \_\_\_\_\_

City Finance Committee Recommendation ..... *APPROVED* \_\_\_ for \$ \_\_\_\_\_; or *DENIED* \_\_\_ *Date:* \_\_\_\_\_

Verification of TIF Eligible Project Costs ..... \$ \_\_\_\_\_ *Date:* \_\_\_\_\_

Approved by City Council..... *APPROVED* \_\_\_ for \$ \_\_\_\_\_; or *DENIED* \_\_\_ *Date:* \_\_\_\_\_

\_\_\_\_\_  
*City Representative*

\_\_\_\_\_  
*Date*

Application Ref#: \_\_\_\_\_