



Subject: **FY2023 TIF I RESIDENTIAL REDEVELOPMENT PROGRAM**

Dear Residential Property Owner,

The City of West Peoria is pleased to present the *FY2023 Residential Redevelopment Program*. This is the eighth 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 *FY2023 Residential Redevelopment Program* is offered to residential property owners making improvements to the exterior only of existing homes and residential property within the West Peoria 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, whichever is less. 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 West Peoria 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

**ADDITIONAL REQUIREMENTS:**

1. The City will accept only one application per residential property between May 1, 2022 and March 31, 2023. 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 March 31, 2023, whichever occurs first.
2. The maximum grant amount for each approved project shall not exceed **75%** of total approved and verified project costs, or **\$1,000.00**, whichever amount is less, for each residential property.
3. 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.
4. Permits and proposed improvements must comply with current City building codes.
5. Property owners who are tenants of a residence for which improvements will be paid for with Program funds must provide written consent from the property owner for all proposed improvements.
6. 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. The rights and obligations of the Applicant under this Program Application shall not be assignable by the Applicant without providing notice to the City and the City's consent being obtained prior to such assignment.

If you decide to take advantage of this program, please read the Application Form carefully and adhere to each 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 Ms. Kinga Krider, City Administrator, (309) 674-1993.

Respectfully,

James R. Dillon  
Mayor, City of West Peoria



FY2023 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, 2022 through April 30, 2023. 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 March 31st.

NOTE: Pursuant to Resolution No. 2017-06, 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#: \_\_\_\_\_