

CITY OF VANDALIA, ILLINOIS TIF Redevelopment Program



APPLICATION FOR TIF ASSISTANCE

**City of Vandalia
Office of Economic Development
(618) 283-1152-phone
(618) 283-3736-fax**

TIF IMPROVEMENT PROGRAM APPLICATION

Applications must be reviewed and approved by the City Council before the project begins. Work completed prior to Council approval is ineligible. If there is a significant change in the scope of the project after the application has been approved; the applicant must re-apply with the scope of the new project. Reimbursement requests can be considered at anytime. Loans and Grant requests are reviewed two (2) times per year, in August and February, until the bi-annual allotments are depleted. Loans and grants are only considered if funding is available.

NOTE: The Illinois Supreme Court has not spoken on the precise issue of the application of the Prevailing Wage Act in TIF and Enterprise Zones. You as a developer may find varying legal opinions on this issue. Notwithstanding the foregoing, the City of Vandalia cannot warrant that the Prevailing Wage Act will not be required from any particular project or development. We emphasize that it is the developer’s responsibility to ascertain applicability of the Act on a particular project. If you have further questions, consult your own attorney or the Illinois Department of Labor.

Please submit application to: City of Vandalia
LaTisha Paslay, Executive Assistant
431 W. Gallatin St.
Vandalia, IL 62471

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Applicant Name: _____ Corporate Name: _____

DBA Name: _____

Applicant Mailing Address: _____

Applicant Phone Number: _____ Fax: _____ E-Mail: _____

Debtor/Grantee SS#: _____ OR FEIN: _____

Type of Business Entity

- Individual Corporation – Type: _____ Partnership
 Other: _____

I am applying for a: \$ _____ Grant
\$ _____ Reimbursement % _____ # yrs: _____

Project Category:

- New Business/Construction
- Business Relocation/Expansion/Rehabilitation
- Façade Restoration Grant or Loan:
- Emergency Structural Repairs:
- ADA, Life Safety, Building Code, and Electrical Rehabilitation

Building Name: _____

Building Address: _____

How is the title held to the property?

Individual Corporation Land Trust Partnership

Limited Liability Corporation (LLC) Other: _____

1. Name(s) & Phone Numbers of property owner(s):

Name _____ Number _____

Name _____ Number _____

Name _____ Number _____

Name _____ Number _____

(All beneficial owners of a Land Trust, members of a Limited Liability Company and partners in a partnership must be listed)

If the grantee is not the same as the owner, explain lease terms: _____

2. Building Data

TOTAL

Site Square Footage: _____

Building Square Footage: _____

Number of Floors in Building: _____

Approximate year constructed: _____
Amt. of Real Estate Taxes pd. last yr: _____ Last Year Paid – 20____
EAV year TIF was established: _____ (From County Assessor)
Projected Taxes EAV: _____ (From County Assessor)

3. Current Use

4. General Project Description and/or Proposed Use:

5. Is the proposed use permitted under the current zoning classification applicable to the property? If not, will a zoning change or special use permit be required?

6. Identify the proposed tenants of the project. Indicate whether leases have been negotiated and provide the status of any such negotiations.

7. Who will own the property once the development has been completed?

8. Provide a brief description of the public benefit to the City resulting from the development of the proposed project including improvements to any public infrastructure and economic quality of life issues for the area.

9. Please attach sketch or architectural drawings/renderings of the project and photos (interior and exterior).

10. Discuss how the proposed project addresses the objectives and project activities set forth in the City of Vandalia's TIF Redevelopment Plan, including an explanation as to how the project will eliminate or mitigate blighting conditions in the area.

11. Please answer the following questions:

- a. Will the Project raise or Restore EAV? Yes No
- b. Will the Project provide or retain jobs? Yes No
- c. Will the Project provide ROI to the city and citizens through increased EAV? Yes No

- d. Will public good be served through appearance, safety or ADA compliance? Yes No
- e. Will the project provide needed goods and services in the community? Yes No
- f. Will the business agree to be a model for the rest of the community and maintain their property in a way that will show our citizens and governing body that their tax dollars were well invested? Yes No

12. Describe how the proposed project will stabilize the surrounding area and promote additional development in adjacent areas.

13. Provide an estimate of the total number of jobs to be created or retained by the proposed project, including salary ranges.

a. Present Number of Employees (Retained): FT _____ PT _____

b. Anticipated Number of Employees (Created): FT _____ PT _____

c. List: Job Classifications Salary Ranges Number of hours per week

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

if additional room is required, please attach separate sheet

- d. What benefits will jobs provide? i.e. Health, Life, Dental, Disability, Retirements, 401K, etc.:

- 14. If the proposed project includes commercial use, explain how the project will encourage the inflow of customers from outside the City or which will provide retail or other commercial services currently unavailable or in limited supply in the City.

15. Project Financing

- a. Description of Construction/Renovation Cost Estimate for project:

i.	Item Description _____	Costs _____
	Item Description _____	Costs _____
	Item Description _____	Costs _____
	Item Description _____	Costs _____
	Item Description _____	Costs _____
	Item Description _____	Costs _____
	Item Description _____	Costs _____
	Item Description _____	Costs _____

ii. Total Detailed Project Cost – _____
 (Can be attached on separate sheet)

iii. Amount Applicable/TIF Eligible to Project: \$ _____
 (to be determined by the Economic Development Director as allowed by law)

- b. Description of Machinery/Equipment Acquisition for project.

- i. Applicable to Project Yes _____ No _____
- ii. Item Description _____ Costs _____
 Item Description _____ Costs _____
 Item Description _____ Costs _____

c. Description of Furniture/Fixture Acquisition for project.

- i. Applicable to Project Yes _____ No _____
- ii. Item Description _____ Costs _____
 Item Description _____ Costs _____
 Item Description _____ Costs _____

16. Sources and Uses of Funds

	<u>City TIF</u>	<u>Bank</u>	<u>Owner Equity</u>	<u>Other</u>
Land Acquisition	\$ _____	\$ _____	\$ _____	\$ _____
Building Acquisition	\$ _____	\$ _____	\$ _____	\$ _____
Façade Improvements	\$ _____	\$ _____	\$ _____	\$ _____
Architectural	\$ _____	\$ _____	\$ _____	\$ _____
Building Rehab	\$ _____	\$ _____	\$ _____	\$ _____
Equipment/Fixtures Furnishings	\$ _____	\$ _____	\$ _____	\$ _____
Emergency Repairs	\$ _____	\$ _____	\$ _____	\$ _____

The undersigned has applied for the grant or reimbursement described in this application and the proceeds of said assistance will be used in connection with the project described herein. The applicant agrees to abide by all City of Vandalia, Illinois TIF Redevelopment Program Guidelines. The applicant agrees to furnish information listed on application as attachments and any additional information to the City as requested (i.e.: Financial Performa's, Financial Statements, Articles of Incorporation, etc) to review and consider this application. Furthermore, The Illinois Supreme Court has not spoken on the precise issue of the application of the Prevailing Wage Act in TIF and Enterprise Zones. You as a developer may find varying legal

opinions on this issue. Notwithstanding the foregoing, the City of Vandalia cannot warrant that the Prevailing Wage Act will not be required from any particular project or development. We emphasize that it is the developer’s responsibility to ascertain applicability of the Act on a particular project. If you have further questions, consult your own attorney or the Illinois Department _____ of _____ Labor.

By Execution of this application, Applicant acknowledges and consents for the City to conduct any and all credit history and background checks it deems necessary and appropriate.

APPLICANT’S SIGNATURE **TITLE** **DATE**

(Applicant – Do Not Write Below This Line)

Date Application Received: _____

Staff Signature Received By: _____

Notes:

