



FAÇADE IMPROVEMENT – TIF PROGRAM



Pictured: 1: Laser Electric – 3611 SW Adams,
3: NAACP – 101 N. McArthur,

2: Pierson's Mattress – 1032 S. Western,
4: Tobin Building – 926 SW. Adams

For Information Contact:

City of Peoria
Economic Development Office
419 Fulton Street, Suite 207
Peoria, IL 61602
Phone: 309-494-8640

Cesar Suarez – Senior Development Specialist
309-494-8645 - csuarez@peoriagov.org

Facade Improvement – TIF Program

Program Purpose and Benefits

The Façade Improvement Program (“Program”) is designed to improve and visually enhance the façade of commercial buildings and improve the appearance of older and historic commercial districts within the City of Peoria’s (“City”) TIF Districts.

Program’s Goals

The Program is intended to encourage owners and business tenants of existing commercial properties to invest in the improvement, renovation, or restoration of their building facade. Property or business owners who invest \$1,000 or more in façade improvements (“Project”) are eligible to receive a reimbursement grant totaling 50% of total project costs, or \$5,000, whichever is less.

Project Eligibility

A Project is eligible for grant fund reimbursement if the following conditions are met:

1. Applicant must be the property owner, or business tenant of an existing commercial property.
2. Applicant, nor any of their principals may be in default of any obligations to the City.
3. Applicant must demonstrate they can fully pay for the Project, prior to grant reimbursement.
4. Property must be zoned for and occupied by a commercial, mixed, or industrial user¹. Vacant properties are not eligible, unless occupancy is pending via a lease agreement.
5. Property must be within a Tax Increment Financing (TIF) district with available funds.
6. Property taxes and/or assessments, general and special, must be paid and current;
7. Property has no more than two façade grants total, and one grant within a year.
8. Project improvements must be at least \$1,000 in eligible costs shown in Exhibit A.
9. Project improvements must visually enhance the building’s exterior façade, and not solely use for repair of existing code violations.
10. Project improvements must comply with all City zoning and building code requirements and all applicable permitting as required by City ordinances. Any outstanding zoning or building code violations must be corrected, before reimbursement will occur.

Project Approval and Grant Reimbursement Process

Project will be processed on a “first come- first served” basis and applicants are encouraged to apply as soon as possible as limited funds are set-aside and available each year.

1. Application Submittal - Submit a complete **Façade Application**, electronically or by mail, to the City of Peoria Economic Development Department. It is recommended the applicant retain the services of a registered architect or similarly qualified design professional to prepare plans, drawings and construction specifications on large or historical facades. It is also recommended the applicant attend the City of Peoria One-Stop Shop Meeting², to discuss the Project.
2. City Staff Review - Staff will review the Façade Application for eligibility, completeness, compliance, and propose any changes before a final application is recommended and forwarded to City Council for final approval.
3. City Council Approval and Letter of Commitment – Upon City Council approval, Staff will provide a Letter of Commitment (LOC) for applicant’s signature. The LOC serves as a financial commitment by the City to provide grant funds conditioned upon: a) project cost, b) scope or improvements, c) schedule of completion, and d) conditions for construction and any other provisions related to the project. The LOC must be signed/executed by the applicant within 15 calendar days of notification of the award.
4. Construction & Permits: After the LOC has been executed, applicant may award the construction contract and secure all necessary construction permits within 30 days, if applicable. Applicant must notify City Staff of the construction start date. Construction must

¹ The City of Peoria Development Center (309) 494-8600 can confirm property’s current legal use.

² The City of Peoria One-Stop Shop Meeting is held every Monday at 1:30 pm in City Hall, Room 404.

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be completed within 180 calendar days, or otherwise specified from start of construction. ***Applicant should NOT start the façade improvement before a Letter of Commitment is signed and building permits are issued.*** Any work performed, materials purchased or contracts entered into prior to an executed Letter of Commitment will NOT be eligible for grant assistance.

5. Construction Completion - Applicant shall schedule a final walk-through with City Staff to determine completion of Project. All improvements must be in compliance with the Application, LOC, and City code and ordinances. Discrepancies must be corrected to maintain eligibility.
6. Final Determination and Grant Fund Disbursement: Grant funds will be disbursed by a check payable to the applicant upon final determination project was completed and fully paid. Applicant must provide: a) proof of payment for all project costs, and b) obtain contractors' affidavits and final mechanics' lien waivers (*Form 2*) from any and all contractors, subcontractors and/or suppliers, before façade grant funds can be disbursed.

Miscellaneous and Other Considerations

Rear and Side Improvements - Grant assistance is also available for improvements to the side and back of buildings, with the addition requirements that: a) building improvements are visible from a public street; b) existing or proposed entrances are accessible to the public from a dedicated public pedestrian pathway to a business or businesses within the building.

Multiple Projects – Grants are limited to one per building per calendar year and no more than two.

Project Modifications: Modifications of “approved” façade plans, design/color, or construction materials will require the review and approval by City Staff, if less than 10% of cost, or the City Council prior to installation. Failure to receive such approval may invalidate the façade grant award.

Displacement of Tenants - No financial assistance will be provided if the project involves the permanent and involuntary displacement of tenants unless the applicant agrees to provide financial assistance to the tenants at levels consistent with the Federal Relocation and Real Property Acquisition Act, as amended.

Sales Tax Exemption of Building Materials - If project is located in an Enterprise Zone, the retail sales tax of 8.5% will be waived on building materials (items affixed to real property) purchased, provided a State and City processes have been completed.

Contractor Selection - - It is the sole responsibility of the applicant for determining contractor qualifications, quality of work, and professional record. The applicant will bear full responsibility for securing proof of their licensing³ and obtaining insurance coverage.

Taxation of Grant Funds - It is the sole responsibility of the applicant to determine consequences for receipt and/or subsequent forgiveness of these funds pursuant to the Internal Revenue Code or Illinois Revenue Code as currently in force or as periodically amended.

The City of Peoria expressly reserve the right to reject any or all applicants or to request more information from any and/or all applicants in its sole and exclusive discretion.

For more information, contact:

Cesar Suarez, City of Peoria - Economic Development Department
419 Fulton St. Ste. 300 - Peoria, IL 61602
(309) 494-8645 csuarez@peoriagov.org

³ The City does not required licensing for general contractors, but the following contractors require licensing: electrical, HVAC, sidewalk/driveways, parking lot paving, sewer connector, plumber, roofing, and house mover. For more information, please call (309) 494-8600.

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Exhibit A Eligible Project Costs

The following list contains eligible improvements which may be included under the Façade Improvement Program for grant assistance:

- *Exit Doors (exterior):* Installation, repair and/or replacement of exit doors and hardware to provide public access, or where current doors do not meet the building or fire codes or it will improve the overall appearance of the building;
- *Facia/Gutters/Downspouts:* Replacement or repair of facia, gutters and downspouts;
- *Fencing:* Decorative fencing for pedestrian plazas or courtyards;
- *Landscaping:* Limited to perennial plantings, such as trees and shrubs; construction of planter or window boxes permanently affixed to the building is included;
- *Lighting:* Repair, replacement or installation of exterior building and sign lighting;
- *Painting:* Exterior surface of building;
- *Parking Lot:* Improvements as p/o façade.
- *Removal of materials:* Removal of any inappropriate or incompatible exterior finishes and materials.
- *Roofs:* Repair and/or re-roofing where the effects of the repair will be visible from a public street or public parking lot and part of other façade improvements;
- *Siding, Aluminum or Vinyl:* Installation, repair and/or replacement of aluminum or vinyl siding.
- *Signs:* New, repair, replacement or removal;
- *Shutters/Awnings/Canopies:* Repair, replace or additions;
- *Stairs, Porches, Railings, Exits:* Repair, replacement or installation;
- *Walls:* Repair or rebuilding of exterior walls, including cleanings (wall and/or brick), tuck-pointing, sealing, painting, etc.;
- *Windows:* Repair of frames, sills, replacement of glass and installation of new windows;
- *Walkways:* Restoration or replacement of deteriorated or hazardous sidewalks, pavers, plazas or other permanent improvements designed primarily for pedestrian use;

Architectural costs incurred in the project's design are eligible for grant assistance not to exceed \$1,000 to any particular property through the Façade Improvement Program.

Costs NOT Eligible for Reimbursement:

- Building permits fees and related costs;
- Title reports and legal fees;
- Extermination of insects, rodents, vermin and other pests;
- Private sidewalk replacement or repair except as specified in the eligible improvements;
- Acquisition of land or buildings;
- Refinancing of existing debt;
- Air conditioning and/or heating facilities;
- Plumbing;
- Sprinkler systems- interior and exterior;
- Building security systems- interior and exterior;
- Electrical wiring or service upgrade, except electrical work necessary to illuminate an eligible sign;
- Elevator repair or installation;
- Interior floor, wall, flooring and/or ceiling replacement or repair;
- Working capital for businesses;
- General repair/maintenance work not contributing to the overall exterior impact of the building.
- Roof work and side of buildings without related improvements to façade of building.
- "Sweat equity" work performed by the applicant, family members of the applicant or employees of the applicant, unless the work is done as an agent of a construction company which has provided a quote included in the original application and recommended for approval by City Staff and approved by City Council.
- General construction oversight and project administration work performed by the applicant, family members of the applicant or employees of the applicant are not eligible.

Improvements not specifically listed as eligible or ineligible are subject to review as to their eligibility or ineligibility by City Council in its sole and exclusive discretion.

Facade Improvement - TIF Program APPLICATION FORM

Name of Individual Applicant: _____ Title: _____

Name of Business: _____ Type: _____

Address of Property: _____

Phone: _____ Email: _____

Property Identification Number (P.I.N.): _____ *Please check with City 309-494-8645*

Applicant is: Property Owner Business Tenant Other (_____)

TIF District: _____ *(Please validate TIF District with staff prior to submittal)*

The following items should be attached to the Final Application. Please check the items submitted:

1. Letter of Financial Commitment addressed to City of Peoria detailing: a) total façade improvement cost of at least \$1,000, b) requested grant amount equal to the lesser of 50% of total eligible project cost or \$5,000, and c) commitment and capacity to fund total Project cost.
2. Property Owner Certification (deed, title search, or Form-1A) or Property Owner's Consent (Form-1B)
3. Proof of Property/Liability Insurance;
4. Pictures of Existing Façade (at least two)
5. Two Cost Estimates from Contractors (one bid, if work is being done by property owner or tenant);
(Note: Please check with City 309-494-8645 if Prevailing Wage rates are required, prior to bidding work)
6. Final Contractor Documents from Contractors chosen to perform work on facade;
(i.e., cost estimate, contract for material and labor, schedule of completion, license, and insurance)
7. Façade Improvement Documents which detail proposed improvements, if applicable;
 - a. Construction plans/drawings with material used
 - b. Site Plan with elevations, showing improvements drawn to scale,
 - c. Final Design rendering and architect cost estimates,;
 - d. Landscape Plan and/or Signage plans,

The City of Peoria and its Economic Development Department expressly reserves the right to: a) reject any or all applicants, b) request more information, and c) cancel the program at any time, in its sole and exclusive discretion.

By signing this document, the applicant agrees they: a) shall comply with all City, State, and Federal statutes and ordinances, b) are solely responsible for the selection of contractor, securing proof of their licensing, and c) will obtain proof of completion and payment to contractors (Form 2 –lien waver and affidavit) for façade improvements.

Applicant Signature: _____ Date: _____

Return to:
City of Peoria, Economic Development Department
419 Fulton Street – Suite 207, Peoria, IL 60602
Cesar Suarez - 309-494-8645 - csuarez@peoriagov.org

City of Peoria - Façade Improvement Program

FORM 1A Property Owner Certification

Dear City of Peoria,

I/We, _____, am/are the owner/s of the property located at _____ (address) in the City of Peoria.

We plan to participate in the City of Peoria's Façade Improvement Program and follow the necessary procedures in order to receive financial assistance by the City of Peoria for the façade improvements to my property.

Sincerely,

Signature of Property Owner (1)
or Authorized Representative

Name and Title (Print)

Date

Signature of Property Owner (2)

Name and Title (Print)

Date

Please return to:

Cesar Suarez
City of Peoria
Economic Development Department
419 Fulton Street, Suite 207
Peoria, IL 61402

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FORM 1B Property Owner Consent

I/We, _____, am/are the owner/s of the property located at _____ (address) in the City of Peoria, and have or will lease the property to _____ (name of tenant).

I/We understand the tenant plans to participate in the City of Peoria's Façade Improvement Program and support their effort to improve the appearance of my property at the above address. I/We agree to allow the tenant to complete the façade improvements and understand the responsibilities and liabilities associated with the façade project rest upon the owner/s and tenant. Furthermore, I/We agree to cooperate and participate in the program in order to obtain financial assistance from the City of Peoria.

Sincerely,

Signature of Property Owner (1)
or Authorized Representative

Name and Title (Print)

Date

Signature of Property Owner (2)
or Authorized Representative

Name and Title (Print)

Date

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