CITY OF PARIS, ILLINOIS

COMMERCIAL REVITALIZATION INCENTIVE PROGRAM DOWNTOWN PARIS TIF AND JASPER STREET TIF

APPLICATION PROCEDURES, POLICY CONSIDERATIONS AND APPLICATION FORMS

Important Disclaimer and Notice

The attached procedures, policies and forms have been prepared by the City of Paris, Illinois (the "City") for the purpose of assisting property owners and private developers in the consideration of whether tax increment financing ("TIF") is appropriate for prospective projects. The authority to make the legislative findings and determinations necessary for compliance with the TIF Act is vested solely in the City Council. Applicants are cautioned that the attached materials have been prepared primarily for informational purposes. The City reserves the right to reject any and all projects -- even those that satisfy all of the attached criteria – for any reason whatsoever, without regard for the viability of the project. Furthermore, the City reserves the right to waive any non-conformance to these policies and approve any project the City deems favorable to the City.

CITY OF PARIS, ILLINOIS Commercial Revitalization Incentive Program Downtown Paris TIF and Jasper Street TIF

The City of Paris offers development assistance and incentives for businesses and property owners in the City. To be eligible for the incentive program, the property subject to development or redevelopment must be located within the Downtown Paris TIF or the Jasper Street TIF. Maps showing the boundaries of the areas are attached. The expenditure of funds is limited to certain types of "eligible redevelopment project costs," as specified below. Applications for assistance can be obtained at City Hall, 206 S. Central Avenue, Paris, Illinois, or by calling (217)465-7601.

AREA OF FOCUS

The primary purpose of the Commercial Revitalization Incentive Program ("CRIP") is to preserve and enhance the structural quality, economic vitality, and the business environment in the Downtown Paris TIF and Jasper Street TIF. Priority will be given to providing financial assistance to "historic" commercial properties. A property is considered "historic" if it is listed on a national, state or local historic registry. To be eligible for CRIP, the property subject to revitalization or rehabilitation must be located within the Downtown Paris TIF and Jasper Street TIF and must be considered a "small scale" business property revitalization project. The City considers a business property revitalization project to be "small scale" if the total improvement value of the project is equal to or less than \$250,000.

Consideration shall be given in the use of CRIP funds to the effect that the rehabilitation will have on the surrounding neighborhood and business community as well as the potential for enhancement of tax revenues for the City and other affected taxing districts. It is understood that CRIP funds are primarily for making loans which must be repaid.

REVITALIZATION ASSISTANCE

The CRIP is a program providing financial assistance for permanent building and site improvements in the Downtown Paris TIF and the Jasper Street TIF. To qualify for a CRIP grant or loan, all work must be permanently fixed to the real estate. Examples of permanent improvements include: life safety and accessibility improvements required by code; façade rehabilitation; repair/replacement of roof, floors, structural walls or windows; repair/replacement of electrical, plumbing, heating or cooling system; installation of a sprinkler, fire or smoke alarm system; and parking lot paving or property landscaping. The City will consider each project individually, and may enter into a redevelopment agreement at the City's option. Types and amounts of assistance provided, if any, will vary from project to project.

ELIGIBLE PROJECT COSTS

The City of Paris has determined that CRIP funds are only to be used for "eligible redevelopment project costs" ("RPC's") as defined below. RPC's include all reasonable or necessary costs incurred or estimated to be incurred in a redevelopment project, as applicable. Professional fees related to the improvements listed above are eligible for reimbursement. Eligible RPC's are:

- (a) Costs of studies, surveys, plans, and specifications;
- (b) Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services.;

- (c) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
- (d) Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures; and
- (e) Costs of construction of public works or improvements.

Inventory acquisition, operating costs, and furniture, fixtures, and equipment are not eligible RPC's.

TYPES OF ASSISTANCE

GRANTS: The City of Paris offers CRIP grants for certain categories of projects as defined in the following section. These grants are paid on a reimbursement basis or directly to a vendor or contractor for products or services already delivered. A grant may be awarded to a property owner or redeveloper for 50%, up to a maximum of \$10,000, of the eligible redevelopment project costs. A grant may be awarded for 50%, up to a maximum of \$50,000, of the eligible redevelopment project costs for commercial properties recognized as "historic". Grants are not given to the property owner or redeveloper in advance. The funds are not subject to repayment in most instances. Recipients of grant funds are required to enter into a grant agreement with the City of Paris, which provides additional terms and covenants governing the project and receipt of grant funds.

LOANS: Low-interest CRIP loans are also available for eligible projects. The interest rate applicable to such loans is established at two points below the prime rate¹. The term of the loan is limited to five years, although the amortization period may be extended with a balloon payment at five years. The City may provide a CRIP loan to a property owner or redeveloper for reimbursement of eligible redevelopment project cost in an amount not to exceed a maximum of \$25,000. All CRIP loan funds must be matched, at least, dollar for dollar by the applicant. Under certain circumstances or for commercial properties considered "historic", an applicant may request a CRIP loan amount greater than \$25,000. However, a CRIP loan applicant who requests such excess funds must demonstrate that the project meets all CRIP loan criteria including the matching funds requirement. Further, the application and project must be approved by the City Council. All CRIP loans are required to be collateralized, either with a mortgage on the subject property, a personal guarantee, or the pledging of some other real or personal property. Recipients of loan funds are required to execute a promissory note payable to the City of Paris.

Loan repayment will ensure an ongoing source of funding for future projects for years to come. Because of this fact, loans are preferred over grants as a funding source. This does not mean however, that grants will not be considered. Every project is considered based on its own merits and might involve a "blending" of the loan and grant amounts available. If a CRIP application is approved, the City will work with the applicant to find a mutually beneficial financial package to fit the specific project.

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BUSINESS RELOCATION/EXPANSION/REHABILITATION & BUILDING REUSE.

These projects will include interior remodeling, parking lot reconstruction, exterior upgrades, period signage, façade rehabilitation, and other physical improvements to a business. To be eligible for assistance under this category, the applicant must demonstrate that he or she has a minimum of five consecutive years of experience in owning/operating a small business within the ten years prior to submitting a CRIP application. Additionally, restoration of any building which is on the National Register must comply with the standards set forth by the U.S. Secretary of the Interior.

Under this category, property owners or redevelopers may receive:

Grant for up to 50% of the eligible RPC's, not to exceed \$10,000.00 (\$50,000.00 in the case of a "historic" property) and/or

Low-interest loan for up to 50% of eligible RPC's, not to exceed \$25,000.00.

EMERGENCY REPAIRS. These projects will only apply to any buildings within the Downtown Paris TIF and Jasper Street TIF experiencing a defect that could potentially result in the destruction of the building. Upon application the City's Building Official will determine if the defects must be verified by a structural engineer. If so, the repairs must be designed by a structural engineer. Examples would include a collapsing roof or exterior wall, a severely settling foundation, or crumbling/falling exterior masonry. A property owner or redeveloper may receive:

Grant for up to 50% of the eligible RPC's, not to exceed \$10,000.00 (\$50,000.00 in the case of a "historic" property) and/or

Low-interest loan for up to 50% of the eligible RPC's, not to exceed \$25,000.00.

ADA, LIFE SAFETY ISSUES, CODE COMPLIANCE REHABILITATION. This category includes repairs and remodeling to bring an existing building/business into code compliance for utility systems, accessibility, or life safety issues. Examples would include a new or upgraded utility service, the installation of ADA compliant restrooms and entrances, or the installation of a new exterior door if done to provide an additional means of egress. Property owners or redevelopers may receive:

Grant for up to 50% of the eligible RPC's, not to exceed \$10,000.00 (\$50,000.00 in the case of a "historic" property) and/or

Low-interest loan for up to 50% of eligible RPC's, not to exceed \$25,000.00.

MINIMUM PROGRAM REQUIREMENTS AND RESTRICTIONS

- 1. This is the first CRIP application for the property this Fiscal Year (May 1 April 30).
- 2. The property has not received a previous CRIP grant over the last 5 years.
- 3. Applicant must demonstrate that he or she has a minimum of five consecutive years of experience in owning/operating a small business within the ten years prior to submitting a CRIP application.
- If the building is on the National Register of Historic Places, the standards for rehabilitation of historic structures set forth by the U.S. Secretary of the Interior must be followed.
- 5. The project is consistent with the Comprehensive Plan of the City of Paris.
- 6. The project provides a diversity of services that will diversify and supplement the existing business mix within the downtown business district. The project should not create overcrowding in a particular market segment already represented by local businesses.
- 7. The principal use of the property shall be consistent with the City's Zoning Ordinance. Funding for Business Expansion and Interior Remodeling is not allowed if the property or business is currently operating as a "non-conforming use".
- 8. The property will meet all applicable building, life safety, zoning and maintenance codes upon project completion.
- 9. At the time of application, all taxes, fees or other debts owed to the City by the applicant or building owner are paid up-to-date.
- 10. Application for CRIP funding may only be made by an individual or entity having a legal interest in the subject property. This includes, but is not limited to, a tenant, owner of record, beneficial owner of a trust, or individual or entity holding either a fully executed contract to purchase the subject property or an option to purchase the property.
- 11. If the applicant does not own the property, but is a tenant of the property, then the tenant/applicant must have the permission of the property owner. If the applicant does not own the property but is a prospective purchaser of the property, then the purchaser/applicant must submit either a fully executed contract to purchase the subject property or an option contract and permission from the seller/owner.
- 12. The City of Paris reserves the right to require an appraisal of any property that is the subject of a CRIP application, which appraisal shall be provided at the applicant's expense.
- 13. All applicants for CRIP assistance must complete the attached consent form, which authorizes the City of Paris to conduct various investigations into the creditworthiness of the applicant.
- 14. The project must have and be able to show adequate bank or other financing for that portion of the project not financed by CRIP funds.
- 15. All applicants must provide a list of property (which includes, at a minimum, the real property which is the subject of an CRIP application) that will serve as collateral/security for any loan provided to the applicant. All real property must be listed by street address and legal description
- 16. Applications for CRIP assistance are normally considered within 30 business days after submission of a complete application. However, no application will be considered until all required documentation and other information has been submitted by the applicant pursuant to these guidelines.
- 17. Repayment Loans to be repaid at the time of sale of property and grants to be repaid if the sale of property is within 24 months of receiving grant (amortized monthly).

EVALUATION CRITERIA

Applications for CRIP assistance are first considered at the staff level. The application will be reviewed to ensure that it is complete and that it adheres to the published guidelines for CRIP assistance.

- 1. Return on Investment. Under certain circumstances, Return on Investment may or may not be calculated. If deemed necessary, the applicant, with the assistance of the City Administrator, needs to calculate and consider any additional amounts of local sales taxes or property taxes anticipated to be generated by the project, along with interest earned on a low-interest loan. This can be done using the attached Return On Investment Calculation Worksheet (Exhibit B). The total of these amounts will be the City's return on investment, and will be compared with the total project cost. The City's benchmark or desired goal for return on investments for Downtown Paris TIF and Jasper Street TIF projects is ten years. These are desired benchmarks which, in the absence of compelling reasons, will be the criteria used. However, said criteria may be relaxed if there are compelling reasons justifying the same.
- 2. Job Creation. The potential for a redevelopment project to create new jobs within the community is important, and applications will be judged, at least in part, on that basis. New Business Construction and Business Relocation/Expansion/Rehabilitation projects will be required to create at least one additional job to receive funding. The City retains the right to waive this requirement in certain circumstances.
- 3. Private Investment. The City will fund a maximum of 50% of the RPC's, not to exceed \$10,000.00 (\$50,000 in the case of a "historic property" for a CRIP grant or \$25,000.00 for a CRIP loan. The balance of funding must be supplied by the applicant through cash investment, equity position, commercial financing, or so-called "sweat equity." If the applicant is performing the labor, professional estimates for the work must be sought and submitted. Applicant's labor fees that exceed these professional estimates are ineligible expenses.
- 4. Dilapidated Buildings. The standard is met if the condition of the building or any applicable part thereof, has not been, and is not reasonably anticipated to be, rehabilitated without CRIP assistance.
- 5. Is the CRIP Needed? CRIP funds should only be used to "trigger" projects that would not occur otherwise given prevailing market conditions. Has the applicant provided convincing information that the use of the CRIP is essential to the project?
- 6. Financial. The applicant must provide documentation of the financing for the project, as well as individual or corporate financial information, as requested by the City Administrator. The City reserves the right to obtain outside evaluations of relevant financial information to evaluate the financial soundness of a project or applicant.
- 7. Zoning. Is the project harmonious with surrounding properties and uses, and is it allowable under current zoning codes?
- 8. Diversity of Services. Does the applicant offer goods and services not already available in the TIF areas? Is the applicant's business sufficiently unique so as not to compete directly and entirely with an existing business? Is there room for additional representation within the applicant's particular market? Does the applicant's business offer goods and services deemed desirable and appropriate within the community? Is the project consistent with the Comprehensive Plan?
- 9. Security. Is sufficient collateral and/or personal backing available to reasonably ensure that the City will at least recover its principal in the event of default? Will the property be protected by sufficient commercial property insurance to protect the City's principal?
- 10. Safety/Maintenance: Does the subject property/building present a health or safety threat to the general public due to the presence of hazardous/toxic materials or substances (such as asbestos or lead paint)? How has the applicant maintained the property or building? Does the subject property/building present a safety threat due to physical deterioration/deferred

maintenance of such property? Has the applicant voluntarily abated or eliminated health and safety hazards on the premises or has the property or building been the subject of fines or other penalties imposed by the City for health and safety code violations or situations constituting a nuisance.

LOAN/GRANT APPLICATION PROCESS

- 1. Meet with the City Administrator to determine whether the CRIP is applicable to your project. This meeting will specifically focus on whether or not the project meets the minimum requirements listed on pages 4 and 5 of these CRIP guidelines.
- 2. Turn in your completed application with all required attachments to the City Administrator. Please include 8 ½ x 11" copies of all drawings. Copies of attachments and drawings which are needed to secure a Building Permit from the City are also acceptable.
- 3. The City will review your project and determine the eligibility of the project and amount of assistance allowed within 30 business days of the submission of all required information. The City may request additional information if it considers the information supplied by the applicant to be insufficient. If this is the case, the City Administrator will contact you to request the information. This information must be provided within 30 days of such request or you will need to reapply.
- 4. Upon the submission of all required information, the City will contact you to schedule a tour of the project site and building. City Inspection Staff may be invited to come on the tour of the building.
- 5. Once all project information has been turned in, the project location tour has been completed, and approval has been given for a grant or loan amount, the City Administrator will notify you of the award and schedule a time for you to come to City Hall and sign the appropriate program documents. Following execution of all appropriate program documents, you may begin the project, subject, however, to any terms or limitations set forth in the program documents.
- 6. Upon project completion, schedule a follow-up building tour and submit actual project cost information, including copies of itemized invoices, receipts, and such other documentation as may be required by the grant agreement, redevelopment agreement or promissory note in order to allow the City to confirm that any such project cost was so incurred and qualifies as an RPC.
- 7. Upon receipt of evidence documenting actual project costs, the City shall have 30 days to confirm that such project costs were so incurred. Within 30 days after all the requirements set forth above are met, the City shall issue a check for reimbursement of costs incurred, up to the amount awarded by the City as set forth in the program documents.
- 8. Loan payments are due on the first day of every month. If a payment is 10 days or more late, the borrower will be charged 5% of the regularly scheduled payment or \$10.00 whichever is greater. The first payment on a new loan is due on the first day of the month after closing. Loans may be prepaid at any time without penalty. In general, a partial payment on a current loan will not be accepted unless the City feels, in individual cases, partial payment on an account several months past due may be accepted (with the understanding that past due interest will be fully deducted before any reduction in principal is credited).

Revitalization Incentive Program (CRIP) Application

Applications must be reviewed and approved before the project begins. Work completed prior to Staff review 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.

Please submit application to: City of Paris

206 S. Central Avenue

Paris, IL 61944

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			e.
			E-mail:
Grantee Name:			L-man
Type of Business Ent		(I LIN)	
☐ Individual		□ Portnorchin	□ Othor:
	Corporation	□ Farmersmp	□ Other:
I am applying for a \$_ □ Both	:	□ Loan	□ Grant
Building Name			
Building Address:			
How is the title held to	the property?		
☐ Individual	☐ Corpora	ation	☐ Land Trust
☐ Partnership	☐ Limited	d Liability Company	Other
Name(s) of property of	wner(e):		
			Liability Company and
partners in a partners	ŕ		
Owner(s) phone:	•	•	
J		, <u> </u>	
		TOTAL	ADDRESSED BY PROJECT
Site square footage:			
Building square foota	ge:		
Number of floors in be	uilding:		

Current Use:						
Gen	eral Project De	escription and /d	or proposed	use:		
Pro	ject Financing:	(Check all tha	at apply)			
		□ Private				
Ban	k Name & Con	tact:		Contact Phone N	umber:	
Esc	row Institution	& Agent:		Agent Phone Nui	mber:	
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APF	PLICANT			APPLICANT		
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Date	- Annlication R	Received		Staff Signature		
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Date	e - CRIP Comm	ittee Review		[] Approved	[] Denied	
	e of Assistance obination loan/g	e Approved: rant	□ Loan	□ Grant		
Amo	ount: \$					

CRIP Application Attachments

Applications <u>must</u> include the following attachments to be considered for an CRIP grant or loan:

- 1. Consent form authorizing the City of Paris to conduct various investigations into the creditworthiness of the applicant(s).
- 2. Documentation to support the minimum requirements:

MINIMUM REQUIREMENT	ATTACHMENT	
If the applicant does not own the property, the applicant has the permission of the property owner or a contract to purchase or option contract.	Check all that apply: A letter from the owner granting the applicant permission to complete the proposed improvements; or Proof of legal control of the property by lease or other agreement; or Fully executed purchase agreement; or Fully executed option contract.	
The project has adequate bank or other financing.	A letter of commitment or other evidence of adequate financing.	
Security/Collateralization	A list of all property (real or personal and which includes, at a minimum, the real property which is the subject of an CRIP application) that will serve as collateral/security for any loan provided to the applicant. All real property must be listed by street address and legal description	

3. Documentation to support the project criteria: Please submit architectural drawings or, alternatively, documentation submitted to apply for a Building Permit.

PROJECT TYPE	ATTACHMENT
(Check one):	(Check all that apply to your project):
Business Relocation/Expansion/ Rehabilitation and Building Reuse.	Building/Site Plans. Bloor plans showing space layout (including number of new/improved units if project involves residential units above a business). Descriptions of previous and proposed use of building, including dates. Photographs of existing building and/or site. Sketches of proposed site improvements (including parking, if applicable). Project Cost Worksheet-sample attached. (Additionally, provide the following if the project involves historic preservation): Documentation which describes unique attributes of Building/property; andCertificate of Appropriateness from the City's Landmarks Commission if a designated Paris Landmark.

PROJECT TYPE	ATTACHMENT
	(Additionally, provide the following if the project involves façade improvements):
	Photographs of existing facade(s).
	Photographs or sketches of previous facade(s) if prior façade(s) will be restored.
	Sketches of proposed facade improvements.
Emergency Repairs	Photographs of structural defect along with general photographs of exterior of building.
	Project Cost Worksheet-sample attached.
ADA, Life Safety Issues, Code Compliance Rehabilitation	Project Cost Worksheet-sample attached. Building/Site Plans.
	Floor plans showing space layout (including number of new/improved units if project involves residential units above a business).

Project Cost Worksheet: Exhibit A

Prepared by:	Contractor Name:
Date:	Contractor Phone Number:

Category	Description of Work	Estimated Cost	² Total of Eligible RPCs
Code Compliance Improvements		\$	\$
Façade		\$	\$
Site Work		\$	\$
Rehabilitation and Repair of Existing Building		\$	\$
Property Acquisition		\$	\$
Tenant Finish		\$	\$
Professional Fees		\$	\$
Other		\$	\$
	TOTAL	\$	\$

If the applicant is performing the labor, professional estimates for the work must be sought and submitted. Applicant's labor fees that exceed these professional estimates are ineligible expenses.

Not to exceed 50% of eligible RPC's in any category.

Terms found in the CRIP Application

Building - Any structure that is occupied or intended for occupancy and which is completely separated by firewalls.

Code Improvements - Such permanent improvements that mitigate building, life safety, fire, nuisance, or zoning code deficiencies.

Historic Building – A property is considered "historic" if it is listed on a national, state or local historic registry.

Permanent Improvements - Those improvements, which are permanently affixed to the building and/or site and which, do not restrict the future use of the building.

Comprehensive Plan - This is a document adopted by City Council which outlines a vision for the community's future. Citywide goals, objectives, and policies are provided in addition to a Future Land Use Map. Copies of the Comprehensive Plan are available at City Hall for review..

Eligible Improvements – Those improvements which are permanently affixed to the building and/or site and which is not specific to the use and does not restrict the future use of the building. Some examples are: life safety and Americans with Disabilities Act accessibility code requirements, repair/replacement of roof, floors. structural walls or windows: repair/replacement of electrical. plumbing. heating or cooling system; installation of an elevator, sprinkler, fire or smoke alarm system; interior paint, exterior tuckpointing, and parking lot paving or landscaping.

Facade - The exterior building face which is visible from the street. Generally means such building face(s) having frontage on a public street.

Project - The building, site, or portions thereof addressed by improvements listed in Exhibit A.

Property - Building(s) and/or parcel(s) of land having a single use or ownership.

Substantial - Generally agreed-upon by Staff review team as notable, meaningful, easily apparent to the eye.

Tenant Finish - Those improvements, which are related to the use of the building.

Return On Investment Worksheet: Exhibit B

1) Pro		perty Taxes:				
	a.	Equalized assessed value of property (most recent available)				
	b.	Projected increase in assessed value after these Improvements				
	c.	Annual property tax revenue				
2)	Eco	Economic Activity Taxes (Sales Taxes):				
	a.	Total revenue generated by economic activities in most recent business year				
	b.	Projected annual increase in revenue generated by economic activities				
	C.	Annual additional revenue economic activity taxes				
3)	Tota	al return on investment (1c +2c)				

AUTHORIZATION TO REQUEST/RELEASE INFORMATION

I authorize the City of Paris, Illinois to make inquiries as necessary to verify the accuracy of the statements made in my/our CRIP application and to determine my creditworthiness. I/We hereby authorize the release to the City of Paris, Illinois of any information it may require at any time for any purpose related to my/our credit transaction with the City. I/We further authorize the City of Paris, Illinois to release such information to any entity it deems necessary for any purpose related to my/our credit transaction with the City. These statements are made for the purpose of either obtaining a loan or guaranteeing a loan.

APPLICANT	APPLICANT
By:	By:
Printed Name:	Printed Name:
Date:	Date: