

RESOLUTION NO. 5038

A RESOLUTION AMENDING GUIDELINES FOR THE USE OF INCENTIVES FOR COMMUNITY AND ECONOMIC DEVELOPMENT AND DECLARING THAT THIS RESOLUTION SHALL BE IN FULL FORCE IMMEDIATELY.

WHEREAS, “Develop and implement Economic Development and Community Development plans, policies, and programs to strengthen the local economic climate, diversify the tax base, and enhance the viability and sustainability of the community’s residential neighborhoods and commercial areas” was among the City Council’s goals adopted on October 26, 2015; and

WHEREAS, a portion of the City’s mission is to provide professional municipal management in the areas of community and economic development as well as the stewardship of public funds; and

WHEREAS, both community and economic development were identified as priorities by respondents to the City’s residential survey in 2016; and

WHEREAS, both the community and economic development plans contain recommendations to establish incentive programs that work to meet the goals identified therein; and

WHEREAS, having clearly defined guidelines for the use of incentives helps to provide potential beneficiaries with an understanding of what incentives might be available early in the development or redevelopment process, thereby helping to stimulate both activities; and

WHEREAS, having clearly defined guidelines helps to remove confusion regarding eligibility, authorization, sources of funding, application and approval processes, reporting requirements, and other information about incentive programs; and

WHEREAS, the City Council has previously adopted Incentive Guidelines at its meeting on September 12, 2016 and amended at its meeting on October 24, 2016; and

WHEREAS, the City Council has determined that the previously adopted Incentive Guidelines should be amended to include the attached incentive guidelines.


NOW THEREFORE BE IT RESOLVED, BY THE KEWANEE CITY COUNCIL, IN COUNCIL ASSEMBLED, AS FOLLOWS:


Section 1 The Economic and Community Development Incentive Guidelines are hereby amended to include the attached Incentive Guidelines.

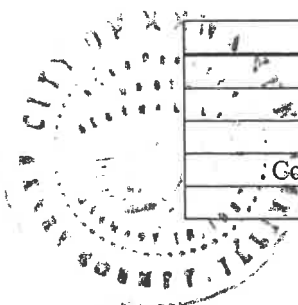
Section 2 This Resolution shall be in full force and effect immediately upon its passage and approval as provided by law.

Adopted by the Council of the City of Kewanee, Illinois this 27th day of March, 2017.

ATTEST:


Melinda Edwards, City Clerk


Steve Looney, Mayor



RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Steve Looney	X			
Council Member Deann Schweitzer	X			
Council Member Andrew Koehler	X			
Council Member Kellie Wallace-McKenna	X			
Council Member Michael Yaklich	X			

Housing Programs

INFILL DEVELOPMENT PROGRAM

PURPOSE

The Infill Development Program helps to promote the revitalization of Kewanee's older neighborhoods, stabilizes property tax rates, promotes the efficient use of existing infrastructure, encourages private investment in targeted neighborhoods, and provides for affordable housing options within the community.

AUTHORIZATION

The City of Kewanee is the administrator of this program. Budgetary approval for the program rests with the authority of the City Council, while authorization for program implementation is the responsibility of the City Manager and assigned staff.

ELIGIBLE AREAS

The program is targeted for neighborhoods identified in the Community Development/Neighborhood Revitalization Plan as Primary, Secondary, Gateway, or Historic Homes areas. Properties outside of the districts that meet applicant eligibility requirements may be considered on a case by case basis as funding allows.

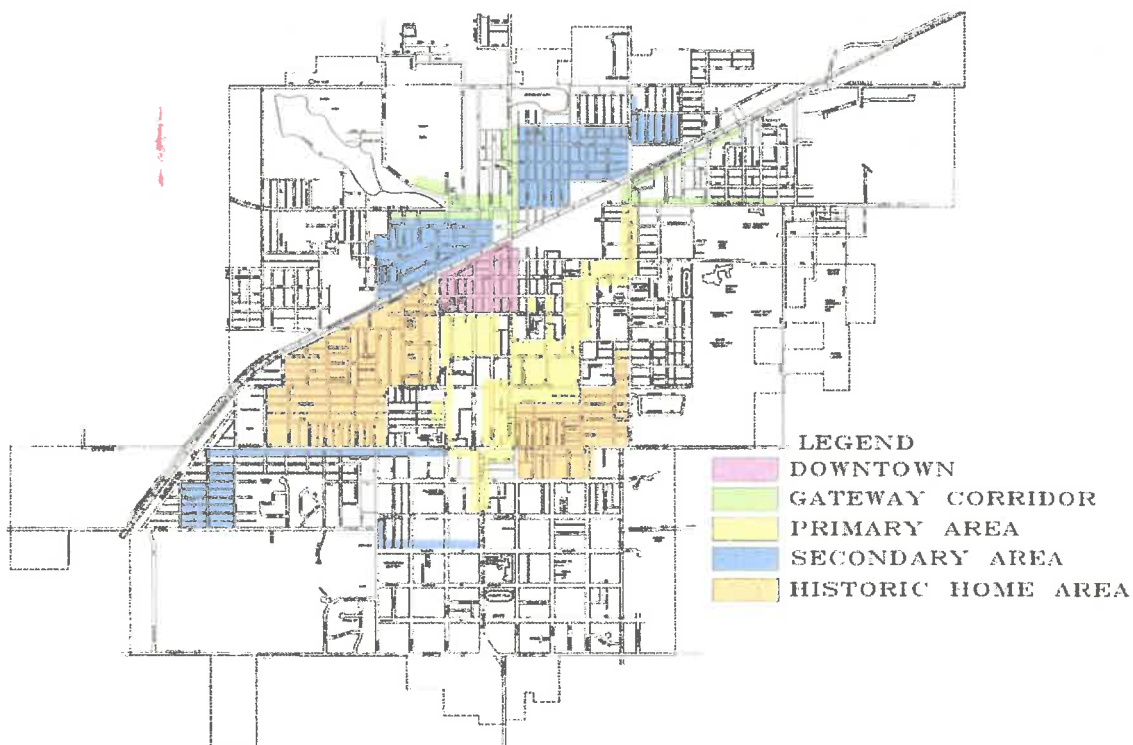
ELIGIBLE APPLICANTS

Applicants who own or have under contract and are able to develop property or properties within the targeted areas. The program is intended to provide owner occupied housing on lots which have been previously developed.

PROGRAM BENEFITS/ELIGIBLE USES

The program is established to help homeowners who desire a custom built house as well as builders seeking to build homes with the intent to sell them.

- Homes must be new construction
- Must be built in compliance with existing codes
- Should be in keeping with adjacent structures in terms of size, mass, materials, and appearance
- Properties remain eligible for use of other financing mechanism's including Tax Increment Financing and Enterprise Zone benefits, as applicable
- Increased flexibility regarding property setbacks, parking, and other elements consistent with traditional neighborhood design.



FUNDING INFORMATION

The program operates year round, with applications accepted on a continual basis and funded on a first come, first served basis until budgeted resources are exhausted. Maximum grant award is \$10,000 per newly constructed structure. When available, the City may augment such contributions with developable lots for infill development at no cost to the owner/builder.

APPLICATION/APPROVAL PROCEDURE

Developers/builders may contact the City Manager to discuss potential development plans and inquire as to the availability of vacant lots. Interested buyers must contact the builder/developer or realtor representing the builder directly.

CONTACT

City of Kewanee

Gary Bradley, City Manager

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Housing Programs

TARGETED MINOR HOME REPAIR PROGRAM

PURPOSE

The Targeted Minor Home Repair Program assists homeowners who live in targeted areas of Kewanee identified in the Community Development/Neighborhood Revitalization Plan. Under the program, homeowners may receive assistance for work such as painting, fixing gutters, plumbing, roofing, electrical, windows, or assistance with other minor home repairs.

AUTHORIZATION

The City of Kewanee is the administrator of this program. Budgetary approval for the program rests with the authority of the City Council, while authorization for program implementation is the responsibility of the City Manager and assigned staff.

ELIGIBLE AREAS

The program is targeted for neighborhoods identified in the Community Development/Neighborhood Revitalization Plan as Primary, Secondary, Gateway Corridors, or Historic Homes areas. Homes outside of the districts that meet applicant eligibility requirements may be considered on a case by case basis as funding allows.

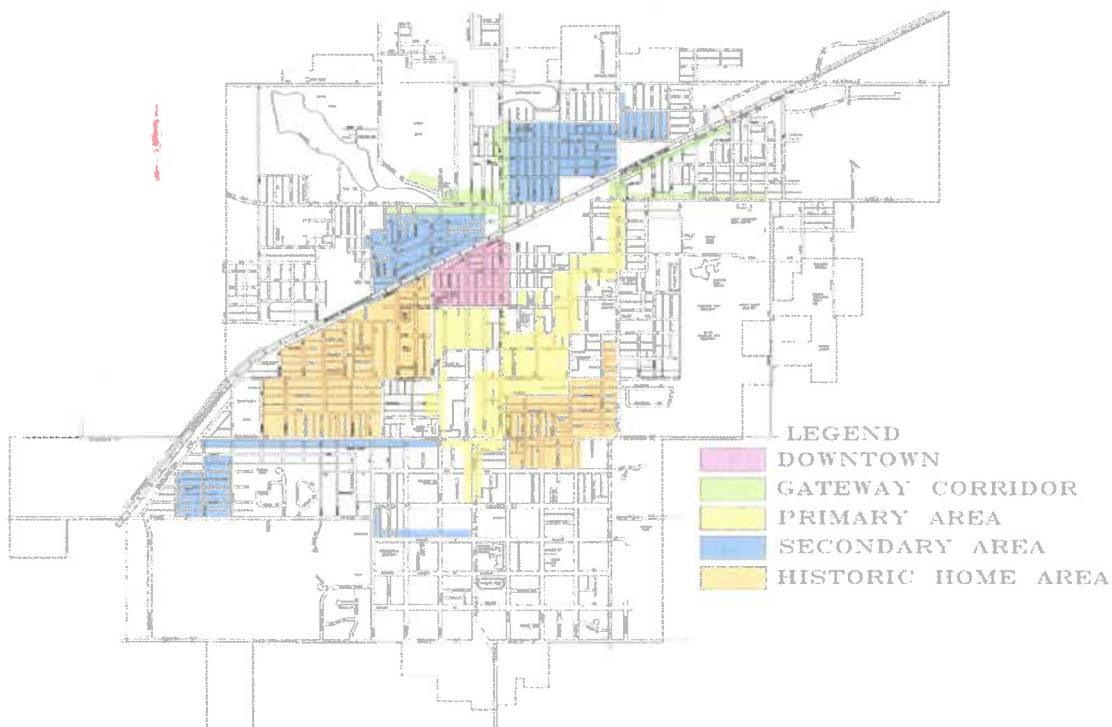
ELIGIBLE APPLICANTS

Applicants own and reside in the property to be repaired, cannot own more than one residential property, and cannot have received home repair assistance from the city in the past five years. Eligible Applicants may become ineligible if conditions of the home are determined to be beyond the scope of the program guidelines. Applicants must meet the Low Income Guidelines established by HUD to be eligible for the program.

PROGRAM BENEFITS/ELIGIBLE USES

Examples of work done as part of this program include the following:

- Exterior painting
- Re-hanging guttering
- Plumbing-replace broken service line
- Plumbing-replace collapsed sewer lateral
- Electrical System-replace main electrical panel
- Replacement of broken windows
- Roof repairs.



Qualified Applicants may serve as their own contractor/labor force, but in such cases program funds will only be used for the costs of materials.

FUNDING INFORMATION

The program operates year round, with applications accepted on a continual basis and funded on a first come, first served basis until budgeted resources are exhausted. The maximum grant available under this program is \$7,500 per residential unit.

APPLICATION/APPROVAL PROCEDURE

City Staff will contact potential applicants based on staff evaluation of properties or in partnership with third party organizations. Applications will be made available to eligible applicants after submission of preliminary documents (pre-application eligibility checks). The City will evaluate applications based on the information submitted and the project's conformance with adopted goals and desired outcomes of the City's Community and Economic Development Plans.

A completed application form and required submittals shall be submitted to the City, including a detailed description of the work to be completed, project estimates, proposed project schedule, and proof of ownership.

The Property Owner shall agree and consent to the City recording a lien on the property in the amount of the grant. Said lien will remain on the property until the end of the third year following the payment of the grant when it will then be released by the City. If the property is sold prior to the end of the third year, the lien shall be repaid to the City on a prorated annual basis. (i.e. if the property is sold during the first year following a grant award, 100% of the grant must be repaid. If it is sold during the third year following a grant award, 33% of the grant shall be repaid).

Applicants shall apply for and receive a building permit prior to undertaking any work requiring a permit under the Building Code. Construction shall proceed according to the approved plans and subject to periodic inspections. Construction must be completed within 180 days of execution of award, unless a written extension is granted by the City.

Approval of applications, though dependent upon available funding as budgeted by the City Council, is conducted at the staff level based on project eligibility and applicability, and requires no action from the governing body.

CONTACT

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Community Development Incentives

SIDEWALK REIMBURSEMENT PROGRAM

PURPOSE

The purpose of this program is to assist property owners with the costs of rebuilding existing Public Sidewalks that abut their property within the City limits of Kewanee. The City will reimburse the property owner the sum of either \$2.00 per square foot for all sidewalk constructed at residential standards (min. of 4 inch thickness concrete) or \$3.00 per square foot for all sidewalk constructed at commercial standards (min. of 6 inch thickness concrete). The program will improve the overall appearance of the community, enhance the flow of pedestrian traffic, restore neighborhood pride, better the quality of life for residents and create a sense of public equity by encouraging reinvestment in distressed areas which will help to stabilize and improve our declining tax base.

AUTHORIZATION

The City of Kewanee is the administrator of this program and where applicable will facilitate implementation of the program through identification of properties with Public sidewalks eligible for the program. Budgetary approval for the program rests with the authority of the City Council, while authorization for program implementation is the responsibility of the City Manager and assigned staff.

ELIGIBLE AREAS

The program is city-wide and can be utilized on residential or commercial properties having an existing Public Sidewalk already in place that is determined to be in need of replacement by City Staff.

ELIGIBLE APPLICANTS

Applicants who own real property on which a Public Sidewalk abuts, which is deemed by the City to be deteriorated, damaged or in some other way in need of replacement.

ELIGIBILITY CRITERIA

All Public Sidewalks being applied for under this program must be in a state of disrepair, create a safety hazard, or have a blighting influence on neighboring properties of the City. The City may approve or deny an application based on available budget, total cost of the sidewalk and location. All sidewalks must be inspected and determined to be in a state of disrepair by the City Engineering Department or the Community Development Department prior to application for the program.

ELIGIBLE SIDEWALKS

Only those Public sidewalks that are wholly upon the City Right Of Way. Private sidewalks are not eligible. Sidewalks upon the City Right Of Way that abut a private driveway but not including the entrance of the driveway between the roadway and the sidewalk.

PROGRAM BENEFITS/ELIGIBLE USES

By participating in this program residents will be able to replace a blighted Public Sidewalk with a brand new sidewalk that will enhance the curb appeal of their property which may improve their property value.

FUNDING LIMITS

Program funding will be available to property owners at the rate of \$2.00 per square foot for all sidewalk constructed at residential locations, with the exception of any sidewalk immediately abutting a driveway, which must be constructed at commercial standards. Sidewalks required to be constructed at commercial standard will be reimbursed at the rate of \$3.00 per square foot.

CONSTRUCTION SPECIFICATIONS

- Forms: 2"x4"s may be used for side forms of residential sidewalks not crossing a driveway. 2"x6"s may be used for side forms of driveway sections of sidewalk.
- Slope: There must be a slope of ¼" per foot to drain water toward the street or per Illinois Department of Transportation specifications when improvements occur within state right-of-way.
- Thickness: All residential standard sidewalks not including driveway sections must be 4" thick. Driveway sections and all commercial standard sidewalks must be 6" thick.
- Subgrade: All subgrade material must be well tamped and watered before concrete is poured.
- Concrete: Concrete must be "Class B" State mix.
- Contraction Joints: Same as the width. (The length of each slab should be the same as the width).
- Finish: Broom Finish (Smooth finish sidewalks are prohibited).
- Curing: Concrete must be covered with burlap and kept wet or covered with impermeable paper of polyethylene sheeting method for 72 hours or other methods approved by the City.
- Inspections: An inspection must be performed by the City Engineering Department or the Community Development Department after the forms are set. This inspection MUST be performed before concrete is poured.

- Final Inspection: After the concrete is poured, call the City Engineering Department or the Community Development Department again and we will measure the sidewalk. You will be reimbursed \$2.00 per square foot for residential 4" sidewalk and \$3.00 per square foot for 6" driveway sections and 6" commercial sidewalk.

APPLICATION/APPROVAL PROCEDURE

Applications are available at City Hall and online through the City's website and must be completed and approved prior to the commencement of work on the project.

Approval of applications, though dependent upon available funding as budgeted by the City Council, is a ministerial act conducted at the staff level based on project eligibility and applicability, requiring no action from the governing body.

CONTACT

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