



TAX INCREMENT FINANCING (TIF) DISTRICT

**APPLICATION FOR TIF BENEFITS RELATING TO
PRIVATE (TIF) ELIGIBLE REDEVELOPMENT PROJECT COSTS**

Pursuant to Section (65ILCS 5/11-74.4-4(b)) of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*), municipalities may make and enter into contracts with private developers to induce redevelopment projects which are necessary or incidental to the implementation and furtherance of its redevelopment plan and project. Municipalities may also, under certain conditions, incur project redevelopment cost and reimburse developers who incur redevelopment project costs which are authorized by a redevelopment agreement (65 ILCS 5/11-74.4-4(j)).

Private developers seeking reimbursement of TIF eligible redevelopment project costs are required by the municipality to complete this application allowing the municipality to adequately determine the developer's eligibility for assistance from the TIF District.

**Instructions: Complete each section and return via fax (309) 856-6001 or U. S. Mail or in person to:
City of Kewanee, 401 E. Third Street, Kewanee, IL 61443**

PART 1: DEVELOPER INFORMATION

Developer Legal/Business Name: _____ Date: _____

Business type: Sole Proprietorship Partnership Corporation (State of Charter: _____)

Other (please describe): _____

Developer's Contact Information:

Name _____ Title _____

Address _____

City _____ State _____ Zip Code _____

Daytime Phone _____ Mobile _____

Fax _____ Email _____

PART 2: PROJECT INFORMATION

TIF District Name _____

Project Name _____

Anticipated Start Date _____ Anticipated Completion Date _____

Project Description _____

Project is classified as: Industrial Commercial Residential



Project Street Address _____

Parcel(s) Relating to the above described project:

1. Property Identification Number (PIN) _____
 Is this property within the TIF Boundary (or proposed boundary)? Yes or No
 Date property acquired: _____

2. Property Identification Number (PIN) _____
 Is this property within the TIF Boundary (or proposed boundary)? Yes or No
 Date property acquired: _____

3. Property Identification Number (PIN) _____
 Is this property within the TIF Boundary (or proposed boundary)? Yes or No
 Date property acquired: _____

(Please list any additional parcels on separate sheet and attach)

IF RESIDENTIAL: what is the expected absorption rate or “build-out” for the project?

PHASE 1: Number of lots = _____ @ \$ _____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)

PHASE 2: Number of lots = _____ @ \$ _____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)

(please describe additional phases on separate sheet and attach)

FOR ENTIRE PROJECT:

Total Projected Investment \$ _____ *(Land and Real Estate Improvements Only)*

Total Number of Jobs Created: _____ Number of Jobs FTE: _____

Current annual retail sales (if applicable – commercial projects only) \$ _____

Projected (new) annual retail sales generated by this project \$ _____



PART 3: ESTIMATED TIF ELIGIBLE PROJECT COSTS

Property Assembly Costs:	<i>Phase 1:</i>	<i>Phase 2:</i>
1. Land and buildings (acquisition costs)	\$ _____	\$ _____
2. Site preparation, clearing and grading	\$ _____	\$ _____
3. Demolition	\$ _____	\$ _____
 Professional Fees:		
1. Planning, engineering, architectural	\$ _____	\$ _____
2. Legal	\$ _____	\$ _____
3. Accounting/financial	\$ _____	\$ _____
4. Marketing (land only)	\$ _____	\$ _____
5. Other professional fees	\$ _____	\$ _____
Job training and retraining services	\$ _____	\$ _____
Rehabilitation or renovation	\$ _____	\$ _____
Public infrastructure improvements (Water, sewer, drainage, sidewalks, curb, etc.)	\$ _____	\$ _____
Utilities extension	\$ _____	\$ _____
 Interest Buy-Down:		
Principal \$ _____ @ _____ % per annum for _____ years = Estimated Interest Expense x 30%..	\$ _____	\$ _____
 Miscellaneous/Other (please specify):		
1. _____	\$ _____	\$ _____
2. _____	\$ _____	\$ _____
3. _____	\$ _____	\$ _____
TOTAL ESTIMATED ELIGIBLE COSTS	\$ _____	\$ _____

Additional Notes/Comments: _____

(please describe estimated eligible project costs for additional phases on separate sheet and attach)



PART 4: DECLARATIONS

City of Kewanee

Pursuant to the TIF Act, the City of Kewanee has the authority to make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plan and project. Furthermore, the City of Kewanee may incur project redevelopment costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement; provided, however, that on and after the effective date of the amendatory Act of the 91st General Assembly, no municipality shall incur redevelopment project costs (*except for planning costs and any other eligible costs authorized by municipal ordinance or resolution that are subsequently included in the redevelopment plan for the area and are incurred by the municipality after the ordinance or resolution is adopted*) that are not consistent with the program for accomplishing the objectives of the redevelopment plan as included in that plan and approved by the municipality until the municipality has amended the redevelopment plan as provided elsewhere in the Act.

City's TIF Attorneys and/or Consultants

The City's TIF Attorneys and/or Consultants will rely on information and assumptions contained in the foregoing material to prepare financial projections relating to this project and the potential benefits of tax increment financing. They will not undertake an independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information contained herein or the results projected in any presentation is made by the City's TIF Consultants or Attorneys, its officers or employers. The City's TIF Consultants and Attorneys specifically disclaim the accuracy of the formulas and calculations used to project potential TIF benefits and have no obligation to investigate or update, recalculate or revise the calculations. The material presented to the TIF Consultants and Attorneys, based on information provided herein, is subject to risks, trends, and uncertainties that could cause actual events to differ materially from those presented. Those persons providing information contained in this Application for Reimbursement of TIF Eligible Project Costs have represented to the City's TIF Consultants and Attorneys that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing the financial projections or other presentations based on the information contained in this Application should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify assumptions and calculations presented by the City's TIF Consultants and Attorneys. By acceptance and use of any presentation created from the information contained herein, the user accepts all of the foregoing limitations and releases the City's TIF Consultants and Attorneys from any liability in connection therewith.

Private Developer

The Private Developer hereby asserts that this redevelopment project would not be completed without the use of tax increment financing.

The undersigned further certifies and warrants that to the best of his/her knowledge the information contained in the Application for Reimbursement of Private TIF Eligible Redevelopment Project Costs is true, correct and complete.

_____, _____, _____
Private Developer Title Date

Office Use Only:

Date received: _____ By _____