

ACKNOWLEDGEMENTS

In 2016, the City of Kewanee formed the Economic Development Planning Committee and Community Development/Neighborhood Revitalization Planning Committee to establish a comprehensive approach to community and economic development planning. The planning committees developed plans that were formally adopted by the City of Kewanee on August 8th, 2016.

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Recognizing the impact that financial incentives can have in both community and economic development, each plan adopted contained within it a specific recommendation for the development and implementation of guidelines governing the use of incentives. These guidelines are intended to serve as a “one stop shop” for the availability and applicability of incentive programs provided by or supported by the City of Kewanee for current or future residents and businesses in the community or eligible areas. They are intended to be a living document, amended as may be necessary and proper to add or remove incentive programs, and update their use, eligibility requirements, reporting requirements, or other pertinent information.

Incentive Guidelines

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Redevelopment Programs

Redevelopment Projects

Tax Increment Financing (TIF)

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TAX INCREMENT FINANCING (TIF)

PURPOSE

Tax Increment Financing (TIF) is a tool which pledges future gains in taxes to finance the current improvements which will result in those gains. TIF is designed to channel funding toward improvements in areas where development/redevelopment may not otherwise occur.

AUTHORIZATION

65 ILCS 5/Art 11 Div 74.4 et seq. and any amendments thereto, known as the Tax Increment Allocation Redevelopment Act (The "Act").

ELIGIBLE AREAS

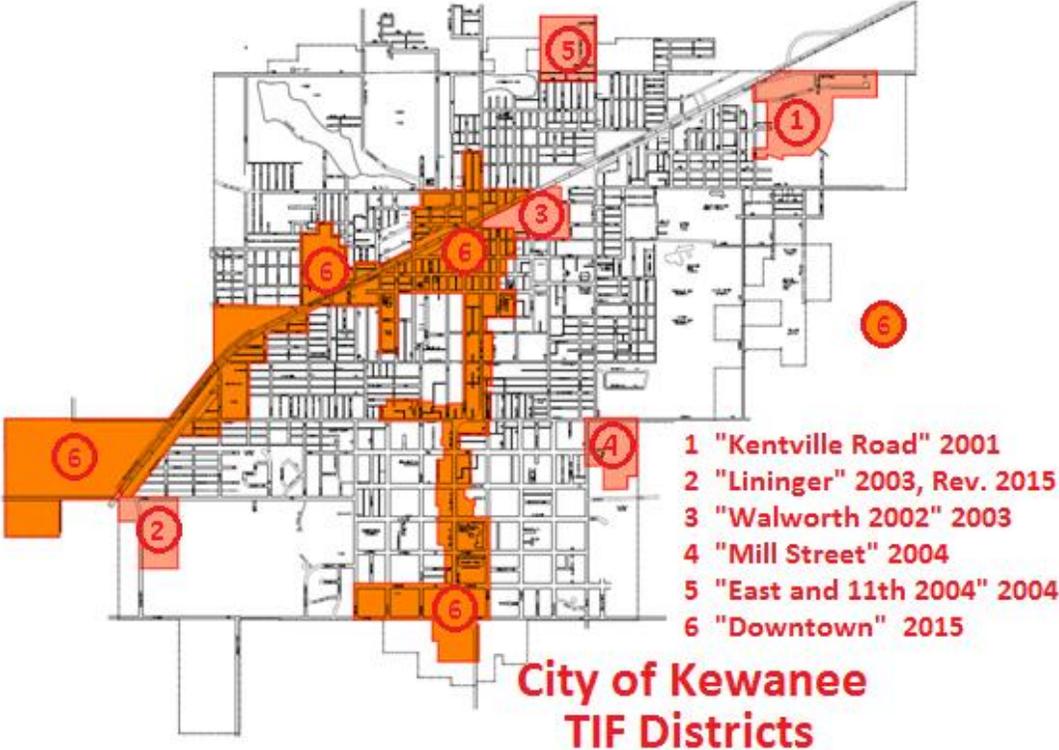
In Illinois, a TIF project must be located within a "TIF District" which may be established by a city due to (1) Blighted Conditions; (2) Conservation Conditions; and (3) Industrial Park Conservation Conditions.

The City of Kewanee has adopted six(6) TIF plans in the past, each with active TIF areas that are eligible for the use of tax increment financing.

HOW THE PROGRAM WORKS

When an area is developed or redeveloped, there is an increase in the value of the property. The increased site value and investment creates more taxable property, which increases tax revenues. The increased tax revenues are the "tax increment." TIFs pledge all or a portion of the future increased revenue for repayment of eligible costs associated with the improvements.

Tax Increment Financing does not result in increased property tax rates or special purpose assessments. Projects utilizing Tax Increment Financing revenues may be funded by the use of special obligation bonds, general obligation bonds (Full Faith and Credit Bonds), or on a pay as you go basis.



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ELIGIBLE USES

Permissible redevelopment project costs or expenses include but are not limited to:

- Acquisition, demolition, clearance and other land assembly and site preparation activities.
- Relocation assistance
- Professional services such as architectural, engineering, legal, property marketing and financial planning
- Financing costs, including interest assistance
- Area-wide public infrastructure improvements such as road and sidewalk repairs, utility upgrades, water and sewer projects.
- Rehabilitation or renovation of existing public or private buildings.
- Correction or mitigation of environmental problems and concerns.
- Job training, workforce readiness, and other related educational programs.
- Incentives to retain or attract private development.
- Marketing

Redevelopment project costs shall not include costs incurred in connection with the construction of buildings or other structures to be owned by or leased to a Developer, except for multi-level parking facilities.

FUNDING

The City may use proceeds of special obligation bonds or full faith and credit tax increment bonds to finance the undertaking of a redevelopment project. The maximum maturity of any such special obligation bonds or full faith and credit tax increment bonds shall be 23 years. The City may also issue revenue bonds, or private activity bonds to benefit a Developer located within a redevelopment district.

Special Obligation Bonds:

The City may issue special obligation bonds to finance permissible expenses of a redevelopment project. Principle and interest on such bonds may be payable:

1. From tax increments allocated to, and paid into a special fund of the City;
2. From revenues of the City derived from or held in connection with the undertaking and carrying out of any redevelopment project;
3. From private sources, contributions, or other financial assistance from the state or federal government;
4. From any combination of these methods.

Special obligation bonds are not general obligations of the City, nor in any event shall they give rise to a charge against its general credit or taxing powers or be payable out of any funds or properties other than those sources set forth above. Should the annual increment fall short of the amount necessary to pay the principal and interest of the special obligation bonds issued under this policy, the remaining amount payable is the responsibility of the applicant, not the City.

Full Faith and Credit Bonds

The City may also issue full faith and credit bonds to finance a redevelopment project. These bonds are payable, both as to principal and interest:

1. From the revenue sources identified for special obligation bonds; and
2. From a pledge of the City's full faith and credit to use its ad valorem taxing authority for repayment thereof in the event all other authorized sources or revenue are not sufficient.

Except in extraordinary circumstances in the sole discretion of the Governing Body, the proceeds of full faith and credit tax increment bonds shall only be used to pay for public

Redevelopment Programs

improvements or public projects which would otherwise be eligible to be paid for with the proceeds of City general obligation bonds.

Pay as You Go

TIF can also be used to reimburse a Developer for eligible redevelopment project plan costs on a “Pay as You Go” basis as opposed to issuing bonds. Under this method, the City may agree to reimburse the Developer for eligible redevelopment project costs over a period of time not to exceed twenty-three (23) years from the date of redevelopment project plan approval in accordance with the terms set forth in the Redevelopment Agreement. The reimbursement amount is paid solely from all or a portion of the tax increment, and the Developer takes the risk that the portion of the increment pledged for reimbursement will be insufficient to retire the eligible redevelopment project costs.

APPLICATION PROCEDURE (Existing)

For application within an existing TIF District, applications are available at City Hall, on the City’s website, or through the Chamber of Commerce and the Kewanee Economic Development Corporation. Applications consist of Developer Information, Project Information, Project Costs, and required disclaimers and declarations.

Upon completion of the application form, the information is submitted to the City’s contracted TIF Administrator/TIF Counsel for their review and the drafting of a TIF Redevelopment Agreement. The redevelopment agreement is then placed on the City Council agenda for consideration by the governing body.

APPROVAL PROCEDURE (Existing)

The City has proactively adopted six (6) TIF Districts. Properties within the six redevelopment project areas are eligible for the use of Tax Increment Financing, using an application and approval process that is considerably easier to navigate than would be

required for the establishment of a new Tax Increment Financing Plan.

The general objectives of the City in granting TIF for economic development are:

1. Promote, stimulate and develop the general and economic welfare of the State of Illinois and the City;
2. Promote the general welfare of residents through assisting in the development, redevelopment, and revitalization of central business areas, blighted areas, conservation areas, and environmentally contaminated areas located within the City;
3. Create new and retain existing jobs; and
4. Expand the economic base and tax base of the City.

The City recognizes that a simple system of determining the amount of TIF to be granted in order to reach these objectives may not always be equitable if applied uniformly to different kinds of redevelopment project plans. As a result, in determining the actual amount and duration of TIF to be granted, the City shall review each application on a case by case basis and consider the factors and criteria set forth in this Policy including where applicable, the feasibility of the project, the amount of TIF requested, anticipated, and the duration of the proposed financing to retire TIF obligations. Although no minimum capital investment is required by the City, the investment made by an applicant is a factor to be considered by the City in determining whether or not to authorize a redevelopment project plan.

All TIF applications shall be considered in light of the “but for” principle, i.e., TIF must make such a difference in the decision of the Applicant that the project would not be economically feasible “but for” the availability of TIF. In evaluating the economic feasibility, the staff may consider factors that include but are not limited to:

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- The extraordinary or unique costs associated with developing the project;
- The applicants financial investment;
- The property, sales and other tax and fee revenue that may result from the project;
- The credit worthiness and experience of the applicant;
- Market demand or need for the proposed business;
- Public improvements or public benefit resulting from the use of TIF

APPLICATION PROCEDURE (New)

Applications for the creation of a new TIF District must follow a statutorily defined approval process. Applications should include the following:

- Legal description of the proposed boundaries of the project area;
- Map of the project plan area with accompanying tax parcel ID information;
- A project plan that identifies all the proposed redevelopment project areas and identifies all of the buildings, facilities and other improvements that are proposed to be constructed or improved in each redevelopment project area;
- If applicable, a study from qualified personnel providing the necessary information to result in a determination of blight or substantiate conservation area findings as the basis for establishing the redevelopment district area;
- Information regarding expected capital expenditures by the Applicant;
- An itemization of development assistance requested;
- Summary of the proposed financing plan, including sources and uses of funds;
- A detailed description of the proposed buildings, facilities and other improvements to be constructed in the project area, including the estimated fair market and assessed value of the improvements and the estimated date in which construction of the

improvements will be commenced and completed;

- The proposed relocation plan if any relocation will be required under the project plan.
- The applicable application fee.
- All statutorily required public notices and publication dates in order to maintain compliance with the Act.

APPROVAL PROCEDURE (New)

Staff and its consultants will thoroughly review the plan to ensure the feasibility of the plan and the likelihood of its successful implementation and make recommendation on the approval or denial of the plan prior to any public hearings on the plan. Plan approval and successful implementation is best achieved after a series of iterative meetings between the developer, staff, and consultants to address any and all concerns associated with the plan and its implementation.

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2. Promote the general welfare of residents through assisting in the development, redevelopment, and revitalization of central business areas, blighted areas, conservation areas, and environmentally contaminated areas located within the City;
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Redevelopment Programs

this Policy including where applicable, a Feasibility Study, as required by state law, as well as the amount and duration of previous TIF projects supported by the City.

Although no minimum capital investment is required by the City, the investment made by an applicant is a factor to be considered by the City in determining whether or not to authorize a redevelopment project plan.

All TIF applications shall be considered in light of the “but for” principle, i.e., TIF must make such a difference in the decision of the Applicant that the project would not be economically feasible “but for” the availability of TIF. In evaluating the economic feasibility, the staff shall consider factors that include but are not limited to:

- The extraordinary or unique costs associated with developing the project;
- The applicants financial investment;
- The property, sales and other tax and fee revenue that may result from the project;
- The credit worthiness and experience of the applicant.

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Redevelopment Programs

BROWNFIELD ASSESSMENT PROGRAM

PURPOSE

A Brownfield site is real property of which the expansion, redevelopment or reuse may be complicated by contamination or perceived contamination on the property. Through this program, the USEPA can provide Brownfield Assessments to eligible applicants on projects that benefit community need or job creation, and provide technical assistance to municipalities and the public concerning Brownfield issues at no cost.

AUTHORIZATION

This program was reauthorized the the Brownfields Authorization Increase Act of 2016 (H.R. 5782) providing funding through approval of a federal grant from the United States Environmental Protection Agency.

ELIGIBLE APPLICANTS

The Brownfields Program typically works with local municipalities, not-for-profit, and quasi-government entities to assess properties. Assessment as a Brownfield site is required prior to the use of federal funds in environmental remediation of eligible sites.

However, a privately owned property may be eligible for funding if the applicant is one of the above-mentioned entities, or if one of the entities writes a letter of support for the project.

ELIGIBILITY CRITERIA

The Brownfields Assessment Program targets projects that meet the following requirements:

- It must meet the definition of a Brownfield
- The current property owner cannot be the cause of the contamination
- The property owner must agree to provide access to the property
- All grant funded materials and reports must be made available to the public.

Three main criteria are use for prioritizing Brownfields:

1. The level of contamination and threat to human health and the environment.
2. Redevelopment potential of the site.
3. Community goals and priorities.

PROGRAM BENEFITS/ELIGIBLE USES

The program encourages the redevelopment and reuse of potentially environmentally contaminated properties.

There are four categories of activities that can be funded under the program:

1. Phase I Environmental Site Assessments (ESA). A Phase I ESA involves a review of public and historic records, maps and photographs, an inspection of the property, and interviews with owners, occupants, neighbors, and local government officials. The purpose of a Phase I ESA is to discover any historic uses of the property that may point toward possible contamination.
2. Phase II Environmental Assessments (ESA). If a Phase I ESA indicates the possibility of contamination, the next step could be a Phase II ESA, which involves sampling and laboratory analysis. The types of activities often included in a Phase II ESA are soil and groundwater sampling, materials testing, and testing storage tanks and other vessels.
3. Site Investigations. If a Phase II ESA identifies contamination, the next step may be a site investigation. This is done to further define the nature and extent of an contamination.
4. Remedial Planning. Once site investigation has been completed, the next step is remedial planning. During this step, various remediation strategies

Redevelopment Programs

are evaluated based on effectiveness, total cost, and compatibility with proposed redevelopment plans.

APPLICATION/APPROVAL PROCEDURE

Once the City has been awarded funding under the federal program, a local application process will be developed and implemented to ensure compliance with state and federal eligibility requirements. Applications will be available and City Hall and online through the City's website.

Approval of eligible projects is a ministerial act conducted at the staff level based on project eligibility and applicability, requiring no action from the governing body.

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Redevelopment Programs

FAÇADE IMPROVEMENT PROGRAM

PURPOSE

The purpose of the Façade Improvement Program is to assist building owners within the Downtown area with improvements to street facing storefronts or areas with a high degree of public visibility. Projects that assist with the restoration of a building’s character and streetscape compatibility are encouraged. Such aesthetic improvements are designed to promote, stimulate and develop the general and economic welfare of the historic heart of the community and serving as a catalyst for other enhancements to the area.

AUTHORIZATION

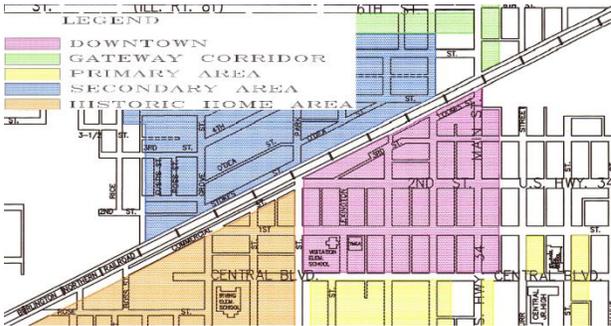
The City of Kewanee is the administrator of this program and where applicable will facilitate implementation of the program through identification of properties and structures eligible for the program. Budgetary approval for the program rests with the authority of the City Council, while authorization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

ELIGIBLE AREAS

Eligible projects must take place within the area generally bounded on the north by the southern boundary to the BNSF railroad right of way, on the east by the alley ½ block east of Main street, on the west by Park Street, and on the south by Central Boulevard.

ELIGIBLE APPLICANTS

The applicant must be the owner of property located within the downtown area. The property must be up to date on all real estate taxes and be unencumbered by liens, and must be in need of improvements or maintenance, the completion of which would serve the goals of the program.



PROGRAM BENEFITS/ELIGIBLE USES

The program encourages enhancement to the appearance of one of the City’s key commercial areas. Eligible use of program funds include but are not limited to:

- Awnings, canopies, and shutters
- Lighting (exterior)
- Painting and Specialty Painting
- Restoration of original architectural features
- Tuckpointing
- Windows
- Doorways and entrances

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 program will reimburse for 50% of eligible project costs up to \$10,000 per project.

APPLICATION/APPROVAL

PROCEDURE

Applications are available at City Hall and online through the City’s website. The City will evaluate applications based on the information submitted (Plans, renderings, etc.) and the

Redevelopment Programs

project's conformance with adopted plans and design guidelines adopted by the City, if applicable.

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

Projects should adhere to the following principles as closely as possible:

- Paint will only be used on surfaces that have previously been painted (i.e. no painting of brick buildings that have not been painted in the past)
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

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.

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.

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 in 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).

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Loan Programs

Kewanee Small Business Interest Payment Program

Loan Programs

KEWANEE SMALL BUSINESS INTEREST PAYMENT PROGRAM

PURPOSE

The program is designed to stimulate economic growth and create jobs that will improve the living conditions of residents in the community. The program provides financial assistance to eligible businesses and development projects while mitigating the amount of risk taken on by the City.

Businesses receiving funds through the program will be required to obtain conventional financing and create or retain a sufficient number of jobs to merit public investment.

AUTHORIZATION

The City of Kewanee is the administrator of this program and where applicable will facilitate implementation of the program through identification of companies that might benefit from the program. Budgetary and participant 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

Financing under this program is available to all eligible businesses located within the city limits of the City of Kewanee.

ELIGIBLE APPLICANTS

Applicants for the program must be existing legal businesses, located within the City of Kewanee, with a proper local business license (if applicable), insurance, and required permits per local, state and federal requirements, or corporations in good standing looking to locate or relocate in Kewanee. If an applicant is a new start-up business and does not have proper licenses or insurance, then these items can be made a condition of approval. The business can be a tenant leasing space or an owner of property where the business is located. The existing

business must create or retain three (3) or more permanent full time equivalent (FTE) jobs.

HOW THE PROGRAM WORKS

Approved applicants obtain a loan through a commercial lender of their choice. Upon review and approval of semi-annual reports submitted by the applicant to the City, provided that agreed upon benchmarks have been achieved by the applicant, the City provides reimbursement to the applicant for interest expenses incurred as a result of the loan.

PROGRAM BENEFITS/ELIGIBLE USES

Funds under this program are restricted to interest payments on certain eligible costs. Some common eligible costs are:

- Operating capital (including license and permit fees if applicable)
- Renovation of leased space or owned buildings (including engineering, architectural, and local permits or fees), new construction, or acquisition of existing commercial or industrial space.
- Purchase of manufacturing equipment (with or without installation costs)
- Furniture, fixtures and equipment (FF&E)

The lending institution shall disburse funds and calculate interest thereon incrementally on a reimbursement basis, or through direct payment of vendor/contractor invoices, as eligible costs are verified. The City of Kewanee and program participants shall negotiate benchmarks and goals for employment, sales, and other measurables to ensure that the City's investment of funds is merited.

FUNDING LIMITS

Program funding and availability is at the discretion of the City Council. Funding is

Loan Programs

limited to \$2,000 per year for each job created within any two consecutive reporting periods, with a maximum funding amount of \$40,000 per year per participant.

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Community Development Incentives

Community Development Programs

Demolition Grant Program

Sidewalk Replacement Program

Community Development Incentives

DEMOLITION GRANT PROGRAM

PURPOSE

The purpose of this program is to assist property owners with the costs of demolishing vacant, dilapidated, unfit, and unsafe residential or commercial structures within the city limits of Kewanee. The City will participate jointly with property owners on a 50/50 shared cost basis, up to a maximum of \$4,000 paid by the City. The program will improve the overall appearance of the community, 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 and structures 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, as well as outbuildings or other structures deemed uninhabitable, dilapidated, unfit, or unsafe by the City.

ELIGIBLE APPLICANTS

- Applicants who own real property on which a residential building is located, which is deemed by the City to be unfit or unsafe for human use or habitation.
- Property owners who wish to voluntarily demolish an unsafe or unfit residential structure.
- Property owners of unsafe or unfit residential structures who wish to relinquish ownership of the property by

providing to the City of Kewanee a clear title, title insurance, deed and current tax statement showing that all taxes are paid on the property.

Applicants that provide proof that their income is at or below the federal guidelines in Illinois for poverty shall be eligible to be reimbursed for the cost of providing title insurance. The cost shall not be included in the maximum cost paid by the City for demolition.

- Owners of mobile homes who own the property where the mobile homes are set and located.
- Properties with a mortgage or lien will be considered ineligible unless the mortgage company(s) or lien holder(s) provides a signed consent approval or release of lien to the City. The City shall ask the mortgage company or lien holder for approval.
- Properties that are in receipt of insurance proceeds for the cost of demolition, including those related to loss by fire, will not be eligible for this program.

ELIGIBILITY CRITERIA

All structures must be vacant, in a state of disrepair, create a threat to the health, safety and welfare of area residents, and 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 demolition and location. All structures must be inspected and determined to be in a state of disrepair by the Community Development Department prior to application for the program.

ELIGIBLE STRUCTURES

Residential buildings including the accessory structures, whether the primary residential building is being demolished or not, are

Community Development Incentives

eligible. Mobile homes that are owned by the owner of the land where the mobile homes are located, including those that are located within a mobile home park, are eligible. Some commercial properties may be eligible, on a case by case basis, but the funding for such demolition may differ from residential structures.

PROGRAM BENEFITS/ELIGIBLE USES

By participating in this program a property owner may reduce the total amount owed on their property taxes due to liens placed on the property to pay for the costs of demolition of a condemned property. By participating, the City will be more willing to negotiate on other fines/fees associated with the property so that the property owner might be able to rebuild on the lot for future development, rather than leave it vacant, or more easily transfer the property to other owners who are better able to use or maintain the property, particularly in the case of absentee owners.

FUNDING LIMITS

Program funding will be available to property owners on a 50/50 shared cost basis to assist in the removal of the structures. On a case by case basis, some additional fees and fines associated with the property may be waived. This is primarily dependent upon the ultimate use of the property once the structure is demolished. If the

property owner is willing to rebuild on the lot within 2 years of demolition, or is willing to donate the vacant lot to the City (if in an area that the City has now or in the future designates as a target area for redevelopment), the City will be more likely to waive other liens that may be on the property.

APPLICATION/APPROVAL PROCEDURE

Applications are available at City Hall and online through the City's website.

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.

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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.

Community Development Incentives

- 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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Housing Programs

Distressed Property Reinvestment Program

Infill Development Program

Targeted Minor Home Repair Program

Housing Programs

DISTRESSED PROPERTY REINVESTMENT PROGRAM

PURPOSE

The Distressed Property Reinvestment Program was established in Kewanee in 2016 with program funding provided by the City of Kewanee, with additional public and private sector funding when available. The goal of the program is to assist individuals and families in achieving the “American Dream” of home ownership through loan guarantees that facilitate the renovation/rehabilitation of distressed properties that would otherwise be potential candidates for demolition. Through bank financed “sweat-equity” or small contractor improvement projects, the program is designed to encourage reinvestment in and preservation of target neighborhoods and the existing housing stock.

AUTHORIZATION

The City of Kewanee is the administrator of this loan guarantee program and where applicable will facilitate the implementation of the program through the acquisition of eligible houses 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 assigned staff.

ELIGIBLE AREAS

The program is City-wide, with preference given to targeted areas as identified in adopted plans of the City Council.

ELIGIBLE APPLICANTS

Applicants must complete an application process which is similar to one required by any lender.

ELIGIBILITY CRITERIA

- Must meet LMI guidelines
- Subject Property must have clean title
- Subject property must be owner occupied

PROGRAM BENEFITS/ELIGIBLE USES

Eligible uses of guaranteed loan proceeds include but are not limited to:

- Repair and replacement of windows and doors
- Roof repair and replacement of roof covering
- Exterior paint
- Foundation Repair
- Drywall, interior paint and finishing
- Cabinetry
- Flooring
- Electrical
- Plumbing
- Repair to porches and steps
- Repair to exterior foundation walls
- Exterior walls and trim
- Flashing /guttering

Private sanitary sewer repairs

FUNDING LIMITS

Loan guarantees are limited to \$40,000 per single family owner occupied structure. Program funding on an annual basis is limited to funding availability and outstanding loan guarantee liabilities.

APPLICATION/APPROVAL PROCEDURE

Applications are available at City Hall and online through the City’s website.

Approval from a qualified commercial lender through the financial institution’s typical process is required. Approval of applications, though dependent upon available funding as budgeted by the City Council, will be completed at the staff level to determine project eligibility and applicability, requiring no action from the governing body, prior to submission by staff to an independent volunteer board established and appointed by the City Council.

Housing Programs

REPORTING REQUIREMENTS

Quarterly reports providing to an update in the status of improvements must be provided during the renovation process. Thereafter, annual reports must be provided to ensure continued use of the property by the applicant as their primary residence.

SPECIAL PROGRAM REQUIREMENTS

A one-time fee of the greater amount of \$250 or one percent (1%) of the guaranteed amount, payable from loan proceeds, is required for program administration/participation. Check issuance from the lending institution shall be coordinated through the program administrator

and assigned staff. Where applicable, work completed must be in compliance with existing building codes and inspected by appropriate City inspectors. All contractors must be licensed and meet all requirements necessary to perform work in the City of Kewanee.

CONTACT

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Housing Projects

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.

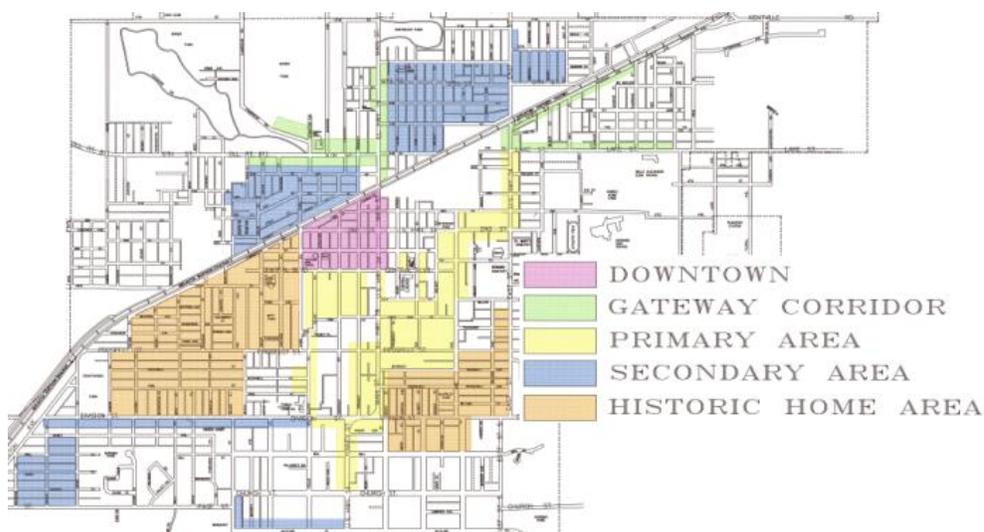
ELIGIBLE APPLICANTS

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.

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.



Housing Projects

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 \$2,500 per newly constructed unit. When available, the City will 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

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Housing Projects

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.

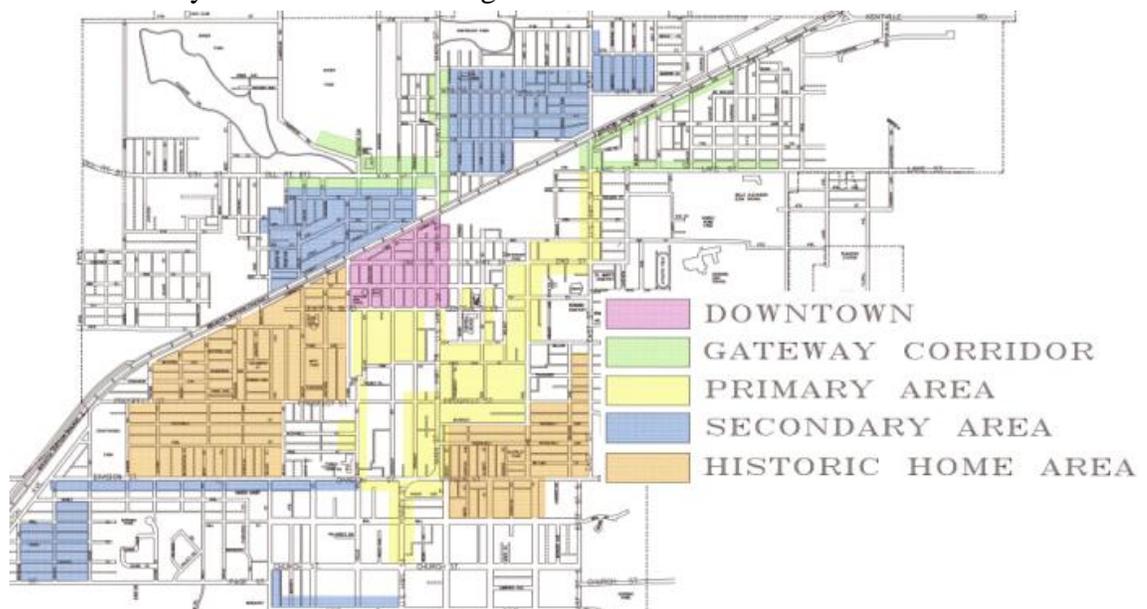
ELIGIBLE APPLICANTS

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.



Housing Projects

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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