

RESOLUTION NO. 5009

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

**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 24<sup>th</sup> day of October, 2016.

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			



# Community Development Incentives

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## **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 \$1.50 per square foot for all sidewalk constructed at residential standards (min. of 4 inch thickness concrete) or \$2.50 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 \$1.50 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 \$2.50 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

# Community Development Incentives

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sections of sidewalk.

- Slope: There must be a slope of 1/4" per foot to drain water toward the street.
- 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 or 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 \$1.50 per square foot for residential 4" sidewalk and \$2.50 per square foot for 6" driveway sections and 6" commercial sidewalk.

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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## 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.

# Redevelopment Projects

## 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

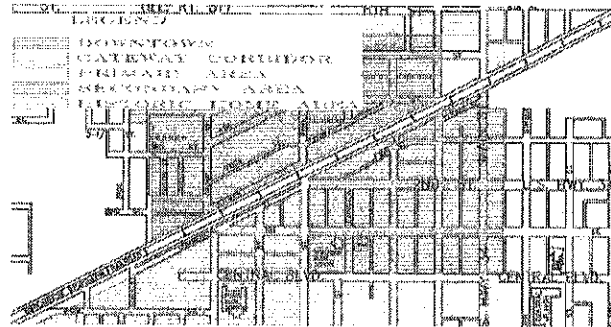
The City of Kewanee is the administrator of this program and where applicable will facilitate implementation of the program through identification of properties and structures eligible for the program. Budgetary approval for the program rests with the authority of the City Council, while authorization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

#### **CONTACT**

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