Thomas N. Jacob & Associates
The Economic Development Group, Ltd.

TAX INCREMENT FINANCING (TIF) DISTRICT

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

Pursuant to Section (65 ILCS 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 costs 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 Tax Increment Financing (TIF) District.

INSTRUCTIONS: Complete each section and return via fax (309) 664-7878 or U.S. Mail to: The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704.

PART I: 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 _____

Daytime Phone _____ Mobile _____

Fax _____ email _____

PART II: PROJECT INFORMATION

TIF District Name _____ City _____

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 District Boundary (or proposed boundary)? ☐ Yes or ☐ No
   Date property was acquired: _____

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

3. Property Identification Number (PIN) _____
   Is this property within the TIF District Boundary (or proposed boundary)? ☐ Yes or ☐ No
   Date property was 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 I: Number of lots = _____ @ $_____ per lot		
Calendar Year	Number of Homes or Units	Avg. Fair Market Value (House and Lot)

PHASE II: 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)*

Current annual retail sales (if applicable - commercial projects only) . . . . . $_____

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

PART III. ESTIMATED TIF ELIGIBLE PROJECT COSTS

Property Assembly Costs:	***Phase I:***	***Phase II:***
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 (existing buildings)	$ _____	$ _____
Relocation costs	$ _____	$ _____
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 IV. DECLARATIONS

Municipality

Pursuant to the TIF Act, the municipality 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 municipality 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.

Thomas N. Jacob and Associates and The Economic Development Group, Ltd.

As special TIF attorneys and TIF consultants (respectively for municipalities), Thomas N. Jacob & Associates (TNJ) and the Economic Development Group, Ltd. (EDG) will rely on the information and assumptions contained in the foregoing material to prepare financial projections relating to this project and the potential benefits of tax increment financing. TNJ and EDG 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 TNJ or EDG, its officers or employees. TNJ and EDG 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 by TNJ and EDG 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 TNJ and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing 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 the assumptions and calculations presented by TNJ and EDG. By acceptance and use of any presentation created from the information contained herein, the user accepts all of the foregoing limitations and releases TNJ and EDG 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 this 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 _____

© Copyright 2007, The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704.

Thomas N. Jacob & Associates
The Economic Development Group, Ltd.

Description of Eligible Project Costs for a Tax Increment Financing District in Illinois

Categories of permissible redevelopment costs included in the Illinois TIF Act:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan. For example, professional service costs: architectural, engineering, legal, financial, planning; and administrative costs related to implementation of the redevelopment plan. *(Private & Public)*

2. Cost of marketing sites. *(Private & Public)*

3. Property assembly costs. For example, acquisition of land and other property, real or personal, or rights or interests therein; demolition of buildings; and site preparation. *(Private & Public)*

4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings. *(Private & Public)*

5. Costs of construction of public works or improvements. For example, streets, sidewalks, water, sanitary and storm sewer, etc.; and new public buildings (with some limitations). *(Private & Public)*

6. Costs of eliminating or removing contaminants and other impediments such as site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including parking lots and other concrete or asphalt barriers; and the clearing/grading of land. *(Private & Public)*

7. Costs of job training and retraining projects. *(Private & Public)*

8. Financing costs – up to 30% of interest expense. *(Private & Public)*

9. Approved Capital Costs of taxing districts. For example, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district (including the municipality) in furtherance of the objectives of the redevelopment plan and project when approved by the municipality. *(Public)*

10. Relocation costs. *(Private & Public)*

11. Payment in lieu of taxes. *(Public)*

12. Up to 50% of cost of construction of low income and very low income new housing, owner occupied or rental. *(Private)*

© 2007 The Economic Development Group, Ltd. • Thomas N. Jacob & Associates, Ltd.
1701 Clearwater Avenue, Bloomington, IL 61704 / Tel: 309-664-7777 Fax: 309-664-7878