

## City of Sesser, Illinois Application for Economic Development Assistance

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### City Contact

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### TIF Consultant Contact

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### Economic Development Assistance Program Overview:

The City's Tax Increment Financing (TIF) District(s) are specially designated areas where the City would like to see property investment and improvements to be made. Businesses, organizations, and individuals who undertake qualifying development and redevelopment projects within this area are eligible to apply for consideration for financial assistance from the City through the use of tax increment financing dollars.

- Forms of Assistance

Assistance is generally awarded in the form of property tax reimbursements or grant payments for reimbursement of certain eligible project costs which an applicant incurs during the performance of an approved project. Prior to receiving any funding, a project must be reviewed and approved by the City Council, as well as enter into a redevelopment agreement (RDA) which outlines the terms and obligations of each party.

- Preferred Projects

It is the policy of the City to consider the judicious use of these programs for those projects which demonstrate a substantial and significant public benefit by undertaking projects which create new jobs, retain existing jobs, remediate conditions of blight and deterioration, repurpose vacant properties, create new businesses, provide new housing opportunities, increase property values and tax revenues, create economic stability, and generally strengthen the economic base of the City. Priority will be given to projects that meet these goals.

- Consideration

Applicants should not assume the City will financially participate in any certain project. All eligible projects/applications will be considered on a project-by-project basis by the City Board and will include an evaluation based on level of investment, desirability of project, impact on property value and tax revenues, creation of new job opportunities, demonstrated need for project, alignment with the goals and objectives of the City, and other relevant factors.

- Ineligible Projects

Any costs incurred or projects performed prior to receiving Board approval will not be eligible to be considered for assistance or cost reimbursement. Projects which fail to demonstrate a need for financial assistance, or do not present a net benefit to the community and its residents will not be considered.

**Program Policies and Guidelines:**

The following criteria are to be used by the City to evaluate applications:

- 1. Project must be located within an established TIF District Area.
- 2. Each applicant must demonstrate that without the provision of assistance, the project is not feasible and would not otherwise be completed.
- 3. Each applicant must possess the financial and technical ability to complete and operate the project.
- 4. Projects must accomplish the goals and objectives established in the Redevelopment Plan for the applicable program.
- 5. Projects must provide a value to the community and bring positive net benefits which are in line with the current values and objectives of the City and its residents.
- 6. The project must include eligible project costs. These costs may include, but are not limited to: site acquisition, surveys, engineering, or other professional services, site preparation, demolition and clearing of property, construction or improvement of site infrastructure and utility services (roadways, water, sewer, electrical lines and connections), as well as rehabilitation, repair, and renovation of existing buildings.
- 7. Approved projects may be required to enter into "redevelopment agreements" with the City that outline the obligations and terms of any approved work and financial assistance. Through this agreement, the business/developer agrees to complete the project and make certain improvements in exchange for financial assistance through the Program.

**ALL FOLLOWING INFORMATION IS REQUIRED**  
**INCOMPLETE APPLICATION WILL NOT BE ACCEPTED**

**Applicant Information**

Company/Organization Name \_\_\_\_\_

Business Form:  Corporation  Partnership  Sole Proprietorship Other \_\_\_\_\_

Contact Person/Title \_\_\_\_\_

Contact Mailing Address \_\_\_\_\_

Contact Phone Number \_\_\_\_\_ Contact Email \_\_\_\_\_

Alternate Contact Name (optional) \_\_\_\_\_

Alternate Contact Phone/Email (optional) \_\_\_\_\_

**Project Information**

**Project Name:** \_\_\_\_\_

**Project Category:** (Please check all that apply)

- New Building Construction/Development
- Existing Building Repair/Renovation/Rehabilitation
- Façade Restoration
- Infrastructure and utility service installation, construction, or improvement
- ADA, Life Safety, Building Code or Electrical Rehabilitation
- Building Demolition and/or site preparation
- Other (Explain) \_\_\_\_\_

**Physical Address Proposed Project Location(s):**

\_\_\_\_\_

**Project Classification:** Commercial: \_\_\_\_ Residential: \_\_\_\_ Industrial: \_\_\_\_ Other: \_\_\_\_ (explain)

**Total Project Cost:** \$ \_\_\_\_\_ **Amount of TIF Assistance Requested:** \_\_\_\_\_

**Please provide a written project summary which includes the following required information, organized and labeled by the corresponding topic #: (REQUIRED)**

1. Parcel ID Numbers of property where project is proposed including copy of most recent property tax bill.
  - a. Franklin County Property Tax Website: <https://franklinil.devnetwedge.com/>
2. Proposed use(s) of property, building, or project area (e.g. industrial, commercial, retail, office, residential), and identification of end user if applicable.
3. Construction information about the project including, but not limited to: size and description of any existing structure to be demolished or rehabbed; size and description of any new buildings to be constructed, itemized description of all work items to be performed (interior and exterior).
4. A comprehensive project timeline including anticipated dates for site acquisition or lease, project start and completion, as well as other project milestones. Multi-phase projects must include details for each phase. The timeline should also identify any critical or time sensitive dates as well as any time constraints.
5. An accurate and detailed development budget for the project that includes a detailed breakdown of significant line-item costs. The budget should be arranged to identify costs during all project phases and construction components. (May include contractor and vendor bids and other project component proposals). Digital files such as excel worksheets or word documents accepted.
6. Any and all other site plans, designs, architectural drawings or renderings, and other similar items.
7. Any other attachments or descriptions which help to describe the project.

**Economic Development Information (REQUIRED)**

Please provide the following information regarding these general project features, organized and labeled by the corresponding topic number:

1. Identify the end user(s), tenants, or leaseholder of the property.
2. Current number of part-time and full-time employees for each end user.
3. Number of new employees that would be hired as a result of the completion of this project (include job type and both full-time and part-time positions)
4. Current annual taxable sales which this business/organization generates.
5. Estimated annual taxable sales that may result upon completion of this project.
6. Public benefits of the project to residents, visitors, and other community stakeholders.
7. Formal request for TIF assistance including explanation of why public funds are needed to complete the project, and the amount of funding being requested.

**Certification by Applicant**

The applicant certifies that it will comply with all the rules, regulations and ordinances of the City of Sesser, Illinois. The applicant hereby certifies that all information contained above and in exhibits attached hereto is true to his/her best knowledge and belief and are submitted for the purpose of obtaining financial assistance from the City of Sesser, Illinois.

Sign \_\_\_\_\_ Date \_\_\_\_\_

**Please return the application form and all supporting documents to City Hall or send electronically to noted contact emails.**

CITY OF SESSER  
302 W. Franklin Ave.  
Sesser, IL 62884

Release of Liability for Performance of Demolition Related Services ("Razing") of  
Certain Buildings or Other Structural Improvements Requested by Home Owner

I, \_\_\_\_\_, a resident of the City of Sesser, Franklin County, Illinois, with my address located at \_\_\_\_\_, Sesser, Illinois (hereafter my "Residence"), and my other property (i.e., building(s) or other structural improvement(s)) to be "razed" or other demolition services performed upon, being located at \_\_\_\_\_, Sesser, Illinois, (hereafter the "Property"), understand that the City of Sesser (hereafter "Sesser") has offered to provide certain building/structure demolition/razing related services to my Residence and/or my Property. I further understand that Sesser recommends certain demolition work and services, as part of and pursuant to the *Strong Communities Program* (or pursuant to any other similar program), to my Residence and/or the Property, and for the purpose of improving and protecting the public health, safety, comfort, convenience and general welfare of the people of Sesser, which I have consented to and have requested that said work be performed. I agree that Sesser shall not be held accountable for any adverse results from the work I have requested to be performed. Furthermore, I hereby acknowledge and understand that there could also be unforeseeable complications as a result of work I have requested to be performed by Sesser. I hereby release Sesser from any and all liability or responsibility for any said complications resulting from any work performed by Sesser.

Furthermore, by signing this release I agree to release, waive, discharge, covenant not to sue, hold harmless and fully indemnify Sesser, its trustees, officers, servants, agents, volunteers and employees (hereafter "Releasees") from and against any and all liabilities, damages, demands, claims or injuries, including any/all property damage, and/or personal injury, including death, that may be sustained as a result of, or in conjunction with, any work performed by Sesser, which I have requested Sesser and the Releasees to perform (including covering any and all costs or attorney fees resulting from any litigation or dispute regarding the services performed as part of this Release).

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

