

CITY OF BELLEVILLE

TIF ASSISTANCE PROGRAM



REVISED: OCTOBER, 2023

VETERANS MEMORIAL FOUNTAIN ON THE SQUARE NATIONAL SHRINE OF OUR LADY OF THE SNOWS*
*ARTON THE SQUARE * SOUTHWESTERN ILLINOIS COLLEGE * ALL AMERICA CITY AWARD 2011 *
METROLINK LIGHT RAIL SYSTEM MIDAMERICA-ST. LOUIS AIRPORT*
BELLE VALLEY INDUSTRIAL PARK HISTORIC DISTRICTS* BIKE TRAIL SYSTEM*
* SISTER CITY OF ST. LOUIS, MISSOURI & PADERBORN, GERMANY*

CITY OF BELLEVILLE TIF PROGRAM

INTRODUCTION & PURPOSE STATEMENT:

In an effort to attract new business development, private investment, and growth to Belleville as well as assist existing firms to expand thereby increasing the local tax base and further providing job opportunities, the Belleville, Illinois has established the Tax Increment Financing (TIF) program to provide various financial incentives and inducements. One of the primary goals of the City Administration is to provide a suitable environment and delivery of essential public services to attract and enhance new business development and investments. Programs that the City of Belleville presently offers new and existing businesses include: 1.) Public Improvements through Tax Increment Financing (TIF) Districts; and 2.) Financial inducements to private enterprises via tax increment financing.

This program has proven successful in meeting the diverse development needs of the business community as well as serve to place Belleville in a more competitive position in working with the private sector in assisting them in making the decision to locate or expand within the corporate limits of Belleville. The City works in close cooperation with agencies and economic development organizations such as the Greater Belleville Chamber of Commerce, St. Clair County Economic Development Department, Southwestern Illinois Development Authority, utility companies and various state agencies to pool resources and expertise in putting together proposals and incentives to assist businesses.

This packet therefore is designed to provide background information on the available community and economic development programs and resources that the City can provide in conjunction with several agencies.

Questions and/or inquiries should be directed to:

Economic Development, Planning & Zoning Department
2300 West Main Street, Suite M112
Belleville Illinois, 62226
Phone: (618) 233-6810, Ext. 1249
Email: edpz@belleville.net

City of Belleville Website: www.belleville.net

TAX INCREMENT FINANCING (TIF)

The City of Belleville has several active Tax Increment Financing (TIF) Districts (see attached map) that were established to provide a funding mechanism to promote and enhance redevelopment in specific areas of the community. A TIF district must meet specific criteria as being "blighted or conservation areas" as prescribed by Illinois State Statutes. The TIF program enables the City to capture "incremental property taxes" generated from improvements and redevelopment occurring within the TIF boundaries over the life of the TIF. The legislation allows TIFs to continue for 23 years from the date the district is established.

TIF funds generated within the district are retained by the City and are generally used for a variety of public activities including; acquisition of property, infrastructure improvements, and other eligible costs as specified in the statutes which are directly beneficial to the applying business. These eligible costs include remodeling, site preparation, property acquisition and assembly, development of plans and specifications, and more.

If a TIF Assistance Program application is approved, the City will enter into a "Development Agreement" with the applicant business. Through the agreement, the business agrees to complete the project and make certain improvements. In return, the City could reimburse the business an agreed upon amount of funds depending upon the merits of the project. Job creation/retention and private investment must be adequately documented for such a Development Agreement to even be considered.

CRITERIA:

In order for a business to be considered for a potential TIF inducement, the following requirement must be met:

1. Project must be located within the limits of a TIF district.
2. Generally, businesses determined eligible shall include commercial establishments both retail and wholesale, service businesses including professional offices, industrial firms including manufacturing and warehouse facilities.
3. Project must be located in an area suitably zoned for the purposed use or have obtained the appropriate variance or Special Use Permit.
4. Project must show evidence of financial capacity to complete the project. This may involve letters of credit, documentation of conventional loans, availability of owner equity and other financial resources, etc. and shall be provided at the request of staff.
5. Private investment and/or jobs created prior to City Council approval shall not be considered in the review process.

PROCEDURES:

In order for a business to be considered for the potential inducements, the following steps and procedures are required to be followed:

1. Applicant business must complete and return the appropriate application forms (attached) Part(s) I-III, including pertinent documentation (i.e. number of Full Time Equivalent (FTE) jobs* to be created/retained**, total amount of investment, construction schedule and evidence of project financing.).
2. Completed applications will be submitted to the Economic Development & Planning Division for review and comment. Incomplete forms will be returned to the applicant with an explanation on additional information as may be required. Applications are due on the last Wednesday of each month with final approval potentially occurring on third Monday of the following month.
3. Within thirty (30) days of acceptance of the application and required documentation, the Economic Development & Planning Division will submit the application for review to the Economic Development & Annexation Committee.
4. The Economic Development & Annexation Committee and Finance Committee shall approve, deny or amend the application. The decision of the Committees shall be made respectively in an open meeting properly held and advertised. If approved by the Economic Development & Annexation Committee and Finance Committee respectively, the application will be incorporated into a "Development Agreement" outlining the specific terms and conditions of the inducements. The Development Agreement will be forwarded to City Council for approval***.
5. The Economic Development & Annexation Committee and Finance Committee shall respect the confidentiality of financial records of the business as allowed by law.
6. The recommendation of the Economic Development & Annexation Committee and Finance Committee respectively must be submitted and approved by a majority vote of the City Council before any inducements can be realized.
7. All businesses that enter into a Development Agreement with the City of Belleville are required to submit a Certification of Compliance With Development Agreement Annual Report form for the life of the agreement. The life of the agreement is defined as the commitment of time to remain and operate at the subject site.

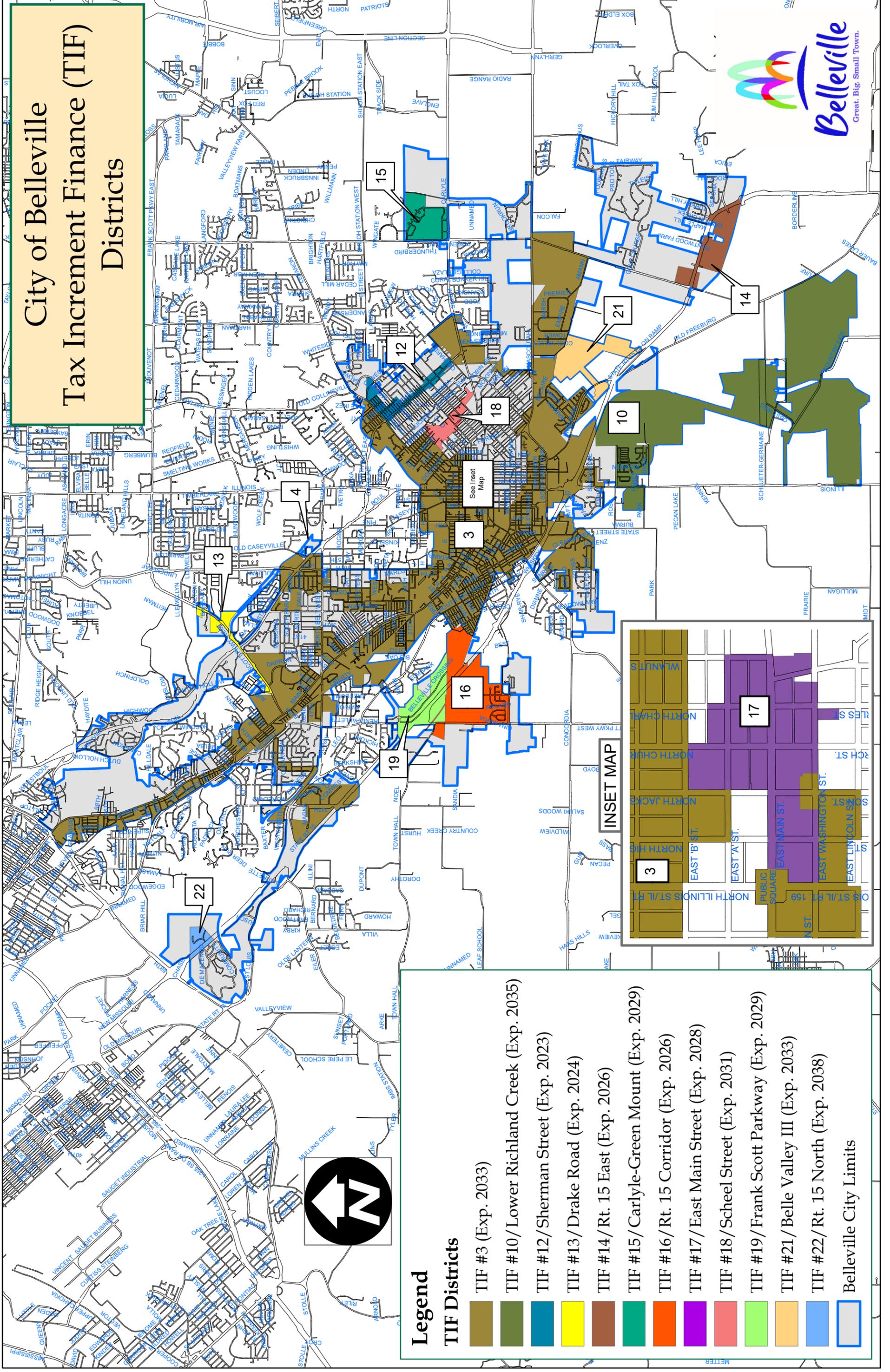
PENALTIES:

In the event that the business fails to meet its obligations, as outlined in a Development Agreement, any and all public funds provided under the TIF Assistance Program shall be repaid to the City of Belleville by the business and all remaining amounts to be provided, if any, shall be terminated.

B. Other Resources/Sources of Assistance:

1. St. Clair County Economic Development Department
10 Public Square, Room A300
Belleville, IL 62220
(618) 825-3200
economicdevelopment@co.st-clair.il.us
www.co.st-clair.il.us/departments/economic-development
2. Illinois Department of Commerce & Economic Opportunity (DCEO)
19 Public Square, Suite E402
Belleville, IL 62220
(217) 622-3242
www.dceo.illinois.gov
3. Illinois Finance Authority
2929 Broadway St., #7B
Mt. Vernon, IL 62864
(618) 244-2424
www.il-fa.com
4. Small Business Development Center
6 Hairpin Dr.
Alumni Hall
Room 2126
Edwardsville, IL 62026-1107
(618) 650-2929
sbdcedw@gmail.com
www.siu.edu/business/sbdc/index.shtml
601 James R. Thompson
Building D, Room 2081
East. St. Louis, IL 62201
(618) 482-8330
sbdcedw@gmail.com
5. Southwestern Illinois Development Authority (SWIDA)
1022 Eastport Plaza Drive
Collinsville, IL 62234
(618) 345-3400
info@swida.org
www.swida.org
6. Belleville Main Street
216 East 'A' Street
Belleville, IL 62220
(618) 233-2015
bms@bellevillechamber.org
www.bellevillemainstreet.net
7. Greater Belleville Chamber of Commerce
216 East 'A' Street
Belleville, IL 62220
(618) 233-2015
info@bellevillechamber.org
www.bellevillechamber.org

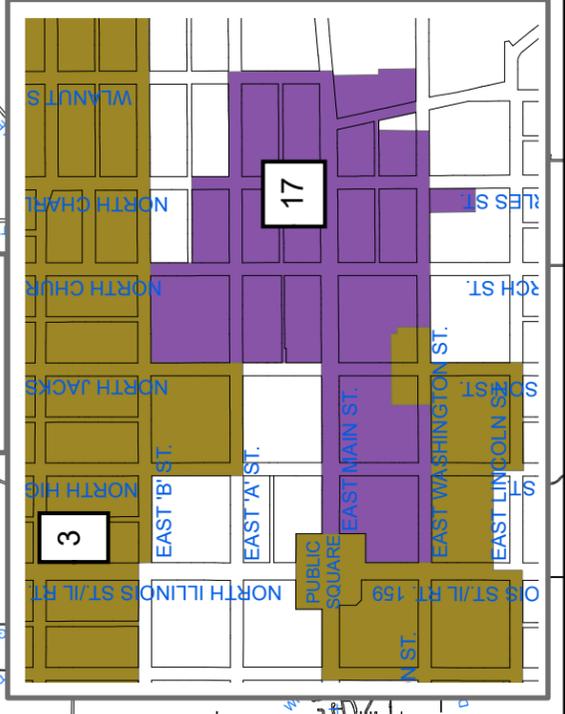
City of Belleville Tax Increment Finance (TIF) Districts



Legend

TIF Districts

- TIF #3 (Exp. 2033)
- TIF #10/Lower Richland Creek (Exp. 2035)
- TIF #12/Sherman Street (Exp. 2023)
- TIF #13/Drake Road (Exp. 2024)
- TIF #14/Rt. 15 East (Exp. 2026)
- TIF #15/Carlyle-Green Mount (Exp. 2029)
- TIF #16/Rt. 15 Corridor (Exp. 2026)
- TIF #17/East Main Street (Exp. 2028)
- TIF #18/Scheel Street (Exp. 2031)
- TIF #19/Frank Scott Parkway (Exp. 2029)
- TIF #21/Belle Valley III (Exp. 2033)
- TIF #22/Rt. 15 North (Exp. 2038)
- Belleville City Limits





CITY OF BELLEVILLE TIF ASSISTANCE APPLICATION
(To be completed by Project Owner or Agent)

PART I-PROJECT INFORMATION:

1. Legal Business Name/Applicant: _____

2. Street Address: _____

3. City: _____ State: _____ ZIP: _____

4a. Federal Tax I.D. #: _____ 4b. Unemployment Insurance#: _____

5. Contact Person/Title: _____

Phone: _____ E-mail: _____

Street Address of Proposed Project: _____

6. Name of Property Owner: _____

Street Address: _____ City/State: _____ ZIP: _____

Phone: _____ E-mail: _____

7. Permanent Parcel # _____
(From Real Estate Tax Bill or St. Clair County Assessor's Office)

8. TIF District project location (See attached map):

- | | | |
|---|--|--|
| <input type="checkbox"/> TIF#3 | <input type="checkbox"/> #14/Rt. 15 East | <input type="checkbox"/> #18/Scheel St. |
| <input type="checkbox"/> #10/Lower Richland Creek | <input type="checkbox"/> #15/Carlyle-Green Mount | <input type="checkbox"/> #19/Frank Scott Parkway |
| <input type="checkbox"/> #12/Sherman Street | <input type="checkbox"/> #16/Rt. 15 Corridor | <input type="checkbox"/> #21/Belle Valley III |
| <input type="checkbox"/> #13/Southwinds | <input type="checkbox"/> #17/East Main St. | <input type="checkbox"/> #22 Rt. 15 North |

9. General Description of Proposed Project: _____

10. Project Classification: ___Commercial ___Industrial

11. Type of Project: ___New Construction ___Remodeling of Existing Building ___Expansion of Existing Building

12. Is this a new business or an existing business? ___New ___Existing

13. Does this project involve a move from another location: ___NO ___YES

(If YES, indicate City and State): _____

14. Expected Project Start Date: _____ Expected Project Completion Date: _____

15. Estimated Cost of Remodeling: \$ _____

New Construction: \$ _____

Capital Equipment: _____

Property Acquisition: \$ _____

Demolition: \$ _____

Site Preparation, Utilities, Etc.: \$ _____

Total Estimated Project Cost: \$ _____

16. Number of Full Time Equivalent (FTE) Jobs*:

a. Presently at project location: _____

b. Present Jobs to be Retained** : _____

c. Created*** within one (1) year of project completion: _____

d. Additional Jobs Created after one (1) year and within two (2) years: _____

18. Projected Annual Sales Subject to Sales Tax: _____

19. Incentives Requested:

- Reimbursement of TIF eligible costs
- Rebate of Property Tax on Incremental Improvements

*"Full-time equivalent job" means a job in which the new employee works for the recipient or for a corporation under contract to the recipient at a rate of at least 35 hours per week. A recipient who employs labor or services at a specific site or facility under contract with another may declare one full-time, permanent job for every 1,820 man hours worked per year under that contract. Vacations, paid holidays, and sick time are included in this computation. Overtime is not considered a part of regular hours.

***"Full-time retained job" means any employee defined as having a full-time or full-time equivalent job preserved at a specific facility or site, the continuance of which is threatened by a specific and demonstrable threat, which shall be specified in the application for development assistance. A recipient who employs labor or services at a specific site or facility under contract with another may declare one retained employee per year for every 1,750 man hours worked per year under that contract, even if different individuals perform on-site labor or services

****"Created" means the number of jobs for which persons are hired or are expected to be hired within 2 years as a result of the new investment, not including construction jobs or spin-offs that may be created.

