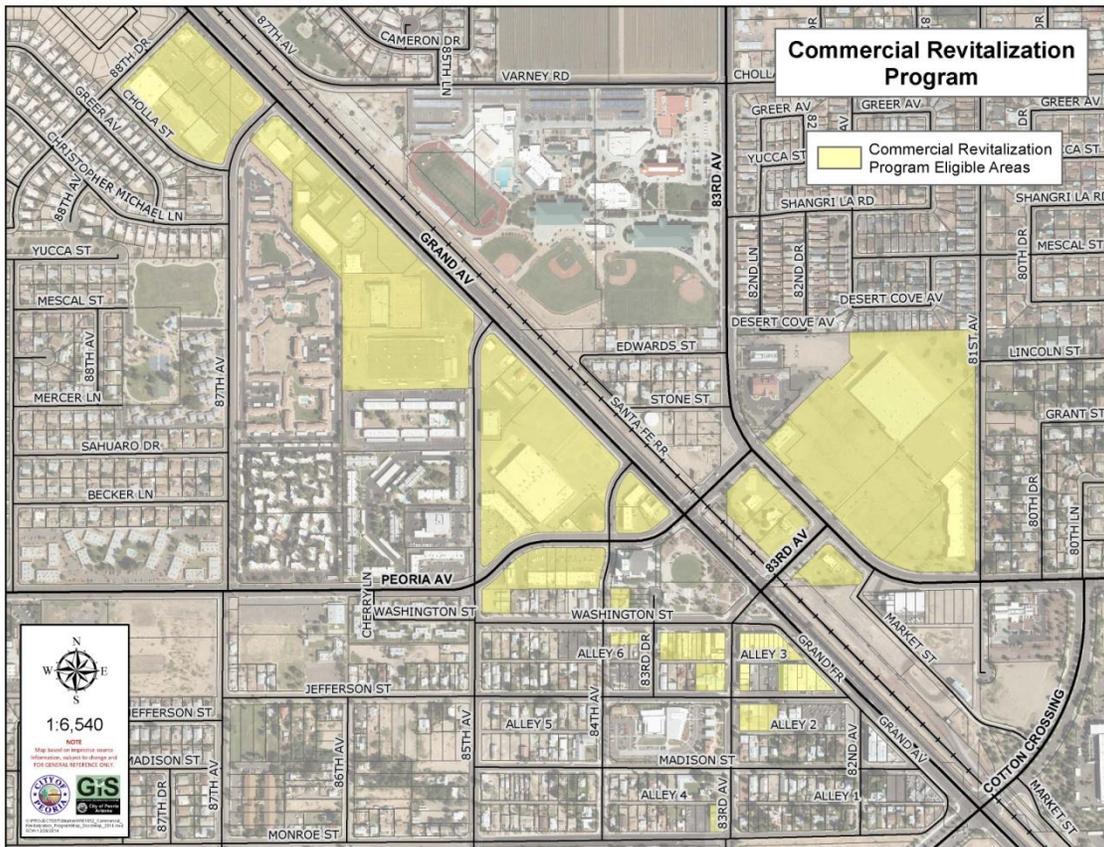


# City of Peoria Commercial Revitalization Program

In 2010, The City's Economic Development Implementation Strategy (EDIS) was adopted to serve as a road map to achieving the city's stated economic development goals of business retention, business attraction, workforce development, redevelopment opportunities and small business assistance. One strategy identified in the EDIS was the creation and implementation of an economic development incentive and investment program to set forth the type of assistance the city can offer to enhance its economic development future. As such, the Economic Development Incentive and Investment Policy (EDIIP) strategy was adopted to offer businesses the type of investment needed to relocate or expand within the city. Each project requesting city assistance must meet the EDIIP minimum qualification criteria, which can be found on the EDIIP Guidelines (attached), as well as complete an EDIIP application for assistance form. In furtherance of this objective, the City of Peoria has identified Old Town as an EDIS Investment Zone and developed a Commercial Revitalization Program ("Program") encompassing the target area depicted on the map below (Target Area). A significant component of the city adopted Old Town Peoria Revitalization Plan involves promoting improvements to the exterior of commercial buildings and parking lot improvements in Old Town.



The Program is designed to promote and assist with the improvement of targeted Old Town commercial properties through exterior revitalization of facades on primary structures and related structural and site elements including parking lot improvements, parking areas and pedestrian walkways. The City's goal is to use the Program as a tool to revitalize the commercial district and reinvigorate private investment in these properties. These revitalization efforts will help to eliminate slum and blight, promote commercial reinvestment activities, improve the aesthetics of the Old Town Area, improve conditions for private investment in the Old Town, and enhance the overall quality of life for Peoria residents.

The Program will provide up to 50% matching funds to eligible private property owners for eligible improvements associated with properties located in the Target Area. City assistance to be in the form of a reimbursable grant. Should the owner not comply with the terms of the agreement, following city notification of non-compliance and owner's failure to cure the item(s) of non-compliance, the then outstanding grant balance shall be immediately due and payable to the city. Upon compliance with the commercial revitalization agreement, the grant balance shall be forgiven by ten (10) percent per year over a 10-year grant period. The City, at its sole discretion, may approve/deny applications for assistance in order to meet city objectives and goals as stated in the EDIS I/II.

### **Eligible Applicants**

A person, corporation, association or other public or private legal entity holding fee simple title to commercial real property located within the Commercial Revitalization Program's Target Areas are eligible to apply for assistance under the Program. This program is not eligible to tenants or those with a ground lease for the premises, unless written consent of the property owner(s) has been obtained.

### **Eligible Activities/Improvements**

Eligible improvements under the Commercial Revitalization Program include, but are not limited to, commercial rehabilitation (inclusive of facades, parking lots and accessory structures), voluntary land acquisition and assembly, land disposition through sale, long-term lease or ground lease, voluntary demolition of buildings and improvements, on and off-site improvements, city direct investment for a build-to-suit opportunity, separate parking lot improvements (hardscape, landscape, lighting improvements), and signage improvements including monument, wayfinding and directional signs. For the voluntary demolition of buildings and improvements on city-owned property, 100% of the cost to demolish is eligible for reimbursement under the Program.

### **Eligibility for Program Participation**

A person, corporation, association or other public or private legal entity holding fee simple title to any commercial real property that is located in the eligible program Target Areas (see map on previous page) may apply for Program benefits. Tenants must obtain

the consent of their property owners in writing in order to participate in the Program. The Commercial Revitalization Program Application may be made directly by the property owner or by an agent authorized in writing to act on behalf of the property owner. If the real property is under joint ownership, the application must be on behalf of or with the authorization of all of the owners of the real property. City Contribution at up to 50% of approved costs is based on a reimbursement to the property owner upon acceptable performance, including passing all building, fire and other city inspections for eligible work.

### **Commencement and Deadlines for Work**

No construction or rehabilitation activity under the Program eligible to receive 50% cost reimbursement to the property owner from the City that is included in the approved project scope of work will commence, **nor will costs be incurred**, prior to the date the City informs the applicant in writing that all program documents are signed and finalized and the Commercial Revitalization Program Agreement has been approved by the City Council (see contractual requirements below).

### **Other Program Requirements**

Once an application for the Commercial Revitalization Program is approved in writing by the City, the property owner is required to execute and/or provide the following documents:

- A. **Commercial Revitalization Agreement.** This document sets forth the terms and conditions for participation in the Program. Some of the key terms include scope of work, funding amount, and owner maintenance requirements.
- B. **Title Report and Appraisal.** The property owner must obtain and submit with his or her application a title report for his or her property identifying any interest that may affect the City's enforcement of the Agreement. Applicants also may be required to supply additional information relating to liens and encumbrances on the property in order to be approved. The property owner must also provide a separate title report after recording of the Commercial Revitalization Program Agreement to evidence the City's position on the chain of title. A current title report and appraisal is required as part of the application for assistance.
- C. **Consent Agreement.** The property owner must obtain duly acknowledged consent agreements from all lienholders or other persons or entities with an interest in the subject real property, including commercial buildings and related structures thereon, consenting to the grant of the revitalization easement. To expedite this process, the applicant must submit the contact party name and loan number for each lienholder and is encouraged to seek consent in principle as early in the application process as possible.
- D. **Insurance Certificate.** The property owner must provide a certificate of property and liability insurance that certifies the subject real property, including without limitation the building or structures thereon, is insured for amounts acceptable to the City from an insurer acceptable to the City. A copy of the insurance certificate will be an attachment in the final contract documents.