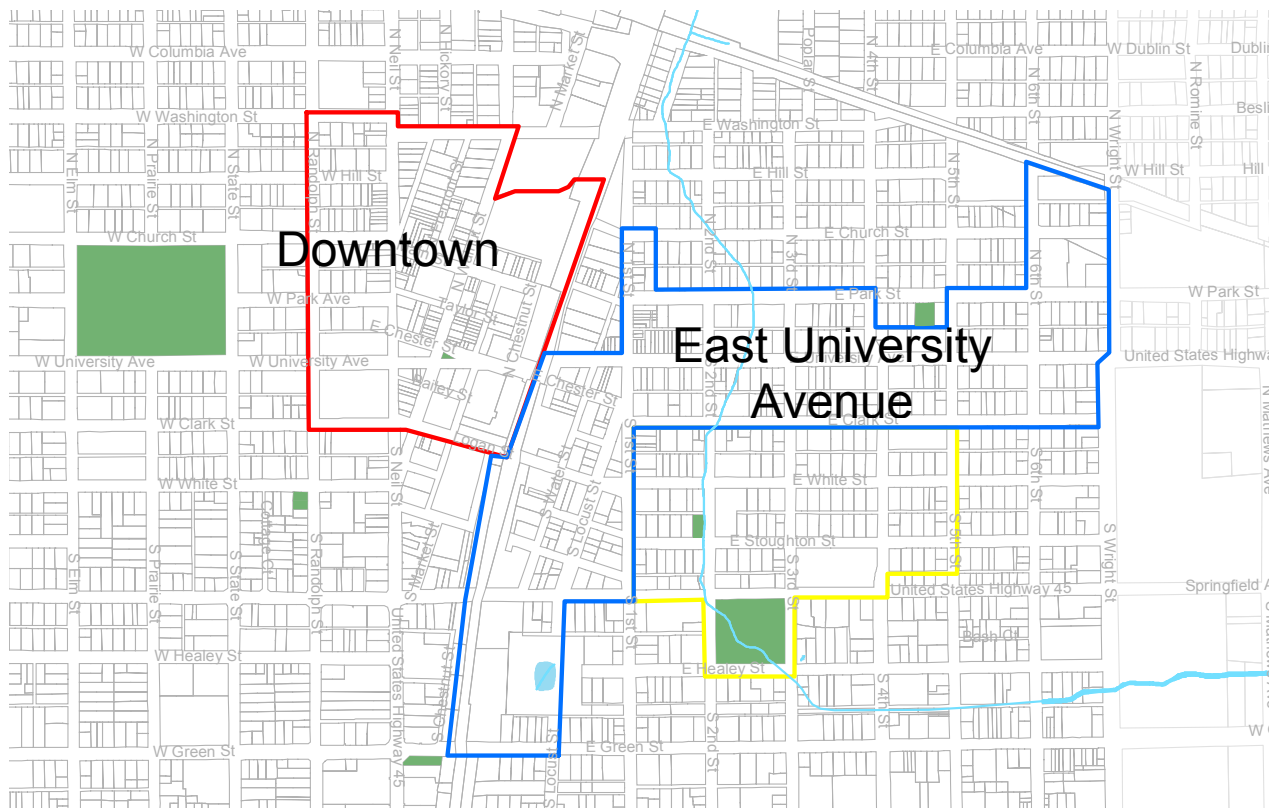




MINOR
Redevelopment Incentive Program
Downtown Champaign • East University Ave.





MINOR REDEVELOPMENT INCENTIVE PROGRAM

What is the Minor Redevelopment Incentive Program (RIP)?

The Minor RIP is a grant program that provides financial assistance for permanent facade and site improvements that preserve or enhance the historical and/or architectural character of a property and that are clearly visible from the public street, and interior alterations to make a building compliant with accessibility code guidelines. Building maintenance activities are not eligible unless they clearly result in significantly enhancing the appearance of the property.

All work must be a permanent part of the real estate. Tenant finish work (improvements specifically related to the use of the building) and professional fees are not eligible, except those professional expenses required to make a building compliant with accessibility code guidelines. Examples of potential eligible expenses which may contribute to an aesthetic improvement:

- ☐ Exterior painting
- ☐ Removal of false facade
- ☐ Masonry work
- ☐ Window replacement/restoration
- ☐ Woven acrylic awnings (with removable or no signage)
- ☐ Landscaping, screening, permanent planters
- ☐ Decorative lighting Decorative fencing

The Downtown and East University Avenue Tax Increment Financing District revenues fund the Redevelopment Incentive Program.

What is the grant amount?

The Minor RIP grant is 20% of all eligible costs with a maximum of \$10,000. The maximum Minor RIP grant for the life of the program is \$10,000, which is included in the overall maximum RIP grant of \$100,000 per property per 5 years.

The grant check is awarded after project completion or upon submittal of copies of invoices and proof of payment of all related costs.

Please contact the City of Champaign Planning Department at (217)403-8800 for more information on the Minor RIP. Information is also available about the RIP for comprehensive building or property improvements.

Redevelopment Incentive Program Application

Applications must be reviewed and approved before the project begins. Work completed prior to Staff review is ineligible. If there is a significant change in the scope of the project after the application has been approved, the applicant must re-apply using the new scope of the projects.

Minimum Requirements

- ☐ One Minor RIP application for the property per fiscal year (July 1 – June 30).
- ☐ The property has received less than \$100,000 in RIP assistance over the last 5 years.
- ☐ If the property contains an historic structure, the original character will be maintained.
- ☐ The principal use of the property shall not be sale of package liquor or an adult-only sexually oriented business for a minimum period of ten years from the date of completion of the project. 'Principal use' shall have the same meaning as in the Zoning Ordinance of 1996, or any amendment thereto.
- ☐ Any debts owed to the City by the applicant or building owner are paid.
- ☐ If the applicant does not own the property, the applicant has the written permission of the property owner. *(Please attach a letter from the owner granting the applicant permission to complete the proposed improvements.)*
- ☐ Does this project meet all design guidelines included in this packet
- ☐ The Project has adequate bank or other financing.

Applicant Name: _____ Business Name: _____

Applicant Mailing Address: _____

Applicant Phone Number: _____ Fax: _____ E-mail: _____

Grantee Name: _____

Grantee Social Security Number OR

Federal Employer Identification Number (FEIN): _____

Building Name: _____ Address: _____

Property owner(s): _____ Phone: _____

Property owner(s) Mailing Address: _____

General Project Description: _____

Received/Reviewed (date) _____ Staff Signature _____

Tenant finish costs and professional fees are **not** eligible.

Contractor Name: _____

Contractor Phone Number: _____

Total Tenant Finish Costs: \$

Please submit application to: **City of Champaign Planning Department**
102 North Neil Street
Champaign, IL 61820