



Village of Tremont
Business Development District (BDD)
211 S Sampson St., Tremont, IL 61568 Ph: (309) 925-5711

APPLICATION FOR DEVELOPMENT AGREEMENT FOR PRIVATE BDD PROJECTS

Applicant Name: _____

Applicant Mailing Address: _____

Applicant Daytime Phone: _____ Applicant Email Address: _____

Subject Property's Site Address: _____

Subject Property's Tazewell County Property Tax ID # _____

Property Owner Name(s) if different than Applicant: _____

Type of Property (check all that apply): [] Commercial/Retail; [] Professional Office; [] Industrial; [] Residential

Anticipated Project Start Date: _____ and Estimated Project Completion Date: _____

Number of new jobs, if any, that will be created as a result of this Project: Full-time _____ Part-time _____

New annual retail sales anticipated to occur, if any, as a result of the proposed improvements: \$ _____

Total Projected Investment for Project: \$ _____, of which \$ _____ land/building improvements.

Estimated BDD Eligible Project Costs (attach detailed list and description, as well as bids for contracted work):

- 1. Professional fees (e.g., engineering, architectural, legal, accounting, plans, marketing) \$ _____
2. Acquisition cost of land and buildings \$ _____
3. Site preparation (e.g., demolition, excavation, leveling/grading of land)..... \$ _____
4. Exterior rehab, repair, remodeling, reconstruction of existing buildings..... \$ _____
5. Interior rehab, repair, remodeling, reconstruction of vacant, underutilized space... \$ _____
6. Construction of new building..... \$ _____
7. Construction or repair of private parking lot and/or driveway..... \$ _____
8. Construction or repair of public infrastructure..... \$ _____
TOTAL ESTIMATED BDD ELIGIBLE PROJECT COSTS:..... \$ _____

FOR VILLAGE USE:

Signed application received by the Village of Tremont on date: _____ / _____ / _____

Village's BDD Administrator: [] Approved for Amount: \$ _____ on date: ____ / _____ / _____

Verified BDD Eligible Project Costs: \$ _____

Notes/instructions: _____ (attach more detail as needed)

Amount reimbursed by the Village to Applicant: \$ _____ by Check No. _____ on date: _ / ____ / _____

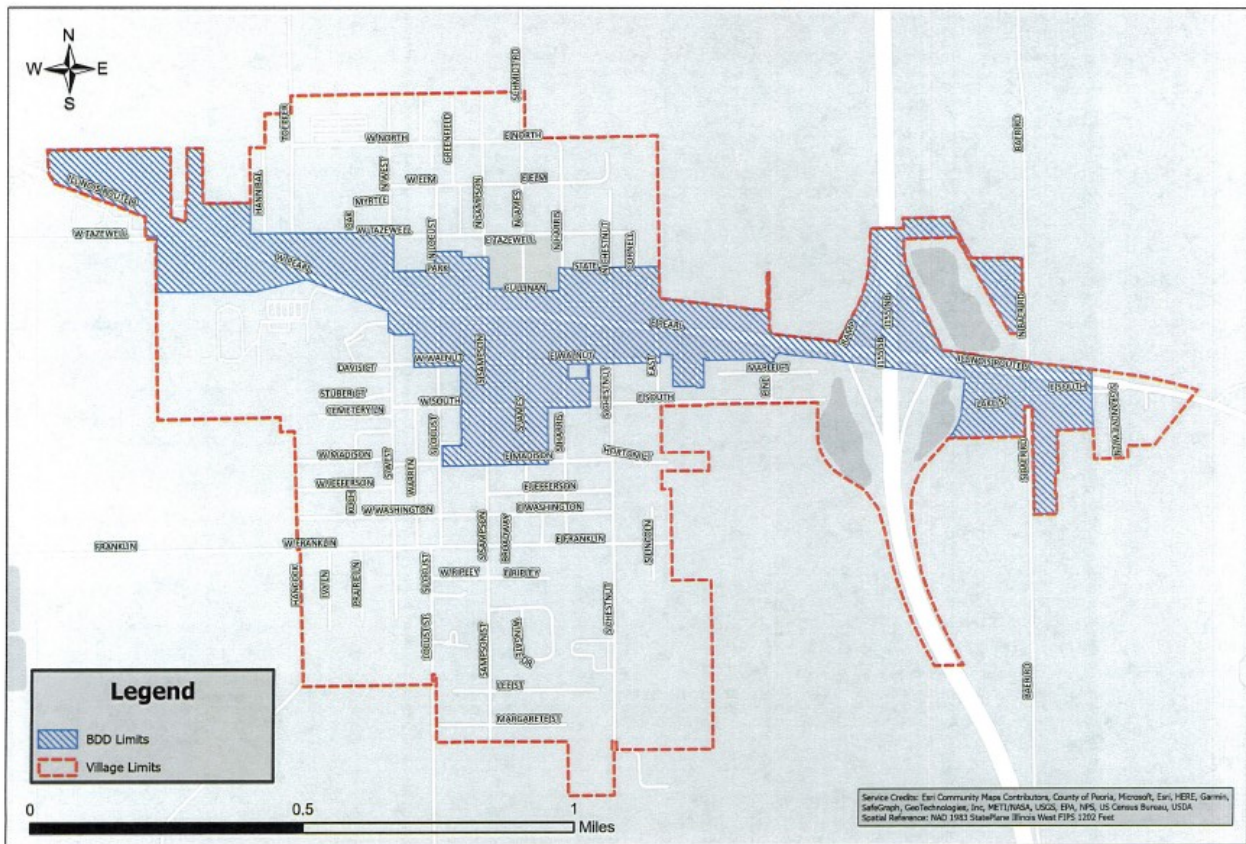
[] Denied for reason: _____ (attach more detail as needed)

PLEASE READ THE FOLLOWING REQUIREMENTS CAREFULLY

BDD development agreements are considered by the Village Board for BDD projects (pursuant to 65 ILCS 5/11-74.3-1 *et. seq.* as amended, the “Act”) and only for such eligible project costs that are incurred and verified for development projects undertaken within the designated BDD Development Project Area. All BDD Applications are reviewed by the Village Staff prior to approval of a written development agreement by the Village of Tremont and all reimbursements by the Village are subject to the availability of funds.

1. Only properties located within the Tremont Business Development District Development Project Area (the “BDD Area” or “Area”) as depicted below are eligible to apply for BDD assistance. To verify a property is located within the BDD Area, contact Tremont Village Hall Ph: (309) 925-5711; or send email inquiries to villageoftremont@comcast.net.

**Village of Tremont, Illinois
Business Development District Boundary**



2. **All applicants are to attach a description of the planned improvements, estimated costs (contractor bids, if any) of the project, and the project schedule.** Conceptual sketches, photographs and drawings are encouraged. The City reserves the right to request additional information, including, but not limited to, how the property will be utilized (e.g., commercial, residential, type of business, etc.) after the renovations are completed.
3. All projects undertaken with BDD Funds must comply with applicable Village of Tremont design guidelines, zoning ordinances and building codes.
4. A Tenant-Applicant of a building for which the reimbursement of leasehold improvements is requested through BDD Funds must provide written consent from the Property Owner for all proposed improvements (see **Appendix A**).

5. The Village of Tremont will consider BDD Applications from those Applicants who undertake projects the Village deems to be compliant with the Act and for projects that the Village believes will further stimulate the type of development that is consistent with the Tremont Business Development District Development Plan. The Tremont Village Board shall determine, in its sole discretion, whether or not to enter into a development agreement with any particular applicant.
6. Applicants must, in advance of receiving BDD funds: a) verify that the most recent real estate tax bill(s) have been paid for the Property; and b) verify BDD eligible project costs in an amount equal to or greater than the amount approved by the Village Board. **BDD Funds are paid by the Village of Tremont to Applicants:**
 - a. with whom the Village Board has approved a written development agreement by Village Ordinance;
 - b. upon completion of the Project and terms of the development agreement; and
 - c. following the verification of BDD eligible project costs that have been incurred by the Applicant – no exceptions. The Village’s obligation hereunder to pay BDD funds for eligible project costs is a limited obligation to be paid solely from the Tremont BDD Special Tax Allocation Fund, unless otherwise specified in the development agreement.

The undersigned certifies and warrants that to the best of his/her knowledge the information contained in and attached to this Application Form is true, correct, and complete and furthermore agrees to the terms and conditions provided herein. Nothing contained in this BDD Application shall be construed by the Village or the Applicant or any third person to create the relationship of a partnership, agency, or joint venture between the Village and the Applicant.

Applicant Signature: _____ Date: ____ / ____ / _____

- Applicant is the Owner of Subject Property
- Applicant is Tenant of Subject Property for which *Appendix A* has been completed and attached hereto.

APPENDIX A

APPLICATION FOR REIMBURSEMENT OF PRIVATE BDD ELIGIBLE REDEVELOPMENT PROJECT COSTS

Village of Tremont / 211 S Sampson St., Tremont, IL 61568 Ph: (309) 925-5711

(Complete top and bottom portions of this form only if the Applicant is not the Property Owner)

TENANT-APPLICANT AFFIDAVIT

We the undersigned are the Applicant and Tenant of real Property located at the following address:

_____, (PIN _____),
and hereby disclose our intent as Tenant of said Property to incur certain eligible project costs as "Leasehold Improvements" for which we are requesting the reimbursement from the *Tremont Business Development District Special Tax Allocation Fund*, pursuant to the terms and conditions provided herein.

BY: _____ Date: ____ / ____ / ____
(Authorized Tenant Signature)

(Print Tenant Name)

STATE OF ILLINOIS
COUNTY OF TAZEWELL

I, the undersigned Notary Public, do hereby affirm that _____ personally appeared before me on the ____ day of _____, _____, and signed the above Statement as a free and voluntary act and deed.

Notary Public

Date of Commission Expiry: ____ / ____ / ____

PROPERTY OWNER-LANDLORD AFFIDAVIT

As the owner of the above-described real Property, I hereby provide the Tenant my consent to undertake the proposed "Leasehold Improvements" on the Property, whereby the Tenant shall incur certain eligible project costs for which the Tenant is requesting reimbursement from the *Tremont Business Development District No. 1 Special Tax Allocation Fund* pursuant to the terms and conditions provided herein.

Furthermore, as a signatory to this Application, I do hereby direct the Village of Tremont to make the BDD grant payment awarded by the City for this Project payable to the Tenant-Applicant.

BY: _____ Date: ____ / ____ / ____
(Authorized Property Owner-Landlord Signature)

(Print Property Owner-Landlord Name)

STATE OF ILLINOIS
COUNTY OF TAZEWELL

I, the undersigned Notary Public, do hereby affirm that _____ personally appeared before me on the ____ day of _____, _____ and signed the above Statement as a free and voluntary act and deed.

Notary Public

Date of Commission Expiry: ____ / ____ / _____