



City of LaSalle

La Salle County, Illinois

City Offices – 745 Second Street – La Salle, Illinois 61301-2599

Bus: 815-223-3755

Fax: 815-223-9508

www.lasalle-il.gov



Redevelopment Incentive Program (RIP) – revised 3/22/21

The Redevelopment Incentive Program (hereinafter “RIP”) is a grant program that provides financial assistance for permanent building, façade and site improvements that are clearly visible from the public street. Examples of permanent improvements include: life safety and accessibility code requirements; structural walls or windows; repair/replacement of electrical, plumbing, provided that any and all of the same are clearly visible from the public street. Additional examples of potential eligible expenses are: exterior painting, woven acrylic awnings (with removable signage), tuckpointing, masonry work, window replacements, decorative lighting, Americans with Disabilities Act improvements and removal of false façade; again, all provided the same are clearly visible from the public street.

In a specific appropriation by the City Council of the City of LaSalle from the general funds for the specific purpose of the redevelopment incentive program fund the “RIP” which is intended to promote investments and contribute to a positive perception of the area and is specifically designated to be used in areas zoned commercial within the City of LaSalle.

Examples of improvements; provided that any & all are clearly visible from the public street include;

- Life safety and accessibility code requirements
- Structural walls or windows
- Exterior painting
- Woven acrylic awnings – excluding print work on awnings
- Tuck pointing
- Masonry work
- Removal of false façade
- Window Replacements
- Decorative lighting
- American with Disabilities Act improvements
 - Interior accessible restrooms
 - Access ramps at entryways

How does RIP work?

All “RIP” projects must meet the minimum requirements. “RIP” assistance is contingent on the series of project review criteria. The City grant is to be applied towards up to a maximum of fifty (50%) percent of the project permanent improvements and cannot exceed Twenty-five Thousand and no/100 (\$25,000.00) Dollars per building. Additionally, the applicant must provide a minimum of fifty (50%) percent of the cost of such improvements in each event with it thus being provided that the maximum contribution by the City to each such improvement shall be in the amount of \$12,500.00.

That additionally, each application will be reviewed initially by the Director of Economic Development with input by the Mayor prior to consideration by the City Council, with the City Council to make final review of the projects under consideration. Notwithstanding anything else contained herein to the contrary the award of all grants shall be in appropriate exercise of the discretion of the Mayor and the City Council considering all pertinent factors including, but not limited to, the significance of the potential developments under consideration.



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The maximum grant for the life of the program cannot exceed Fifty Thousand and no/100 (\$50,000.00) Dollars per property with it being provided that a grant can be allowed for two consecutive years (provided that in the second year it is a different project) but following that to have minimum three (3) year waiting period prior to the award of another grant for the same premises.

This provision shall be subject to the exception, however, that in the event that a particular parcel of property would otherwise be within the waiting period and in the further event there shall not be any other projects that have applied during that fiscal year then the premises may be again considered.

Minimum Requirements

1. This is the first application for the property this Fiscal Year (May 1 - April 30).
2. The property has received less than Fifty Thousand and no/100 (\$50,000.00) Dollars in RIP assistance of the last five (5) years.
3. Any debts owed to the City by the applicant or building owner are paid up to date.
4. The property will meet all applicable building, life safety, zoning and maintenance codes upon project completion. Maintenance code violations include peeling paint, boarded windows, abandoned signs, overgrown landscaping, etc. Call the Building Inspector (815) 223-6344 for building code information, property maintenance codes and zoning information. Call the Fire Chief (815) 223-0834 for life safety code information.
5. The project is consistent with the Comprehensive Plan and other existing area plans. The Comprehensive Plan is available online on the City's website at www.lasalle-il.gov. You may also contact City officials in that regard, including for example, the Director of Economic Development (815) 488-4442 and the City Engineer (815) 223-7041 regarding this information.
6. If the property contains a historic structure, the original character shall be considered in connection with any proposed improvements.
7. The property owner agrees not to protest the Assessor's determination of property value without prior notice to the City.
8. If the applicant does not own the property, the applicant has the permission of the property owner. (Attach a letter from the owner granting the applicant permission to complete the proposed improvements, and a lease of at least three years or the life of the project, whichever is longer.)
9. The project has adequate bank or other financing. (Attach a letter of commitment or other evidence of adequate financing.) In regard to any project:
 - a. The applicant must have at least two estimates submitted as part of the grant application, and
 - b. At least one of the estimates must be from a licensed contractor having an office and/or established place of business within a forty (40) mile radius of LaSalle City Hall, 745 Second Street, LaSalle.
 - c. In regard to any bids/quotes submitted with the application, as well as in regard to any invoices submitted eventually requesting reimbursement, all must have individual line items in regard to each specific item of labor involved and additionally for each item of materials involved.
 - d. The amount reimbursed for the project will be based off the lower of the two estimates received.
10. In regard to any grant application, in regard to any application that provides for a part and/or all of the labor to be performed by the applicant, the applicant's immediate family, and/or the applicant's employee, no portion of such labor costs shall be recoupable in the grant process; in that event, only labor costs paid to an independent party, together with any approved material costs, shall be potentially recoupable as part of the grant process.



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Additional Requirements

- The property must be zoned in a commercial zone, C1-M2
- City of LaSalle Building permit completed & approved.
- Any code violations noted on the property have been corrected. No funds may be used to correct code violations.
- If the project is financed, the bank must provide written notice to the City of their approval of this expenditure.
- No improvements to the building made prior to this application are eligible for reimbursement.

Application Process:

1. Meet with Economic Development Director to decide whether the RIP is applicable to your project.
2. To be awarded a grant applicant must fill out Application and include:
 - a. Fill out application online or printed version.
 - b. Provide a summary of the project/scope of work on the application or on a separate sheet.
 - c. Provide TWO bids/quotes for each part of the project, i.e. two bids/quotes for windows, two bids/quotes for painting, two bids/quotes for labor, etc.
 - i. One of the bids/quotes must be from a vendor or supplier with a physical location or entity address within 40 miles of La Salle. This applies to ALL trades.
 - ii. Each proposal must have specific line items outlining the work to be completed or the items to be purchased or installed.
 - iii. The city will match the lower bid regardless of who the developer utilizes.
3. The application is presented to the Economic Development Committee. If the application and project is recommended by them, the application is recommended to the full city council for their approval.
 - a. Applicants are welcome and encourages to attend the City Council Meeting or be available to answer any questions brought forth by City Council.
 - b. The La Salle City Council meets every 2 weeks on Monday evenings at 6:30 pm.
4. You will be notified in writing or via email upon the acceptance of your project.
5. If approved, the applicant must complete the work outlined in the application within 90 days.
 - a. Scheduling exceptions may be permitted if the issue is brought up to the Economic Development Director.
6. Once the work has been completed, the applicant must:
 - a. Submit line-item invoices indicating that the work has been completed and paid in full. A copy of the cancelled check, an invoice marked paid by a vendor, or a paid receipt indicating form of payment is acceptable.
 - b. Schedule a tour of the project with Building Inspector to ensure all work is completed and meets local building and fire safety codes.
7. Once these steps are completed, the applicant will receive notice that your check is being mailed to you via USPS, or you may make arrangements to pick up at City Hall.



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REDEVELOPMENT INCENTIVE PROGRAM CRITERIA FACTORS TO BE CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LASALLE IN AWARDING GRANTS INCLUDE THE FOLLOWING:

- Infill Development: Does the project include building expansion on vacant or underutilized land? (Parking not included)
- Building Reuse: Does the project result in the reuse of vacant or underutilized floor space and/or a new business in the area?
- Historic Preservation: Does the property have historic value to LaSalle's community and/or is listed on the National Register of Historic Places?
- Facade Improvements: Are substantial aesthetic improvements to the site, beyond those required by the Zoning Code, part of the project?
- Economic Enhancements: Will the business for which the improvements are planned generate sales tax for the City of LaSalle?
- Economic Enhancements: Will the project utilize labor and materials from businesses located in the City of LaSalle?
- Comprehensiveness of Project (Not New Construction): Does the project substantially improve twenty-five (25%) percent or more of the existing building square footage fronting a public street?

The allocation and distribution of potential grants amongst several applicants meeting the minimum requirements shall be as the City Council, in its discretion, deems appropriate in the circumstances. Grants may be awarded on the Council's evaluation of the applicants standing in reference to the various categories of criteria, in whole and/or in part, and/or the council may award the grants in whole and/or in part in the order in which received with complete information in the discretion of the City Council.

Questions about this program should be directed to:

Leah Inman

Economic Development Director

City of La Salle

815-488-4442

L.inman@lasalle-il.gov