

City of LaSalle Redevelopment Incentive Program (RIP)

The RIP is a grant program that provides financial assistance for permanent exterior building and site improvements that are clearly visible from the public street for commercial and business related properties. Permanent improvements must be fixed to the real estate and not restrict any future use of the building.

Examples of permanent improvements include;

- Life safety and accessibility code requirements.
- Repair/replacement of roof.
- Floors
- Structural walls or windows.
- Repair/replacement of electrical and plumbing.
- **Provided that any & 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.
- Tuck pointing.
- Landscaping.
- Permanent planters.
- Masonry work.
- Window Replacements.
- Decorative lighting.
- American with Disabilities Act improvements.
- Decorative Fencing.
- Removal of false façade.
- Professional fees are eligible.

How does RIP work?

Assistance is contingent on the availability of funds each fiscal year. All projects will be reviewed and prioritized according to need and availability of funds during that given year. The project value for each project must be equal to or greater than twice the value of the grant amount. There is grant limit of \$12,500.00 per project. This would mean to receive \$12,500.00 the owner would have had to pay a minimum of \$25,000.00 for the renovations. The project may not receive more than \$60,000.00 in a five year period.

What is the Process?

- 1) Meet with City Staff to decide whether the RIP is applicable to your project.
- 2) The Mayor, Director of Economic Development and City Building Inspector will review the plan. The group may request additional information or clarification.
- 3) The group along with the Fire Chief will inspect the project site to estimate the grant amount.
- 4) You will be notified in writing of the acceptance of your project. The building owner must then supply a bank name, escrow agent and contractor information. This project will then be submitted to the City Council for approval.

- 5) You are welcomed to attend the City Council Meeting when your project is discussed.
- 6) If approved, you must complete your redevelopment project within 90 days.
- 7) You will need to submit verifiable bills from contractors proving the work is complete.
- 8) You must also provide proof that the owner's portion of the bill is paid by a copy of a cancelled check, paid receipt of contractor or other means.
- 9) You must schedule a tour of the project with the Building Inspector to ensure all work is complete and meets City Code.
- 10) Once these steps are complete, Grant Payment will be placed on the City Council Agenda for payment.

Minimum Requirements

- ✓ The property has received less than \$50,000.00 in RIP assistance during the previous five years.
- ✓ Any debts owed to the City by the applicant or building owner are paid in full.
- ✓ Any code violations noted on the property have been corrected.
- ✓ The property meets all applicable building, life safety, zoning & maintenance codes. This is to be verified by the Building Inspector and Fire Chief.
- ✓ The project is consistent with the comprehensive plan.
- ✓ If the property is an historic structure, the original character will be maintained.
- ✓ The property owner agrees not to protest the Assessor's determination of property value for the properties for which the grant is requested.
- ✓ If the applicant is not the owner, a written authorization by the owner is required.
- ✓ If the project is financed, the Bank must provide written notice to the City of their approval of this expenditure.
- ✓ City of LaSalle Building permit completed & approved.
- ✓ No improvements made prior to this application are eligible for reimbursement.
- ✓ No funds may be used to correct code violations.

Project Criteria to be Considered for a RIP Grant

- **Infill Development.** Does the project include building expansion on vacant or underutilized land? Parking is not included.
- **Building Reuse.** Does the project result in the reuse of vacant or underutilized floor space and/or new business in the area?
- **Historic Preservation.** Is this property listed on the National Register of Historic Places?
- **Façade Improvements.** Are substantial aesthetic improvements to the property beyond those required by the zoning code?
- **Economic Enhancements.** Will the business for which the improvements are planned generate sales tax for the City of LaSalle? Will the project utilize labor and materials from businesses located in the City of LaSalle?
- **Residential Units.** Are new or improved residential unit's part of the project? The units that qualify are those located in a commercial building.
- **Comprehensiveness of Project – Not New Construction.** Does the project substantially improve %75 or more of the existing building square footage?