



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



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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 improvements include;

- Life safety and accessibility code requirements.
- Structural walls or windows.
- Exterior painting.
- Woven acrylic awnings
- Tuck pointing.
- Masonry work.
- Window Replacements.
- Decorative lighting.
- American with Disabilities Act improvements.
- Removal of false façade

Provided that any & all of the same are clearly visible from the public street

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.

Application Process:

1. Meet with Economic Development Director to decide whether the RIP is applicable to your project. The Mayor, Director of Economic Development and City Building Inspector will review the plan.
 2. To be awarded a grant applicant must fill out Application and include:
 - a. Fill out application and supply bank name, escrow agent and contractor information if applicable
 - b. Summary of the project/scope of work
 - c. Two bids/quotes are required for each part of the project. I.e.: two bids/quotes for windows, two bids/quotes paint prices, two bids/quotes labor prices, etc. The city will match the lower bid-even if the developer wants to use the higher bid.
 3. Application is presented in front of City Council. You are welcomed to attend this City Council Meeting.
 4. You will be notified in writing of the acceptance of your project.
 5. If approved, applicant must complete work within 90 days
 6. Once work is complete applicant must:
 - a. Submit verifiable bills from contractors proving the work is complete.
 - b. 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.
 - c. Schedule a tour of the project with Building Inspector to ensure all work is complete/meets Code.
- 10) Once these steps are complete you will receive notice that your check is being mailed to you.



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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 considered for RIP Grant Approval

- **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?
- **Maximum grant life.** A project may not receive more than \$50,000.00 per property. A grant can be allowed for two consecutive years, provided the second year is a different project and there are no new projects waiting for funds. Following that there is a minimum three year waiting period for grant approvals.