



Subject: **MARION RESIDENTIAL TIF DISTRICT I & RESIDENTIAL TIF DISTRICT II
FY 2025 RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM**

Dear Residential Property Owner,

The City of Marion is pleased to present the *FY 2025 Residential Exterior Improvement Program*. This is the second year for this program and an exciting opportunity for the City to provide one-time grants to residential property owners and landlords who own property within the Residential Tax Increment Financing (TIF) District I & TIF District II Redevelopment Project Areas.

The *FY 2025 Residential Exterior Improvement Program* is offered to residential property owners and landlords making improvements to the exterior only of existing homes and residential property within the Marion Residential TIF District I and Residential TIF District II Redevelopment Project Areas. The City of Marion will reimburse qualified homeowners **75%** of total approved and verified project costs, not to exceed **\$5,000**. Qualified landlords will receive **50%** of the total approved and verified project costs, not to exceed **\$5,000**. Grant awards are to be paid as reimbursements for TIF eligible project costs that relate only to exterior structural/property improvements on residential property located within the Marion Residential TIF District I and TIF District II Redevelopment Project Areas (copies of the TIF District Boundary Maps are available at City Hall). Eligible project costs include those costs incurred by the applicants for the *exterior* repair, renovation or rehabilitation of existing residential dwellings.

These types of improvements include the following:

- Window repair/replacement
- Exterior Siding repair/replacement and exterior painting of homes, garages and sheds on the property
- Repair/addition of porches, steps, ramps and other similar ADA compliant amenities
- Roof repair/replacement
- Demolition of garages, sheds or other significantly deteriorated/dilapidated structures
- Dead tree removal, particularly as related to potential encroachment on buildings or risk of property damage

ADDITIONAL REQUIREMENTS:

1. The City will accept only one application per residential property between May 1, 2024 and March 31, 2025 for first time applicants. Homeowners who received an award under the FY 2024 Residential Redevelopment Program will not be eligible to apply. This program is available on a first-come-first-serve basis until the funds that have been allocated from the Residential TIF District I & TIF District I Special Tax Allocation Funds for this program have been committed, or April 30, 2025, whichever occurs first.
2. The maximum grant amount for each approved project for homeowners shall not exceed the lesser of **75%** of total approved and verified project costs or **\$5,000** per residential property. The maximum amount for landlords shall not exceed the lesser of **50%** of the total approved and verified costs or **\$5,000** per residential property.
3. Reimbursements will be made upon verification of costs, the availability of funds and the approval of the TIF Administrator and City Council of the City of Marion.
4. Permits and proposed improvements must comply with current City building codes.
5. Property owners who are tenants of a residence for which improvements will be paid for with Program funds must provide written consent from the property owner for all proposed improvements.
6. The City reserves the right to award grant funds only to those projects it deems to be compliant with the Tax Increment Allocation Redevelopment Act and those projects that the City believes will further stimulate the type of residential redevelopment that is in the best interests of the citizens of the City of Marion. The rights and obligations of the Applicant under this Program Application shall not be assignable by the Applicant without providing notice to the City and the City's consent being obtained prior to such assignment.

If you decide to take advantage of this program, please read the Application Form carefully and adhere to each of the specific requirements of the program. City staff is available to address any questions you may have. Thank you for your time and consideration concerning this program. If you would like more information, please contact Mr. Cody Moake, Mayor's Chief of Staff, (618) 997-2612.

Respectfully, Michael W. Absher, Mayor, City of Marion



FY 2025 RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM APPLICATION
Marion Residential TIF District I & Residential TIF District II
City of Marion, Illinois

Qualified property must be located within the Residential TIF District I or the Residential TIF District II Area and all grant awards are for APPROVED TIF ELIGIBLE EXTERIOR IMPROVEMENTS ONLY (PRE-APPROVAL REQUIRED)

Grant Awards for Homeowners will not exceed the lesser of 75% of the total verified project costs or \$5,000.
Grant Awards for Landlords will not exceed the lesser of 50% of the total verified costs or \$5,000.

The City will accept only one application per qualified property for costs incurred from **May 1, 2024 through March 31, 2025.** Homeowners who received an award under the FY 2024 Residential Redevelopment Program will not be eligible to apply. Grant applications are received on a first-come-first-served basis while funds are available. All grant awards are reimbursements for TIF eligible project costs and will be paid upon: completion of the project; review and verification of TIF eligible project costs by the City's TIF Administrator; the availability of funds; and the approval of the TIF Administrator and City Council of the City of Marion. The City reserves the right to award grant funds only to those projects it deems to be compliant with the Tax Increment Allocation Redevelopment Act and those projects that the City believes will further stimulate the type of residential redevelopment that is in the best interests of the citizens of the City of Marion. All projects must be completed, and grant awards shall be paid for verified TIF eligible project costs incurred from **May 1, 2024 through March 31, 2025.**

NOTE: All materials must be purchased within the corporate limits of the City of Marion to be eligible for reimbursement.

Application Date: _____

Name of Property Owner(s): _____

Property Owner's Address: _____ Telephone # _____

Contact Person: _____ Telephone # _____ Email Address: _____

Parcel Identification Number (PIN) as shown on current tax bill: _____ TIF District: ☐ TIF I ☐ TIF II

Property/Project Street Address: _____ Total Estimated Cost of Project: \$ _____

NOTE: Applicant must provide the following items prior to receiving TIF Grant Funds:

1. Please attach copy of your most recent PAID Real Estate Tax Bill for the property..... ☐
2. Please attach copy of the applicable City Permit for this project..... ☐
3. Please attach a description of the Exterior Improvement Project, including cost estimates
and a current "before construction" photograph of the Property..... ☐
4. **UPON COMPLETION:**
 - a. Provide to the City a completed, "after construction" photograph of the Property ☐
 - b. Provide to the City copies of all PAID invoices, receipts, cancelled checks, waiver of lien or other verification of
project costs incurred for the project from May 1, 2024 through March 31, 2025..... ☐
 - c. Provide to the City a completed W9 ☐

Signature of Property Owner-Applicant

Date

Date Application Received Date: _____

TIF Administrator Recommendation..... APPROVED ____ for \$ _____; or DENIED ____ Date: _____

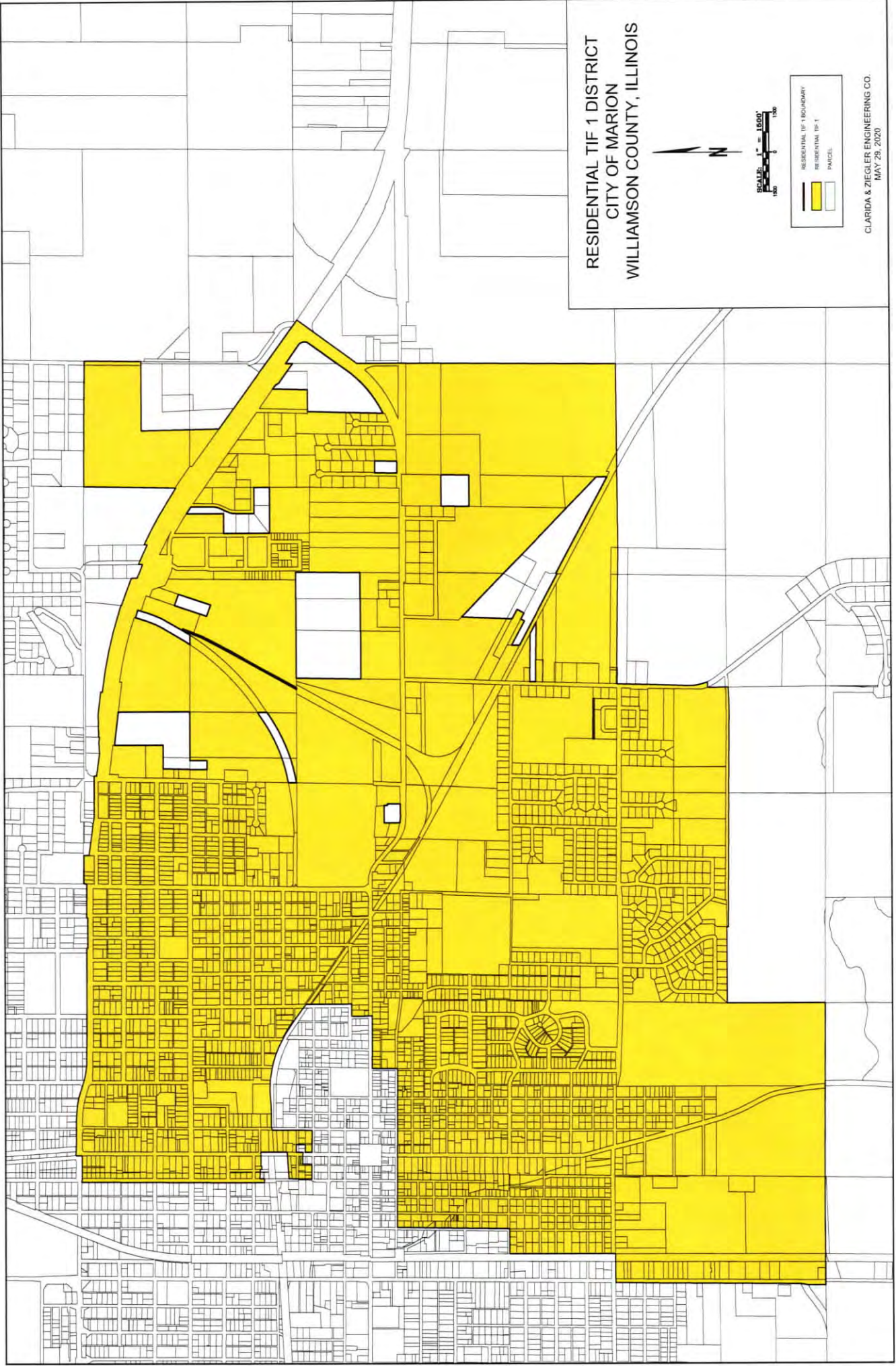
Verification of TIF Eligible Project Costs \$ _____ Date: _____

Approved by City Council..... APPROVED ____ for \$ _____; or DENIED ____ Date: _____

City Representative

Application Ref#: _____

Date



RESIDENTIAL TIF 1 DISTRICT
CITY OF MARION
WILLIAMSON COUNTY, ILLINOIS



SCALE: 1" = 100'
100' 0" 100' 0" 100' 0"

RESIDENTIAL TIF 1 DISTRICT
PARCELS

CLARIDA & ZIEGLER ENGINEERING CO.
MAY 29, 2020

