

**City of Canton, Illinois
Canton Business District (BD) No. 1**

City of Canton, Illinois /2 N. Main St., Canton, IL 61520 Ph: (309) 647-0065

**APPLICATION FOR REIMBURSEMENT OF
PRIVATE BD ELIGIBLE REDEVELOPMENT PROJECT COSTS**

Applicant Name: _____

Applicant Mailing Address: _____

Applicant Daytime Phone: _____ Applicant Email Address: _____

Subject Property's Site Address: _____

Subject Property's Fulton 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 \$ _____ is land/building improvements.

Estimated BD 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 purchased after 3/15/2022.....\$ _____
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 BD ELIGIBLE PROJECT COSTS: \$ _____

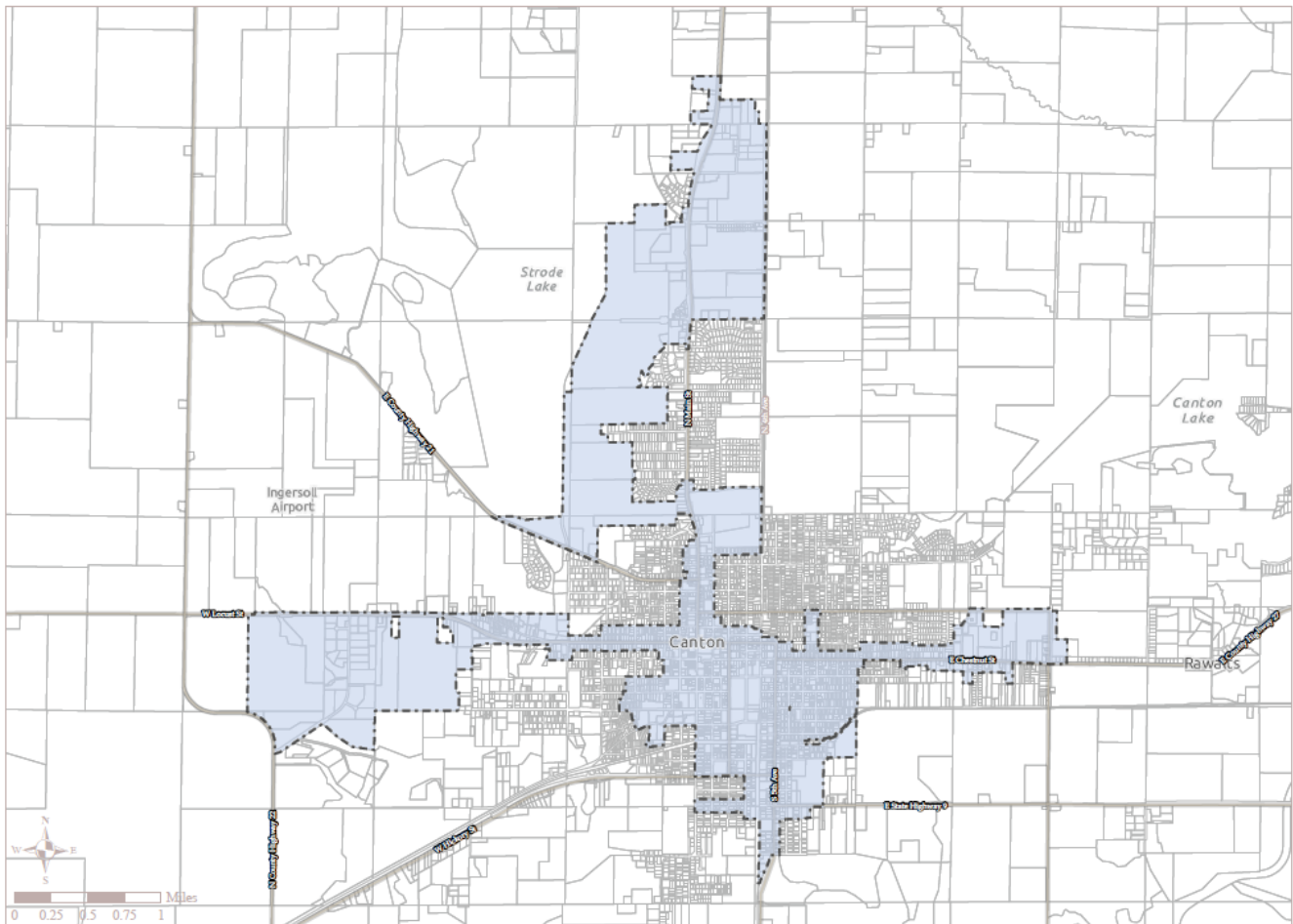
PROJECT DESCRIPTION [PLEASE ATTACH ADDITIONAL SUPPORTING INFORMATION]:

PLEASE READ THE FOLLOWING REQUIREMENTS CAREFULLY

The City of Canton Business District (“BD”) was established on March 15, 2022 to improve public infrastructure and provide economic incentives which are consistent with and in furtherance of the original goals and objectives of the Canton Business District No. 1 Redevelopment Plan.

BD reimbursements are provided for BD-eligible project costs (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 redevelopment projects undertaken within the designated BD No. 1 Redevelopment Project Area. All BD Applications are reviewed by the City’s Finance Committee prior to approval of a written redevelopment agreement by the Canton City Council and all reimbursements by the City are subject to the availability of funds.

1. Only properties located within the Canton Business District No. 1 Redevelopment Project Area (the “BD Area” or “Area”) as depicted below are eligible to apply for BD assistance. To verify a property is located within the BD Area, contact the City of Canton for assistance: 2 N. Main Street, Canton, IL 61520; Ph: (309) 647-0065; or send email inquiries to ckohler@cantoncityhall.org, or visit online at: <https://www.cantonillinois.org/economic-development/>.



Canton Business Development District No. 1 (Second Amendment)

February 5, 2026 As Amended



2. **All applications including a description of the planned improvements must be received by the City before the project is undertaken, including 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 BD Funds must comply with applicable City of Canton design guidelines, zoning ordinances and building codes.

4. A Tenant-Applicant of a building for which the reimbursement of leasehold improvements is requested through BD Funds must provide written consent from the Property Owner for all proposed improvements (see **Appendix A**).
5. The City of Canton reserves the right to accept BD Applications from those Applicants who undertake projects the City deems to be compliant with the Act and for projects that the City believes will further stimulate the type of redevelopment that is consistent with the Canton Business District No. 1 Redevelopment Plan, and Projects. The Canton City Council shall exercise its authority pursuant to the Act to reimburse private redevelopment project costs in such amounts that are deemed to be in the best interests of the citizens of the City of Canton.
6. Applicants must, in advance of receiving BD funds: a) verify that the most recent real estate tax bill(s) have been paid for the Property; and b) verify BD eligible project costs in an amount equal to or greater than the amount approved by the City Council. **BD Funds are paid by the City of Canton to Applicants:**
 - a. **with whom the City Council has approved a written redevelopment agreement by City Ordinance;**
 - b. **upon completion of the Project and terms of the redevelopment agreement; and**
 - c. **following the verification of BD eligible project costs that have been incurred by the Applicant – no exceptions.** The City's obligation hereunder to pay BD funds for eligible project costs is a limited obligation to be paid solely from the Canton BD No. 1 Special Tax Allocation Fund, unless otherwise specified in the redevelopment agreement.
7. It is the understanding of the City and the Applicant that the position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not currently apply to sales tax incentives, such as BD Funds, that are received by private Developers as reimbursement for BD Eligible Project Costs. This position of the Department of Labor is available online. Any project costs incurred by the Developer within a public right-of-way or for which the improvements are intended to be dedicated to the City are subject to the Prevailing Wage Act.
8. All Applications are subject to review by the City Finance Committee prior to City Council approval.
9. The Applicant hereby asserts that this redevelopment project would not be economically feasible without the assistance of the Canton BD.
10. **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 BD Application shall be construed by the City or the Applicant or any third person to create the relationship of a partnership, agency, or joint venture between the City and the Applicant.**

Applicant Signature: _____ Date: ___ / ___ / _____

Applicant is the Owner of Subject Property; or

Applicant is Tenant of Subject Property for which **Appendix A** has been executed and attached hereto.

FOR CITY USE:

Signed application received by the City of Canton on date: ___ / ___ / _____ by _____

City Finance Committee Recommendation: Approved for Amount: \$_____ on date: ___ / ___ / _____

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

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

BD Application forwarded to City's BD Administrator on date: ___ / ___ / _____

Date of Approved Redevelopment Agreement: ___ / ___ / _____ Verified BD Eligible Project Costs: \$_____

Amount reimbursed by City to Applicant: \$_____ by Check No. _____ on date: ___ / ___ / _____

APPENDIX A

**APPLICATION FOR REIMBURSEMENT OF
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(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 *Canton Business District No. 1 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 FULTON

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 *Canton Business 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 City of Canton to make the BD 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 FULTON

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: ___ / ___ / _____