

**City of Canton, Illinois**  
**Canton Business Development District (BDD) No. 1** *(established: 3/15/2022)*

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

**APPLICATION FOR REIMBURSEMENT OF  
PRIVATE BDD 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 BDD 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 BDD ELIGIBLE PROJECT COSTS: .....\$ \_\_\_\_\_**

**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)*

BDD Application forwarded to City's BDD Administrator on date: \_\_\_ / \_\_\_ / \_\_\_

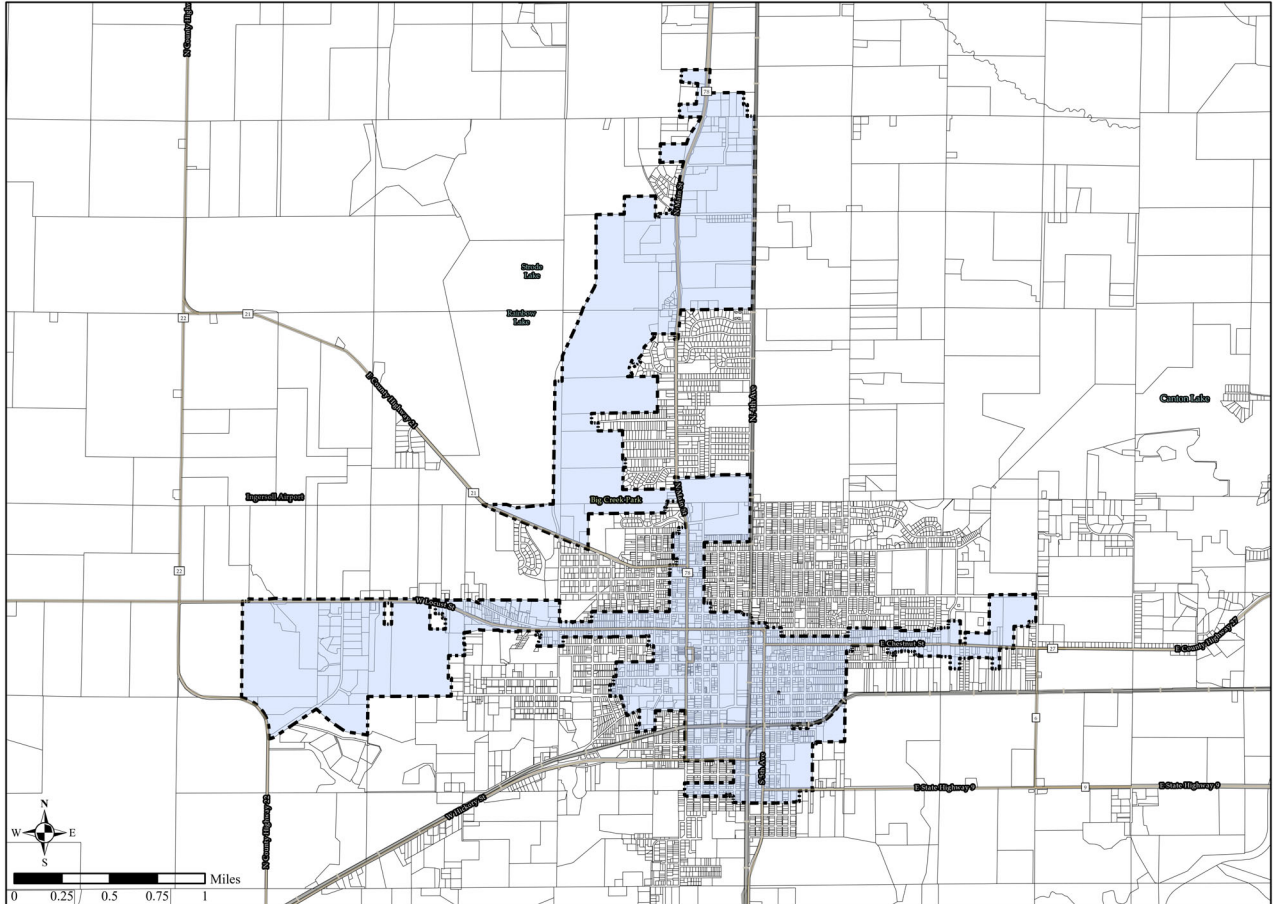
Date of Approved Redevelopment Agreement: \_\_\_ / \_\_\_ / \_\_\_ Verified BDD Eligible Project Costs: \$ \_\_\_\_\_

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

**PLEASE READ THE FOLLOWING REQUIREMENTS CAREFULLY**

BDD reimbursements are provided for BDD-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 BDD No. 1 Redevelopment Project Area. All BDD 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 Development District No. 1 Redevelopment Project Area (the “BDD Area” or “Area”) as depicted below are eligible to apply for BDD assistance. To verify a property is located within the BDD Area, contact the Spoon River Partnership for Economic Development for assistance: 48 N. Main Street, Canton, IL 61520; Ph: (309) 647-2677; or send email inquiries to [cmcdaniel@cantonillinois.org](mailto:cmcdaniel@cantonillinois.org), or visit online at: <https://www.cantonillinois.org/economic-development/>.



Canton Business Development District No. 1 (First Amendment)  
September 20, 2022 As Amended



2. **All applicants are to attach a description of the planned improvements, 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 BDD 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 BDD 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 BDD 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 Development 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 BDD funds: a) verify that the most recent real estate tax bill(s) have been paid for the Property; and b) verify BDD eligible project costs in an amount equal to or greater than the amount approved by the City Council. **BDD 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 BDD eligible project costs that have been incurred by the Applicant – no exceptions.** The City’s obligation hereunder to pay BDD funds for eligible project costs is a limited obligation to be paid solely from the Canton BDD 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 BDD Funds, that are received by private Developers as reimbursement for BDD Eligible Project Costs. This position of the Department of Labor is available online at: <https://www2.illinois.gov/idol/FAQs/Pages/prevailing-wage-faq.aspx#qst16>. 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.

**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 BDD 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

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

**APPENDIX A**

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

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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 Development 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 Development 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 BDD 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: \_\_\_\_ / \_\_\_\_ / \_\_\_\_\_*