



CITY *of* FARMINGTON

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Farmington, IL 61531

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June 6, 2025

FY 2026 Non-TIF Residential Rehabilitation Program City of Farmington

The City of Farmington is pleased to present the Non-TIF Residential Rehab program for FY2026. This program is for residents that live and own property in Farmington that do not reside in the TIF district.

The program is designed to offer financial assistance to residential property owners who undertake new improvements to residential property owners who undertake new improvements to the exterior of an existing home located on residential property that do not reside within the TIF District.

Program Basics:

- **Purpose:** Farmington's goal for neighborhood revitalization is to improve this community in a way that makes a lasting impact on the quality of life of its residents.
- **Frequency:** City will accept only one (1) program application per property during FY2026.
- **Maximum Benefits for First time applicants:** 75% of eligible project costs incurred by the Applicant, not to exceed \$2500.
- **Maximum Benefit for Prior Program Grant Awardees:** 75% of eligible project costs incurred by the Applicant, not to exceed \$1000.
- **Compliance:** Projects supported with Program grant funds must comply with the Economic Development Program set forth by the City Review guidelines.
- **Reimbursement:** Program grants are reimbursements for costs incurred by the Applicant following City Council approval and within 180 days of such approval for Program Grant Funding, to be paid upon completion of the project and verification of such eligible project costs. Any project costs incurred outside of this period will not be eligible for reimbursement under this Program.
- **Special Program:** This Program is specifically offered to residents not eligible for TIF grants offered by the City.

Application must be submitted prior to beginning work. The City will not fund projects that are finished.

RESIDENTIAL PROGRAM APPLICATION FOR OUTSIDE OF (TIF) DISTRICT

FY 2026 RESIDENTIAL NON-TIF REHABILITATION PROGRAM

City of Farmington

City of Farmington, Illinois, 322 E. Fort Street, Rm. 101, Farmington, IL 61531 / Telephone: (309) 245-2011

- APPLICATION FORM -

Date of Application: ____ / ____ / ____

Applicant Name: _____ ☐ Owner of Subject Property ☐ Tenant of Subject Property

Applicant Address: _____

Property Owner Name(s): _____ (if different from Applicant)

Subject Property Tax ID (PIN): _____ (only one PIN per application)

Subject Property Site Address: _____

Applicant Daytime Phone: _____ Email Address: _____

Anticipated Project Start Date: _____ and Estimated Project Completion Date: _____

Total Estimated Project Costs: \$ _____ (estimated costs must be verified upon completion of the Project).

Description of proposed project (*a more detailed description should be attached and submitted with the Application*):

NOTE: Program grants funds shall be awarded only for NON-TIF eligible project costs pursuant to 65 ILCS 5/11-74.4 et. seq., as amended, on a first-come-first-served basis, and subject to the availability of funds as may be annually allocated by the Farmington City Council.

Please read the following requirements carefully:

1. Property owners may apply for and receive Program grants for the same property only one time during the City's Fiscal Year 2026 (May 1, 2025 through April 30, 2026).
2. Only properties that are located within Farmington are eligible to apply for this Program. A "Property" is defined herein as a parcel upon which an existing residential property (rented or owner-occupied) is located on a lot having a unique Property Identification Number (PIN) as assigned by the Office of the Fulton County Supervisor of Assessments. The PIN can be found on the most recent real estate tax bill.
3. If Applicant is a tenant of the Property and is undertaking leasehold improvements that will be reimbursed through Program grant funding, then the Applicant must provide City with verification of written consent from the property owner for the proposed improvements described herein.
4. Applicants must attach a detailed description of the planned improvements, estimated costs of the project (including contractor bids) and a project schedule. Conceptual sketches and drawings are encouraged, and the City reserves the right to request additional information, including but not limited to how the building will be utilized (e.g., anticipated type of business use) after the improvements are completed.
5. Projects supported with Program grant funds must comply with the City's Design Review Guidelines and applicable building codes. Applicant may consult with City Staff regarding specific requirements and permits. No Program Grant Funds shall be used to demolish, remove, or substantially modify a historic resource. Exceptions may be made for a place or structure for which the City determines no prudent and feasible alternative exists, or the demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior. A "historic resource" for the purpose of this paragraph means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places.

6. The maximum Program grant amount for an approved *FY 2026 Residential Non-Tif Rehabilitation Program Project* shall not exceed:
- For First-Time Applicants, a single lump sum reimbursement of Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) per individual property PIN for reimbursement of NON-TIF eligible project costs.
 - For Prior Grant Awardees or the same Property that received funding through previous versions of this Program, a single lump sum reimbursement of One Thousand and 00/100 Dollars (\$1,000.00) per individual commercial property PIN for reimbursement of NON-TIF eligible project costs.
7. Qualified Projects may include exterior repairs and renovations to private residential properties. Such repairs and renovations include:
- Window repair/replacement
 - Siding repair/replacement
 - Repair/addition of porches, steps, ramps, and other similar Americans with Disabilities Act (ADA) compliant amenities
 - Roof repair/replacement
 - Demolition of garages, sheds, or other significantly deteriorated / dilapidated structures
 - Tree removal as deemed necessary to reduce encroachment on buildings or risk of property damage
 - Certain repairs and replacement of existing private concrete or asphalt driveways and sidewalks may be eligible. Gravel and site preparation for new private concrete or asphalt drives and sidewalks may be considered eligible, however the actual concrete and asphalt for new private drives and sidewalks are not eligible for TIP reimbursements.
 - Certain interior improvements which are a consequence of the proposed exterior rehabilitation may qualify, however general custodial, cleaning, and property maintenance services do not qualify for reimbursement through this Program. Repairs and renovations that are believed to be outside the scope of this Program should be discussed with City staff, who may recommend other types of assistance.
8. All Project improvements must be completed within 180 days of the City Council's approval of the Program Application.
9. Applications are subject to initial review and recommendation by the Farmington Economic Development Committee, City Administrator, and the City's NON-TIF District Administrator. All applications must then be approved by the Farmington City Council.
10. 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 apply to NON-TIF increment received by private Developers as reimbursement for NON-TIF Eligible Project Costs. This position of the Department of Labor is stated as an answer to a FAQ on its website at: <https://www2.illinois.gov/idol/FAOS/Pages/prevailing-wage-faq.aspx#qst16>.
11. Program grant funds are paid by the City of Farmington to the Applicant upon completion of the Project and verification of NON-TIF eligible project costs - no exceptions. In advance of receiving Program grant funds, Applicant must: a) verify the most recent real estate tax bill has been paid for the Property; and b) verify total project costs incurred, including sufficient NON-TIF eligible project costs equal to or greater than the amount of Program grant funds awarded to the Applicant by the City Council. The City's obligation hereunder to award grant funds for NON-TIF eligible project costs is a limited obligation to be paid solely from Farmington.
12. The Farmington City Council reserves the right to award grant funds only to those Applicants who undertake projects the City 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 neighborhood revitalization that is in the best interests of the citizens of the City of Farmington. The rights and obligations of the Applicant under this Program Application shall not be assignable by the Applicant without providing written notice to the City and the City's consent.

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 Program 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. Subject to City Council approval, this Program Application shall become a binding Redevelopment Agreement for which the undersigned hereby warrants full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Applicant Signature: _____ Date: _____

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FY 2026 RESIDENTIAL NON-TIF REHABILITATION PROGRAM City of Farmington

City of Farmington, Illinois, 322 E. Fort Street, Rm. 101, Farmington, IL 61531 / Telephone: (309) 245-2011

- APPROVAL FORM FOR CITY USE ONLY -

Applicant Name: _____

Subject Property Tax ID (PIN): _____ (only one PIN per application)

Subject Property Site Address: _____

Date application received by the City of Farmington: ____ / ____ / ____ by _____

Planned Improvements Verified as NON-TIF Eligible Project Cost: ☐ Yes ☐ No (reason: _____)

Approved by Farmington Economic Development Committee (EDC): ☐ Yes, date: ____ / ____ / ____

☐ No (reason: _____)

Maximum Grant Funds Recommended for Approval by City Council: \$ _____

BE IT ORDAINED BY THE CITY OF FARMINGTON, FULTON COUNTY, ILLINOIS THAT:

1. The Application referenced above for the *FY2024 Residential Non-Tif Rehabilitation Program* is hereby approved and shall be effective from and after its passage and approval as herein required by law.
2. The Mayor is hereby authorized and directed to accept and execute said Application on behalf of the City and the City Clerk of the City of Farmington is hereby authorized and directed to attest such execution.
3. The amount payable hereto in consideration of the Applicant complying with the terms of said Application shall not exceed the terms and amounts stipulated in the Application.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the City of Farmington, Fulton County, Illinois, on the ____ day of _____, 20____, and deposited and filed in the Office of the City Clerk of said City on that date.

MAYOR & COUNCIL MEMBERS	AYE VOTE	NAY VOTE	ABSTAIN/ ABSENT
Joey Boggs			
Nathan Fleming			
David Rose			
Alex Gilles			
Jeni Crusen			
Leslye Smith			
Kenn Stufflebeam, Mayor			
TOTAL VOTES:			

APPROVED: _____
Mayor, City of Farmington

Date: ____ / ____ / ____

ATTEST: _____
City Clerk, City of Farmington

Date: ____ / ____ / ____

Completion of Project verified on ____ / ____ / ____ . Total Project Costs: \$ _____ Final Grant Amount: \$ _____

Verification of NON- TIF Eligible Project Costs incurred by the Applicant were approved by NON-TIF Administrator on ____ / ____ / ____ .

City grant payment issued to applicant on ____ / ____ / ____ by City Check No. _____