

TAX INCREMENT FINANCING

TIF Program Overview and Application



JOHN E. HUCKER, MAYOR

VILLAGE OF BEACH PARK

**Village of Beach Park
Tax Increment Financing (TIF) Assistance
Application Packet**

Dear Applicant:

This packet contains information and materials necessary for submitting an application for tax incremental financing (TIF) assistance from the Village of Beach Park.

This packet includes the following:

- ❖ TIF Assistance Explanation and Overview
- ❖ TIF Application Approval and Overview
- ❖ Prevailing Wage Instruction Sheet, Form and Village Ordinance

Please submit the application to info@villageofbeachpark.com

Tax Increment Financing Overview

What is TIF?

TIF stands for “Tax Increment Financing.” TIF is a program administered by the Village of Beach Park’s Department of Community Development to encourage and help pay for certain redevelopment projects located within designated areas of the Village called “TIF District.” TIF funds are made available to property owners and businesses located within the TIF Districts for certain improvements using increased property tax revenue that these improvements generate. For more information about the program, please contact the Village Hall at 847-746-1770.

What Can TIF Funds be Used For?

TIF funds can be used for a variety of projects and activities which allow an eligible applicant to maintain or expand operations or contribute to the improved appearance and viability of the property.

Redevelopment costs that are eligible for TIF reimbursement include, but are not limited to:

- ❖ Land acquisition, clearance and site preparation;
- ❖ Certain environmental remediation measures;
- ❖ Building rehabilitation and repair, (e.g. roof and façade improvements, HVAC and other mechanical system upgrades, building upgrades needed for ADA compliance and other substantial renovation);
- ❖ Signs or awnings which are permanently affixed to the building;
- ❖ Rehabilitation or remodeling of existing tenant improvements;
- ❖ Streets, streetscaping and other public infrastructure improvements;
- ❖ Professional fees related to the redevelopment project, including architect/engineering fees, developer fees and marketing/leasing commissions;
- ❖ Up to 30% of the applicant’s construction period interest costs.

Examples of costs that are not eligible include new private building construction, initial tenant build-out, minor repairs or improvements (such as painting), the purchase of equipment and minor site improvements (such as planters and perimeter security fencing).

Who Is Eligible To Apply?

Current and prospective property owners and tenants may apply for TIF assistance using the TIF Application. Tenants who apply must have the consent of the property owner(s). To be eligible for Tax Increment Financing assistance, the redevelopment project must:

- ❖ Be located within a TIF District;
- ❖ Predominantly light industrial, commercial, property use;
- ❖ Create/Retain full/part-time jobs in the Village of Beach Park;
- ❖ Be consistent with the TIF/Comprehensive Plan of the Village of Beach Park;
- ❖ Be able to show that the project would not be able to proceed without TIF Assistance.

How Is TIF Assistance Calculated?

IT IS THE VILLAGE POLICY THAT TIF ASSISTANCE WILL NOT BE PROVIDED “UP FRONT”, BUT RATHER AT THE TIME THAT THE PROJECT HAS BEEN COMPLETED AND OFTEN OVER THE LIFE OF THE TIF.

Application Process

The applicant submits the completed application. Once the Village staff has reviewed the application, they will recommend the project to the TIF Committee for their review and any comments/suggestions or questions they may have. Once that is done, a meeting with the developer will be set to discuss these items.

Step I. Initial consultation with Staff

The applicant must consult with Staff regarding the concept for the project. Staff will provide feedback with respect to zoning entitlement process and TIF application process.

Step II. Application

The applicant must provide the following:

- ❖ Complete application form submitted to info@villageofbeachpark.com;
- ❖ If project is bank-financed, a letter of interest from proposed lender;
- ❖ Financial statement(s) for applicant;
- ❖ Contractor estimate(s) to support construction budget (AOPC & EOPC) signed and sealed;
- ❖ Most recent second installment property tax bill for the project site;
- ❖ Legal description of property involved, including description of leased premises (floor plan and legal description), if applicable;
- ❖ Projected Sales Tax and projected Sales Receipts for the project (yearly basis)
- ❖ A “Gap” analysis setting forth specific factors which cause the project to not be financially feasible without TIF incentive, with specific dollar amounts being assigned to each factor referenced in the “gap” analysis (copy at the end of the application) and completed TIF Increment Calculation (also at end of application)
- ❖ The zoning of the property in which the project is to be located;
- ❖ List any Variances, Conditional Uses or PUDs, etc., that may be required.
- ❖ Signed Proposed TIF Development Escrow Agreement (attached).

Owner-occupant Applicants:

- ❖ Copy of deed, title policy, or purchase option or contract;
- ❖ Gross business revenue projection and most recent Federal Tax Return

Owner-lessor Applicants:

- ❖ Copy of deed, title policy, or purchase option or contract;
- ❖ Copies of tenant leases or evidence of asking rents for similar properties in the area.

Tenant Applicants:

- ❖ Copy of lease or lease proposal
- ❖ Owner’s consent letter
- ❖ Gross business revenue projection and most recent Federal Tax Return

Supporting Documentation

The following is a list of exhibits to be submitted to accompany TIF Applications for an initial concept review of any proposed project. Applicants must provide a request to the Village staff to omit documents from the list from the initial application.

1. A current Aerial Photograph Location Exhibit indicating the existing surrounding land uses, zoning districts, and major streets.
2. Existing Environmental Conditions Exhibit indicating existing topography, wetlands, flood plains, drainage patterns/stormwater conveyance and storage facilities and significant trees/woodland areas.
3. A Site Plan indicating property lines, proposed buildings, parking, paved areas, sidewalks and drives, road connections and R.O.W. dedications, fences, walls, and hardscape features, ground sign locations, trash enclosure locations, dimensioned setbacks and bulk calculations, parking calculations, and other items pertaining to the proposed layout of the subject property. Specifically as it relates to the engineering review, the preliminary site plan should also indicate proposed stormwater management facilities, sanitary sewer connection location and needed facilities or onsite sewage disposal system, potable water service connection or onsite well, access requirements (including information from the roadway agency having jurisdiction regarding any offsite roadway improvements, access restrictions, pedestrian access, and/or ROW dedication requirements), and driveway/parking lot accommodations for anticipated internal traffic movements.
4. Preliminary Stormwater Analysis and calculations for the proposed development.
5. Examples of the proposed architectural character of the development, including items such as conceptual elevations indicating materials and colors and/or comparable development photographs.
6. A Statement of the Proposed Use for the buildings with information on approximate building square footage areas for uses and approximate number of maximum employees on site at a given time and any other information as needed to calculate sanitary sewer and water connection and user fees.
7. Determination if annexation to the NSSD is required and if the subject property is within the allowable sanitary sewer service area per the prior NSSD/Lake county Agreement and Amendments.
8. A conceptual Landscape Plan indication locations and quantity of shade trees, evergreen trees, ornamental trees, shrubs, perennial planting beds, turfed and ornamental grass areas, fences and walls, berms, a general planting date table, and other such elements. Plans need not indicate specific plant species or other planting details.
9. A general Statement of Market Conditions for the proposed use indicating information about the nature and function of the proposed use, comparable uses within a ten (10) mile radius, past and present experience operating the use, and general market conditions required for the success of the proposed use (e.g. total sales per year, people within a certain number of miles, a certain level of traffic counts, etc.).

These items are initial review exhibits only and do not represent fully additional requirements for a final engineering, building, planning, and zoning reviews by the Village and/or other jurisdictions (Lake County, Lake McHenry Soil and Conservation District, Illinois Department of Natural Resources, etc.). Any determinations made with respect to these submitted items do not entail authorization of the

completeness of any exhibit and/or the submittal packet as a whole for any further required reviews or actions.

Step III. Village Review of Application

Village Staff will review the application. If it is found to be complete, Staff will prepare a report for the review of the TIF Committee. The TIF Committee will provide direction to Staff, including comments for the developer or requests for additional information.

Staff will then meet with the developer to review the TIF Committee feedback. Once there is conceptual agreement regarding the framework for an incentive, a Redevelopment Agreement (RDA) will be drafted.

Step IV. Redevelopment Agreement and Zoning Entitlement

If the developer and the TIF Committee agree to go forward with the Redevelopment Agreement, the applicant must provide the following:

- ❖ Principal Profiles
- ❖ Site Plan
- ❖ Elevations

The Village will then draft a redevelopment agreement using a standard format. A copy will be sent to the developer as well as the Village of Beach Park’s TIF Committee. It is highly recommended that the developer retain a TIF Attorney to go over the RDA. Once all parties agree to the terms of the RDA and the TIF Committee can give their recommendation to the Mayor and the Village Board the developer must provide:

- ❖ Proof of equity and lender financing
- ❖ Any existing Phase 1 environmental audits with reliance letter from consultant
- ❖ Detailed Project Budget (final estimates)
- ❖ Floor plan of leased premises (tenant-applicants)

The Redevelopment Agreement will be scheduled for a vote by the Board of Trustees. The final vote on an RDA for a project that has not yet received zoning approval may be postponed at the discretion of the Village Administrator until a recommendation on the zoning approval is also available for consideration. An approved RDA will typically be recorded with the Lake County Recorder of Deeds.

Tax Increment Financing Application

Please return the completed application and supporting documentation to:
Village of Beach Park
Attn: Village Administrator (info@villageofbeachpark.com)

I. Applicant Information

1. Name of Applicant: _____
2. Business Name and Address and State of Organization:

3. Phone Number: _____
4. Fax Number: _____
5. E-Mail Address: _____
6. Type of Business: Sole Proprietorship Partnership
 For-Profit Corp. Nonprofit Corp.
 Limited Liability Company
7. Provide the street address of the property to be redeveloped:
8. Attach a legal description of the project site and a description of leased premises if applicable. Legal descriptions can be obtained from the Lake County Clerk's Office located at 18 North County Street, Waukegan, IL.
9. Currently, does the applicant own or lease the property?
10. At project completion, will the applicant own or lease the property?

11. At project completion, who will occupy (operate business on) site?

12. If the applicant is the current or prospective tenant of the property, attach a description of the premises to be leased (legal description, floor plan, etc.).

13. Evidence of Site Control:

A. If the Applicant owns the project site, attach a copy of the applicant's deed. Also indicate:

Mortgage Holder: _____

Total annual mortgage payment (principal & interest) \$ _____

Total outstanding balance of existing mortgage(s): \$ _____

Name, address and phone numbers of other persons or entities having an ownership interest in the property to be redeveloped, if applicable:

B. If the Applicant has a contract or option to purchase the project site, attached a copy of the purchase/option contract. Also indicate:

Date contract was signed: _____

Closing/expiration date: _____

C. If the Applicant currently leases or will lease the project site, attach a copy of the lease or lease option contract. Also indicate:

Legal name of Owner as noted on deed(s): _____

Name of person who signed lease for Tenant (lessee): _____

Landlord/Owner's name and address: _____

14. Owner Affidavit. If the applicant currently leases or plans to lease the property, have the owner (and all entities having ownership interest in the property) sign an Owner's Consent Letter.

II. Project Description

15. Indicate the total amount of TIF Assistance requested (in current dollars): \$

16. Has any other government assistance (funds, tax incentives, or other economic benefits) been provided to the applicant or the property? Yes No

If so, describe the type and amount of assistance provided:

17. Provide a list of all properties comprising the project by Property Identification Numbers (PIN), along with the most recent second installment tax bill for each parcel. The Property Index Number is a 14 digit number formatted as follows: xx-xx-xxx-xxx. One tax bill is issued for each PIN. Copies of tax bills can be obtained from the Lake County Clerk's Office at 18 North County St., Waukegan, IL 60085 (EAV can be obtained from the Assessor's Office).

PIN

EAV

Taxes

18. Indicate the type of redevelopment project proposed (check all that apply):

New Construction (certain project related costs may be TIF Eligible, but not new Construction)

Expansion (Certain project related costs may be TIF Eligible, but not new construction)

Interior Rehabilitation/Renovation

Exterior Rehabilitation

Site Improvements

Other (specify):

19. Project Narrative: Write a brief description of the project. Be as specific as possible about timing, scope of work, intended usage of property, type of construction and financing. Attach additional sheets if necessary. Provide interior and exterior photographs if applicable.

20. Land Area(in square feet) of project:

Current: _____ square feet

Proposed: _____ square feet

21. Building Area (in square feet) of project building (or, for tenant applicants, leased premises):

	<u>Gross</u>	<u>Net Leasable</u>
Current:	_____	_____
Proposed:	_____	_____

22. Land Use. Check the appropriate boxes for existing or proposed land use of the redevelopment site.

<u>Category</u>	<u>Existing</u>	<u>Proposed</u>
Retail		
Office		
Other Commercial		
Industrial/Manufacturing		
Warehouse		
Other (specify):		
Vacant Building		

23. Attach a preliminary site plan to illustrate the proposed redevelopment project and site improvements.

24. Job Creation/Retention. List the current and projected number of part-time jobs and full-time jobs at the site before and after project completion.

Current

Projected

Full Time Employees:

Part Time Employees:

Total Employees:

Project Status

25. When will construction start (Month/Year)?

26. When will construction be completed (Month/Year)?

III. Operating Information

Provide the following information regarding operating revenues and expenses. Complete only the section that pertains to your situation/project as follows:

❖ Section 1: Owner Occupant Applicant

Business Name: _____

What does your business do? _____

Projected Gross Annual Business Revenue at this location *: \$ _____

**Attach a federal tax return for the previous year and revenue projections as supporting documentation for projected revenue amount.*

❖ **Section 2: Owner-Lessor Applicant**

Business Name: _____

What will be the nature of the Business(es) on the site? _____

Rental Income

	Current	After Completion
Potential Annual Rental Income*:	\$ _____	\$ _____
Less Vacancy Loss @ _____%	\$ _____	\$ _____
Effective Annual Rental Income	\$ _____	\$ _____

**Attach rent roll. For commercial and industrial projects, attach signed leases if available. Otherwise, provide alternative documentation, such as evidence of asking rents for similar properties in the area, to support anticipated rent.*

Operating Expenses (Typical annual expenses paid by owner from rental income and not paid directly by tenant.)

	Current	After Completion
Management Fee:	\$ _____	\$ _____
Property Insurance:	\$ _____	\$ _____
Utilities:	\$ _____	\$ _____
Real Estate Taxes:	\$ _____	\$ _____
Common Area Maintenance(CAM)	\$ _____	\$ _____
Other (Specify: _____)	\$ _____	\$ _____
Total Annual Expenses Included Rent:	\$ _____	\$ _____
Total Annual Net Operating Income	\$ _____	\$ _____

(Deduct Total Annual Expenses from
Total Effective Annual Rental Income-
Equals funds available for debt service
And equity)

Section 3: Tenant Applicant

Business Name: _____

What does your business do?

Revenue

Projected Gross Annual Business Revenue at this location*: \$ _____
(after project is completed)

*Attach a federal tax return for the previous year and revenue projections as supporting
documentation for revenue amount.

Rent

Annual Net Rent: \$ _____
(If known)

If Net Rent is not available, provide:

Annual Gross Rent: \$ _____

Annual Utility Costs & Maintenance Fees: \$ _____
(Base Year Amount or Stop)

Annual Property Taxes: \$ _____
(Base Year Amount or Stop)

ASSURANCE REGARDING

CONFLICTS OF INTEREST OR GIFTS TO PUBLIC SERVANTS

Conflict of Interest.

To the best of my knowledge, no Village of Beach Park Council Member, no member of the Village’s Boards of Commissions, or any Village employee would have any financial interest, direct or indirect, in any assistance which may be provided to the Applicant or its affiliates for the project described herein.

Gifts to Public Servants.

I also understand that the Village may immediately terminate any contract to provide assistance for the project described herein if the Applicant has offered, conferred or agreed to confer any benefit upon a Village employee or official, that the Village employee or official is prohibited by law from accepting. A “benefit” is understood to mean anything reasonably regarded as economic gain or economic advantage, including benefit to any other person in whose welfare the beneficiary is interested.

ASSURANCE:

Signature:

Applicant’s Authorized Representative

Name and Title:

Address:

Telephone:

() _____

VII. Signature

I, the undersigned, affirm that the project descriptions, numerical and financial estimates, and all other information I have provided in this application are true and complete to the best of my knowledge. I have read and understood the requirements described in this application. Furthermore, I certify that I am authorized to initiate the TIF Application process on behalf of the project described.

Signed: _____

Title: _____

Date: _____

Legal Disclaimer

Completion of this application does not entitle the applicant to financial assistance. Any such assistance must be approved by the TIF Committee and the Village Board.

GAP ANALYSIS
FINANCIAL DATE REQUIRED FOR ANALYSIS
OF PUBLIC FUNDING NEEDS FOR A
DEVELOPMENT PROJECT

To properly consider potential public funding assistance for a proposed development, the municipality must make a determination that such assistance is reasonable, necessary, and in the public's best interest in order to induce the development, thereby removing area blight. This determination requires that the municipality undertake a financial analysis of the proposed project in order to identify the nature and amount of any public assistance, and also to help the municipality identify the potential of the project to generate tax revenues in amounts sufficient to pay for any assistance provided. The Results of the analysis would be used by the municipality in its decision-making process regarding potential Developer assistance.

Provided below is an outline which suggests a format for delivery of requested information to the municipality.

I. Description of Proposed Project

A. Description of Property and Proposed Use

- 1) Property Size (by acreage or square footage)
- 2) Property Characteristics
- 3) Access and Utility Needs of Property
- 4) Type of Use(s)

B. Project Concept

- 1) Nature of Project (i.e., retail, residential, mixed, etc.)
- 2) Size and Description of Project (by square feet or number of units)
- 3) Project Timing

II. **Developer Estimate of Project Performances/Tax Revenues**

A. Market Potential for Project

B. If Retail – Developer Estimate of Sales Potential

- 1) By retail type/use – gross sales for each
- 2) By sales per square foot for each use

C. If Residential Units for Sale (Single-Family, Detached, Townhomes, Condos)

- 1) Gross Building Area or Number of Units
- 2) Total Number of Units
- 3) Average Unit Size in Square Feet
- 4) Average Estimate Sales Price per Unit
- 5) Number of Parking/Garage Spaces if Condominium (specify if above ground, underground, parking structure, etc.)
- 6) Estimated Total Hard Costs per Square Foot or per Unit
- 7) Estimated Hard Costs for Parking per Space (if condominium, and/or separate parking structures)
- 8) Sales Absorption Schedule
 - a) Units sold per month until 1st full year
 - b) Units Sold per Year Through Close Out

III. **Developer Pro Forma Outline**

A. Cost of Development Estimates

- 1) Acquisition
- 2) Site Preparation/Demolition Costs/Environmental
- 3) Cost of Construction (hard costs total and per square foot or per unit)
- 4) Fees/Soft Costs
 - a) Architect and Engineering
 - b) Legal
 - c) Surveys
 - d) Permits and Inspections

- e) Leasing Commissions
- f) Construction Management
- g) Developer's Fee

- 5) Construction Financing Interest
- 6) Contingencies
- 7) Total Estimated Project Cost

B. Proposed Financing

- 1) Total Cost of Redevelopment Project
- 2) Private Financing for Project
 - a) Mortgage Deed
 - b) Equity Contributions
- 3) Amount of Public Assistance Requested

C. Annual Cash Flow Analysis, if Retail (10 years)

- 1) Estimated Gross Annual Revenue
 - a) Gross Leasable Building Area
 - b) Net Leasable Area
 - c) Annual Rent
 - d) Annual Income (all sources)
 - e) Les: Vacancy Factor
 - f) Gross Annual Revenue
- 2) Net Income Before Debt Service, if Retail
 - a) Gross Annual Revenue
 - b) Less: Annual Expenses
 - i. Management fees
 - ii. Maintenance
 - iii. Taxes
 - iv. Utilities
 - v. Insurance
 - vi. Other
 - c) Net Income Before Debt Service
- 3) Developer Income from Project
 - a) Net Income Before Debt Service
 - b) Less: Annual Debt Service
 - c) Developer Cash Flow
 - d) Developer Rate of Return on Investment

D. Sales/Profit Analysis, if Unit Sales

- 1) Revenue Expected to be Generated
 - a) Estimated Gross Sales (for each year through full absorption)
 - b) Any other sources of Income from Project
 - c) Total Gross Revenue
- 2) Net Income Before Debt Service (Retirement)
 - a) Total Gross Revenues (for each year through full absorption)

 - b) Less Annual Expenses
 - i. Management Fees
 - ii. Sales Commissions
 - iii. Maintenance
 - iv. Taxes
 - v. Insurance
 - vi. Other
 - c) Net Income Before Debt Service
- 3) Developer Profits from Project
 - a) Net Income Before Debt Service (Retirement)
 - b) Less: Annual Debt Service or Finance Take Out
 - c) Developer Profits (by year and show cumulative through full absorption)
 - d) Developer Rate of Return on Investment

SOURCES AND USES ANALYSIS

SOURCES:

ESTIMATED SUPPORTABLE LOAN \$ _____
ESTIMATED SUPPORTABLE EQUITY \$ _____

= TOTAL PRIVATE FINANCING SOURCES \$ _____

USES:

ACQUISITION \$ _____
SITE PREPARATIONS \$ _____
CONSTRUCTION COSTS \$ _____
SOFT COSTS \$ _____
CONTINGENCIES \$ _____

= TOTAL PROJECT USES \$ _____

SURPLUS/SHORTFALL OF SOURCES \$ _____

- A) IF PRIVATE FINANCING SOURCES EXCEEDS PROJECT USES, THEN NO PUBLIC SUBSIDY IS JUSTIFIED.

- B) IF PRIVATE FINANCING SOURCES ARE LESS THAN PROJECT USES, THEN DEMONSTRATED SHORTFALL EQUALS AMOUNT OF PUBLIC SUBSIDY JUSTIFIED.

- C) IF SUBSIDY JUSTIFIED BY THIS ANALYSIS, THEN THE MUNICIPALITY SHOULD CONSIDER ASSISTANCE TO DEVELOPER BASED ON THE PROJECTS ABILITY TO GENERATE SUFFICIENT TAX REVENUES TO SUPPORT SUBSIDY PLUS ANY ADDITIONAL REVENUES AS MAY BE DESIRED BY THE MUNICIPALITY FOR ITS USE.

**DEVELOPER FINANCING GAP ANALYSIS
(FORMAT OF ANALYSIS)**

DEVELOPER SUPPORTABLE LOAN ANALYSIS

STABILIZED NET INCOME BEFORE DEBT SERVICE	\$ _____
AMOUNT NET INCOME AVAILABLE FOR DEBT SERVICE (ASSUMING 1.25 DEBT SERVICE COVERAGE)	\$ _____
AVAILABLE DEBT SERVICE	\$ _____
TERM LOAN	_____ YEARS
INTEREST RATE	_____ %
= PRESENT VALUE (OR ESTIMATED SUPPORTABLE BANK LOAN)	

DEVELOPER SUPPORTABLE EQUITY ANALYSIS

STABILIZED NET INCOME BEFORE DEBT SERVICE	\$ _____
LESS: AMOUNT NET INCOME AVAILABLE FOR DEBT SERVICE	\$ _____
= AMOUNT NET INCOME AVAILABLE FOR RETURN ON EQUITY (ROE) TO DEVELOPER	\$ _____
AVAILABLE FOR ROE	\$ _____
TERM (COULD BE SAME AS BANK LOAN, FOR EXAMPLE)	_____ YEARS
REASONABLE ANNUAL ROE RATE	_____ %
= PRESENT VALUE (OR ESTIMATED SUPPORTABLE DEVELOPER (EQUITY INVESTMENT)	

Village of Beach Park - TIF Increment Calculation

For Illustration Only

	<u>EAV</u>	x	<u>Tax Rate</u>	=	<u>Taxes to be Paid</u>
EAV Frozen at the time TIF was established (equal to 1/3 of Market Value)	\$100,000	x	\$10 (per \$100 EAV)	=	\$10,000 Original Taxes Paid
Sheridan Original - Established 2/28/06					
Sheridan Extension - Established 9/28/10					
Lewis - Established 9/28/10					
Green Bay -Established 9/28/10					
New EAV - Post TIF Project (equal to 1/3 of Market Value)	\$400,000	x	\$10 (per \$100 EAV)	=	\$40,000 TOTAL New TAX PAID
Increment EAV (\$400,000 - \$100,000)	\$300,000	x	\$10 (per \$100 EAV)	=	\$30,000 INCREMENT

Worksheet to Determine Estimated Increment

	<u>EAV</u>	x	<u>Tax Rate</u>	=	<u>Taxes to be Paid</u>
EAV Frozen at the time TIF was established (Look Up)	<u>A</u>				Original Taxes Paid (Check Lake County Website or Old Tax Bill)
Sheridan Original - Established 2/28/06					
Sheridan Extension - Established 9/28/10					
Lewis - Established 9/28/10					
Green Bay -Established 9/28/10					
New EAV - Post TIF Project (equal to 1/3 of Market Value)	<u>B</u>	x	<u> </u> (Check Tax Bill or Lake County Website)	=	<u> </u> TOTAL New TAX PAID
Increment EAV (B - A)	<u>B - A</u>	x	<u> </u> (Check Tax Bill or Lake County Website)	=	<u> </u> <u>INCREMENT</u>

VILLAGE OF BEACH PARK
PROPOSED TIF DEVELOPMENT ESCROW AGREEMENT

TIF Escrow Number: _____ **Initial Escrow Deposit: \$** _____

Date of Escrow Deposit: _____, 201__

Developer/Owner Name and Information:

Name: _____

Address: _____

Phone: _____

E-Mail: _____

Project Name: _____

Project Location: _____

TIF District: _____

For and in consideration of the Village processing my TIF development inquiry and/or application, the undersigned makes this escrow deposit with the Village of Beach Park. I understand and agree that this escrow account shall be a non-interest bearing account.

The undersigned understands and agrees that the Village shall, from time to time, draw from this escrow account in order to pay any reasonable fees and costs of such technical consulting professionals the Village deems necessary to consult with pertaining to the subject project, such as engineers, architects, extraordinary zoning and plan review services, planners, financial and technical consultants and attorneys. This escrow account is not used to pay building permit fees which are the sole obligation of the Developer/Owner under the governing provisions of Chapter 15.08 of the Beach Park Municipal Code.

I also understand that I may request to review any and all bills and statements for services rendered and costs incurred which have been paid or reimbursed to the Village from this escrow account.

The undersigned further understands and agrees that when the escrow account balance is reduced to 20% or less of its original amount (or any subsequent reduction(s) to 20% or less of the total amount if and when replenished) the Village may require additional deposits into the escrow account from time to time in such amount or amounts as the Village reasonably estimates will cover additional consultants' fees and costs.

The undersigned further understands and agrees that if the escrow account is not replenished when requested by the Village that the Village may, in its sole and exclusive discretion, cease any further plan reviews, cease any further processing of any pending application(s), cease any further inspections and refuse to issue any permits pending until such time as the escrow is replenished by a further deposit in the amount requested.

When the project is complete or if the project is withdrawn or turned down, and no further consultant expenses are reasonably anticipated by the Village, the Village shall refund the remaining balance of the escrow account to the person or entity making the most recent deposit. The Village shall keep a current statement of escrow account and general ledger for this escrow. The statement of escrow account and the account ledger shall be available for inspection by the developer upon developer providing a reasonable advance notice the request to inspect.

Approved at Beach Park, Illinois this _____ day of _____, 201____.

Developer/Owner

Date: _____, 201____

By: _____
(Signature)

Title (if Applicable) _____

APPROVED:

Date: _____, 201____

By: _____

Village Title or Office _____

STAFF REVIEW

- ❖ Is Application for TIF completed in its entirety;
- ❖ Is project located in an eligible TIF District;
- ❖ Is project permitted in an area according to Zoning guidelines;
- ❖ Does project meet bulk and land mass requirements;
- ❖ Does project meet all required setbacks;
- ❖ Does project need FAA approval;
- ❖ Is Conditional Use required for Business Overlay District;
- ❖ Is a Map/Text Amendment required;
- ❖ Is County and or State permits required for ingress/egress;
- ❖ Is sewer/water available on site;
- ❖ Receive cost from Public Works for sewer/water and storm sewer if applicable;
- ❖ Any pending Litigation, liens, delinquent sewer/water;
- ❖ Consistent with TIF Plan;
- ❖ Consistent with Comprehensive Plan
- ❖ Schedule a TIF Committee Meeting (prepare Summary).

This application is subject to review by other Village/County departments as deemed necessary by the Village of Beach Park.

Other departments/entities may include the Fire Protection of the District in which the project is located, Building and Zoning Officials, etc.