

GENERAL OVERVIEW

The Lincoln Trail TIF Facade Improvement Program has been designed to promote the attraction and retention of business operations and enhance the interest in visiting the Lincoln Trail Corridor and Market Place Center. Property owners who utilize the program to make improvements are investing in the Lincoln Trail Redevelopment Area and over time will foster other owners to undertake improvements, and ultimately the taxable value of these improved properties will increase.

What Does the Program Offer?

Through Tax Increment Financing District Funds, the City is willing to participate up to a maximum of \$20,000, in 1/2 of the cost of **eligible** improvements, which are readily visible from the public right-of-way to the exterior facades of commercial buildings in the Lincoln Trail TIF District. Please refer to the map depicting the Lincoln Trail TIF boundaries.

Grants will be approved by the Fairview Heights City Council on a first come first serve basis.

For more information contact:

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ELIGIBILITY

Any property owner of any taxable building within the designated area of the Lincoln Trail TIF District, which has 50% or more of its floor space devoted to a commercial use, may apply for a facade improvement grant.

TYPICAL ELIGIBLE ACTIVITIES

- Painting (in conjunction with other physical improvements to the facade)
- Window/door replacements
- Awnings & canopies
- Removal of inappropriate coverings
- New parking lot construction
- IL Accessibility Code compliance
- Buffering and landscaping

Note: General repair or maintenance work are NOT considered eligible activities.

OWNER'S OBLIGATIONS

- Obtain 2 qualified contractor bids
- Pay 100% of project cost prior to City investment
- All work to be in compliance with Fairview Heights Building & Development Codes
- Continued commercial use of the property for minimum 3 years, improvements to the building must be maintained, and real estate taxes paid timely (or a portion of the grant will be returned to the City)



Lincoln Trail TIF Facade Improvement Program



City of Fairview Heights

