



- FY 2026 -  
**RESIDENTIAL REHABILITATION PROGRAM**  
**Downtown-East Side TIF District**

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*For assistance with determining eligibility for this Program or other potential TIF District incentives, please contact the City of Macomb Office of Community Development at 232 East Jackson St., Macomb, IL or (Ph: (309) 833-4944.*

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## FY 2026 RESIDENTIAL REHABILITATION PROGRAM Downtown-East Side Tax Increment Financing (TIF) District

City of Macomb, Illinois, 232 East Jackson St., Macomb, IL/ Telephone: (309) 833-2575

The City of Macomb (the “City”) is pleased to offer the *FY 2026 Residential Rehabilitation Program* (the “Program”). This is an exciting opportunity for the City to provide grants to single-family residential property owners who own property within the **Downtown-East Side Tax Increment Financing (TIF) District Redevelopment Project Area** (the “TIF Area”). The Program is designed to offer financial assistance to residential property owners who undertake new improvements to **street-facing exterior sides** of an existing single-family home located on property within the TIF Area, as depicted in the attached ***Exhibit “I.”*** Residential property owners or tenants are eligible to apply and may check the most recent real estate tax bill to verify that the property is located within the TIF Area. Although a TIF District is not a taxing body that levies a tax, the “East Side TIF” will be listed among the taxing bodies on the real estate tax bill if the property is located within the TIF Area.

### Program Basics:

- **Purpose:** Program applications are accepted for Qualified Projects that will result in substantial exterior, street facing improvements to existing single-family homes located within the TIF District. Eligible exterior improvements that are to be undertaken must be on the sides of houses which are visible from a city street. Grant funding may be awarded to qualified Applicants irrespective of other financial assistance or incentives offered by the City. For assistance with determining eligibility for this Program or other potential Tax Increment Financing incentives which may be available for a redevelopment project that is beyond the scope of this Program, please contact the City of Macomb.
- **Maximum Benefit:** Qualified Projects may be eligible to receive a total grant award of up to **\$5,000** within three (3) successive fiscal years of the City, subject to the following limitations:

Property’s Most Recent Equalized Assessed Value (EAV)	Maximum Grant Award
Less than \$50,000	90% of project costs, or \$5,000, whichever is less
\$50,001 - \$74,999	75% of project costs, or \$5,000, whichever is less
\$75,000 - \$99,999	50% of project costs, or \$5,000, whichever is less
\$100,000 or greater	Property not eligible for this Special TIF Program

Program grants are reimbursements for eligible expenses incurred by the Applicant following approval for Program Grant Funding by the Macomb City Council. Grant funds are payable within **180 days** of such approval, provided the project has been completed, and eligible project costs that were incurred and paid by the Applicant have been verified. Project costs incurred prior to applying for this Program or after **180 days** of an approved Application will not be eligible for reimbursement under this Program.

- **Qualified Project:** A Qualified Project may include surface preparation such as the removal of inappropriate coverings or elements in advance of undertaking new exterior improvements to a single-family residence such as painting, repair/replacement of exterior doors and windows, exterior brick repair/tuckpointing and restoration of other historic or architectural features, the replacement/addition of awnings or canopies, and other structural repairs and renovations which comply with applicable historic preservation guidelines and other City ordinances and building codes. Certain interior improvements which are a consequence of the proposed exterior rehabilitation may also qualify.
- **Compliance:** Projects supported with this Program must comply with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.* and the “TIF Act” or the “Act”), the City’s Program Guidelines as provided in the Program Application, and all applicable City ordinances and building codes. The installation of bedroom windows funded by this Program must be compliant with Emergency Escape and Rescue Opening (“EERO”) Standards.
- **Special TIF Program:** The *FY 2026 Residential Rehabilitation Program* is a limited, Special TIF Program. Only properties that are located within the Macomb Downtown-East Side TIF District as depicted in ***Exhibit “I”*** are eligible to apply for this Program. A “Property” is defined herein as a parcel upon which an existing single-family home or a portion of an existing residential home is located on a lot having a unique Property Identification Number (PIN) as assigned by the Office of the McDonough County Supervisor of Assessments. The PIN can be found on the most recent real estate tax bill. Applicants must apply for this Program for a single-family home on a *first-come-first-serve* basis and before undertaking the Qualified Project. Only one Program Application per single-family home will be considered, even if the house spans more than one property PIN. All Program Applications are subject to the availability of TIF Funding as well as prior review and approval by the City Community Development Committee and the Macomb City Council.

**FY 2026 RESIDENTIAL REHABILITATION PROGRAM**  
**Macomb Downtown-East Side Tax Increment Financing (TIF) District**

City of Macomb, Illinois, 232 East Jackson St., Macomb, IL/ Telephone: (309) 833-2575

**- APPLICATION FORM -**

Date of Application: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Applicant / Co Applicant Name(s): \_\_\_\_\_

Applicant is: ☐ Owner of Subject Property    ☐ Tenant of Subject Property

Property Owner Name(s): \_\_\_\_\_ *(if different from Applicant)*

Applicant Address: \_\_\_\_\_

Applicant Daytime Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

Subject Property Tax ID (PIN): \_\_\_\_\_

Subject Property Site Address: \_\_\_\_\_

Approximate date of original construction of the house: \_\_\_\_\_ Current EAV: \$ \_\_\_\_\_

Describe any known historically significant characteristics and/or architectural features of the house *(a more detailed description may be attached and submitted with the Application)*:

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Describe the "Qualified Project" to be undertaken, as well as how the improvements will enhance the exterior appearance of the home *(a more detailed description, including break-down of estimated project costs is to be attached and submitted with the Application)*:

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Anticipated Project Start Date: \_\_\_\_\_ and Estimated Project Completion Date: \_\_\_\_\_

Total Estimated Project Costs: \$ \_\_\_\_\_ *(Excluding furniture and equipment. Final costs verified upon completion)*.

**NOTE:** Qualified Projects may be eligible to receive a total grant award of up to **\$5,000** within three (3) successive fiscal years of the City, subject to the following limitations:

Property's Most Recent Equalized Assessed Value (EAV)	Maximum Grant Award
Less than \$50,000	90% of project costs, or \$5,000, whichever is less
\$50,001 - \$74,999	75% of project costs, or \$5,000, whichever is less
\$75,000 - \$99,999	50% of project costs, or \$5,000, whichever is less
\$100,000 or greater	Not Eligible for this Special TIF Program

Amount of Program Grant Funds Requested: \$ \_\_\_\_\_.

## **PROGRAM GUIDELINES**

Read carefully. All Applicants must comply with the following guidelines:

1. **Maximum Benefit:** Property owners or tenants may apply for and receive Program grants for the same Subject Property only once during the City's Fiscal Year 2026 (May 1, 2025, through April 30, 2026). Program Grant Funding shall not exceed the lesser of **Five Thousand and 00/100 Dollars (\$5,000.00)** received over a period of three (3) fiscal years of the City for the same Subject Property, or:

Property's Most Recent Equalized Assessed Value (EAV)	Maximum Grant Award
Less than \$50,000	90% of project costs, or \$5,000, whichever is less
\$50,001 - \$74,999	75% of project costs, or \$5,000, whichever is less
\$75,000 - \$99,999	50% of project costs, or \$5,000, whichever is less
\$100,000 or greater	Property not eligible for this Special TIF Program

2. **Subject Property:** Only one single-family home per Subject Property that is located within the Macomb Downtown-East Side Tax Increment Financing (TIF) District as depicted in ***Exhibit "1"*** (attached hereto) may apply for this Program. A "Subject Property" is defined herein as a parcel upon which an existing single-family house or a portion of an existing single-family house is located on a lot having a unique Property Identification Number (PIN) as assigned by the Office of the McDonough County Supervisor of Assessments. Only one Program Application for a single-family home will be considered, even if the house spans more than one property PIN or there are multiple residences on the same Subject Property. The PIN can be found on the most recent real estate tax bill.
3. **Project Description:** Applicants must attach a detailed description of the planned improvements, estimated costs of the project, including at least two contractor bids, proof of ownership or lease of the Subject Property, and an estimated project schedule. Conceptual sketches, photos, and drawings are encouraged, and the City reserves the right to request additional information, including but not limited to how the single-family house will be enhanced after the improvements are completed.
4. **Compliance:** Projects supported with Program Grant Funds must comply with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.* and the "TIF Act" or the "Act"), and all applicable City ordinances and building codes. Applicants may consult with City Staff regarding specific requirements and permits, including compliance with applicable EERO requirements.

Pursuant to the TIF Act, 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.
5. **Qualified Project:** This Program is designed to assist improvements that are to be undertaken on **exterior, street-facing sides of a house** on the Subject Property that may include surface preparation such as the removal of inappropriate coverings or elements in advance of undertaking new exterior improvements such as painting, repair/replacement of exterior doors and windows, exterior brick repair/tuckpointing and restoration of other historic or architectural features, the replacement/addition of awnings or canopies, and other structural repairs and renovations which comply with historic preservation guidelines and other City ordinances and building codes. Certain interior improvements which are a consequence of the proposed exterior rehabilitation may also qualify. General custodial, cleaning, and property maintenance services do not qualify for reimbursement through this Program. However, 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.
6. **Owner Consent:** If Applicant is a tenant of the Subject Property and is undertaking leasehold improvements that will be reimbursed through Program grant funding, then the Applicant must provide the City with verification of written consent from the Property Owner for the proposed improvements described herein.
7. **Limited Obligation:** TIF Program Grant funding is a limited obligation to be paid solely from the Macomb Downtown-East Side TIF District Special Tax Allocation Fund; and all Project improvements must be completed and verified within **180 days** of the City Council's approval of the Program Application. Any project costs incurred outside of this period will not be eligible for reimbursement under this Program.

## APPLICANT CERTIFICATION/ACKNOWLEDGEMENTS

1. The Applicant has read, understands and agrees to comply with the Program Guidelines, including but not limited to the definition of a Qualified Project.
2. The Applicant acknowledges that the single-family house on the Subject Property is located within the boundaries of the Macomb Downtown-East Side Tax Increment Financing District as depicted in ***Exhibit "1"*** attached hereto.
3. The Applicant agrees to undertake and complete the Qualified Project for which Program Grant Funds may be awarded in full compliance with all applicable City ordinances and codes.
4. The Applicant hereby acknowledges that the "FY 2026 Residential Rehabilitation Program," without exception, is a "reimbursement" program, whereby the Applicant must first complete 100% of the Qualified Project at the Applicant's expense pursuant to the Program Guidelines and then satisfactorily verify actual costs incurred – all in advance of receiving Program Grant funds. **Applicant therefore acknowledges that Program Grant Funds are paid by the City of Macomb to the Applicant only after completion of the Project and verification of TIF eligible project costs.**

In advance of receiving Program grant funds, the Applicant agrees to: a) verify the most recent real estate tax bill has been paid as due and payable for the Subject Property; and b) verify total project costs incurred after City Council approval and within 180 days of such approval, including sufficient TIF eligible project costs equal to or greater than the amount of Program Grant Funds awarded to the Applicant by the City Council.

5. The Applicant hereby acknowledges that the position of the Illinois Department of Labor is that the Illinois Prevailing Wage Act does not apply to (TIF) Program Grant Funds received by the Applicant as a reimbursement for TIF eligible project costs incurred on private property; and that said position of the Department of Labor is stated as a FAQ on its website and is subject to change.
6. The Applicant understands it is responsible for requesting and obtaining all required municipal permits and paying all associated fees prior to undertaking the Qualified Project, including a Certification of Appropriateness or similar approval by the Macomb City Historical Preservation Commission, if applicable.
7. The Applicant, if applying for Program Grant funds relating to leasehold improvements to be undertaken by the Applicant, must attach hereto written consent of the Property Owner to allow its Tenant-Applicant to undertake a Qualified Project and receive Program Grant funding as may be awarded by the City of Macomb.
8. The Applicant agrees to obtain and attach to this Program Application two (2) or more qualified contractor bids for the Qualified Project that is to be undertaken. Note that all contractors must register with the Office of Community Development before working in the City of Macomb.
9. The Applicant as Property Owner or as a Tenant by virtue of the Property Owner's Consent to proceed with the Qualified Project, hereby agrees that upon request of the City to annually verify for the City for a period of three (3) years following the completion of the Qualified Project that the Subject Property is adequately insured, that the improvements resulting from the Qualified Project are maintained, and that the Subject Property remains continuously occupied as a single-family home.
10. The Applicant hereby acknowledges Program Grants are awarded on a *first-come-first-serve* basis, subject to the availability of TIF Funds and approval of the City Community Development Committee and the Macomb City Council; and that TIF Program Grant Funding is a limited obligation to be paid solely from the Macomb Downtown-East Side TIF District Special Tax Allocation Fund.
11. The Applicant hereby acknowledges that the Macomb City Council reserves the right to award grant funds only to those Applicants who undertake projects that the City deems to be compliant with the TIF Act and those projects that the City believes will further stimulate the type of residential redevelopment that is in the best interests of the citizens of



the City of Macomb. 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 obtaining the City's prior written consent.

12. The Applicant agrees to attend a City Council Meeting when the Program Application is submitted for consideration and/or final approval.
13. In the event of a default by the Applicant or the City hereto (the "Defaulting Party") per the conditions set forth in this Program Application, which default is not cured within the cure period provided for below, then the other Party (the "Non-defaulting Party"), may have an action for damages, or, in the event damages would not fairly compensate the Non-defaulting Parties for the Defaulting Party's breach of this Program Application, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the City hereunder shall be limited to the real estate tax increment (i.e., the TIF Program Grant Funds) payable to the Applicant pursuant to the terms of this Program Application.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform pursuant to this Program Application, it shall not be deemed to be in default under this Program Application unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any nonmonetary covenant as and when it is required to under this Program Application, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying the nature of the default, provided, however, with respect to those nonmonetary defaults which are not capable of being cured within such thirty (30) day period, it shall not be deemed to be in default if it commences curing within such thirty (30) day period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

14. 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:** \_\_\_\_\_

**Co-Applicant Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

**PROPERTY OWNER-LANDLORD AFFIDAVIT** *(Complete this Section only if Applicant and Co-Applicant are Tenants of the Subject Property.)*

As the owner of the above-described real Property (i.e., the "Subject 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 *Macomb Downtown-East Side TIF District 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 Macomb to make the TIF Program Grant payment awarded by the City to the Applicant for this Qualified Project payable to the Tenant-Applicant.

**BY:** \_\_\_\_\_ **Date:** \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
*(Authorized Property Owner-Landlord Signature) / (Print Property Owner-Landlord Name)*

**STATE OF ILLINOIS }  
COUNTY OF MCDONOUGH }**

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:* \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Resolution No. \_\_\_\_\_  
City of Macomb, McDonough County, Illinois  
FY2026 Residential Rehabilitation Program / Macomb Downtown-East Side TIF District

Applicant Name(s): \_\_\_\_\_

Subject Property Tax ID (PIN): \_\_\_\_\_ Current EAV: \$ \_\_\_\_\_

Subject Property Site Address: \_\_\_\_\_

Date application received by the City of Macomb: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ by \_\_\_\_\_

Qualified Project Verified as TIF Eligible Project Cost: ☐ Yes ☐ No (reason: \_\_\_\_\_)

Approved by Macomb Community Development Committee (EDC): ☐ Yes ☐ No (Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_)

Qualified Projects may be eligible to receive a total grant award of up to **\$5,000** within three (3) successive fiscal years of the City, subject to the following limitations:

Property's Most Recent Equalized Assessed Value (EAV)	Maximum Grant Award
Less than \$50,000	90% of project costs, or \$5,000, whichever is less
\$50,001 - \$74,999	75% of project costs, or \$5,000, whichever is less
\$75,000 - \$99,999	50% of project costs, or \$5,000, whichever is less
\$100,000 or greater	Property not eligible for this Special TIF Program

**BE IT ORDAINED AND HEREBY RESOLVED BY THE CITY OF MACOMB, MCDONOUGH COUNTY, ILLINOIS THAT:**

1. The Program Application referenced above and attached hereto for a Qualified Project within the Macomb Downtown-East Side TIF District pursuant to the terms of the *FY 2026 Residential Rehabilitation Program* and per the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*), is hereby approved by this Resolution which 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 Resolution on behalf of the City and the City Clerk of the City of Macomb 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 Program Application shall not exceed \_\_\_\_% of Applicant's TIF eligible project costs incurred or \$\_\_\_\_\_, whichever is less.

Presented this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Passed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Recorded in City Records this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

ATTEST: (SEAL)

\_\_\_\_\_  
Michael J. Inman, Mayor

\_\_\_\_\_  
Renee Lotz, City Clerk

(Passed by Roll Call Vote of the City Council with the name of each Council Member recorded on the appropriate line below.)

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

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

Verification of TIF Eligible Project Costs incurred by the Applicant were approved by TIF Administrator on \_\_\_\_ / \_\_\_\_ / \_\_\_\_\_.

City TIF Program Grant payment issued to Applicant on \_\_\_\_ / \_\_\_\_ / \_\_\_\_\_ by City Check No. \_\_\_\_\_.

## Macomb West Side TIF District Redevelopment Project Area

