



## **City of Edgerton Small Economic Development Fund (ED Fund) Policy**

### **What is the objective the Small ED Fund Program?**

The purpose of the Small ED Fund program is to provide financial assistance for a portion of costs associated with *interior and exterior building improvement projects that contribute to the redevelopment of the Downtown.*

### **What projects are eligible?**

For exterior and interior building rehabilitation projects; and acquisition, demolition, site preparation or similar activities deemed necessary to stimulate development projects located within TIF District #6 in which the City's investment is less than \$3,000. An Economic Development Fund Loan may be repaid through taxes paid by the property owner. In the event the project will not produce adequate increment to repay the loan, the RDA may still consider and approve an ED fund loan if the RDA finds the improvements will positively affect the overall Downtown revitalization effort and the improvements are a priority as described below. The RDA will avoid funding improvements made for a specific business if those improvements are not likely to be useful for a future user.

### **What projects are priorities?**

- Improvements to structures utilized for commercial (including multifamily residential) or mixed used purposes.
- Improvements to attract a commercial land use to the downtown.
- Improvements that further building code compliance such as electrical upgrades, plumbing upgrades, accessibility upgrades, HVAC upgrades, etc. in a commercial or mixed-use building.
- Improvements to historic buildings that are planned to remain that are also located in the Fulton Street Historic District.
- Improvements to buildings that are in prominent locations, especially commercial buildings.
- Improvements to attract a land use that will improve the business mix in the downtown.

**When can I apply?**

Ideally before the project begins. The application can be filed during the construction project but the applicant risks completing work that is not consistent with the objectives of the RDA and cannot therefore be funded with ED funds.

**What do I need to apply?**

- Need to be either the owner, a tenant with a copy of a lease on the property, or a property purchaser with a copy of an accepted offer to purchase. Lease must have a specified rental rate for at least 3 years.
- A description of the project.
- Cost estimates for all project cost.
- The signature of the owner on the application.
- Provide proof of property and liability insurance.

**What will the City Consider when determining if I qualify for an ED Fund Loan?**

- How much of the project costs are for those priority items listed above.
- The overall project costs
- The increase in assessed value from the improvements.
- The length of time it will take the City to recoup its investment through tax increment the ED Fund loan.
- The amount of equity the applicant has in the property and the project.

**When do I receive the ED Funds?**

Upon issuance of an occupancy permit, if one is required, or upon completion of the project.

NOTE: The RDA reserves the right to alter these policies at its discretion based on the merits of the project, including but not limited to, the projected increase in tax base, blight elimination, job creation, project visibility and the contribution to an optimum business mix.



**City of Edgerton  
Small ED Fund Program Application**

Applicant Name \_\_\_\_\_

Business Name \_\_\_\_\_ Type of Business \_\_\_\_\_

Property Address \_\_\_\_\_

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

Telephone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Property Owner \_\_\_\_\_

Property Owner Telephone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

1. Please describe the business or land use if the application is not for a business.

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2. Please describe the proposed work to be completed.

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3. If you will complete all or a portion of the work yourself, please provide an estimate of the project cost (excluding materials) if the work were to be completed by a contractor.

\$ \_\_\_\_\_

4. What portion of the improvements being made will serve your specific business and what portion of the improvements being made would serve a future building user who has a different business? (For example, plumbing for a kitchen sink in a food establishment is an improvement for the benefit of a specific business. Construction of a better entrance to improve handicapped accessibility will serve a future building user.)

Estimated cost of improvements made to serve my business \$ \_\_\_\_\_

Estimated cost of improvements made to serve a future building user \$ \_\_\_\_\_

5. Describe why this project is important to the community and the downtown.

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6. Does the applicant own the building? Yes \_\_\_\_\_ No \_\_\_\_\_ (if yes, skip the remainder of this question.)

a. When does the lease expire? \_\_\_\_\_

b. Does the lease include increasing lease payments over the term of the lease?

Yes \_\_\_\_\_ No \_\_\_\_\_

c. If the lease includes increasing lease payments, please describe the increases?

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d. Will the lease rate increase after the improvements are complete? Yes \_\_\_\_ No \_\_\_\_

By signing below, the applicant certifies that all the information in this application and all information furnished in support of this application is true and complete to the best of the applicant's knowledge and belief. Signing this application also verifies that the improvements proposed by this application will adhere to the approved plans, applicable building codes and the City's *Downtown Design Guidelines*.

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_

Owner Signature \_\_\_\_\_

Date \_\_\_\_\_