

Village of Beecher

Tax Increment Financing (TIF)

Small Business Assistance Program

Program Overview

The Village of Beecher (TIF) Small Business Assistance (SBA) Program provides financial assistance to local businesses undertaking projects that enhance the appearance, value, and functionality of commercial and industrial properties within the Village. The program is intended for small-to-medium projects that may not qualify for larger redevelopment agreements.

The fundamental purpose of TIF assistance is to encourage desirable development and/or redevelopment projects that would not otherwise occur, **but for** the assistance provided through Tax Increment Financing. This test is important for public credibility and fairness to other taxing districts.

Projects approved under this program are eligible for reimbursement of up to 25% of total project costs, with a maximum reimbursement of \$10,000. Applications are considered on a first-come, first-served basis. If annual funds are exhausted, applicants may be placed on a waiting list. Program cycles run annually from May 1 through April 30, unless renewed by the Village Board of Trustees. The Village reserves the option to amend the TIF SBA program and will document the reason for any deviation in the project's development agreement.

Eligibility Requirements

- Applicants must be the property owner, authorized agent of the owner, or a tenant of a commercial or industrial property within the corporate boundaries of the Village of Beecher.
- Applicants must demonstrate financial need proving the project would not be feasible without assistance. (TIF required "but for" test).
- Tenants must provide a lease agreement, landlord permission, and proof of a current business license.
- Applicants must be current on all obligations to the Village, including property taxes, utilities, license fees, liens, fines, or tickets.
- Applicants may not have received Village financial assistance (TIF, sales tax incentives, rebates) within the past 3 years.

Eligible Projects/Costs

Eligible projects must enhance the aesthetics, value, or functionality of commercial or industrial property. Examples include:

- Façade renovation (masonry, resurfacing, awnings, architectural details)
- Exterior improvements (sidewalks, landscaping, lighting, signage)
- Windows, doors, and structural improvements
- Parking lot replacement or renovation
- Building expansions/additions
- Projects must be located within a TIF district and conform to Village codes and ordinances.

Application & Approval Process

1. Pre-submission meeting (recommended) with Village staff to review project scope.
2. Submit completed TIF Small Business Assistance Program Application, supporting documents, and any required permits to the Village Administrator.
3. Applications are reviewed for completeness. Incomplete applications lose their place in line.
4. The Village Administrator submits recommendations to the Board of Trustees for approval.
5. Approved applicants receive a Project Approval Letter specifying funds pledged.
6. Projects must begin within 5 months of approval.
7. Reimbursement occurs only after project completion, submission of receipts/invoices, and verification of compliance by Village staff.

Reimbursement

Recipients are reimbursed only after project completion and proof of payment to vendors/contractors. Applicants must provide:

- Copies of invoices and receipts
- Proof all vendors are paid and liens satisfied
- A signed disbursement request letter and copy of Project Approval Letter

Staff will inspect the project and confirm compliance. Approved reimbursements are typically processed within 45 days.

Tax Increment Financing is only available during the life of the district. No reimbursements will be made after the district has expired. Only the TIF account is to be utilized. TIF agreements do not create a general obligation of the Village.