

## August 2024 District Rollout





#### What is SBIF?

- Program Mission
- Grant Parameters
- Project Timeline

#### **Getting Started:**

- Is my business/property in a SBIF District?
- Which SBIF Districts are Open or On Deck?
- What are the SBIF Program Rules?
- How do I apply?
- What resources are available to help?

**August Rollout & Sample Project** 

**SBIF FAQS** 

**Additional Q&A** 

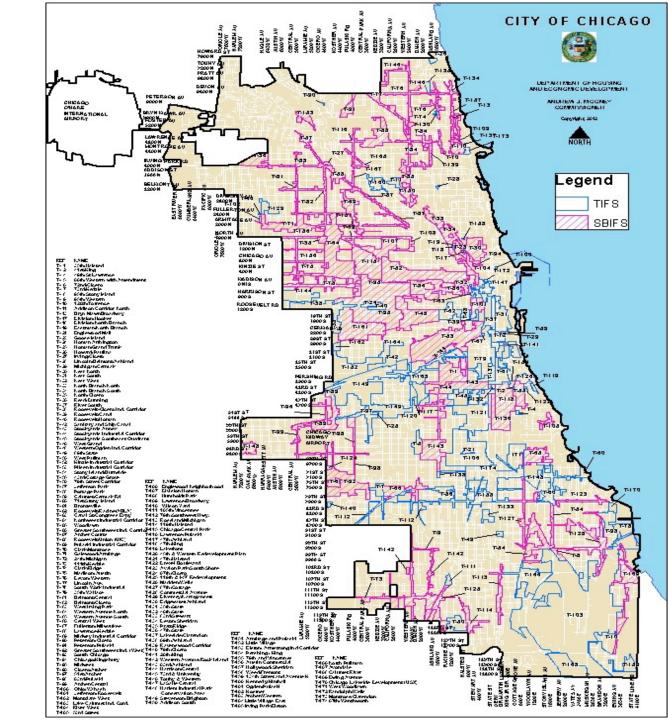




#### **What is SBIF: Program Mission**

Launched in 1999, the City of Chicago's Small Business Improvement Fund (SBIF) promotes economic development by providing small businesses and landlords with reimbursement grants for permanent building improvement costs. Residential projects are not eligible.

SBIF grants use local Tax Increment
Financing (TIF) revenue to reimburse
grantees for the pre-approved repair or
rehab of their business facilities or adjacent
land acquisition. SomerCor is the program
administrator contracted by the Chicago
Department of Planning and Development.





#### **APPLICANT TYPE**

**ELIGIBILTY** 

**GRANT SIZE** 

REIMBURSEMENT

Property must be in a TIF district where SBIF funds are available and is authorized to accept applications.

- Landlords commercial or industrial properties
- Owner/Operators commercial or industrial business owners who own the property
- Tenants with prior written approval from property owner
- Start-ups may apply with a business plan

A current Chicago business license is required.



## **APPLICANT TYPE**

## **ELIGIBILTY**

**GRANT SIZE** 

REIMBURSEMENT

Commercial or Industrial Landlord	\$9M or less cumulative net worth and \$500K liquid assets max per individual
Commercial Tenant or	Average \$9M or less
Owner-Occupied *	gross sales per year
Industrial Tenant or	200 or fewer full-time
Owner-Occupied *	employees

<sup>\*</sup>All owner-occupied properties are subject to both tenant and landlord requirements.



## **APPLICANT TYPE**

#### **ELIGIBILTY**

## **GRANT SIZE**

## REIMBURSEMENT

- \$250,000 maximum per industrial property
- \$150,000 maximum per commercial property occupied by a single owner/tenant
- \$250,000 maximum per commercial property occupied by multiple owners/tenants, with \$75,000 maximum assistance per individual applicant

SBIF applications and SBIF grants are non-transferrable between applicants and/or properties. Applicants who wish to apply for SBIF funds for more than one property must submit separate applications for each property.

Applicants may receive one or more grants up to their maximum program assistance. Once this maximum is reached, applicants will need to wait three years to reapply.



## APPLICANT TYPE

**ELIGIBILTY** 

**GRANT SIZE** 

REIMBURSEMENT

Commercial		
\$0-\$3M in sales or net worth	90% of eligible costs	
\$3-\$6M in sales or net worth	60% of eligible costs	
\$6-\$9M in sales or net worth	30% of eligible costs	
Industrial		
All Industrial Projects	50% of eligible costs	



#### **SBIF Grant Calculation Example:**

Grace submits an application for a SBIF grant in an open district with a total eligible project cost of \$100,000. She is proposing to make permanent building improvements to her existing retail shop, for which she is the tenant. Grace has been in business for 5 years. Over the last 3 years, her gross sales averaged \$1.5 million.

Her breakdown of eligible costs is as follows:

**Total Eligible Project Costs:** \$100,000

**Commercial Tenant Applicant/ gross sales under \$3M** = 90% SBIF Grant

**City responsibility (90%):** \$90,000

**Applicant responsibility (10%):** \$10,000





The SBIF program is a reimbursement grant, so project participants should be prepared with financing to support the cost of the permanent building improvements.

Applicants are encouraged to contact their business lender or reach out to one of the lenders listed on the SomerCor website in a timely manner.

Grantees may choose to complete their projects in phases, rather than covering 100% of the project costs up front. To participate, grantees must receive an approval for the full scope of work and the phase work schedule.

Construction timing will be based on necessity and contractor's recommendations. Receiving phase disbursements will be based on progress of work.

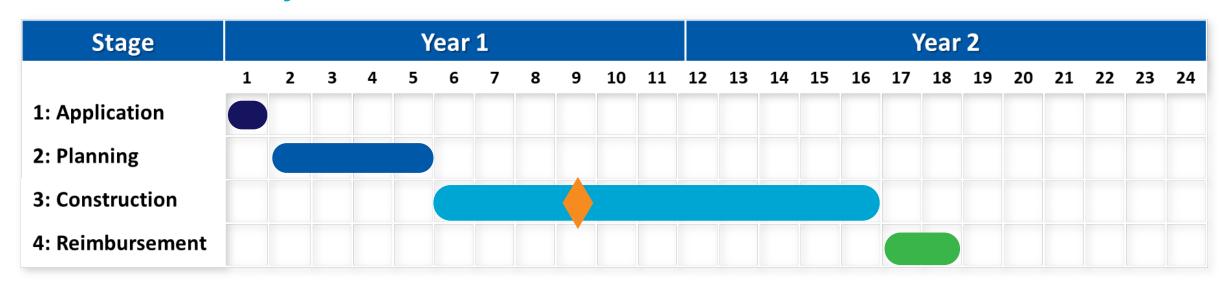
#### Phasing Example:

SBIF Phasing Example	
	complete roof tear-off, HVAC
Approved Scope of work:	system, and façade renovations
Contract price:	\$180,000.00
SBIF Grant Approval at 90% reimbursement :	\$150,000.00
Phase I	
Scope of work:	Roofing
Contract price:	\$60,000.00
Eligible Grant Amount 90%:	\$54,000.00
Grant Request Phase I:	\$54,000.00
Grant Amount Reserved: (\$150,000 minus phase I,	
\$54,000):	\$96,000.00
Phase II	
Scope of work:	HVAC System
Contract price:	\$40,000.00
Eligible Grant Amount 90%:	\$36,000.00
Grant Request Phase II:	\$36,000.00
Grant Amount Reserved: (\$150,000 minus phase I	
(\$54k) & phase II (\$36k):	\$60,000.00
Phase III	
Scope of work:	Façade renovation
Contract price:	\$80,000.00
Eligible Grant Amount 90% (\$150k minus phase I &	
II, not to exceed \$150k:	\$60,000.00
Grant Request Phase III:	\$60,000.00
Grant Amount Reserved:	\$0.00





#### **What is SBIF: Project Timeline**



Stage 1: Applicant Eligibility Review - Applications completed/applicants prove site control: up to 20 days

Stage 2: Project Eligibility Review - Plans, bids, and specs, are obtained, debts are cured: up to 120 days

**Stage 3: Project Construction** – Once approved by DPD, applicants receive a Conditional Commitment letter and construction can begin. Concurrently, proof of permit or permit application must be submitted within 120 days following the date of the commitment letter: up to 10 months

Stage 3.4: Proof of Financing - Applicant provides proof funds: up to 120 days following the date of the commitment letter

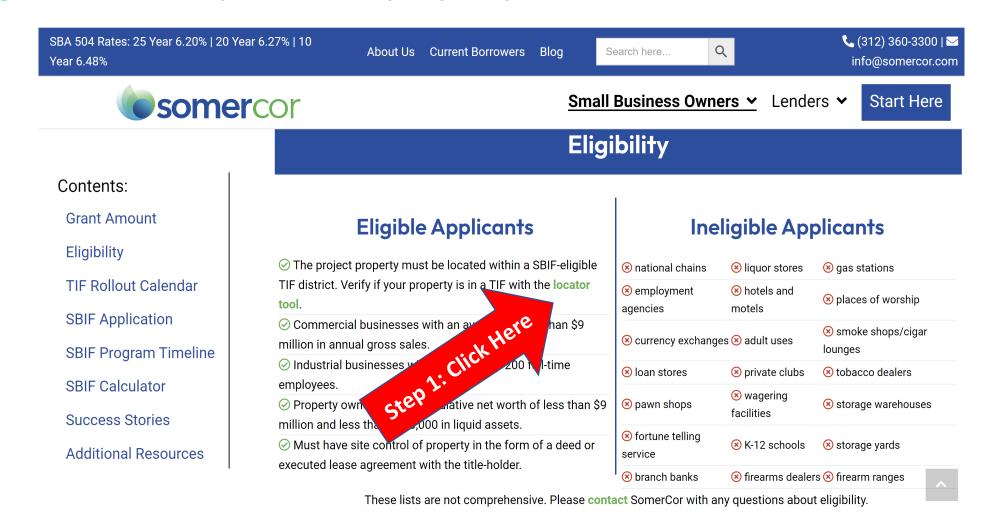
**Stage 4: Reimbursement** – Payment documentation – including sworn statement, invoices, cancelled checks, waivers of lien – are sent to SomerCor for review. After a final site visit and processing of documents, the reimbursement check will be delivered: 4-6 weeks

Unless DPD has granted an extension, applicants who do not complete each stage within the required phase time limit will be disqualified and removed from the program.





## **Getting Started:** Is my business/property in a SBIF District?

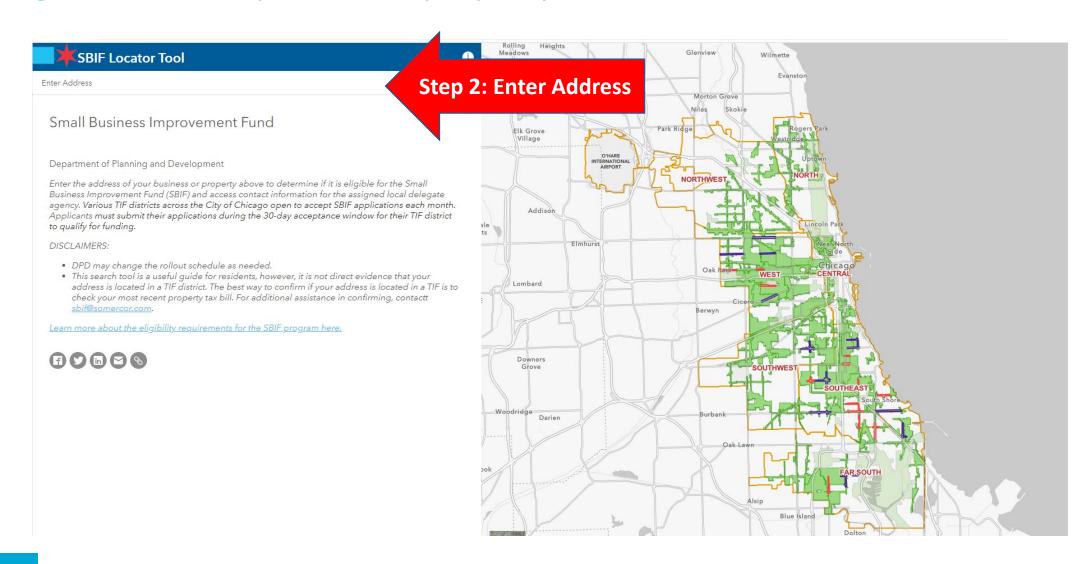


Visit <a href="https://www.somercor.com/sbif">www.somercor.com/sbif</a> to see if your property is in a SBIF district.



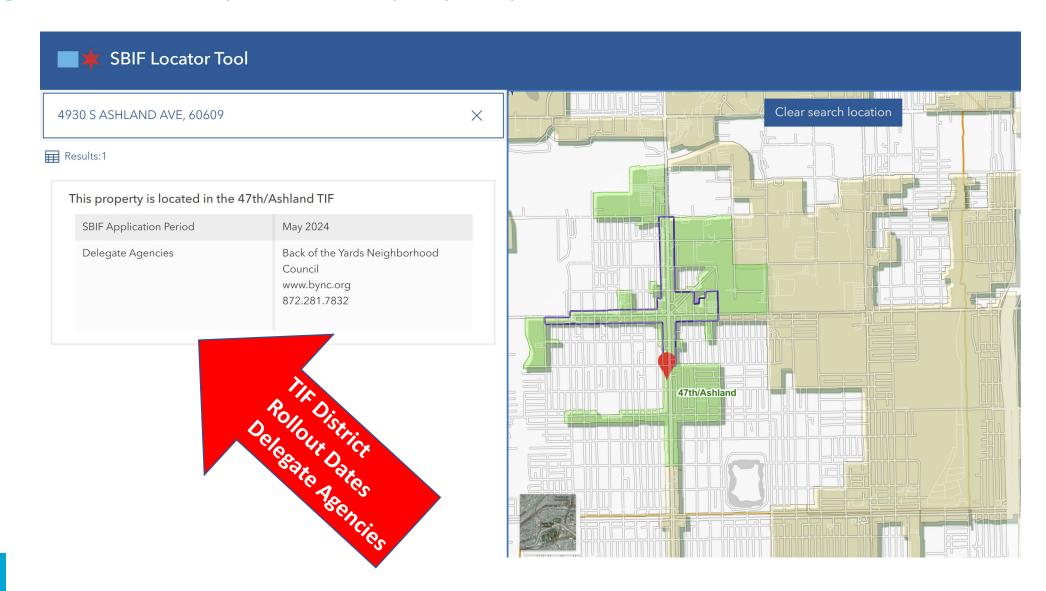


## **Getting Started:** Is my business/property in a SBIF District?





## **Getting Started:** Is my business/property in a SBIF District?







## **Getting Started:** Which SBIF Districts are Open or On Deck?

Eligible SBIF districts in Chicago span neighborhoods on the North, South, and West Sides. Each month marks a new 30-day period in which SBIF districts with available funds open for applications. Notice of district openings are provided to the relevant Aldermen, posted on the DPD and SomerCor websites, and included in the SBIF Gram.

Visit <a href="www.somercor.com/sbif">www.somercor.com/sbif</a> for the most up to date list of Open and On Deck Districts.

#### **TIF Rollout Calendar**

SBIF applications must be submitted during monthly rollout periods for individual TIF districts. Upcoming dates are listed below. Applications received for a TIF district outside of its open acceptance period will be rejected.

#### **Current TIF Districts**

Check your TIF district with the locator tool. Ready to apply?

#### Download Application

#### August 2024

**OPENS:** August 1 at 9 A.M. **CLOSES:** August 30 at 5 P.M.

- 43rd/Cottage Grove
- Bronzeville
- Fullerton/Milwaukee
- Midwest
- River West

#### Informational Webinar:

August 7 (Wed) at 1 P.M. Register

#### **Upcoming TIF Districts**

#### September 2024

**OPENS:** September 1 at 9 A.M. **CLOSES:** September 30 at 5 P.M.

- 63rd/Ashland
- · Division/Homan
- Humboldt Park
- LaSalle Corridor
- · Stockyards Southeast Quadrant

#### Informational Webinar:

September 4 (Wed) at 1 P.M. Register

#### October 2024

OPENS: October 1 at 9 A.M.
CLOSES: October 30 at 5 P.M.

- 79th/Southwest Highway
- 111th/Kedzie
- · Addison South
- Englewood Neighborhood
- Western/Rock Island

#### Informational Webinar:

October 7 (Wed) at 1 P.M. Register

#### November 2024

**OPENS:** November 1 at 9 A.M. **CLOSES:** November 30 at 5 P.M.

- 79th/Vincennes
- 87th/Cottage Grove
- · Avalon Park/South Shore
- Elston/Armstrong
- Western/Ogden

#### Informational Webinar:

November 6 (Wed) at 1 P.M. Register





## **BUSINESS TYPE**

## **IMPROVEMENT COSTS**

## **DESIGN REQUIREMENTS**

**COMPLIANCE** 

#### **INELIGIBLE BUSINESS TYPES**

This list is not comprehensive. Contact SomerCor with any questions.

- chain and franchise businesses
- branch banks
- day labor employment agencies
- currency exchanges
- pay day or title secured loan stores
- pawn shops
- fortune telling services
- liquor stores
- hotels/motels
- adult uses
- private clubs
- startup bars and taverns
- · track wagering facilities
- K-12 schools
- gas stations
- firearms dealers & ranges
- places of worship
- smoke shops/cigar lounges
- tobacco dealers/products and accessories

- · residential storage warehouses
- trailer-storage yards
- junk yards
- not-for-profit social clubs
- not-for-profit organizations that have a national affiliation





## **BUSINESS TYPE**

#### **IMPROVEMENT COSTS**

## **DESIGN REQUIREMENTS**

**COMPLIANCE** 

#### **ELIGIBLE IMPROVEMENT COSTS**

This list is not comprehensive. Contact SomerCor with any questions.

- roof and facade
- components of signs/awnings which are permanently affixed to the building
- alterations or structures needed for ADA compliance (e.g., railings or ramps)
- HVAC and other mechanical systems
- plumbing and electrical work
- certain project-related architectural and construction management fees related to the project
- permanent interior renovations, including fixtures
- the purchase of adjacent land parcels for purposes of expansion or parking







## **BUSINESS TYPE**

#### **IMPROVEMENT COSTS**

**DESIGN REQUIREMENTS** 

COMPLIANCE

#### **INELIGIBLE IMPROVEMENT COSTS**

This list is not comprehensive. Contact SomerCor with any questions.

- new construction (additions/expansions, "ground up")
- stand-alone minor repairs or cosmetic improvements
- equipment-related expenses (e.g. appliances, computers, office furniture)
- planters surrounding or affixed to buildings
- outdoor dining or drinking areas including roof decks, beer gardens, outdoor patios, balconies, awnings, porches, and decks
- fencing including pergolas, trellises, arbors, privacy screens, and similar structures
- parking lot construction or repair
- landscaping
- · work on the interior of residential units





#### **BUSINESS TYPE**

#### **IMPROVEMENT COSTS**

## **DESIGN REQUIREMENTS**

#### COMPLIANCE

#### **DESIGN REQUIREMENTS**

Applicants for commercial properties seeking a grant of \$25,000 or greater are required to make at least one exterior improvement, using at least 10% of the maximum grant amount.

To receive project approval from DPD, improvements must conform to <a href="DPD's">DPD's</a>
<a href="Design Guidelines">Design Guidelines</a>. Applicants are strongly advised to consult with SomerCor and design professionals on design requirements and guidelines before drawing up plans for work.

Key exterior design guidelines reviewed during the approval stage include:

- Preserving or recreating the original design and window openings when possible;
- Incorporating permanent signage to clearly identify the business;
- Adequate lighting, especially near entrances, to welcome customers;
- Avoid window clutter windows should let in natural light and attract passersby to the business. <u>Please refer to the Department of Buildings</u> guidelines for on-premises window signs for more information;
- Other forms of security are preferred, but if necessary, only interiormounted security gates that are integrated into the storefront design will be reimbursed.





#### **BUSINESS TYPE**

#### **IMPROVEMENT COSTS**

## **DESIGN REQUIREMENTS**

## COMPLIANCE

#### **APPLICANT COMPLIANCE**

- Checks will be performed on all applicants during the approval stage to ensure they are complying with child support laws and not indebted to the City.
  - Any scofflaw debt must be cured to participate in SBIF. Applicants can cure the debt via a City payment plan.
  - Applicants using a payment plan must be in compliance with that to receive any SBIF reimbursement funds.
- All applicants must be current on property taxes to receive conditional commitment for funding or reimbursement for completed work.
- Each applicant must sign an Economic Disclosure Affidavit.
- Grantees must sign an affidavit certifying that they will not relocate out of the TIF district or sell the business/property within a three-year period following disbursement of funds.
- To be reimbursed, landlord applicants must have an executed lease with a qualified tenant and that tenant must be occupying and actively operating their business or not-for-profit out of the leased space.





## **Getting Started: How do I apply?**

Visit <u>www.somercor.com/sbif</u> to complete the SBIF application within the open period.

Please allow two business days for SomerCor to confirm receipt of your application via an email response. If you do not receive an email confirmation, please call (312) 360-3300 or send an email to sbif@somercor.com.

Applicants are responsible for making sure submissions are received within the open acceptance period. Applications received after 5pm on the last day of the acceptance period will not be eligible.

Small Business Owners ➤ Lenders ➤

Start Here

#### **SBIF Application**

To apply for the SBIF program, please download and fill out the application. Once complete, email the application to SBIF@somercor.com during your TIF open acceptance period.

After submitting your application, you will receive a confirmation email within two business days to confirm the application was received and advise of any preliminary concerns. If you do not receive an email confirmation within this time, please reach out to verify your application status.

Applicants are responsible for making sure submissions are received within the open acceptance period. Applications received after 5 P.M. on the last day of the acceptance period will not be eligible.

If a lottery is not needed, a SBIF Project Coordinator will reach out to to begin Stage 1 a few weeks after the application period has closed.

SBIF Program Rules

**Download Application** 





## **Getting Started: What resources are available to help?**



Visit <u>www.somercor.com/sbif</u> to access resources to support your SBIF project. You can also connect with your local delegate agency for assistance in filling out your application.





## **Getting Started: What resources are available to help?**



#### 43<sup>rd</sup>/Cottage Grove & Bronzeville TIFs **OCDC**

Rhonda McFarland rmcfarland@gcdc.org 773.268.7232



#### Fullerton/Milwaukee TIF

**Logan Square Chamber** Nilda Esparza nilda@loganchamber.org (773) 489-3223



#### **River West**

**North Branch Works** Jonathan Snyder jonathan@northbranchworks.org 773.929.5552



#### **Bronzeville TIF**

**Chicago Urban League** Calmetta Coleman



#### Midwest TIF

**LBRA** 

E. Bernard Jennings bjennings@lawndalebusiness.org 312.925.3186



#### **West Central Association**

**Rod Burch** rod@wcachicago.org 312.902.4922



#### ccoleman@chiul.org

**Mid South Business** 

773.285.5800

**Association** 



#### **New Covenant CDC**

**Rodney Brown** Rodney@new-covenantcdc.org 773.826.1356



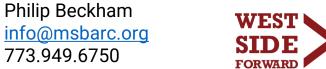
#### **West Loop Community Organization**

Julie Darling iulie@iuliedarling.com



#### **West Side Forward**

Ed Coleman info@westsideforward.org 773.694.9942



Get to know your local delegate agency! These organizations are assigned to assist small businesses in the SBIF Districts opening in August 2024.





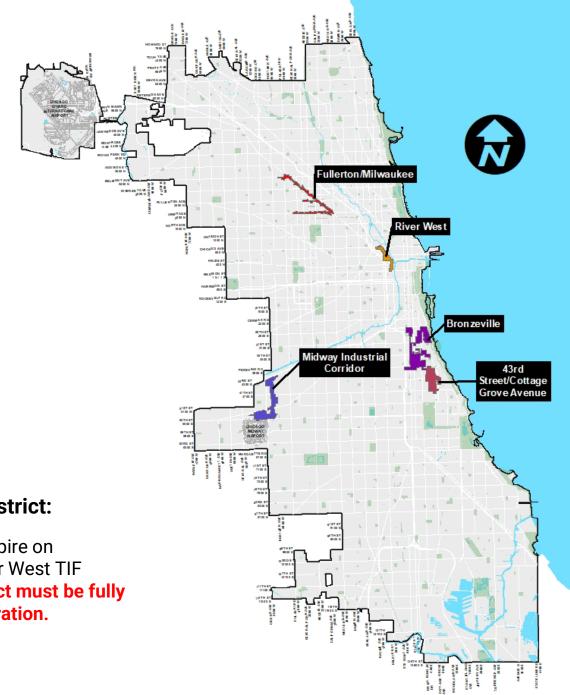
# August 2024 Open SBIF Districts

Accepting Applications through August 30th at 5PM

- 43rd/Cottage Grove
- Bronzeville
- Fullerton/Milwaukee
- Midwest
- River West

**Critical Information for Applicants in the River West TIF District:** 

The River West TIF district, which funds the SBIF program, is scheduled to expire on 12/31/2025. When the TIF expires, SBIF funds will be liquidated, and the River West TIF district will no longer exist. All approved projects in the River West TIF District must be fully completed by November 15, 2025, to allow time for processing prior to expiration.





## **August Rollout & Sample Project**

## Fullerton/Milwaukee TIF Pollen, Inc. dba Rooted 2918 N. Milwaukee Ave





**AFTER** 





#### **August Rollout & Sample Project**

#### **Pollen, Inc. Work Summary:**

- Masonry repairs at façade elevation (clean and tuck point brick and limestone, with like-kind replacement as needed);
- Furnished and installed new storefront frames and glass and new commercial space doors;
- Constructed interior wall between storefront entry and eastern elevation;
- Removed and replaced the existing roof system;
- Furnished and installed accent lighting for facade and new power outlets.





#### What additional documents should I have on hand to submit along with my SBIF application?

- Business Tax Returns
- Proof of property ownership
- Economic Disclosure Statement & Affidavit
- Personal Financial Statement
- Affidavit of Child Support Form
- Principal Profile Form
- Jobs Created/Retained Survey
- For Start-ups, business plan and three years' projected income and expenses
- Executed lease agreement
- Affidavit and Certification of Property Owner
- Affidavit of Full-Time Equivalent Employees
- Copies of tenants' leases

\*While not required when submitting the initial application form, please note that these items are required to complete the SBIF application process. Required documents vary depending on applicant type.





#### **Are start-ups or new businesses eligible?**

Yes, most start-ups can apply. Start-up applicants will need to supply a detailed business plan and projections of the business's income and expenses for its first 36 months of operation as part of their application materials. The City of Chicago reserves the right to impose additional conditions for funding in connection with start-up business applications. If you have only been in business for 1-2 years, SomerCor requires tax returns and a projection of gross sales to equal three years of data.

#### Am I eligible if I live outside of Chicago?

The important consideration is where you have your business/property. To participate in SBIF, your property must be in the City of Chicago, as the funding source comes from City of Chicago property taxes. If your business/property is in another area, please call that city's planning, economic development, or community development department to see what other programs may be available to assist small businesses.



In-On Thai(Wilson Yard TIF)

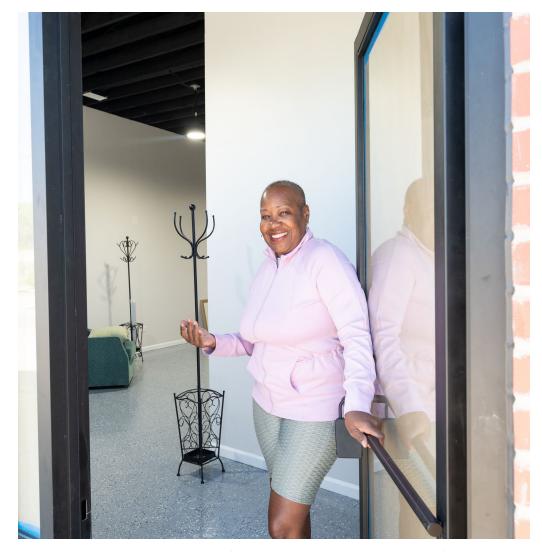


## What if my building has both business and residential spaces?

This program is for business use, but there are mixed use exceptions. Many envelope projects such as roofing, facade improvements, and tuck pointing can be eligible.

## Can SBIF be used with other City of Chicago Grant Programs?

No – SBIF cannot be used at the same time as other financial assistance programs, like the Neighborhood Opportunity Fund or Chicago Recovery Plan grants, on the same project/covering the same work. However, you may apply for multiple grants at the same time and select the best fit for your project, provided you stay within grant timeline requirements.



House 2 Home (Englewood Neighborhood TIF)



#### Will there be enough SBIF funds for all applicants?

Each TIF district that has the SBIF program authorized in it has limited funds reserved for the program. If demand for the SBIF funds is greater than the available funding supply, then a lottery will be conducted to determine the order in which each grant application may be accommodated. If any surplus funds become available, they will be allocated to waitlisted applicants.

#### Is there SBIF funding available in my district?

Every SBIF area has its own budget that the City refills if it has TIF funds available and if there is a demonstrated need for more grant money. We also maintain an interested party list for funds, which you can also send an email to <a href="mailto:sbif@somercor.com">sbif@somercor.com</a> to join. When more funding becomes available, or the City allocates more funds, we will let you know. The interested party list helps the City of Chicago gauge demand for additional funding.

#### What if I am in a TIF and it is not a SBIF?

Tax Increment Financing (TIF) is the mechanism that funds the Small Business Improvement Fund (SBIF). If you are in a TIF district and it does not have a SBIF, please contact your alderman.





#### **SBIF Contact Information**

Silvia Orozco (habla español)

SomerCor (Program Director)

**LaTonya Jones** 

SomerCor (Deputy Director)

**Anastasia Williams** 

SomerCor (Project Manager)

**Shalonda Fisher** 

SomerCor (Project Manager)

**Justus Wright** 

SomerCor (Project Manager)

Marutinandan "Nandu" Dubey

SomerCor (Project Manager)

**Nora Curry** 

Dept. of Planning & Development

**312-744-1867** 

nora.curry@cityofchicago.org

(312) 360-3300

sbif@somercor.com

## www.somercor.com/sbif & www.chicago.gov/sbif

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# A copy of the presentation and a link to a video will be emailed to all attendees. QUESTIONS?