



City of Marshall

Utility Office ♦ 201 S. Michigan Avenue ♦ P.O. Box 298 ♦ Marshall, Illinois 62441 ♦ 217/826-8084 ♦ 217/826-2949 Fax

CITY OF MARSHALL/CLARK COUNTY INCENTIVES

City of Marshall Utility Grant Program- Up to \$1,200 rebate on utilities pro-rated over the course of one (1) year for new businesses or existing businesses who are expanding. Must complete an application with the City and be approved through the Economic Development Committee.

City of Marshall Revolving Loan Fund-The City has a DCEO Revolving Loan Fund that can be utilized, based on availability of funds, for the following activities:

- a. Site development/infrastructure extension costs.
- b. Construction of new facility or additions.
- c. Renovation of existing facilities.
- d. Leasehold improvements.
- e. Purchase of new or used machinery or equipment.
- f. Working capital.

For every \$15,000 of revolving loan funds provided, one full time equivalent (FTE) job should be created or retained. Refinancing existing debt is ineligible. Revolving Loan Funds can be used to fund no more than 50% of total project costs. Interest rate fixed at 3% below prime rate and maximum 10 year term. Applications are available through Economic Developer. ALL required supporting documentation must be received by the City prior to any review or consideration of the application will take place.

City of Marshall Business Revitalization Demolition/Rebuild Program-The City will cover up to 50% of the costs of waste disposal fees up to \$1,000 for demolition of an existing building when a new structure will be built on the same property. Must complete an application with the City and be approved by the Economic Development Committee.

Clark County Enterprise Zone-The Clark County Enterprise Zone extends down Archer Avenue. The following incentives are available if building or renovating within the Enterprise Zone:

Sales Tax Exemption on Building Materials-Building materials are eligible for the sales tax exemption include items that are permanently affixed to real property such as lumber, mortar, glue-down carpets, paint, wallpaper and similar affixed items. MATERIALS MUST BE PURCHASED IN ILLINOIS TO QUALIFY.

Property Tax Abatement-the abatement applies only to taxes on the increase in assessed value attributable to the new construction, renovation, or rehabilitation. Taxes based on the assessed value of land and existing improvements continue to be collected. The property tax abatement is approximately an 85% abatement on improvements (not all taxing bodies participate such as Fire District, Townships, Park District, Lake Land College, etc.) for the first 5 years upon completion. In the 6th year, owner pays 25%, 7th year owner pays 50%, 8th year owner pays 75% and the 9th year owner pays 100%.



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Must complete an application and submit to Nancy Smitley, Enterprise Zone Administrator. The applications must be approved by the Administrator before a project begins in order to qualify for the incentives.

STATE/FEDERAL INCENTIVES

(See document from IL Historic Preservation Agency for additional programs)

Marshall is a Certified Local Government and this qualifies those located within historic preservation districts or deemed landmarks within the City boundaries for special incentive programs. Please contact the Marshall Historic Preservation Commission for further details.

The Federal Historic Preservation Tax Credit Program provides federal income-tax incentives for the rehabilitation of historic income-producing properties. The Illinois Historic Preservation Agency, Preservation Services division, administers it for Illinois properties.

Under the provisions of the Tax Reform Act of 1986, a 20% tax credit is available for the substantial rehabilitation of commercial, agricultural, industrial, or rental residential buildings that are certified as historic. The credit may be subtracted directly from federal income taxes owed by the owner. (Note: The U.S. Internal Revenue Service is the final judge of economic matters relative to certified rehabilitations. Therefore, it is advisable that you consult with a tax accountant or lawyer before completing your tax return.)

To qualify for the Investment Tax Credit, a property owner must:

- Have a certified historic structure. To be certified, the building must be listed individually on the National Register of Historic Places or be a contributing part of a historic district that is either listed on the National Register or certified as eligible for the National Register
- Use the building for an income-producing purpose such as rental-residential, commercial, agricultural, or industrial
- Rehabilitate the building in accordance with the Secretary of the Interior's "[Standards for Rehabilitation](#)" and "[Guidelines for Rehabilitating Historic Buildings](#)."
- Spend an amount greater than the building's adjusted basis (roughly the current depreciated value of the building not including land value) on the approved rehabilitation project
- Complete the work in a timely manner.
- Pay a fee to the NPS; the fee shall be no less than \$250 and no greater than \$2,500 and shall be based upon the qualifying rehabilitation expenditures.