

SEIZE THE FUTURE

AURORA, ILLINOIS

To: Finance Committee
From: Legistar
Date: 8/13/2015
Re: Amendment to Finish Line Grant – Grease Trap and Sanitary Relocation Grant

Recommendation: To add an amendment to the Finish Line Grant guidelines specifically focused on rerouting the grease trap and sanitary lines for specific buildings located on W New York Street between the Fox River and N River Street.

Background: Current guidelines for the Downtown Finish Line Grant administered by Seize the Future Development Foundation allow for compensation of a percentage, based on a sliding scale, of a project's cost, up to \$75,000, for redevelopment in TIF 1 and portions of TIF 3. Seize the Future Development Foundation is proposing an amendment to the guidelines of the grant that will specifically focus on rerouting the grease trap and sanitary lines for certain buildings in downtown Aurora. The sanitary lines for buildings located on the north side of New York Street between the Fox River and River Street currently lead into the sanitary system on Pinney Street. This current flow route is not practical and the preferred method of conveyance would be into the system on New York Street. Rerouting a building's grease trap and sanitary flow, however, is costly. By amending the grant program to allow for a larger contribution to buildings that reroute grease trap and sanitary lines, it is our hope that we will be able to improve infrastructure along that section of W New York Street and assist current and prospective business to obtain code compliance.

About the Program: The purpose of the Grease Trap and Sanitary Grant program (hereinafter the "Program") is to encourage building owners and restaurant users on New York Street to reroute their grease trap and sanitary lines from Pinney Street to New York Street. The Program will offer a 100% reimbursement of the costs associated with rerouting a sanitary line from Pinney Street to W New York Street. Applicants that reroute the grease trap to W New York Street are eligible for a 50% reimbursement of the associated costs. Grease traps that are relocated from Pinney Street to W New York Street that utilize the 50% reimbursement are required to allow multiple units to feed into the relocated grease trap with recapture rights.

Geographic Area: The Program only will be offered to specific buildings located on W New York Street, west of the Fox River and east of River Street. This includes the buildings of 28 W New York Street, 29 W New York Street, 31 W New York Street, 33 W New York Street, 35 W New York Street, 37 W New York Street, 39 W New York Street, 41 W New York Street, and 47 W New York Street/101 N River Street.

Program Eligibility: Eligibility requirements to receive reimbursement of the costs associated with upgrading and rerouting a grease trap and sanitary system (hereinafter the "Project") are as follows:

1. Improvements.

Eligible improvements include removing sanitary lines from buildings currently draining into the sanitary sewer main within Pinney Street and rerouting them to New York Street.

2. Amount. A project is eligible for 100% of the total project costs associated with rerouting the sanitary line from Pinney Street to W New York Street. Engineering and design costs associated with the rerouting of sanitary lines shall be eligible for reimbursement. A project is eligible for 50% of the total project costs associated with relocating a grease trap from Pinney Street to W New York Street. Grease traps that are relocated from Pinney Street to W New York Street that utilize the 50% reimbursement are required to allow multiple units to feed into the relocated grease trap.

3. Ownership.

Eligible applicants include the owners of buildings or tenants of buildings who have obtained the building owner's consent relative to the Project application, that are located within the eligible geographic area.

4. Businesses.

All businesses located within the geographic area are eligible.

5. Conformance

All improvements must conform to current building and zoning codes of the City of Aurora. In addition, Projects located within an historic district would require a City of Aurora Certificate of Appropriateness. The business owner must maintain the property in compliance with all federal and local laws, ordinances, and regulations. The design of the sanitary and grease trap connections shall be done in the most cost effective manner and are subject to the approval of the Director of Building & Permits.

6. Administration.

Seize The Future Development Foundation will administer the Program. Applications should be submitted to Seize the Future at 43 W. Galena Blvd. A separate request for a building permit, an electrical permit and/or other permits and licenses shall be submitted to the City of Aurora.

7. Procedural Requirements.

Participants in the Grease Trap/Sanitary Program must accomplish the following steps:

A. An applicant must have a preliminary meeting with representatives from Seize the Future to determine eligibility for this Program.

B. The owner and/or applicant shall submit the following documents to Seize the Future:

SEIZE THE FUTURE

AURORA, ILLINOIS

- (i) Pre-application form;
- (ii) Preliminary plans and preliminary cost estimates;
- (v) Proof of ownership, lease, and/or owners approval;

C. After review by Seize the Future and approval of the grant, a Certificate of Eligibility will be given to the owner/applicant.

D. Upon the receipt of the Certificate of Eligibility, the owner and/or applicant shall proceed as follows:

- (i) Submit final plans and cost estimated to Seize The Future
- (ii) Apply for and obtain proper building permits; and
- (iii) Submit three contractor bids for the work outlined in the Downtown Improvement and Renovation Grant Program application. Also, indicate the preferred contractor; and
- (iv) Submit a fully executed Grant Agreement; and
- (v) Have an approved statement from the Director of Building & Permits that the designed work is done in the most cost effective manner.

E. Upon receipt of the items set forth in D above, a Notice to Proceed shall be given to the owner/applicant by Seize the Future.

F. Upon issuance of the Notice to Proceed, improvements and renovations may start after the required building permits have been issued. All necessary inspections should be coordinated through the City's Building & Permits Division.

G. The Grant recipient must submit an affidavit containing his or her sworn statement that he or she has paid the full cost of the Project. Original paid receipts from contracts of the approved Project and waiver of lien certificates must be attached to the affidavit.

H. Upon completion of the Project and after all final inspection from the Building Division have passed, the building will be inspected by Seize The Future for conformance with the application.

I. Upon determination of conformance, and receipt of all required documents Seize the Future will process and disburse the grant.

8. Sunset Provision

The program for rerouting sanitary lines onto W New York Street shall only be valid until October 31, 2018. After October 31, 2018, the full cost of rerouting a sanitary line shall be the sole responsibility of the property owner. This sunset provision shall apply only to the relocation of sanitary lines.

**Business Owner
Discussions:**

SEIZE THE FUTURE

AURORA, ILLINOIS

Staff from Seize the Future and the City met with business owners along W New York St between the Fox River and N River St to discuss the new sanitary line and grease trap relocation grant program. The program was met with a favorable and supportive response from the businesses. During the meeting, it was determined that the grant for sanitary line relocation will cover the costs associated with the engineering and design to relocate the sanitary lines onto W New York St.

**Seize the Future
Recommendation:**

The Seize the Future Board of Directors, at their regularly scheduled meeting on August 11th, made a favorable recommendation of the proposed Grease Trap and Sanitary Relocation Grant program.
