

Exhibit D



Small Business Interior Improvement Grant Agreement

Program Purpose

The purpose of this Agreement is to provide financial assistance to small businesses within the Downtown TIF District of Rochelle to encourage investment in interior improvements that enhance safety, accessibility, and building functionality.

Project Description

The Applicant agrees to complete the following improvement project at the property listed:

Grant Terms

- Grant Type: 50/50 Reimbursement Matching Grant
- Maximum City Contribution: Up to \$10,000
- Applicant Contribution: At least 50% of total project cost
- Reimbursement Basis: Funds will be reimbursed upon completion of the approved project, final inspection, and submission of all required documentation.

Applicant Responsibilities

The Applicant agrees to:

1. Complete the project as approved by the City of Rochelle.
2. Obtain all necessary permits before beginning construction.
3. Comply with all local, state, and federal regulations, including building codes and ADA standards.
4. Maintain the improvements and keep the business in operation for at least 12 months after receiving reimbursement.
5. Submit proof of payment (paid invoices and receipts) for all eligible project costs.
6. Allow the City to inspect the property before, during and after project completion.
7. Any building with a zoning or building code violation must be brought up to code compliance for grant approval.
8. Any building owner or business owner must be in good standing with the City and RMU for a minimum of 60 days.

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Ineligible Activities

The Applicant acknowledges that grant funds may not be used for:

- Furniture, equipment, or décor not permanently affixed
- Routine maintenance or cleaning
- Work started prior to City approval

Termination and Repayment

If the Applicant fails to complete the approved project, closes or relocates the business within 12 months of reimbursement, or violates the terms of this Agreement, the City reserves the right to terminate this Agreement and require full or partial repayment of the reimbursed funds.

Indemnification

The Applicant shall indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, damages, or liabilities arising from the Applicant's participation in this program or the construction activities funded by the grant.

Entire Agreement

This document constitutes the entire agreement between the City and the Applicant and supersedes all prior discussions or representations. Any amendments must be made in writing and signed by both parties.

Authorization

By signing below, both parties acknowledge that they have read, understood, and agreed to the terms and conditions of this Agreement. Signature Page

Applicant Information :

Name: _____

Business Name: _____

Address: _____

Phone: _____ Email: _____

Signature: _____

Date: _____

City of Rochelle:

Signature: _____, City Manager

Date: _____