

2025-26 New Business Rental Rebate Program Downtown Rock Island Special Service Area



Welcome to Downtown Rock Island

To support the continued revitalization of Downtown Rock Island and encourage new business development, the Rock Island Downtown Alliance is launching a **New Business Rental Rebate Program**. This initiative is designed to reduce startup costs for new tenants and attract a diverse mix of businesses to our downtown district.

Program Details

- Eligibility: New business tenants who sign a minimum one-year lease for a street-level commercial space in the City's Downtown Rock Island Special Service Area.
- Rebate amount: Up to \$2,500 toward the first month's rent
- Purpose: To incentivize commercial tenancy in available storefronts, support entrepreneurs and enhance the vibrancy of the downtown

New Business Rental Rebate Program eligibility is further defined in the section Program Eligibility & Policies. However, the rebate:

- Cannot be granted before the application is approved
- Cannot be granted to businesses whose leases started before July 1, 2025
- Cannot be awarded until the tenant's first month's rent is paid in full, the business is open to the public and all necessary documentation has been submitted to the Downtown Alliance, including a business plan, copy of the signed lease and proof of payment
- Cannot be granted to a tenant or lessee who also owns the property or is related to the property owner

Applications will be considered in the order they are received until all the New Business Rental Rebate Program funding is disbursed for the fiscal year (July 1-June 30). Rebate awards will be based on the merit of the business. To maximize the number of eligible projects that receive assistance, the Downtown Alliance reserves the right to award a rebate at an amount less than the allowable maximum. Maximum assistance is determined by need, and the Downtown Alliance reserves the right to prioritize applications based on the proposed benefits to downtown.

Eligible Properties: SSA Boundaries

Only tenants or lessees of street-level property within the boundaries of the Downtown SSA are eligible for rebates through the Curb Appeal Rebate Program. See the attached map of the SSA boundaries on the next page.

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Downtown Rock Island Special Service Area



Date: 2/15/2024



- Downtown Rock Island Special Service Area
- SSA Parcels



Disclaimer: This map is not a substitute for an actual field survey or online investigation. The accuracy of the map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.

Eligibility & Policies

- Applicants must be the entity paying for the lease.
 - Applicants shall be in good standing with the City of Rock Island, Rock Island County, the State of Illinois and the United States Government. In good standing means the applicant is not delinquent in payment of any obligation, including taxes on unrelated properties, utility fees, fines or special assessments. To be eligible for participation in this program, applicants must submit full payment for all such items. A history of property nuisances may also be taken into consideration during the application review process.
 - Downtown Alliance Board members are eligible to participate in the New Business Rental Rebate Program, provided they meet all other program eligibility criteria and abstain from reviewing and voting on ALL New Business Rental Rebate Program applications during the period beginning when their application is submitted until their rebate check is approved and processed.
 - Applications are considered on a rolling basis July 1 through June 30. There is no guarantee funding will be available upon request of rebate.
 - If the same tenant already received funding from a different grant or incentive program, including a month of free rent from the property owner, it is ineligible for additional funding through the New Business Rental Rebate Program.
 - If the applicant cannot fulfill the terms of the rebate agreement, the Downtown Alliance may recapture all or a portion of the assistance granted.
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Application Process

- Prospective applicants shall schedule a pre-application meeting with the Downtown Alliance to discuss their business plan prior to submittal.
 - The formal application process begins with the submittal of an application form, W-9 form, business plan and copy of the signed lease.
 - Applications will be evaluated by the Downtown Alliance and selection shall be made at the sole discretion of the Downtown Alliance within 30 days of submittal. All rebate applications are subject to the availability of budgeted funds.
 - Final approval will be in the form of a rebate agreement approved by the Downtown Alliance.
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Rebate Request and Distribution

Applicants must request the rebate by submitting the following documentation to the Downtown Alliance in writing via the Rebate Request form:

- Proof of payment from the property owner and all other necessary documentation outlined above

After the Rebate Request and all other necessary documentation has been received, and the Downtown Alliance verifies compliance with the Program guidelines and pre-approved plan, a rebate check will be processed and sent to the applicant.