JEDI
JASPER ECONOMIC DEVELOPMENT, INC.

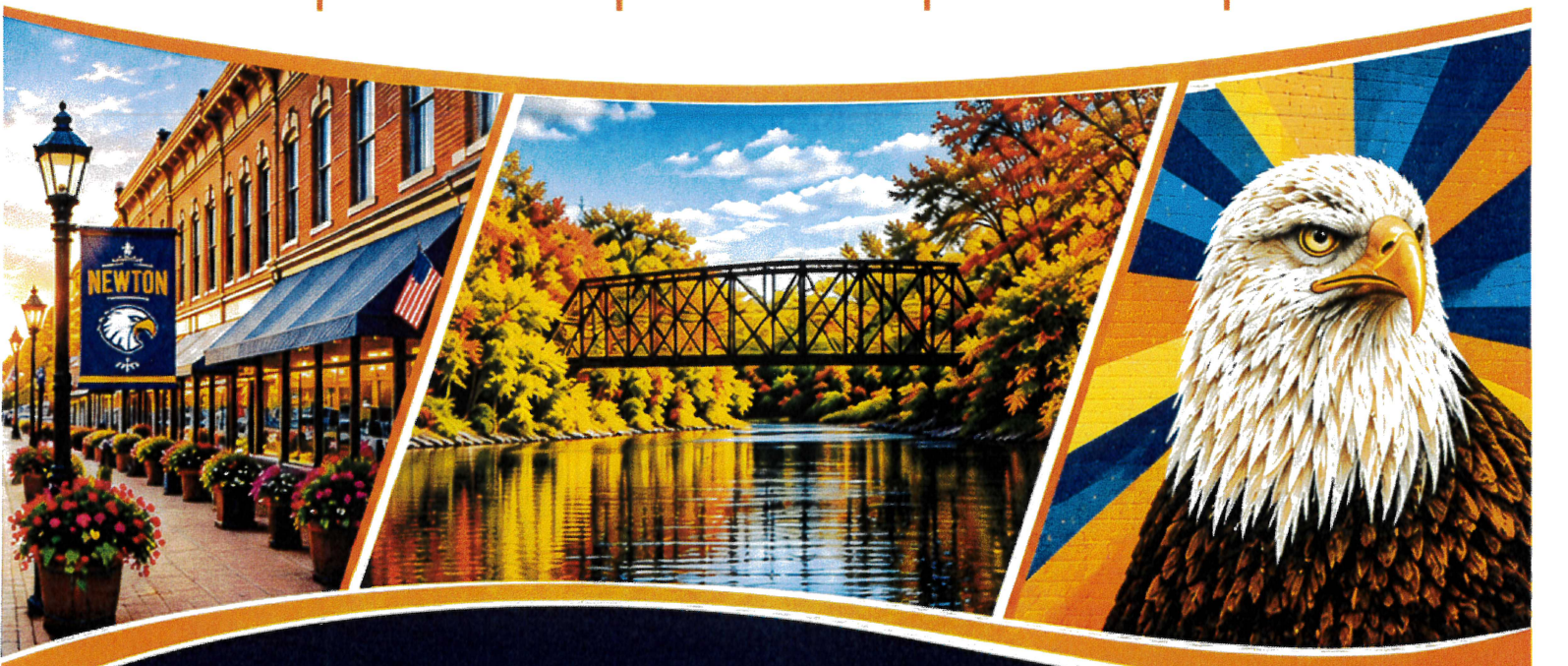
SEAL OF THE COUNTY OF JASPER
ESTABLISHED FEB. 1ST 1881
ILLINOIS

NEWTON
ILLINOIS
CITY OF NEWTON

COMMUNITY INCENTIVE GUIDE

BUSINESS GROWTH • INVESTMENT • ECONOMIC DEVELOPMENT

- REVOLVING LOAN FUND
- TIF INCENTIVES
- ENTERPRISE ZONE INCENTIVES
- PROPERTY TAX ABATEMENT
- ELECTRIC INCENTIVES



Building Today for a Stronger Tomorrow

Welcome to the City of Newton & Jasper County

We want local businesses to grow, new businesses to put down roots, and employers to find the right support as they invest in our community. Jasper Economic Development, the City of Newton and Jasper County work with regional and state partners to connect eligible projects with local incentives, financing options, and business-development resources.



At a glance

JEDI Revolving Loan Fund	Supplemental business financing; Interest set at 1% below the prevailing Prime Rate at loan approval.
TIF District	Potential project assistance for eligible redevelopment, building improvements, site preparation, utilities, training, and certain financing costs within the district.
Enterprise Zone	Potential building-material sales-tax exemption, property-tax abatement, and specified local fee/connection benefits for qualifying projects.
Jasper County Tax Abatement	Incentive for Industrial projects within Jasper County which have been approved for tax abatement by a Joint Tax Abatement Committee.
Commercial / industrial electric rate	Potential discounted electric rate for a new business that creates at least 10 jobs and retains them for at least five years.
Regional / state / federal resources	Additional loans, loan guarantees, grants, tax credits, and job-training programs may be available based on project and program eligibility.

IMPORTANT
Incentives are not automatic. Location, project type, investment amount, timing, job commitments, and application approval can affect eligibility. Confirm requirements with the appropriate administrator before starting work or purchasing materials.

1. JEDI Revolving Loan Fund (RLF)

Jasper County Economic Development, Inc. (JEDI) operates a Revolving Loan Fund to provide supplemental financing and innovative capital-development strategies to local businesses and industries throughout the City of Newton and Jasper County. The fund is intended to complement—not compete with—commercial lending.

Key points from the JEDI RLF Policy adopted January 5, 2026:

- No minimum loan amount.
- Interest rate: 1% below the prevailing Prime Rate at the time the loan is approved.
- Review and approval: the RLF Committee reviews complete applications and makes formal recommendations; the JEDI Board of Directors makes the final approval decision.
- Applications may require business and financial information, including relevant pro formas, tax and income documentation, and other materials requested during review.
- Funding is subject to the policy's review criteria, financial prudence, available funds, and other limitations. No industry or business sector may receive more than 33% of available RLF loan funds.
  The RLF is an equal opportunity lender. Pending applications and financial information are treated as confidential under the policy.

Contact JEDI to discuss your project and request the current application and required supporting documents. Loan approval, amount, repayment terms, collateral, and other conditions are determined through the program's review process.

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2. Tax Increment Financing (TIF) District

The City of Newton's TIF District was created in 2008. The published city information lists an expiration in 2031 unless extended. The district also includes two Industrial Park Conservation Areas: approximately 48 acres on the west side and 52 acres on the south side of the community. Projects must be located within the designated district to use TIF assistance.

Types of project costs that may be considered

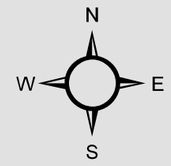
- Land assembly and site preparation, including land acquisition, demolition, clearing, grading, parking lots, and other concrete or asphalt site improvements.
- Public utility improvements needed to serve existing users or support private investment.
- Renovation of existing buildings, including façade improvements.
- Job training or retraining projects implemented by businesses located within the district.

How assistance is determined

The City's published guidelines describe assistance for eligible projects (excluding commercial new construction) at 50% of total project cost up to $5,000, or 15% of total project cost, whichever is greater. Projects with total cost exceeding $100,000 may be eligible for up front reimbursement of 15% of the project cost up to $25,000. Larger projects may be reimbursed annually based on the TIF portion of property taxes attributable to the increase in assessed valuation, subject to eligible expense documentation. **All projects are subject to City Council discretion.**

PROJECT-SPECIFIC REVIEW
TIF eligibility, the calculation of assistance, eligible costs, timing, documentation, and reimbursement structure should be confirmed with City Hall before a project begins. Do not assume that a project is approved until the City has reviewed it.

City of Newton
TIF Redevelopment Area



TIF Redevelopment Area

- Not in TIF
- TIF Area
- Highway and Streets
- CorporateLimits

0 1,050 2,100 4,200 Feet

3. Illinois Enterprise Zone

The Enterprise Zone is designed to encourage investment and revitalization. The current Jasper County / Newton program information states that the zone now includes all of Newton city limits, along with additional areas in Sainte Marie and parts of Jasper County.

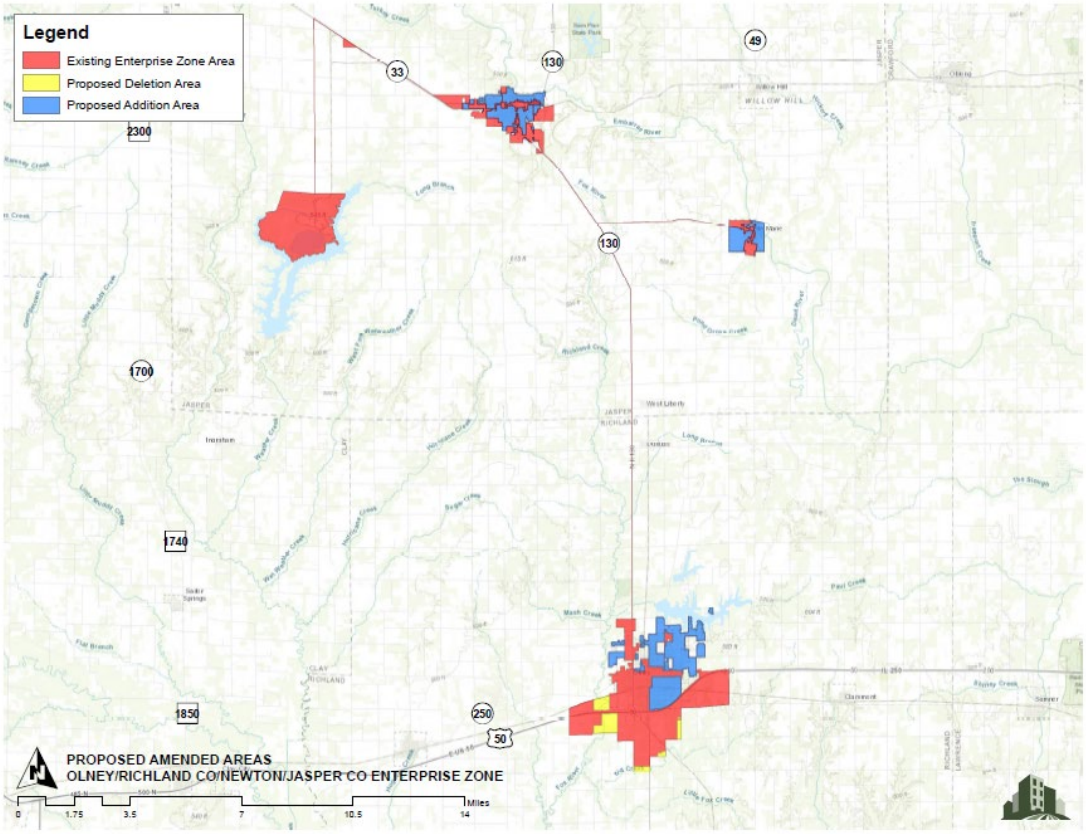
Potential benefits

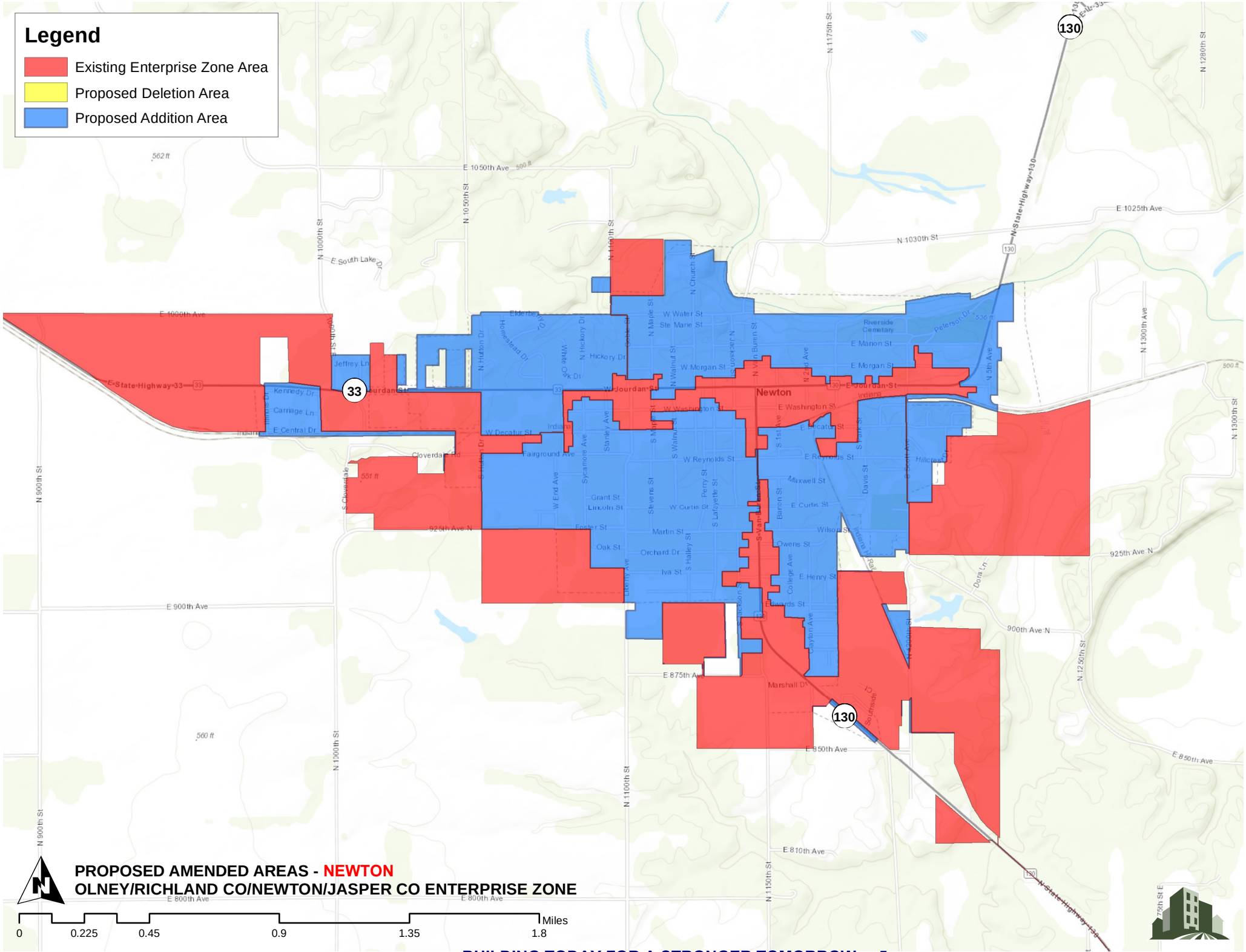
- Building-material sales-tax exemption: qualifying permanent building materials purchased in the State of Illinois for an approved project may be exempt from sales tax when the required exemption certificate and procedures are followed.
- Property-tax abatement: eligible projects may receive an abatement equal to 100% of the property taxes attributable to the increase in assessed valuation from qualifying improvements for five years, beginning with the calendar year in which the improvements are fully assessed.
- Project threshold and types: the published local guidance identifies qualifying commercial, industrial, or manufacturing remodeling, rehabilitation, or new-construction projects costing more than $10,000, and new residential construction. Building-material exemptions are also described for new residential construction and remodeling projects over $10,000.
- Local fee / connection benefits: the published guidance states that qualifying projects may receive waivers of building-permit fees and the water-connection fee for materials required to install water service from the main to the meter. A $250 sewer-main connection deposit is refundable after inspection of the completed connection.

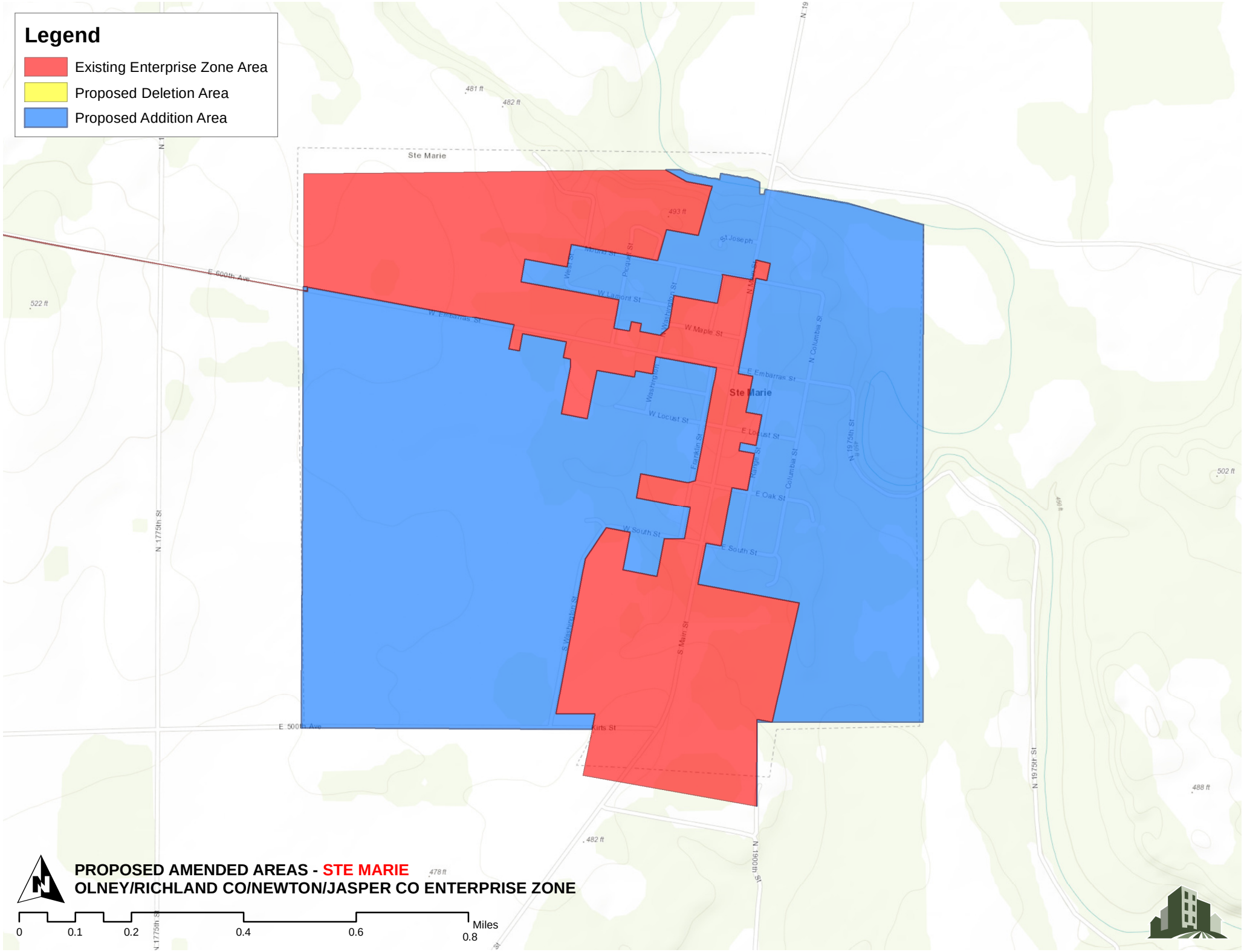
BEFORE YOU BUY MATERIALS
Contact the local administrator and obtain the required certificate before making purchases you expect to claim as exempt. Confirm which materials qualify, project eligibility, and any reporting requirements.

Where to start

Contact Newton City Hall for the Enterprise Zone applications, Building Material Exemption Certificate application process, and tax-abatement application. Applications and current instructions are available through the City of Newton / Jasper County economic incentives webpage jaspercountyillinois.gov.




Legend
Existing Enterprise Zone Area
Proposed Deletion Area
Proposed Addition Area
Newton
130
33
E State Highway-33
N State Highway-130
E 1050th Ave
E 1025th Ave
N 1030th St
E South Lake Dr
E 1000th Ave
E 900th Ave
E 875th Ave
E 850th Ave
E 810th Ave
E 800th Ave
925th Ave N
900th Ave N
N 1000th St
N 1050th St
N 1100th St
N 1150th St
N 1175th St
N 1200th St
N 1250th St
N 1280th St
N 1300th St
N 900th St
W Jourdan St
E Jourdan St
W Water St
Ste Marie St
E Marion St
E Morgan St
W Morgan St
E Washington St
W Washington St
E Decatur St
W Decatur St
W Reynolds St
E Reynolds St
W Curtis St
E Curtis St
Maxwell St
Wilson St
Martin St
Orchard Dr
Oak St
Iva St
Owens St
E Henry St
E Edwards St
Fairground Ave
Cloverdale Rd
Riverside Cemetery
Peterson Dr
Marshall Dr
Dora Ln
Kennedy Dr
Carriage Ln
Jeffrey Ln
Homestead Dr
Elderberry Ln
Hillcrest Dr
562 ft
551 ft
560 ft
536 ft
500 ft
PROPOSED AMENDED AREAS - NEWTON
OLNEY/RICHLAND CO/NEWTON/JASPER CO ENTERPRISE ZONE
0
0.225
0.45
0.9
1.35
1.8
Miles



PROPOSED AMENDED AREAS - STE MARIE
OLNEY/RICHLAND CO/NEWTON/JASPER CO ENTERPRISE ZONE

4. Jasper County Property Tax Abatement

Jasper County offers a property tax abatement incentive for Industrial projects within Jasper County which have been approved for tax abatement by a Joint Tax Abatement Committee.

Who May Qualify?

The program is intended for qualifying Industrial projects involving businesses such as:

- Manufacturing, assembly, wholesale, and warehouse distribution operations.
- National or regional offices.
- Other commercial enterprises considered important to local economic development.

Eligible projects may include the expansion of an existing facility, rehabilitation of an existing building, or construction of a new building. All applications are subject to review and approval by the Joint Tax Abatement Committee.

How Much Can You Save?

Approved projects may receive property tax abatement on the increased assessed value resulting from qualifying improvements over a five-year period. Property taxes on the land and existing improvements at the pre-project assessed value continue to be paid.

Year	Property Tax Abatement
Year 1	100%
Year 2	100%
Year 3	75%
Year 4	75%
Year 5	50%

How to Get Started

Businesses interested in expanding, renovating, or building in Jasper County should contact Jasper County Economic Development, Inc. (JEDI) to discuss their proposed project, determine potential eligibility, and learn how to apply.

5. Commercial & Industrial Electric Rate Incentive

The City of Newton offers a discounted electric rate for qualifying new businesses that create at least 10 jobs and retain those jobs for at least five years.

Published incentive structure

Who may qualify	A new business locating in Newton that creates at least 10 jobs and retains those jobs for at least five years.
First five years	Electric rate is based on what the City pays its electric supplier for the power used.
Year six	The rate transitions to a graduated industrial rate.
Beginning in year seven	The business pays the regular commercial electric rate.

The actual savings will depend on the applicable rate and electricity use. Discuss job commitments, timing, and project-specific terms with Newton City Hall.

6. Additional Financing & Business Resources

Not every business project will fit a local incentive program. JEDI can also help connect businesses with regional, state, and federal programs to explore.

South Central Illinois Regional Planning & Development Commission (SCIRPDC)

- Rural Business Initiative (RBI) loans.
- Title IX Revolving Loans.
- Section 504 Certified Development Company financing.
- Bank loan guarantees, including SBA 7(a) and Rural Development loan programs.

Illinois Department of Commerce & Economic Opportunity (DCEO)

- Potential grants, loans, tax credits, and job-training programs, depending on business type, investment, job creation or retention, and current program requirements.

USDA Rural Development

- Potential business loan and grant programs for eligible rural businesses and projects.

Southtown Industrial Park & Site Opportunities

Businesses considering a new location or expansion can contact City Hall or JEDI to discuss available sites, industrial park information, and the current application process.

ONE CONVERSATION CAN OPEN DOORS
Share your location, project scope, expected investment, timeline, and anticipated jobs. That information helps local partners identify which programs may be worth exploring and who should be contacted next.

Local Realtors

- **Personal Service Realty**
  209 W Washington, Newton
  618-783-3524

- **That's A Wrap Realty**
  200 E Washington, Newton
  309-836-3932

- **United Country Burke Auction and Realty**
  110 S. Van Buren St.
  618-592-4200

Local Banks

- **Peoples State Bank**
  100 W Washington, Newton
  618-783-2321

- **Dieterich Bank**
  601 W Jourdan, Newton
  618-783-8300

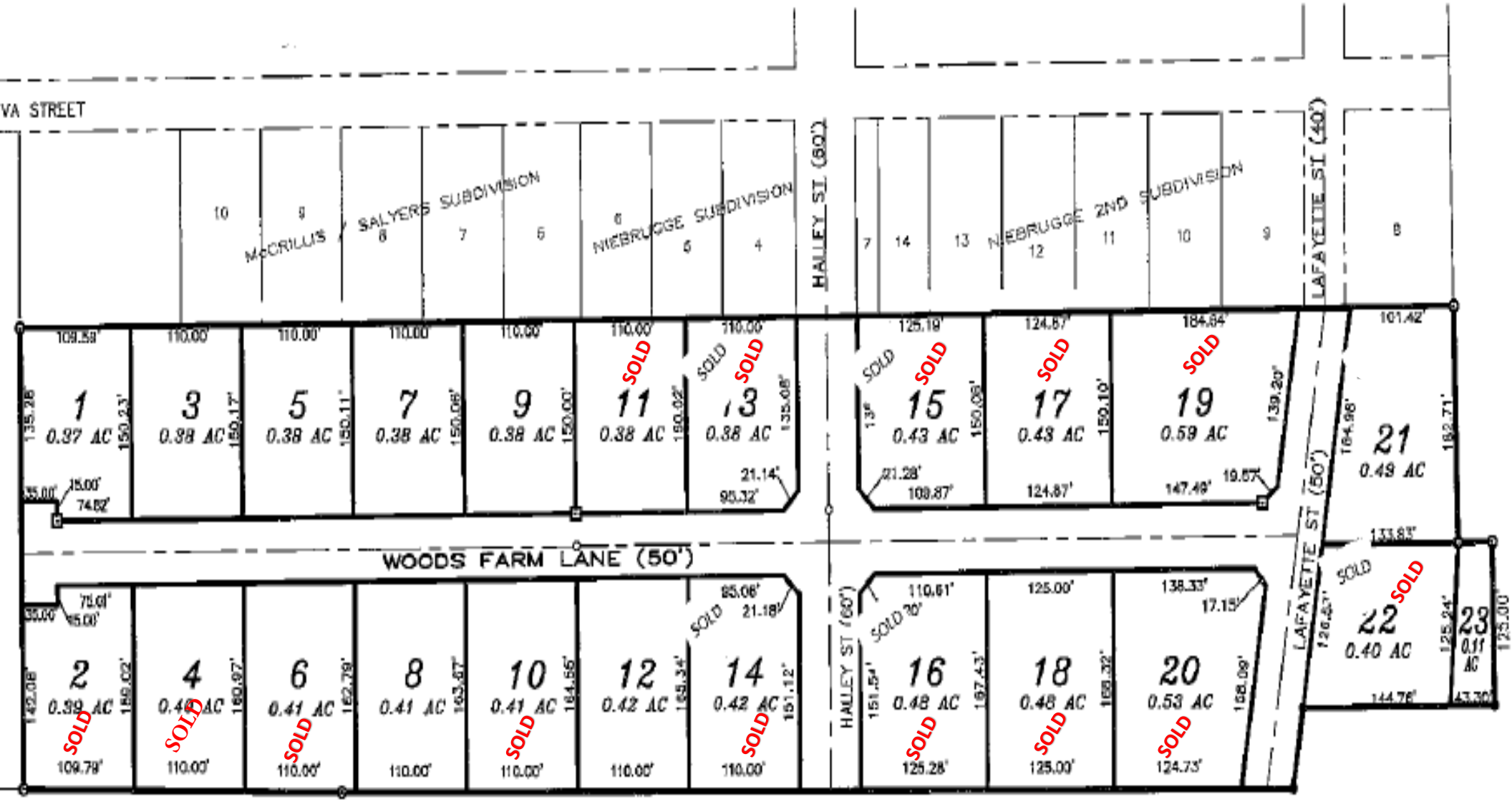
- **First National Bank of Olney**
  1706 W Jourdan, Newton
  618-783-4557




Welcome to
FIVE APRILS
SUBDIVISION
NEWTON, ILLINOIS
LOTS ONLY $5,000 EACH!
AFFORDABLE LIVING, ENDLESS POSSIBILITIES!
Welcome To FIVE APRILS
All utilities are on each property, below ground
Concrete streets, curbs, gutters and sidewalks
No ditches or through roads
THE PERFECT PLACE TO
Build Your Future!
AFFORDABLE LOTS
Only $5,000 each – an incredible value!
ALL UTILITIES INCLUDED
All utilities are on each property, below ground.
QUALITY INFRASTRUCTURE
Concrete streets, curbs, gutters and sidewalks.
NO DITCHES OR THROUGH ROADS
Peaceful, safe and family-friendly community.
NEWTON
ILLINOIS
JASPER COUNTY
Don't Miss Out!
LOTS ARE $5,000 EACH!
YOUR FUTURE STARTS HERE
Building Today for a Stronger Tomorrow

FIVE APRILS CROSSING SUBDIVISION

TO THE CITY OF NEWTON, ILLINOIS
LOCATED IN THE SOUTH HALF OF SECTION 1, T6N, R9E, 3RD P.M.
JASPER COUNTY, ILLINOIS
PHASE 1



A Simple Path to Getting Started

1. Start the conversation
Contact a JEDI member or Newton City Hall before you finalize your project budget or begin construction.

2. Share the basics
Describe the business, proposed location, project costs, schedule, expected jobs, and whether the project involves new construction, renovation, equipment, or site work.

3. Check location and eligibility
Confirm whether the property is in the Enterprise Zone or TIF District and whether the project meets the program's requirements.

4. Apply before taking action
Ask which applications, approvals, exemption certificates, and supporting documents are needed before purchasing materials or starting work.

5. Keep records
Retain approved applications, invoices, receipts, proof of payment, project records, and any required job or reporting documentation.

Who to Contact

Jasper County Economic Development, Inc. (JEDI)	President: Haley Geier 618-783-1832 Vice President: Ben Bollman 618-843-6293 Treasurer: Dusty Smithenry 618-554-1085 Secretary: Maggie McDonald 217-343-2758 Email: jaspercountyjedi@gmail.com
City of Newton – City Hall	108 N. Van Buren Street, Newton, IL 62448 Phone: 618-783-8451 Email: cityclerk@cityofnewtonil.com
SCIRPDC	Regional financing and development resources: www.scirpdc.com
Illinois DCEO	State business incentives and programs: https://dceo.illinois.gov/

Helpful online starting points

- **Newton & Jasper County Economic Incentives:** https://jaspercountyillinois.gov/economic-incentives/
- **City permit and application forms:** https://jaspercountyillinois.gov/city-clerk/permits/
- **Illinois Enterprise Zone Program:** https://dceo.illinois.gov/expandrelocate/incentives/taxassistance/enterprisezone.html
- **Illinois business incentives and tax credits:** https://dceo.illinois.gov/businesshelp/incentivesandtaxcredits.html

A quick note

This guide is intended as a friendly overview, not a guarantee of funding or tax treatment. Programs, eligibility rules, available funds, and application requirements can change. Incentives may require advance approval and are subject to the applicable policy, ordinances, state or federal rules, and final review by the administering agency. Please confirm current details directly with JEDI, Newton City Hall, or the program administrator.