

CITY OF CHICAGO

AMENDMENT NUMBER 2

24th/MICHIGAN TAX INCREMENT FINANCING PLAN AND PROJECT

NOTICE is hereby given by the City of Chicago of the publication and inclusion of changes to the City of Chicago 24th/Michigan Tax Increment Financing Redevelopment Plan and Project (as amended by this Amendment Number 2, the "Plan") for the 24th/Michigan Redevelopment Project Area approved pursuant to an ordinance enacted by the City Council in May, 2019 pursuant to Section 5/11-74.4-5 of the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS Section 5/11-74.4-1 et seq. (the "Act").

1. *In Section 5 entitled, "24th/Michigan Redevelopment Project", in sub-section A, entitled "General Land Use Plan", in numerate 1, entitled "Residential/Public Facility/Institutional", the first two paragraphs shall be deleted and replaced with:*

The proposed residential/public facility/institutional land use is proposed for the area between Cullerton Avenue, Wentworth Street, Cermak Road, and State Street. This area is currently residential and it is recommended that it remain residential.

Public Facility includes uses such as parks, open space, public housing and publicly owned facilities. The proposed residential/public facility land use includes the Chicago Housing Authority Public property (Hilliard Homes).

2. *In Section 5 entitled, "24th/Michigan Redevelopment Project", in sub-section A, entitled "General Land Use Plan", in numerate 4, entitled "Mixed Use Commercial/Residential/Institutional", the second sentence in the first paragraph shall be deleted and replaced with:*

This use is proposed for a small area in Chinatown between the CTA tracks west to the western boundary of the Redevelopment Project Area and for the former Harold Ickes Homes which is Cermak to the north, State Street to the east, 25th Street to the south, and Dearborn Street to the west.

3. *In Section 5 entitled, "24th/Michigan Redevelopment Project", in sub-section C, entitled "Estimated Redevelopment Project Activities and Costs", in numerate 11, entitled "Interest Costs", sub-section e) shall be added:*

e) Up to 75 percent of the interest cost incurred by redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

4. *In Section 5 entitled, “24th/Michigan Redevelopment Project”, in sub-section C, entitled “Estimated Redevelopment Project Activities and Costs”, in numerate 12, entitled “New Construction Costs”, shall be deleted and replaced with:*

12. NEW CONSTRUCTION COSTS. Instead of the eligible costs provided for in (11) b, d and e above, the City may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act;

5. *In Section 5 entitled, “24th/Michigan Redevelopment Project”, in sub-section C, entitled “Estimated Redevelopment Project Activities and Costs”, the second sentence in the last paragraph prior to Table 1 shall be deleted and replaced with:*

These upper limit expenditures are potential costs to be expended over the life of the Redevelopment Project Area.

6. *In Section 5 entitled, “24th/Michigan Redevelopment Project”, in sub-section C, entitled “Estimated Redevelopment Project Activities and Costs”, “Table 1 – ESTIMATED REDEVELOPMENT PROJECT COSTS” and associated footnotes shall be deleted and replaced with:*

Table 1 - ESTIMATED REDEVELOPMENT PROJECT COSTS

Eligible Expense	Estimated Cost
Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$1,000,000

Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$7,000,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation cost	\$35,568,950
Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) ^[1]	\$20,500,000
Relocation Costs	\$1,000,000
Job Training, Retraining, Welfare-to-Work	\$5,500,000
Interest Subsidy	\$6,000,000
TOTAL REDEVELOPMENT COSTS ^{[2] [3]}	\$87,568,950 ^[4]

¹This category may also include paying for or reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

²Total Redevelopment Project Costs represent an upper limit on expenditures that are to be funded using tax increment revenues and exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs. Within this limit, adjustments may be made in line items without amendment to this Plan, to the extent permitted by the Act.

³The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

⁴All costs are in 1999 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

7. *In Section 5 entitled, "24th/Michigan Redevelopment Project", in sub-section E, entitled "Issuance of Obligations", the first sentence in the second paragraph shall be deleted and replaced with:*

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the 24th/Michigan RPA was adopted.

8. *In Section 5 entitled, "24th/Michigan Redevelopment Project", in sub-section N, entitled "Phasing and Scheduling of Redevelopment", the last sentence of the paragraph shall be deleted.*
9. *In Exhibit 4 "Map Legend", Map 3 entitled "Proposed Land Use" shall be replace with an updated "Map 3", "Proposed Land Use".*