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Eight TIF Districts Would Be Eliminated Under Mayoral Plan

Eight of Chicago's 163 active Tax Increment Financing (TIF) districts would be dissolved through proposals submitted to City Council today by Mayor Rahm Emanuel.

"If a TIF district has already accomplished its neighborhood improvement goals, or if a district has clearly failed to produce intended results, it should be eliminated, plain and simple," Mayor Emanuel said.

Proposed as part of ongoing reforms to the City's TIF program, the dissolved districts would collectively shift approximately \$8.9 million in increment to the various government entities that levy property taxes in Chicago.

Seven of the districts would be voluntarily terminated, including 72nd/Cicero, 73rd/Kedzie, Division/Hooker, Division/North Branch, Eastman/North Branch, Homan/Grand Trunk, and West Grand.

The Lakeside/Clarendon district would be repealed under state TIF guidelines for having failed to produce an economic development project within seven years of its designation.

None of the districts have pending projects or obligations.

A TIF district is a geographic area designated by City Council in which new property tax growth is allocated to help fund local redevelopment and public improvement projects over a period of 23 years.

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Mayor Emanuel Proposes New TIF District, Three District Amendments

Tax Increment Financing (TIF) proposals introduced to City Council today by Mayor Rahm Emanuel include the designation of a new TIF district on the South Side and amendments that would add an additional year to the terms of three other districts.

The designation of the proposed 51st/Lake Park TIF district in Hyde Park would involve 2.25 acres of land at 51st Street and Lake Park Avenue that is currently occupied by obsolete retail buildings and a parking lot. Increment from the district would be used to promote new commercial and mixed-use development, enhance pedestrian amenities, and foster high-quality construction that complements the surrounding neighborhood.

The proposed district was approved by the Community Development Commission in September 2012. If approved by Council, new property tax growth generated within its boundaries for the next 23 years would support local improvement projects.

The proposals to add an additional year to three existing districts would enable the districts to utilize increment generated in the final year of their terms.

The amendment would apply to the Sanitary and Ship Canal TIF district in South Lawndale, the Lincoln/Belmont/Ashland TIF district in Lakeview, and 41st/King Drive TIF district in Grand Boulevard.

Because Chicago property taxes are collected in arrears, the amendments to include “24th year language” would enable increment generated in the districts’ 23rd years to be used for local redevelopment projects.

Districts designated after November 1999 already include the 24th year language.

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TIF Would Finance Red Cross Blood Center on Near West Side

The American Red Cross would reconfigure its Illinois Medical District headquarters for expanded blood distribution and collection purposes through a Tax Increment Financing (TIF) proposal submitted to City Council today by Mayor Rahm Emanuel.

TIF assistance in the amount of \$500,000 would help the Red Cross reconfigure its 58,800-square-foot facility at 2200 W. Harrison St. for modern blood processing, refrigeration and distribution activities.

The \$12.1 million project would retain 64 Red Cross employees and create four new permanent jobs.

The Red Cross currently collects, stores and distributes blood within a leased space on the Near West Side.

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Multi-level Shopping Proposed For Lincoln Square Parking Lot

A vacant lot would be redeveloped as Lincoln Square's newest retail complex under a \$4.5 million Tax Increment Financing (TIF) proposal introduced to City Council today by Mayor Rahm Emanuel.

The \$43 million project, planned for 1820-24 W. Lawrence Ave., includes 133,000 square feet of retail space on two floors.

"This project will bring important goods, services and jobs to a vacant lot that has long outlived its usefulness to the community," Mayor Emanuel said.

The first floor would include an LA Fitness health club and a Sears Auto Center. The second floor would be occupied by an 87,000-square-foot Mariano's Fresh Market grocery store. A third level parking deck and adjacent surface lot would accommodate 350 vehicles.

The 4.7-acre site is current occupied by an underutilized parking lot and a recently closed Sears Auto store. The new complex would continue to provide customer parking for a Sears department store located one block to the west.

The TIF assistance would be reimbursed to the developer, Ravenswood Station LLC, for costs associated with site remediation and preparation.

An estimated 200 permanent jobs and 175 temporary construction jobs would result from the building's construction.

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New Ownership Interest Rekindles West Loop Park Plan

Previously approved Tax Increment Financing (TIF) assistance for a new park along the Chicago River was reintroduced to City Council today to address a change to the development group that would construct the 1.5-acre space.

The original TIF agreement, from 2008, was with L&M Riverbend Venture. The new agreement would be with River Point LLC, which includes L&M Riverbend Venture and

Caisse de depot et placement du Quebec, which recently joined the development team as an equity lender.

Under the proposal, River Point LLC would construct the \$57.2 million park as part of a 45-story office complex planned for vacant land at 444 W. Lake St. To be built above commuter rail lines, the park would be used to stage supplies during the construction phase of the adjacent office building. It would later be converted to public open space.

The developer would be reimbursed with up to \$29.5 million in TIF assistance following the project's completion. The funds would be generated by the new office building on the site and be paid in annual installments.

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Land Sale Proposed for Irving Park Community Garden

More than a quarter acre of City-owned land in the Irving Park community would be preserved as a community garden through a proposal introduced to City Council today by Mayor Rahm Emanuel.

The 15,000-square-foot-site on the 4200 block of West Addison Street would be transferred to the NeighborSpace land trust, which would own and insure the property for use by community residents.

The garden would be managed by Merchant Park Community Gardeners, which has already improved the site with raised plant beds. Future additions would include ornamental plants, benches and open spaces for social activities.

The proposed sale price is \$1

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