

**SUBSTITUTE
ORDINANCE**

WHEREAS, pursuant to an ordinance (the "Initial Ordinance") adopted by the City Council ("City Council") of the City of Chicago (the "City") on April 24, 2020 and published at pages 15224 to 15231 of the Journal of the Proceedings of the City Council (the "Journal") of such date, City Council approved a program to market sites to prospective businesses, developers and investors and market various economic development programs and incentives (the "Marketing Program") within 12 commercial corridors (the "Initial Priority Corridors") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended from time to time (the "Act"); and

WHEREAS, the City desires to include in the Marketing Program two additional commercial corridors (together with the Initial Priority Corridors, the "Priority Corridors") listed in Exhibit A to this ordinance, which is incorporated herewith and made a part hereof, for the purpose of receiving targeted support in order to spur economic development; and

WHEREAS, the City wishes to authorize the Department of Planning and Development ("DPD") to fund the Marketing Program and to authorize DPD to fund the targeted Priority Corridors under said program, beginning on the date this ordinance shall take effect ("Effective Date") and ending on December 31, 2025 (the "2025 Term"); and

WHEREAS, the City Council desires to authorize DPD to fund the Marketing Program in the 47th/Ashland Priority Corridor during the 2025 Term in an amount not to exceed \$100,000 from incremental taxes from the 47th/Ashland redevelopment project area, or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to fund the Marketing Program in the 63rd/Halsted Priority Corridor during the 2025 Term in an amount not to exceed \$100,000 from incremental taxes from the Englewood Neighborhood and Englewood Mall redevelopment project areas (in a proportion to be determined by the Commissioner of Planning and Development or their designee (each, an "Authorized Officer")), or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to fund the Marketing Program in the 79th Street (Ashland to Lowe) Priority Corridor during the 2025 Term in an amount not to exceed \$100,000 from incremental taxes from the 79th Street Corridor redevelopment project area, or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to fund the Marketing Program in the Chicago Ave. (Austin to Cicero) Priority Corridor during the 2025 Term in an amount not to exceed \$100,000 from incremental taxes from the Austin Commercial and Northwest Industrial Corridor redevelopment project areas (in a proportion to be determined by an Authorized Officer), or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to fund the Marketing Program in the Chicago Ave. (Kedzie to Pulaski) Priority Corridor during the 2025 Term in an amount not to exceed \$100,000 from incremental taxes from the Chicago/Central Park and Northwest Industrial Corridor redevelopment project areas (in a proportion to be determined by an Authorized Officer), or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to fund the Marketing Program in

the Cottage Grove (42nd Street to 47th Street) during the 2025 Term in an amount not to exceed \$100,000 from incremental taxes from the 43rd/Cottage Grove redevelopment project area, or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to fund the Marketing Program in the North Ave. (Lowell to Kedzie) Priority Corridor during the 2025 Term in an amount not to exceed \$100,000 from incremental taxes from the Humboldt Park and Pulaski Industrial Corridor redevelopment project areas (in a proportion to be determined by an Authorized Officer), or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to fund the Marketing Program in the Ogden Ave. (Kedzie to Pulaski) Priority Corridor during the 2025 Term in an amount not to exceed \$100,000 from incremental taxes from the Ogden/Pulaski redevelopment project area, or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to fund the Marketing Program in the 79th Street (Stony Island to Exchange) Priority Corridor during the 2025 Term in an amount not to exceed \$100,000 (the "Annual Maximum") from incremental taxes from the Avalon Park/South Shore and 71st/Stony Island redevelopment project areas (with such incremental taxes from the 71st/Stony Island redevelopment project area not to exceed five percent (5%) of the Annual Maximum) or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to fund the Marketing Program in the Commercial Ave. (87th Street to 92nd Street) Priority Corridor during the 2025 Term in an amount not to exceed \$100,000 from incremental taxes from the Commercial Avenue and South Chicago redevelopment project areas (in a proportion to be determined by an Authorized Officer), or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to fund the Marketing Program in the 111th Street/Pullman National Monument Priority Corridor during the 2025 Term in an amount not to exceed \$100,000 from incremental taxes from the Lake Calumet Industrial Corridor redevelopment project area, or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to fund the Marketing Program in the Michigan Ave. (111th Street to 119th Street) Priority Corridor during the 2025 Term in an amount not to exceed \$100,000 from incremental taxes from the 107th/Halsted and Roseland/Michigan redevelopment project areas (in a proportion to be determined by an Authorized Officer), or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to fund the Marketing Program in the West Pullman/Halsted (95th Street to 116th Street) Priority Corridor during the 2025 Term in an amount not to exceed \$100,000 from incremental taxes from the 105th/Vincennes, 107th/Halsted, and 119th/Halsted redevelopment project areas (in a proportion to be determined by an Authorized Officer), or any other funds legally available to the City for this purpose; and

WHEREAS, the City Council desires to authorize DPD to fund the Marketing Program in the Woodlawn (King to Dorchester) Priority Corridor during the 2025 Term in an amount not to exceed \$100,000 from incremental taxes from the West Woodlawn and Woodlawn redevelopment project areas (in a proportion to be determined by an Authorized Officer), or any other funds legally available to the City for this purpose; and

WHEREAS, pursuant to the Initial Ordinance, City Council approved DPD's designation of Local Initiatives Support Corporation, a New York not-for-profit corporation, to partner with the City to achieve the objectives of the Marketing Program (the "Project Manager") and to enter into an agreement (the "Initial Program Agreement") with the Project Manager to manage the Marketing Program in the Initial Priority Corridors; and

WHEREAS, the term of the Initial Program Agreement expired on December 31, 2024; and

WHEREAS, the City Council desires to authorize DPD to enter into a new agreement (the "Program Agreement") with the Project Manager to (a) achieve the objectives of the Marketing Program for the 2025 Term, (b) require the Project Manager to manage the Marketing Program in the Priority Corridors, including the work responsibilities as designated under the Initial Ordinance and as supplemented by the work responsibilities as described in Exhibit B to this ordinance, which is incorporated herewith and made a part hereof, and (c) provide for total compensation not to exceed \$1,400,000 for the 2025 Term; and

WHEREAS, all work required by the Program Agreement shall be completed on or before December 31, 2025 and shall only be performed in portions of each Priority Corridor that are located within a redevelopment project area from which funding has been authorized by this ordinance; and

WHEREAS, no payment or reimbursement shall be made to the Project Manager pursuant to the Program Agreement from incremental taxes from a redevelopment project area for any costs that are not eligible for payment or reimbursement under the Act; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The above recitals are expressly incorporated in and made a part of this ordinance as though fully set forth herein.

SECTION 2. An Authorized Officer is hereby authorized, with the approval of the City's Corporation Counsel as to legal form, to negotiate, execute and deliver the Program Agreement between the City and the Project Manager, and such other supporting documents as may be necessary to carry out and comply with the provisions of this ordinance, with such changes, deletions and insertions as shall be approved by the persons executing the Program Agreement.

SECTION 3. An Authorized Officer is hereby authorized to execute such documents as may be necessary to implement this ordinance, subject to the approval of the Corporation Counsel.

SECTION 4. An Authorized Officer shall publish maps of the Priority Corridors prior to the execution of the Program Agreement and update the maps promptly after any changes to the boundaries of any Priority Corridor.

SECTION 5. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 6. This ordinance shall take effect upon its passage and approval.

Exhibit A

Amended List of Priority Corridors

The following are the Priority Corridors designated by the City**:

1. 47th/Ashland;
2. 63rd/Halsted;
3. 79th Street (Ashland to Lowe);
4. Chicago Ave. (Austin to Cicero);
5. Chicago Ave. (Kedzie to Pulaski);
6. Cottage Grove (42nd Street to 47th Street);
7. North Ave. (Lowell to Kedzie);
8. Ogden Ave. (Kedzie to Pulaski);
9. 79th Street (Stony Island to Exchange);
10. Commercial Ave. (87th Street to 92nd Street);
11. 111th Street/Pullman National Monument;
12. Michigan Ave. (111th Street to 119th Street);
13. West Pullman/Halsted (95th Street to 116th Street);***
14. Woodlawn (King to Dorchester).***

** The boundaries of the Priority Corridors shall be established by DPD, subject to modification from time to time.

*** Priority Corridors added by this ordinance.

Exhibit B

Work Responsibilities of the Project Manager

The Project Manager shall perform, or hire or contract with individuals or organizations to perform, some or all of the following responsibilities, as agreed to by DPD under the Initial Ordinance:

1. Provide information to property owners, businesses and other interested parties about DPD's economic development programs, including a new initiative around corridor signage compliance;
2. Oversee the marketing and branding of each Priority Corridor;
3. Attend the sessions from the program named "LISC Real Estate Development for Community Based Organizations";
4. Support at least four real estate projects per corridor to completion or to be under contract by connecting project leads to professional services and lenders;
5. Make meaningful progress to complete focal projects pitched in April 2024, this responsibility being applicable only to corridor managers participating in the program as of April 2024;
6. Identify and engage minority professionals (architects, graphic designers, construction and/or cost estimators, and marketing and/or branding professionals) with experience in commercial corridors similar to the Priority Corridors to help develop strategies for developing and marketing sites within the Priority Corridors; and
7. Perform such other responsibilities as may be required by DPD.

The scope of the Project Manager's responsibilities hereby includes the following tasks, in addition to the responsibilities listed above, as agreed to by DPD:

Task 1: Capacity Assessments. The Project Manager and its consultants will assess each corridor manager organization's capacity to lead and participate in corridor development projects, with a focus on board expertise and strategic vision for the Priority Corridors. The assessments will include a review of key documents, interviews with board members and organization leadership, and analysis of each organization's corridor development-related programming. The organization's participation in the assessment process will be considered a requirement for ongoing participation in the program and to gain access to resources to advance corridor project goals.

1. The Project Manager will report detailing existing capacity and expertise of current corridor manager organizations to take on development projects in leading or supporting roles; and
2. The Project Manager will create a capacity-building workplan for the period beginning on May 1st, 2025 and ending on December 31st, 2025 to position corridor managers to be successful if they continue as such after 2025.

Task 2: Preparing Corridor Managers to Take on Physical Development Projects. The Project Manager and its consultants will lay the groundwork for corridor managers to lead

and support physical development and infrastructure projects. The subtasks and deliverables for this task may include:

1. Compile a list of feasible physical improvements on each corridor that can be completed in one year or less;
2. Create a list of corridor assets and vacancies;
3. Develop a framework for funding projects, including cataloging public grant and incentive timelines, coordinating with the Illinois Department of Commerce and Economic Opportunity and with Cook County, and sharing the program with philanthropic and banking partners;
4. Create a rubric of minimum organizational needs for driving corridor development;
5. Adapt the Project Manager's emerging developer curriculum to suit the corridor manager audience and pilot delivery of several modules; and
6. Complete a workplan outline for a new multi-year program to start in 2026, subject to City Council approval.

Task 3: Final Structure for Corridor Manager Program Starting in 2026. Building on Task 1 and Task 2, the final programmatic task is the creation of a program structure and goals for the next corridor manager program. Subject to City Council approval, the next program would give the Project Manager and the corridor managers clear goals and milestones for 2026-2030.

EMMA M. MITTS
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CITY COUNCIL

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COMMITTEE MEMBERSHIPS
CONTRACTING OVERSIGHT AND EQUITY
(CHAIRMAN)
AVIATION
BUDGET AND GOVERNMENT OPERATIONS
COMMITTEES AND RULES
ECONOMIC, CAPITAL, AND
TECHNOLOGY DEVELOPMENT
FINANCE
HOUSING AND REAL ESTATE
LICENSE AND CONSUMER PROTECTION

SO2024-0013659

Chicago City Council, January 15, 2025

To the President and Members of the City Council:

Your Committee on Contracting Oversight and Equity and Equity, having under consideration an ordinance introduced by Mayor Johnson (which was referred on **October 30, 2024**.

A substitute ordinance for program Manager Service, Program responsibilities executed with Local Initiatives Support Corporation, creation of corridor maps, and lead management responsibilities over corridor managers - **Sponsor: Mayor Johnson**

begs leave to recommend that Your Honorable Body **PASS** the ordinance which is transmitted herewith.

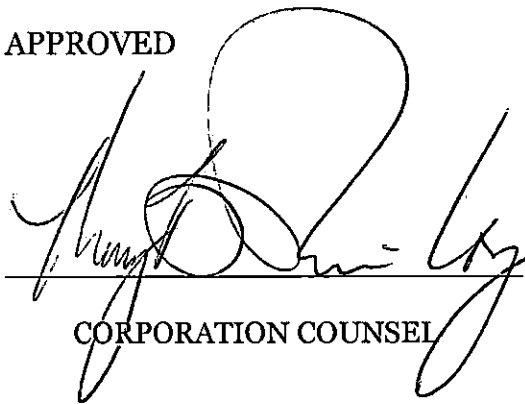
This recommendation was concurred in by members of the Committee on Contracting Oversight and Equity on January 10, 2025.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Emma Mitts", written over a horizontal line.

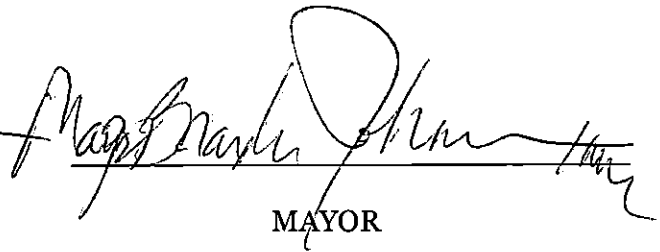
EMMA MITTS
CHAIRMAN, COMMITTEE ON
CONTRACTING OVERSIGHT AND EQUITY

APPROVED



CORPORATION COUNSEL

APPROVED



MAYOR

DATED: 1/14/2025

DATED: January 14, 2025