

F12



OFFICE OF THE MAYOR
CITY OF CHICAGO

BRANDON JOHNSON
MAYOR

January 24, 2024

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing the execution of an amended redevelopment agreement with Pioneros, LLC to provide TIF funds for the redevelopment of the former Pioneer Bank building.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

A handwritten signature in blue ink, appearing to read "BJ", with a horizontal line extending to the right.

Mayor

ORDINANCE

WHEREAS, pursuant to an ordinance adopted by the City Council ("City Council") of the City of Chicago (the "City") on June 9, 1999 and published at pages 3704 to 3851 of the Journal of the Proceedings of the City Council (the "Journal") of such date, a certain redevelopment plan and project (the "Plan") for the Pulaski Corridor Redevelopment Project Area (the "Area") was approved pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), and was amended by a first amendment on October 3, 2012 and published at pages 337446 to 33748 of the Journal of such date, by a second amendment on July 30, 2014 and published at pages 843883 to 84886 of the Journal of such date, and a third amendment on December 14, 2022; and

WHEREAS, Team Pioneros, LLC, an Illinois limited liability company ("Developer") owns property within the Area at 4000-4008 West North Avenue Street Chicago, Illinois 60639 (the "Site") and desires to complete rehabilitation of the former Pioneer Bank building and an adjacent annex on the Site (the "Facility"); and

WHEREAS, the Facility will include an architectural firm, office space for neighborhood non-profits with a focus on workforce management and community business incubator, commercial office space and special event space for community public events ("Project"); and

WHEREAS, the Developer has proposed to undertake the redevelopment of the Site in accordance with the Plan and pursuant to the terms and conditions of a proposed redevelopment agreement to be executed by the Developer and the City, including but not limited to rehabilitation of the facilities and to be financed in part by Incremental Taxes from the Area; and

WHEREAS, pursuant to an ordinance adopted by the City Council on April 19, 2023, and published at pages 62267 to 62319 of the Journal of such date, the City authorized the Developer as developer for the Project and authorized a redevelopment agreement between the City and Developer for the construction of the Project (the "Original Redevelopment Agreement"); and

WHEREAS, the closing on the Original Redevelopment Agreement has not yet occurred; and

WHEREAS, In order to facilitate completion of the Project, the City and Developer now desire to replace the Original Redevelopment Agreement to (i) change the sources of financing for the Project, (ii) increase the Project budget, and (iii) change the manner by which the City funds will be reimbursed to the Developer for tax increment financing funded improvements, among other things; now, therefore,

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

SECTION 1. The above recitals are incorporated herein and made a part hereof.

SECTION 2. The Original Redevelopment Agreement shall be replaced with the replacement redevelopment agreement, substantially in the form attached hereto as Exhibit A (the "Redevelopment Agreement").

SECTION 3. The Commissioner of Planning and Development or a designee of the Commissioner are each hereby authorized, with the approval of the City's Corporation Counsel, to negotiate, execute and deliver the Redevelopment Agreement, and to execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable in connection with Redevelopment Agreement.

SECTION 4. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, 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 5. This ordinance shall be in full force and effect immediately upon its passage and approval.