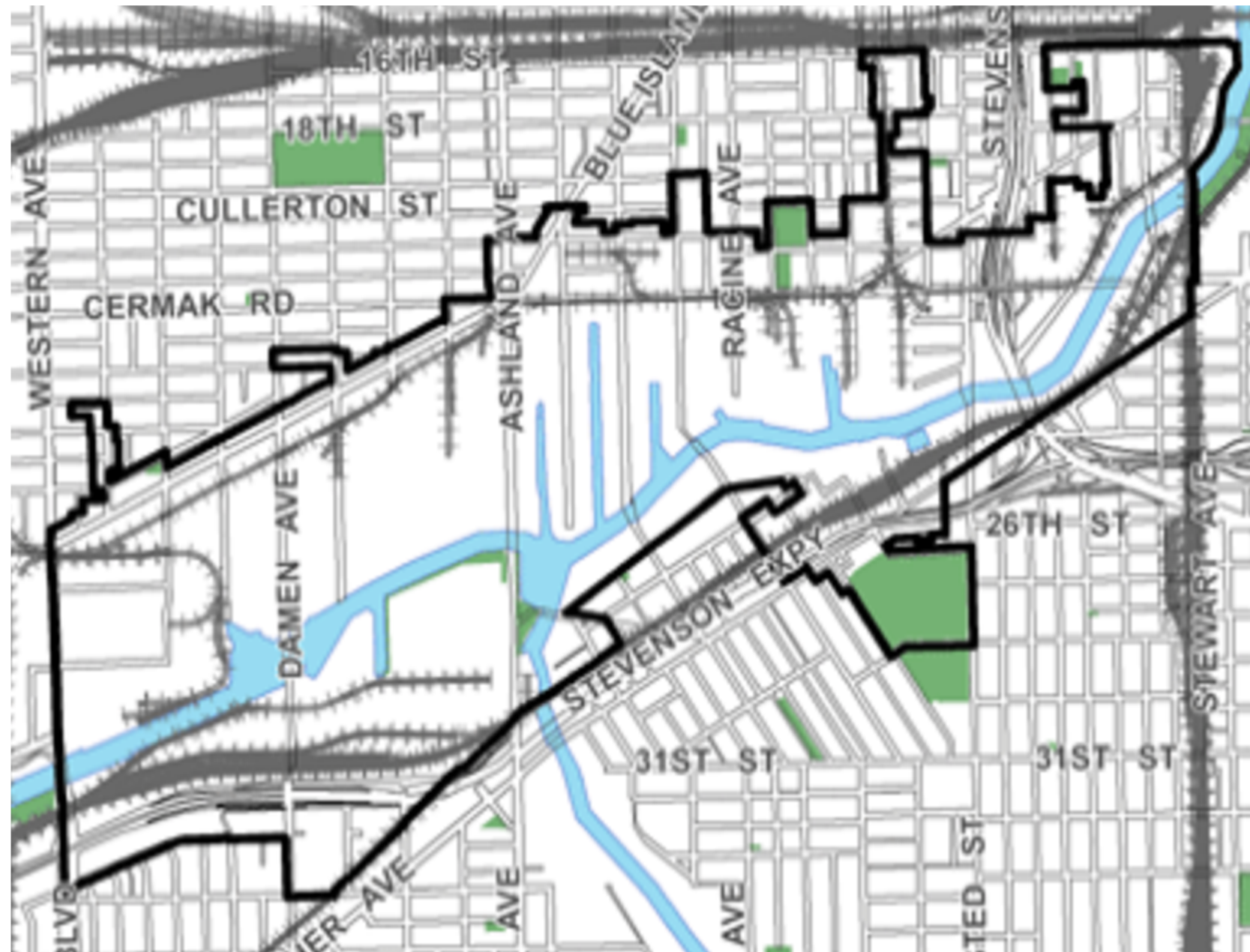


# PILSEN T.I.F. Review Committee (TRC)



# AGENDA

## Tuesday, June 24th 2025

- I. Introduction
- II. Pilsen Industrial TIF
- III. Break out Groups
- IV. Next Steps

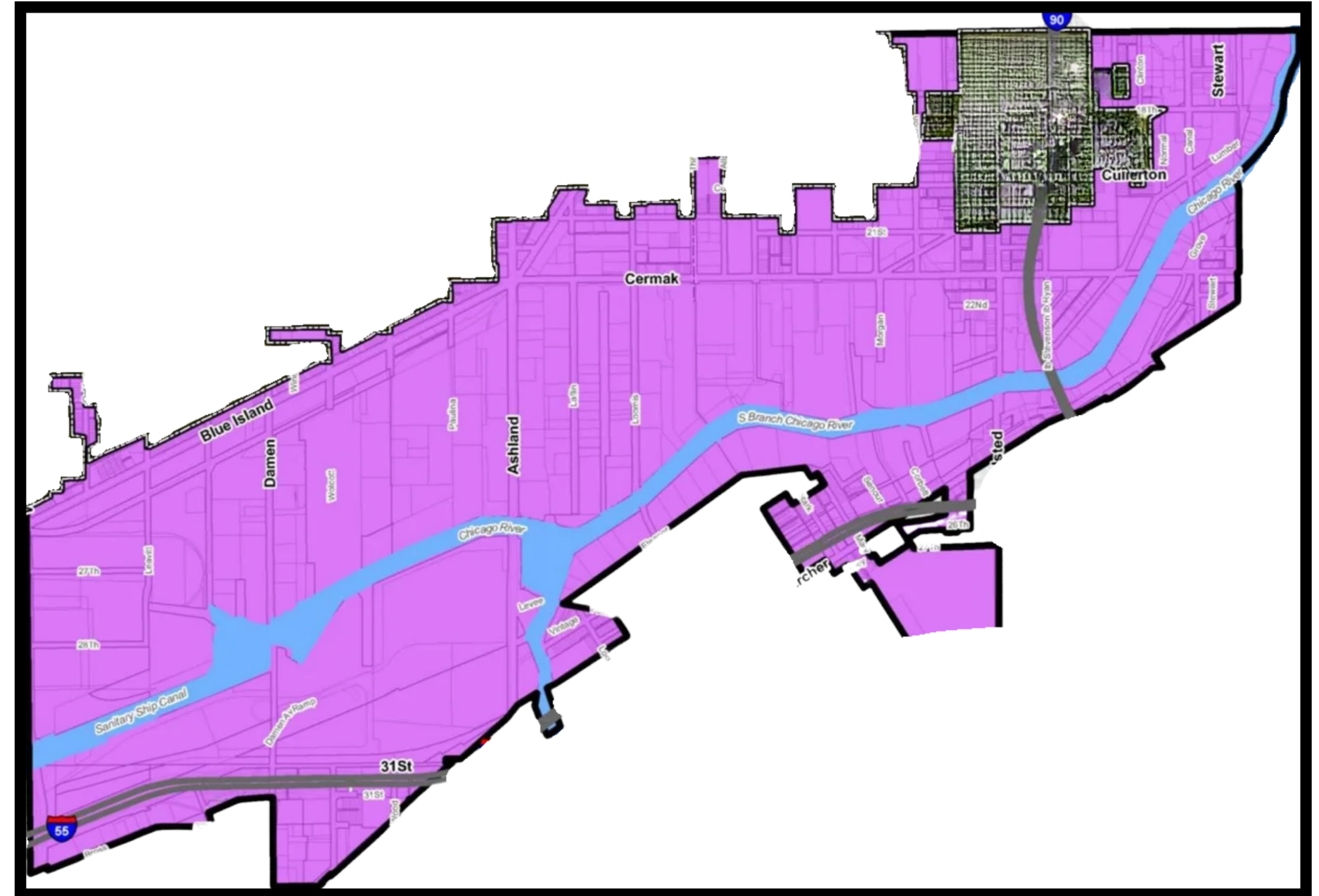
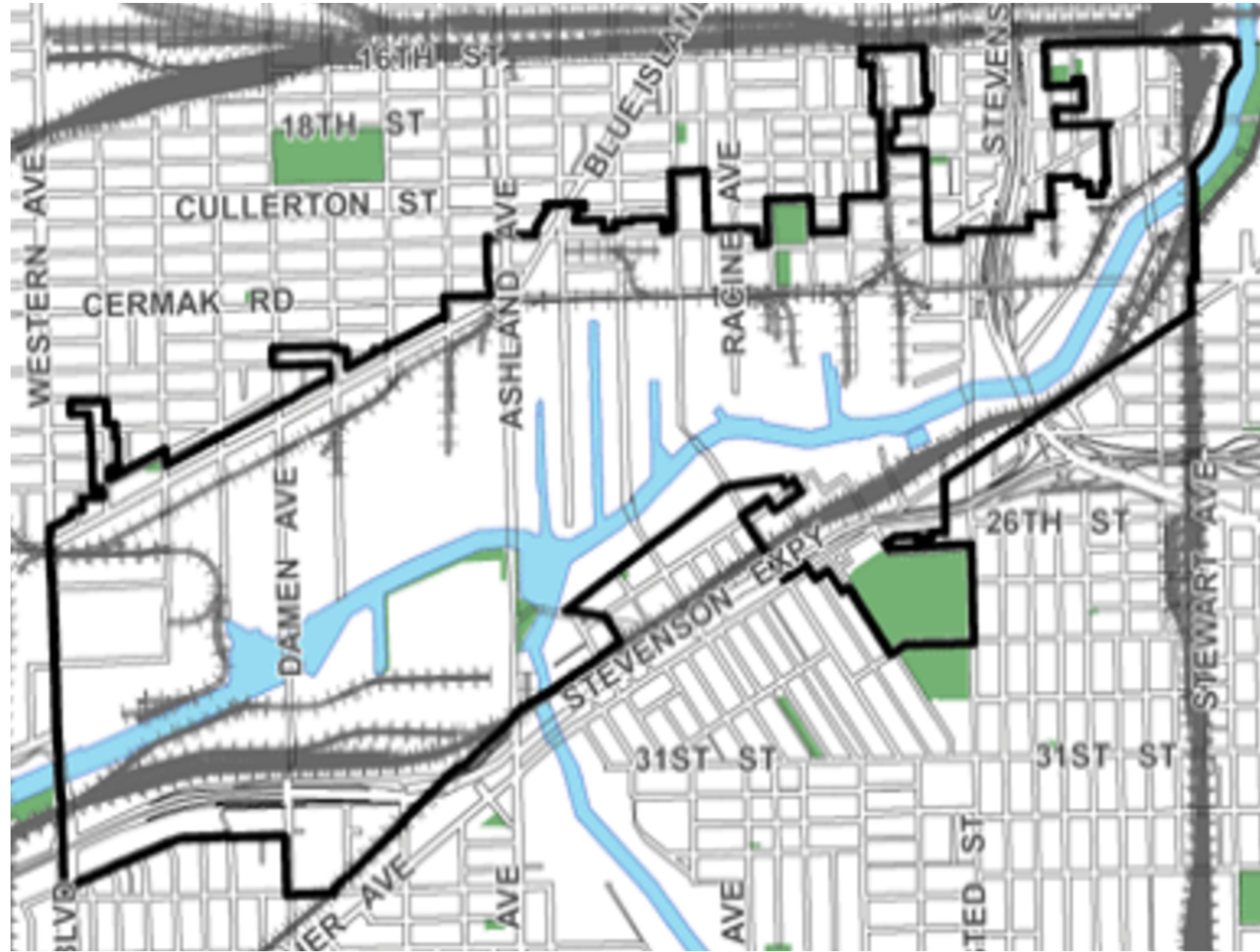


**Byron** Concejal Del Distrito 25  
**Sigcho-Lopez**  
25th Ward Alderperson ★ ★ ★ ★



# CURRENT PILSEN INDUSTRIAL TIF

## MAPA ACTUAL DEL TIF INDUSTRIAL DE PILSEN



# Updates

<https://webapps1.chicago.gov/ChicagoTif/>

- The budget expired in 2022
  - Dec of 2022 we extended the life of the TIF till 2034 presumed to follow up the 2<sup>nd</sup> step which was the amendment to extend the map, and readjust language for usage, this was the May 2023 Meeting
- 2025 there has not been any budget that has passed and therefore the city is not able to use any money from the TIF
  - Due to the lawsuit under Solis, this TIF is not allowed to move any money without a new passage of budget.
- In 2022 there was \$34million but it generates around \$30mil a year and the money is locked and cannot go anywhere.



# Updates

- There has not been a TIC application since 2022 and no money has been spent since 2023. All projects must get passed via the Committee on Finance and pass in city council. Anything that passed in 2022 would have been funded before the budget expiration.
- How long does it take to dissolve a TIF? around a year or more because it must get approved by the state, although it includes city action, this position must fall in line with developments of DPD and the ward,

# Next Steps

## How can we move forward with the needs of the community with funding gaps?

- A lot of reforms happening in DPD, the economic development bond that choses to let some TIF expire to get to the \$1.2Billion, coupled with Cut The Tape
  - projects are reviewed and vetted by DPD but anyone can apply. Universal application for anyone
  - Once the project is considered and viable, then a location is looked at if there is access to funding.
- Steering committee: Housing, businesses, work force, child care, infrastructure.

Co-governance approach, to inform the alderman and advocate to the department heads around priorities for projects. The goals must be in alignment



# Pilsen TIF Review Committee (TRC)

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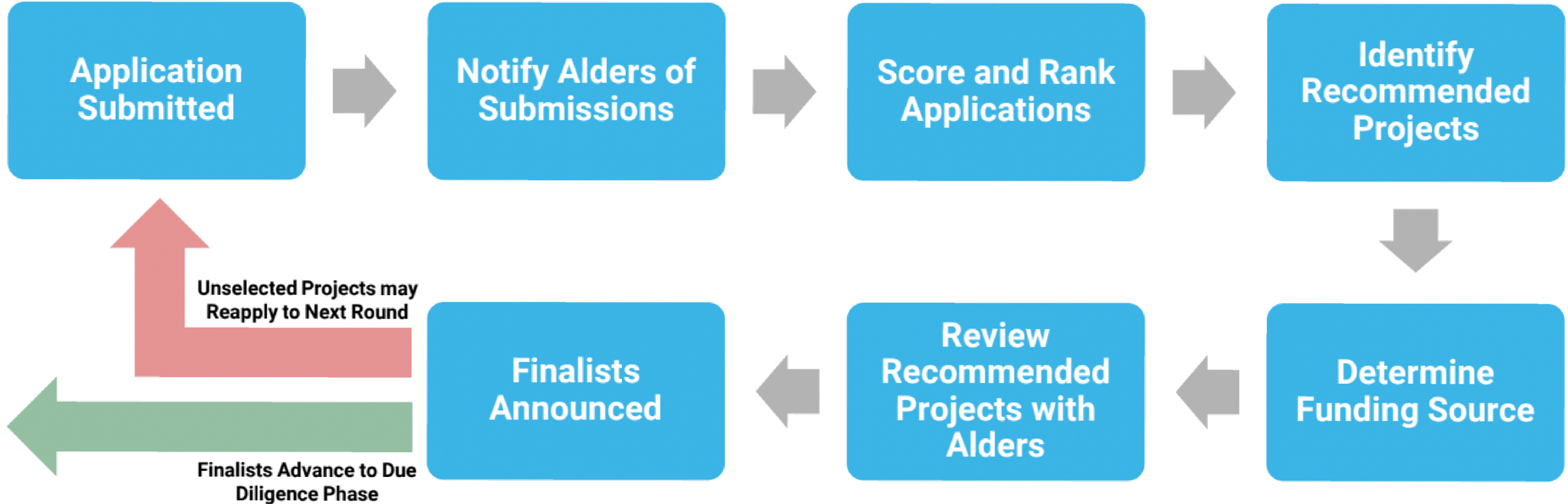


**Byron** Concejal Del Distrito 25  
**Sigcho-Lopez**

25th Ward Alderperson ★ ★ ★ ★

# HOW ARE TIF FUNDS REQUESTED FROM THE CITY?

## Application Review Process



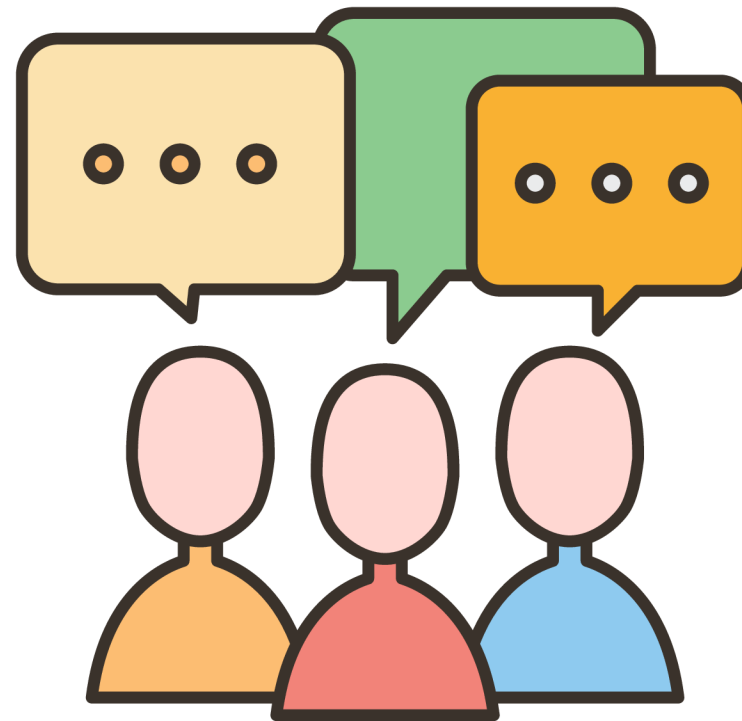


# HOW WOULD YOU LIKE TO SEE THE PUBLIC PROCESS?



# BREAKOUT GROUPS

**NAME A GUIDELINE YOU WISH FOR THIS COMMITTEE TO FOLLOW**



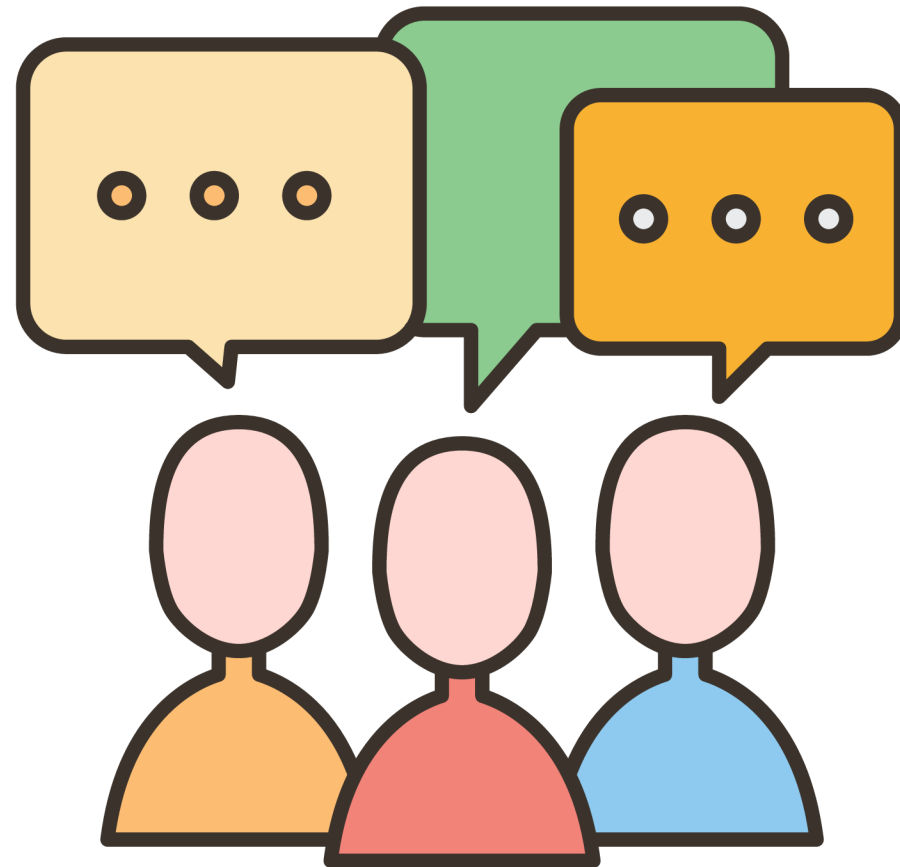
**HOW DO WE MEET COMMUNITY NEEDS WITH FUNDING GAPS?**

**WHY IS THIS ISSUE IMPORTANT TO YOU?**



# BREAKOUT GROUPS

**WHY IS THIS ISSUE IMPORTANT TO YOU?**



**WHAT OTHER INFORMATION WOULD YOU LIKE TO RECENEVE?**



# NEXT STEPS

**NEXT COMMITTEE MEETING:**

**WHAT OTHER INFORMATION WOULD YOU LIKE TO RECENEVE?**



**Byron** Concejal Del Distrito 25  
**Sigcho-Lopez**  
25th Ward Alderperson ★ ★ ★ ★



# THANK YOU



**Byron** Concejal Del Distrito 25  
**Sigcho-Lopez**  
25th Ward Alderperson ★ ★ ★ ★