

TIF Review Committee Meeting Minutes | Tues., June 24th, 2025

5:37

- Introductions and welcome in
- Via Zoom setup

5:39

- Map of Pilsen Industrial TIF
- Current TIF as it sits and what we are focusing on today NOT the amendment
- Currently still sitting in City Council

5:40

- Signs in the room to express thoughts and guidelines; like this on post-it note

Introductions and Names:

- Vida (wearing purple blouse forget her name)
- Javi
- Aida
- Andres
- Perro Pilsen
- Mora a teacher in the community lived here in 11 years
- Megan local school community member
- Nate community member
- Anthony Rodriguez
- Ruth Mitcheles community member since 2001
- Lizbeth Flores – LSC member with perez elementary school
- Lisa Chao – resident and 25th Ward IPO
- Marisela Torres – principal of Cooper
- BlockClubChi – Francia Hernandez

5:45

- Recapping Pilsen TIF Industrial TIF
- What guidelines would you like to be followed? (in favor vs not in favor)

5:46

- TIF mapping and current industrial website from DPD - [City of Chicago TIF Data](#)
- South End is the McKinley Park/Chinatown Area

5:47

- All TIFS and website can follow : [City of Chicago TIF Data](#)
- All across the City, TIFs that exist in the City of Chicago

5:50

- What access do we have now to the current TIF funding
- May meeting held with DPD → Lucia Chief of Staff shares summary and what was the objective of that first initial meeting with DPD

- Neither side did not pass and their has not been a budget since 2022 and their has not been any budget passed since 2025
- No money generated or budget generated
- No allocations or Obligations
- TIF money cannot be moved or passed and happened under the Solis Administration

5:52

- Money has not been allocated to the Western or Halsted Budget

5:53

- What kind of budget was passed and is it a general budget or TIF budget ?
- Only small portion that goes into the industrial TIF
- Resident continues to mention objection to proposed amendment to pass the TIF
- Lucia reaffirms that a Budget has not been passed and it was tied to the amendment but the item is held in committee until all 3 alderman finalize a plan for the Industrial TIF

5:54

- In the City of Chicago no money can be used from the industrial TIF as it is frozen

5:55

- The proposed amendment is in City Council and has not passed through the finance committee. a budget is available until it is passed.

5:56

- Residents ask questions regarding Why has City Hall not passed it? Why is it being held up or on pause at the moment?
- Lucia explains that there are two separate things attached to the amendment. The lifetime extension of the TIF was in 2022 vs the amended budget that was part of the proposed amendment to TIF usage/where it covers the proposed map from DPD

5:57

- Since the proposed amendment did not get favorable support DPD, along with all 3 alders are looking at alternatives without amendment to the map and discuss how will the 25th Ward community be able to use of those funds

5:58

- 25th Ward Office held 2024 engagement sessions to include informative sessions regarding the industrial TIF and how to include a community drive process
- This committee was created as a result of the engagement sessions to establish a Review committee to provide recommendations on applicants interested in the pilsen industrial TIF or ward 11 or ward 12 project needs.
- Residential Extension → a resident is curious as to how this can happen and not affect taxes, etc. (Keep in mind of Cook County Assessor's office as well)
- Can you move forward without the Residential map without the favor?

6:00

- 11th and 12th Ward would also be having to engage and have these conversations as well and reminding of the TIF and that money can only be spent
- A lot of the usage is in the industrial TIF
- Who approves these budgets and how can the TIF be dissolved? --> it would be through the state and then into the City of Chicago. The proposed amendment was favored by State legislators.

6:01- 6:04

- What is the point of this Review Committee ?
- Would this option be to give this TIF back to the community ?
- There was a proposal around projects that can be used for housing, work force development, child care and that was for the ald. intent
- The review committee would be making recommendation on the TIF as is and the community would like to know what the funds are being used for
- This process can happen but the advocacy will go through the state and every single one goes through that.

6:05

- Who has yes or no or overall control to denying a TIF
- IT would be DPD and then go through all the requirements and vetted then Alderman and all would all vote yes or no
- Starts at the State --> it would start with them and if it something that gets passed --> final steps would be through committee and city council but would not be until state vote initialized this process.

6:07

- The economic development bond does depend on some TIFs expiring and are in alignment with the expiration the Pilsen TIF has
- The Pilsen TIF will expire within the 2034 (9) years and will generate around \$30 million every year
- However, the TIF bond is not restricted by TIF maps/one ward it is a universal app and anyone from the City of Chicago can apply
- Not limited to any areas and once they are vetted and seem liable and look at areas will look at funding and the Pilsen TIF is in alignment with the bond as it expires in 2034 and the bond depends on TIF's expiring over the next 10yrs
- CPS voted in favor of the Planned commission for schools that would have been in the New Map area and can only look at uses of funds within the current TIF map confirming it is currently in misalignment with CPS capital needs

6:10

- A resident asked What happened to the TIF amendment Votes
- Factors and big polluters are in the TIF and use it and put the TIF rather in the hands of residential areas.
- We haven't used funds for the Industrial TIF since 2022

6:12

- Schools like Jaurez and Perez were able to get allocated projects funding because of them applying before 2022.

6:13

- Dvorak Park is one of the Public Entities in the Pilsen TIF and how this developed steering committee and what guidelines would look like
- DPD really looks at the Advocacy with the alignment of the application

6:14

- Co-governance approach
- How to be able to take care of the workforce, day care, etc. how can we cover this without TIF? How can we put our full trust into elected officials?
- Say 2 years from now aren't dissolving of the TIF and this is why we want the committee to show DPD of its community advocacy

6:17

- Quality of Life Plan and how we can manipulate it to the Pilsen life
- Has the office done any research as to what to do for the Funding if they do not have it?

6:18

- With TIF or not TIF the Cook County will always raise property taxes

6:19

- Property values will increase forever and also depends on City and State Budget and what money is being allocated to the access it has for property taxes and relief

6:20

- Taking money from School funding --> slush fund exist if the TIF expires we are talking about the Pilsen Industrial TID as it sits not the proposed amendment
- Factory and polluters would be paying into the taxes and how can we hold the accountable to the Pilsen TIF and community
- If you expire it and dissolve it and all unallocated funds will go to the city general fund

6:22

- Resident kept interrupting and others talked over each other confusing their own ideas of facts about a slush fund and general city fund

6:24

- How can we move away from dependency of TIF? How can we be able to fund these gaps? How can we meet these funding GAPS

6:25

- The TIF amendment Would have to be voted on in Committee and have to be funded through and access to the TIF

6:26 * BREAK OUT SESSION - POST IT*

6:33 *RESUME BACK FROM BREAK OUT SESSION*

- Talking next steps and intersectional approach and make sure everything is typed up
- And Timelines and opportunity for the next one

- What other information would you like to see ?
 - How can we provide accessible language regarding TIF

6:35 – 6:38

- Saturday or Weekday evening for Next Meeting 10:00 AM or 6pm
- 30 days from now and reserving the library
- Taking vote on weekend vs weekday (same day vs same time)
- The later you start the meeting the later we will end the meeting
- Provide two dates in the month of July
- Potentially : Saturday or week of 26 of July
- 6:40 - Close out
- Ward Office next steps:
 - If residents have any questions can add it to the website
 - Publish this to social media part and next date
 - How many people will sit on the committee and bylaws and what we want to developed
 - Anyone who wants to join ZAB can request

MEETING CONCLUDES

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5:37 PM - Seven members present, zoom link opens and meeting commences. In person introductions begin, people joining online introduce themselves in the Zoom chat.

5:39 PM - There is a reiteration amendment that will not be addressed as there has been no movement. This committee will be focused on the existing Industrial TIF District. The committee will then review any proposals for the usage of existing TIF funds.

5:43 PM - There is a request to possibly change meeting to Saturday, depending on what group members decide

5:45 PM - Introduction of presentation wraps up and a recap of Pilsen Industrial TIF. Lucia reviews meeting agenda: Introduction, Industrial TIF, Breakout Groups, Next Steps.

5:46 PM - Current TIF is reviewed, alongside a Department of Planning and Development map and 25th Ward map is shown on a screen where boundaries are depicted. In the presentation there is a hyperlinked map in slides to see all existing TIFS and projects using funds. There is an interactive map that website users can use to learn more about each project since 2022 that has passed in budget to use money generated by TIF. However, for the Pilsen TIF, there has been no allocations made since 2022. This is due to the fact that they cannot legally be utilized as a budget has not been passed for the allocation to projects.

5:51 PM - A member of the committee is confused on how TIF funds are generated and asks for clarification on how budgets are used and if funds have been allocated for the infrastructure repairs of the Halsted and Western bridges. Lucia responds that there has been no allocation made for funds towards the Halsted and Western due to allocations being halted as no budget has passed. DPD had wanted to preallocate the funds, however was not able to finance those funds due to review proposals needing to have allocation permissions. There has been no TIF budget that has passed since 2022, and until a TIF budget passes, no funds can be allocated for any project. The previous proposal that was introduced that included the expansion was tied to the TIF budget and since it did not pass, the allocations of funds are halted.

5:58 PM - First, the Pilsen TIF's lifetime was extended to 2034, and then the proposal to amend its boundaries resulted in DPD estimated to allocate \$1B. Since it did not pass, now the new budget that gets introduced needs to account for the existing TIF mapping as opposed to the previous submitted amendment.

5:59 PM - A committee member asked if there is a back up plan if TIF funds cannot be used? Lucia responds that the TIF Review Committee was formed as an alternative to review applications proposed for Industrial TIF.

Another committee member asks if this map is unfavorable, and Lucia responds that it is as it is solely Industrial and therefore means that residential areas do not have direct access to its funds, just Industrial corridor.

6:00 PM - A committee member asks if two TIFs can exist at the same time, Lucia responds with no.

Another member asks how do budgets/proposals get introduced? Lucia responds with the City of Chicago and the State of Illinois.

6:01 PM - Another member asks if there is a website where one can read more into more detail about this. Lucia redirects them to the DPD website.

A member interrupts and says that it is unfair to say that there isn't public benefit when neighboring communities benefit and they wonder if this money can be given back to the City of Chicago to help close the deficit.

6:05 PM - A member asks who is able to use funds? Lucia responds with Department of Planning and Development, then Committee of Finance, and then it is up for an Aldermanic vote.

6:06 PM - A member asks how to dissolve TIFS, Lucia answers that it would have to start with State legislators and then the final step would be in City Council.

6:10 - Lucia shares that the current TIF is a misalignment because the alignment the Alderman wants is for the TIF to meet all community needs.

6:12 PM - There was an ask from a member for the website to reflect that the number of petitions that the office received were in objection to the expansion. The Ward Office agrees to make this adjustment.

6:16 PM - If the committee agrees to not touch the TIF funds and does not dissolve at the state level, then the TIF funds are still being generated as the lifetime does not expire until 2034.

6:17 PM - Lucia shares that a good guideline to upkeep every proposal submitted asking for the usage of TIF funds to abide by the Pilsen Quality of

Life Plan. As well as refer to this plan when discussing other avenues of funding needed for all community needs.

6:23 PM - A member asks where do the funds go if the TIF is dissolved at the state level? Lucia responds with the general fund, where anyone in the city is free to apply and funds are not bound to the community who funded it.

6:25 PM - Breakout groups happen, where four questions are presented and TRC members can write their answers on post it notes. The questions are: What do you hope to get out of this committee? Why is this issue important to you? How do we meet meet community needs with funding gaps? What is a guideline you wish for this committee to follow?

6:35 PM - Wrapping up, a member asks if the office can release more accessible information explaining everything we spoke out in today's presentation. The Ward Office is happy to assist with this request.

Another member asked if the day of next meeting can be changed to a Saturday AM, or stay as a Tues/Thurs late afternoon.

6:38 PM - Meeting concluded