

TIF Review Committee Meeting Minutes | Tues., Sept. 23rd, 2025

6:06 - Meeting kicks off, with virtual options opening as well for those who were not able to join in person to review the meeting recording after. This can be found on the 25th Ward website.

07 - Introductions of committee members begins, meeting will review legislative updates

09 - Agenda is reviewed: Intro, last meeting updates, break out groups, and next steps

11 - review of the current Pilsen Industrial TIF map, will exist until 2034, north end blue island ave and south end is the river. Since this touches Ward 11 and 12, they have a say in what happens to the Pilsen TIF map/boundary lines.

12 - Updates: in the year 2025, there has not been any budget that has passed and therefore the city is not able to use any money from the current Pilsen TIF.

13 - No money has been spent in 2023, all projects must get passed via the Committee on Finance and pass in CC. Anything that has passed in 2022 would have been funded before the budget expiration which was in Dec 2022. All of these projects can be seen on the City of Chicago TIF reports, all projects shown on there that have used Pilsen TIF funds, was because they were authorized in 2022.

14 - The Pilsen TIF generates an estimated \$30 million/year. Since the year 2023, since a budget was not passed the funds have been locked, halting the City of Chicago from utilizing these funds for any new projects.

16 - Next Steps: Participants were asking to clear any misunderstandings regarding legalization. The proposal in 2022, was to extend the boundaries, but this proposal did not reach an agreement from community members, and the 12th and 11th Ward, therefore it will not continue, and has been halted.

Projects that are currently affected by this halt include the 18th and Peoria affordable housing project, since the funds cannot be accessed. This is the same circumstance for any new proposed projects.

18 - How can we move forward to close funding gaps, if we cannot access the funds? How can we support projects like the Rudy Lozano Library to receive the necessary funds to complete community solistated projects.

20 - Change ordinance to be able to make changes on the usage of TIF funds, to be able to build with its funds, from this another ordinance would have to pass in order to utilize those funds.

21 - CDC would have to be introduced to these ordinance, that has been reviewed by community and committee members in Feb 10 2026, from these it would move to JRB in March 10 2026, then CDC in April 14 2026, Then it is introduced to City Council in April 22, 2026, followed with a Committee meeting on May 18th 2026, finalized with a council meeting on May 20, 2026. This timeline is being considered for a budget amendment to allow the usage of funds, this has reached agreement among the 11th and 12th Ward. This mapping amendment of the Pilsen TIF, is NOT moving forward.

23 - Some initiatives that we have looked from on the Housing perspectives that exist in the 25th ward of this budget amendment include: demolition surcharge ordinance (in order to demolish, there must be a fee paid to the city, we have noticed that this has deterred developers from doing demos in 25th Ward), deconversion ordinance (deconvert to a smaller zoning, negatively affecting property taxes, only 1 since Alderman has come into office, but it was a type 1 and for 30 years the developer cannot make changes to the plans that have been submitted to the City/Dept. Of Planning) and the zoning advisory board (guidelines are mainly focused on affordability and density, all projects that are proposed neighbors who are 250 feet will be legally notified, and if the project is over 8 units a community meeting is mandatory and neighbors 500 feet must be notified).

28 - Budget Amendment Estimates- entire lifetime \$860 Million (from 2023-34), previous estimate (980 million) has shifted because the proposal of extending the mapping will not be moving forward.

30 - A question was asked, that the math seems off because it was presented that there would be around \$30mil/year, but the estimate says \$860. (3.5-5%, diversion of a property tax, and since that is what a TIF is, since the Cook County Assessor's has mentioned a 3.5-5% increase every year, and the \$860 estimate takes this into consideration).

33 - Clarification, once we unlock the money, would we have access to the estimated \$860 million?

Analysis, administration, and studies - proposed amendment, notification of proposal wanting to access funds to neighbors affected. For example, before the mapping extension amendment that was presented in 2022, used admin funds to send notification to residents.

35 - Are consultants being paid for TIF projects? The City of Chicago does not have a dept that focuses on analysts, therefore CofChicago hires contractors

that are qualified experts, and these consultations can be paid through the admin money.

37 - 22 million seems like a lot for admin estimations, is there an upcoming project that this estimate has been influenced by? Lucia says that no, there is a framework that is used to provide these estimates which reflect a percentage that is allocated per each row on the table of estimates that is shown on slide 5 of the presentation.

39 - In breakout groups, three different teams will be reviewing the mission statement for the TRC and making adjustments.

39 - Can an invitation be made to CDC to make recommendations? The CDC is tied to a budget amendment, and after that it falls in the hands of DPD and TIF Review Committee, they do not have much say other than accepting any budget amendment. The CDC charge is not the approval bodies, they just are the legislative body that pass the budget. The proposed projects are not heard by the CDC, but by DPD and committee and city council.

43 - If everything goes to plan, would the funds be unlocked on May 21st? No, they would be accessible, but the proposed projects must be reviewed.

43 - RFB, are all projects? No, CPS projects are not.

46 - Would an Intergovernmental project be faster? A letter can be presented to DPD, and would then be kicked over to be reviewed by Alderperson.

48 - Worksheet has been handed out where committee members will review mission statement, list their priorities, and any new guidelines they wish to add. Lucia has allotted 10 mins for review.

7:17 - Are there any questions?

17 - Can the 25th Ward Office put out a statement that a map amendment will not be going forward? The Office will release a statement when Ward 11 and 12 are ready to publicly support the budget amendment. Right now the item is being held in Finance Committee, if there is movement then it would have to go through Rules Committee, since it has been sitting for over a year.

The Alderman will be working on a notice to put out that the mapping amendment will not be moving forward.

21 - Are there any projects that were left outstanding? The only project that is being halted is 18th & Peoria.

21 - Estimate of how much money is allocated so far? About 100 million right now

22 - Can we get DPD to come to our next meeting/workshop to review TIF rules

24 - unobligated total: is what money has been left over and the generated money so far from 2023-3024, since the money was not allocated to any project.