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Legislation Details (With Text)

File #: O2021-2172
Type: Ordinance **Status:** Passed
File created: 5/26/2021 **In control:** City Council
Final action: 6/25/2021

Title: Intergovernmental agreement with Chicago Park District to provide tax increment financing (TIF) funds for renovations of Fieldhouse, Little League field, water court, stable area and Conservatory Children's Garden at Garfield Park, at 100 N Central Park Ave

Sponsors: Lightfoot, Lori E.

Indexes: Intergovernmental

Attachments: 1. O2021-2172.pdf

Date	Ver.	Action By	Action	Result
6/25/2021	1	City Council	Passed	Pass
6/21/2021	1	Committee on Finance		
5/26/2021	1	City Council	Referred	

OFFICII OF THE MAYOR

CITY OF CHICAGO

LORI E. LIGHTFOOT
MAYOR

May 26. 2021

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 ordinances authorizing the execution of intergovernmental agreements with the Chicago Park District to provide TIF funding for various park improvements.

Your favorable consideration of these ordinances will be appreciated.

ORDINANCE

WHEREAS, the City of Chicago (the "City"), is a home rule unit of government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Chicago Park District (the "Park District"), is an Illinois municipal corporation and a unit of local government under Article VII, Section 1 of the 1970 Constitution of the State of Illinois, and as such is authorized to exercise control over and supervise the operation of all parks within the corporate limits of the City; and

WHEREAS, the City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended from time to time (the "Act"), to finance projects that eradicate blight conditions and conservation factors that could lead to blight through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, under 65 ILCS 5/11-74.4-3(q)(7), incremental ad valorem taxes, which pursuant to the Act, have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used to pay all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of a redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs; and

WHEREAS, the Park District is a taxing district under the Act; and

WHEREAS, the Park District is engaged in an ongoing program of construction and renovation projects at its parks and other Park District facilities ("Park Projects"); and

WHEREAS, pursuant to an ordinance adopted by the City Council of the City (the "City Council") on February 24, 2021, and published in the Journal of Proceedings for the City Council for such date at pages 27586 through 27604, the City Council approved a form of an intergovernmental agreement attached thereto for a project at Donovan Park (the "Form Agreement"); and

WHEREAS, the Park District owns a park identified in Exhibit A (the "Park") located on the property identified in Exhibit A (the "Property"); and

WHEREAS, the Park District desires to undertake certain improvements to the Park as identified in Exhibit A (the "Project"); and

WHEREAS, the Property lies wholly within the boundaries of the Redevelopment Area (as hereinafter defined); and

WHEREAS, in accordance with the provisions of the Act, the City Council: (i) approved and adopted a redevelopment plan and project (the "Plan") for a portion of the City identified on Exhibit A (the "Redevelopment Area"); (ii) designated the Redevelopment Area as a "redevelopment project area"; and (iii) adopted tax increment allocation financing for the Redevelopment Area, pursuant to ordinances (collectively, the "TIF Ordinances") adopted on the date (or dates, if subsequently amended) and published in the Journal for such date(s),

WHEREAS, Increment collected from the Redevelopment Area shall be known as the "Redevelopment Area Increment"; and

WHEREAS, the Department of Planning and Development of the City desires to use a portion of the Redevelopment Area Increment in an amount not to exceed the amount identified in Exhibit A for the purpose of wholly or partially funding certain costs of the Project (the "TIF-Funded Improvements") to the extent and in the manner provided in this ordinance and the Agreement (as hereinafter defined); and

WHEREAS, a detailed budget for the Project (the "Project Budget") and an itemized list of the TIF-Funded Improvements are each incorporated into Exhibit A; and

WHEREAS, the Plan contemplates that tax increment financing assistance would be provided for public improvements, such as the Project, within the boundaries of the Redevelopment Area; and

WHEREAS, in accordance with the Act, the TIF-Funded Improvements shall include such of the Park District's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the Plan, and the City has found that the TIF-Funded Improvements consist of the cost of the Park District's capital improvements that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-3(u) of the Act; and

WHEREAS, the City and the Park District wish to enter into an intergovernmental agreement in substantially similar form to the Form Agreement, substituting the Project-specific terms with the information contained in Exhibit A. whereby the City shall pay for or reimburse the Park District for the TIF-Funded Improvements related to the Project (the "Agreement"); 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. The City hereby finds that the TIF-Funded Improvements, among other eligible redevelopment project costs under the Act approved by the City, consist of the cost of the Park District's capital improvements that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-3(u) of the Act.

SECTION 3. The Commissioner of Planning and Development and a designee are each hereby authorized, subject to approval by the City's Corporation Counsel, to negotiate, execute and deliver the Agreement and such other documents as may be necessary to carry out and comply with the provisions of the Agreement, with such changes, deletions and insertions as shall be approved by the persons executing the Agreement on behalf of the City.

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 or¹ provision shall not affect any other provisions of this ordinance.

SECTION 5. This ordinance shall be in full force and effect from and after the date of its passage and approval.

3
Exhibit A

1. 2. 3.

4. 5.

Park: Garfield

Property: 100 North Central Park Avenue, Chicago, Illinois 60624

Project: The renovations and site improvements within Garfield Park consists of several distinct projects. The Park Field House and Cultural Center will include interior restorations, electrical service upgrades to service the auditorium. Athletic ball field improvement to the Little League baseball field will include new dugouts and player benches, field turf, fencing, and other site improvements. The Water Courts and Gardens will be transformed into a new garden area with repaved walkways and site improvements. The Powerhouse and Stable facility within the park will be repurposed into an arts venue with gallery spaces and a production area of art making and manufacturing. Within the Conservatory the Children's Garden will be rebuilt into a new interactive play-scape for children.

Amount of Redevelopment Area Increment: Not to exceed \$8,900,000 Project Budget:

Sources

Midwest TIF

\$8,900,000

Uses

Cultural Center interior architectural renovations and electrical upgrades to support the auditorium performance space and the roof and gutter drainage system

Improvements to little league ballfield to include new dugouts and 1 \$600,000 spectator bleachers, field turf, fencing and other site improvements

Water Court and Garden will be redesigned and repurpose the pools, repave the area walkways and restore parts of the adjacent pavilion

Powerhouse and former stable area will be rebuilt into a welcome center, gallery space and production area for art making and manufacturing purposes

Children's Garden within the Conservatory will be rebuilt into a new garden and play-scape for children.

\$8,900,000

6. Redevelopment Area: Midwest

7. Date of adoption and Journal page numbers of TIF Ordinances (including any amendments): Under ordinances adopted on May 17, 2000, and published in the Journal of Proceedings (the "Journal") of the City Council of the City (the "City Council") for such date at pages 30776 through 30953, the City Council: (i) approved a redevelopment plan and project (the "Midwest Plan") for the Midwest Redevelopment Project Area; (ii) designated the Midwest Redevelopment Project Area as a "redevelopment project area" within the requirements of the Act; and (iii) adopted tax increment financing for the Midwest Redevelopment Project Area. Amendments to the Midwest Plan: May 9, 2012 - Amendment No.1 (increase the Project Area's estimated Redevelopment Project Costs) at Journal Pages 25884 to 26069; and December 9, 2015 - Amendment No. 2 (expanded the Redevelopment Project Area) at Journal Pages 15135 to 15150.

