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FOR IMMEDIATE RELEASE

October 31, 2012

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Property Tax Incentive Approved For Northwest Side Plastics Firm

A Jefferson Park plastics firm will expand its manufacturing facility through a Class 6(b) property tax incentive approved by City Council today.

The incentive will help Apollo Plastics Inc. construct a 9,800-square-foot warehouse on a vacant site adjacent to its 47,000-square-foot factory at 5333 N. Elston Ave. in the Elston-Armstrong Industrial Corridor.

“By lowering the operating costs of local manufacturers, the City of Chicago can support their viability and growth as part of a diversified business economy,” Mayor Rahm Emanuel said.

The company, which employs 70 people, makes injection-molded products for automotive and medical companies, among other clients. It will save an estimated \$47, 500 in property taxes over the next 12 years through the incentive.

The \$3.5 million project will create 10 additional jobs.

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Expansion Approved For TIFWorks Job Training Program

A new workforce development initiative approved by City Council today will expand the TIFWorks job training program into every Tax Increment Financing (TIF) district in Chicago and increase the scope of training-related costs that are eligible for program assistance.

“Job training is the critical link between human potential and economic opportunity. This initiative will make sure more businesses, and more areas of the city, have opportunities to make that connection,” Mayor Rahm Emanuel said.

Active since 2002, TIFWorks provides funding for workforce training initiatives that help Chicago companies more effectively operate and compete in the marketplace. Training is conducted by qualified providers that help companies prepare for new equipment, expand product lines, achieve regulatory compliance, and perform other investments.

Under the plan, the program will expand from 79 TIF districts to all 163 TIF active districts in the City, pending funding availability. Additional expenses eligible for assistance include entrepreneurial skills training for business owners, and modest facility upgrades, such as refurbished storefronts for newly trained retailers.

Assistance amounts will continue to range up to \$5,000 per worker, or \$10,000 per business that participates in multi-employer training, over a nine-month period. Grant recipients are required to track company performance, set measurable goals, and report on the impact of the training provided.

TIFWorks assistance is provided through the Department of Housing and Economic Development’s Tax Increment Financing (TIF) program.

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TIF-Assisted Shopping Center Planned For Southwest Side

A new shopping center will replace vacant industrial land in the Archer Heights community through Tax Increment Financing (TIF) assistance approved by City Council today.

The Pulaski Promenade, planned for a 10.5-acre site on the northwest corner of 42nd Street and Pulaski Road, will include 153,000 square feet of commercial space in a main building and several smaller stores.

TIF assistance up to \$10 million will be provided to help pay for environmental work, infrastructure and other eligible costs for the project, which is estimated to generate more than \$15 million in property and sales taxes over the next two decades.

The \$34 million project by Pulaski Promenade LLC will create more than 240 permanent employment positions and 200 construction jobs.

Tenants are slated to include Burlington Coat Factory, Marshall’s department store and Michael’s craft shop, among others. Parking will accommodate more than 600 vehicles.

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Mayor Emanuel Plan Will Help Retrofit One- to Four-Unit Buildings

New energy grants approved by City Council today will support the retrofitting of single-family homes and small, multi-unit buildings.

Developed as a recommendation of the Mayor's Innovation Delivery Team, the grants will help pay for air sealing, roof insulation, and new heating equipment for properties located in eligible Tax Increment Financing (TIF) districts across the City.

"Reduced energy costs are good for homeowners, for the economy and for the environment," Mayor Emanuel said. "The more efficient our buildings become, the more we all stand to benefit."

The grants will be provided through the Department of Housing and Economic Development's Tax Increment Financing-Neighborhood Improvement Program (TIF-NIP), which helps income-qualified owners repair one- to four-unit properties that are located in 25 eligible TIF districts citywide.

Under the plan, funding for energy improvements will range from \$4,350 for single-family homes to \$7,550 for four-unit buildings. The assistance will be in addition to maximum TIF-NIP grants of \$12,500 and \$22,500 respectively, which are primarily allocated for exterior repairs.

Upon completion of the retrofitting work, estimated savings could reach 30 percent of a building's total energy costs, according to the Mayor's Innovation Delivery Team, which creates and implements strategies that foster governmental and private-sector efficiencies.

In related measures, the City Council approved a plan to allocate \$500,000 for the TIF-NIP program in the Commercial Avenue TIF district and \$1 million for the program in the Englewood Neighborhood TIF district. The program will be administered in each area by Neighborhood Housing Services of Chicago.

For more information about the TIF-NIP program, call (312) 744-5799.

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"Shops & Lofts" Will Create New Community Anchor

A \$45.6 million mixed-use development featuring 96 rental units and a Wal-Mart Neighborhood Market will move forward in Bronzeville through financial measures approved by City Council today

Planned for the vacant, southwest corner of 47th Street and Cottage Grove Avenue, the three-acre “Shops & Lofts” project will include a new five-story building with 55,000 square feet of retail space, two new six-flats, a new nine-flat, and a rehabilitated three-flat. Ground level parking on site will include space for 66 vehicles.

“In providing key sources of financing, the City of Chicago can help ensure the neighborhood’s biggest needs are met: affordable housing and new retail development,” Mayor Rahm Emanuel said.

The development team of Skilken and TROY Enterprises will develop the retail space and The Community Builders Inc. will develop the residential component, which calls for 44 affordable, 28 public housing and 24 market-rate apartments.

City investment in the project will include nearly \$13 million in Tax Increment Financing assistance.

For the residential component, the City will also provide a \$550,000 HOME loan, a \$7.8 million loan from the CHA, \$663,000 in donations tax credit equity, \$8.4 million in low-income housing tax credit equity and up to \$20 million in tax-exempt bonds that will generate construction financing for the project.

The commercial component will include \$3.3 million in New Markets Tax Credit equity.

The development is projected to create 144 temporary and 100 permanent jobs.

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TIF Approved For JMC Steel Headquarters Relocation

The relocation of JMC Steel Group’s corporate headquarters from suburban Cleveland to downtown Chicago will be supported with up to \$1.12 million in financial incentives approved by City Council today.

To be provided in installments through the City’s Tax Increment Financing (TIF) program, the funds will partially reimburse JMC Steel for a \$4.7 million renovation of a 29,000-square-foot office at 227 W. Monroe St., where it intends to employ at least 100 people.

Founded in 1877, JMC Steel produces tubing, piping and conduit at 12 factories across North America, including two on the South Side of Chicago.

“By helping to bring the corporate office closer to two local production facilities, the City of Chicago can help the company’s viability while reinforcing the Loop’s continuing evolution as a center for global headquarters,” Mayor Rahm Emanuel said.

As part of the assistance, JMC will maintain at least 295 total jobs at its production facilities in the South Deering and New City communities.

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Rehab Plan Will Create Artist Lofts on 47th Street

The rehabilitation of a vacant Bronzeville building as live-work spaces for artists will move forward through \$1.1 million Tax Increment Financing (TIF) assistance approved by City Council today.

The assistance will help Revere Properties LLC and Three Corners LLC finance the \$5.9 million renovation of 436 E. 47th St. as 16 apartments.

The three-story, 90-year-old building will contain a mix of studio-, one- and two-bedroom affordable units that will be leased to working artists, half of which will earn no more than 120 percent of area median income (AMI). The other half will earn less than 60 percent of AMI. Unit sizes will range from 600 to 1,100 square feet and emphasize natural light and flexible floor plans.

About a third of the 12,200 square feet of commercial space planned for the building’s ground floor will accommodate the relocation of Gallery Guichard, which showcases art from the United States, Africa and the Caribbean.

The residential portion of the building will be financed in part by \$4.4 million in federal Neighborhood Stabilization Program (NSP) funding allocated by the City of Chicago. Awarded by the U.S. Department of Housing and Urban Development, NSP funds are used to buy and renovate vacant and foreclosed properties in communities hardest hit by foreclosure and abandonment.

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