



## 97TH GENERAL ASSEMBLY

### State of Illinois

2011 and 2012

HB1606

Introduced 2/15/2011, by Rep. William Davis

#### SYNOPSIS AS INTRODUCED:

New Act  
30 ILCS 105/5.786 new

Creates the Brownfields Redevelopment and Intermodal Promotion Act. Provides that the incremental income tax attributable to a new employee of an individual, partnership, corporation, or other entity that is employed within the South Suburban Intermodal Redevelopment Zone shall be deposited into the South Suburban Intermodal Redevelopment Zone Fund. Sets forth the boundaries of the South Suburban Intermodal Redevelopment Zone. Provides that moneys in the South Suburban Intermodal Redevelopment Zone Fund shall be used to fund eligible projects within the South Suburban Intermodal Redevelopment Zone. Sets forth limits on expenditures from the South Suburban Intermodal Redevelopment Zone Fund. Contains other provisions. Amends the State Finance Act to create the South Suburban Intermodal Redevelopment Zone Fund as a special fund. Effective immediately.

LRB097 09492 RLJ 49629 b

FISCAL NOTE ACT  
MAY APPLY

A BILL FOR

1 AN ACT concerning intermodal facilities.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 1. Short title. This Act may be cited as the  
5 Brownfields Redevelopment and Intermodal Promotion Act.

6 Section 5. Purpose. The General Assembly has determined  
7 that it is in the interest of the State of Illinois to  
8 encourage the efficient development of the facilities and  
9 businesses that intermodal terminals attract, to the extent  
10 that such development is consistent with existing regional  
11 development; that it is in the interest of the State to use  
12 these kinds of developments to assist, enable, and facilitate  
13 remediation of brownfield sites located within specified areas  
14 and communities in Illinois; and furthermore that it is in the  
15 interest of the State to encourage the hiring of minority and  
16 other historically disadvantaged individuals in new businesses  
17 or facilities developed with State assistance, and especially  
18 to encourage the hiring of individuals who reside in  
19 high-unemployment communities where such businesses or  
20 facilities are developed.

21 Section 10. Definitions. As used in this Act:

22 "Agreement" means the agreement between an eligible

1 developer and the managing entity under this Act.

2 "Brownfield" means real property, the expansion,  
3 redevelopment, or reuse of which may be complicated by the  
4 presence or potential presence of a hazardous substance,  
5 pollutant, or contaminant.

6 "Department" means the Department of Commerce and Economic  
7 Opportunity.

8 "Director" means the Director of Commerce and Economic  
9 Opportunity.

10 "Eligible activity" means any task performed to achieve the  
11 purpose of this Act, including the improvement of  
12 infrastructure or other measures to prepare land for  
13 redevelopment, as defined in Section 45.

14 "Eligible developer" means an individual, partnership,  
15 corporation, or other entity currently and actively engaged in  
16 the development of logistics, warehousing, distribution, or  
17 light manufacturing facilities in North America, that owns,  
18 options, or otherwise directly controls a parcel of land that  
19 is part of the South Suburban Intermodal Redevelopment Zone.

20 "Eligible employer" means an individual, partnership,  
21 corporation, or other entity that employs or will employ  
22 full-time employees within the South Suburban Intermodal  
23 Redevelopment Zone.

24 "Eligible project" means a set of eligible activities  
25 undertaken to improve infrastructure or other measures that  
26 prepare land for redevelopment, as defined in Section 45,

1 whether undertaken directly by the managing entity, by an  
2 entity selected by and contracted with the managing entity, or  
3 achieved through an agreement with an eligible developer or an  
4 eligible employer.

5 "Employment goal" means the percentage of labor hours to be  
6 performed by employees who are a member of a minority group and  
7 who reside in one of the municipalities located within the  
8 South Suburban Intermodal Redevelopment Zone.

9 "Full-time employee" means an individual who is employed  
10 for consideration for at least 35 hours each week or who  
11 renders any other standard of service generally accepted by  
12 industry custom or practice as full-time employment. An  
13 individual for whom a W-2 is issued by a Professional Employer  
14 Organization (PEO) is a full-time employee if employed in the  
15 service of the eligible employer for consideration for at least  
16 35 hours each week or who renders any other standard of service  
17 generally accepted by industry custom or practice as full-time  
18 employment.

19 "Green infrastructure" means any on-site features that are  
20 expressly designed to lower the impact of a development on the  
21 natural environment or on the quality of life in the  
22 surrounding community, including, but not limited to: wind  
23 turbines, solar panels, vegetated green roof, permeable  
24 pavers, and bio-swales to reduce storm water run-off;  
25 landscaping used to buffer the industrial site from adjacent  
26 residential properties or roadways, or similar enhancements,

1 as part of the development of an eligible project.

2 "Incremental income tax" means the total amount withheld  
3 from the compensation of new employees under Article 7 of the  
4 Illinois Income Tax Act arising from employment by an eligible  
5 employer.

6 "Infrastructure" means roads, access roads, and streets;  
7 bridges; sidewalks; streetlights; perimeter fencing; water and  
8 sewer line extensions or improvements; stormwater drainage and  
9 retention facilities; gas and electric utility line extensions  
10 or improvements; rail improvements including signalization and  
11 siding construction or repair; any required or designated  
12 environmental assessment, inspection, or remediation of a  
13 specific brownfield site located on land where any portion of  
14 an eligible project is taking place; or other improvements that  
15 are essential to the development of an eligible project.

16 "Intermodal" means the transfer of freight between 2 or  
17 more modes of transportation, as between rail and truck.

18 "Intermodal terminal" means an integrated facility where  
19 trailers and containers are transferred between intermodal  
20 railcars and highway carriers, including domestic and  
21 international container shipments; or an integrated facility  
22 where dry or liquid bulk and packaged commodities are  
23 transferred between conventional railroad freight cars and  
24 highway carriers.

25 "Managing entity" means the organization that is  
26 authorized to perform an inter-related set of tasks necessary

1 for the development and redevelopment of parcels of land that  
2 are part of the South Suburban Intermodal Redevelopment Zone,  
3 whether that entity performs those tasks directly, contracts  
4 with an entity of its choosing, or enters into agreement with  
5 eligible developers or eligible employers to perform these  
6 tasks.

7 "Minority" means a person who is a citizen or lawful  
8 permanent resident of the United States and who is: (i) African  
9 American, meaning a person whose origins are in any of the  
10 Black racial groups of Africa, and who has historically and  
11 consistently identified himself or herself as being such a  
12 person; (ii) Hispanic American or Latino American, meaning a  
13 person whose origins are in Mexico, Central or South America,  
14 or any of the Spanish speaking islands of the Caribbean (for  
15 example Cuba and Puerto Rico), regardless of race, and who has  
16 historically and consistently identified himself or herself as  
17 being such a person; (iii) Asian or Pacific Islander American,  
18 meaning a person whose origins are in any of the original  
19 peoples of the Far East, Southeast Asia, the islands of the  
20 Pacific or the Northern Marianas, or the Indian Subcontinent,  
21 and who has historically and consistently identified himself or  
22 herself as being such a person; or (iv) Native American,  
23 meaning a person having origins in any of the original peoples  
24 of North America, and who maintain tribal affiliation or  
25 demonstrate at least one-quarter descent from such groups, and  
26 who has historically and consistently identified himself or

1 herself as being such a person.

2 "New employee" means a full-time employee first employed by  
3 an eligible employer for a project that is the subject of an  
4 agreement between the managing entity and an eligible developer  
5 or eligible employer and who is hired after the eligible  
6 developer enters into the agreement, but does not include:

7 (1) an employee of the eligible employer who performs a  
8 job that (i) existed for at least 6 months before the  
9 employee was hired and (ii) was previously performed by  
10 another employee;

11 (2) an employee of the eligible employer who was  
12 previously employed in Illinois by a related member of the  
13 eligible employer and whose employment was shifted to the  
14 eligible employer after the eligible employer entered into  
15 the agreement; or

16 (3) a child, grandchild, parent, or spouse, other than  
17 a spouse who is legally separated from the individual, of  
18 any individual who has a direct or an indirect ownership  
19 interest of at least 5% in the profits, capital, or value  
20 of the eligible employer.

21 Notwithstanding item (2) of this definition, an employee  
22 may be considered a new employee under the agreement if the  
23 employee performs a job that was previously performed by an  
24 employee who was: (i) treated under the agreement as a new  
25 employee and (ii) promoted by the eligible employer to another  
26 job.

1 "Professional Employer Organization" (PEO) means an  
2 employee leasing company, as defined in Section 206.1(A)(2) of  
3 the Unemployment Insurance Act.

4 "Related member" means a person or entity that, with  
5 respect to the eligible employer during any portion of the  
6 taxable year, is any one of the following:

7 (1) an individual stockholder, if the stockholder and  
8 the members of the stockholder's family (as defined in  
9 Section 318 of the Internal Revenue Code) own directly,  
10 indirectly, beneficially, or constructively, in the  
11 aggregate, at least 50% of the value of the eligible  
12 employer's outstanding stock;

13 (2) a partnership, estate, or trust and any partner or  
14 beneficiary, if the partnership, estate, or trust, and its  
15 partners or beneficiaries own directly, indirectly,  
16 beneficially, or constructively, in the aggregate, at  
17 least 50% of the profits, capital, stock, or value of the  
18 eligible employer;

19 (3) a corporation, and any party related to the  
20 corporation in a manner that would require an attribution  
21 of stock from the corporation to the party or from the  
22 party to the corporation under the attribution rules of  
23 Section 318 of the Internal Revenue Code, if the taxpayer  
24 owns directly, indirectly, beneficially, or constructively  
25 at least 50% of the value of the corporation's outstanding  
26 stock;



1           (4) a corporation and any party related to that  
2 corporation in a manner that would require an attribution  
3 of stock from the corporation to the party or from the  
4 party to the corporation under the attribution rules of  
5 Section 318 of the Internal Revenue Code, if the  
6 corporation and all such related parties own in the  
7 aggregate at least 50% of the profits, capital, stock, or  
8 value of the eligible employer; or

9           (5) a person to or from whom there is attribution of  
10 stock ownership in accordance with Section 1563(e) of the  
11 Internal Revenue Code, except, for purposes of determining  
12 whether a person is a related member under this definition,  
13 20% shall be substituted for 5% wherever 5% appears in  
14 Section 1563(e) of the Internal Revenue Code.

15           "South Suburban Intermodal Redevelopment Zone" (the Zone)  
16 means the area fully encompassing all properties, acreage, and  
17 structures, including Environmental Protection Agency  
18 designated brownfield sites, that are zoned for industrial uses  
19 by the applicable local zoning authority, and which are located  
20 within the following South Suburban Cook County municipalities  
21 that are wholly or partially located within 4 miles from the  
22 major truck gate of the Canadian National intermodal freight  
23 terminal, and which are therefore by definition also served by  
24 the Union Pacific intermodal freight terminal, and which  
25 contain or are immediately adjacent to a freight rail line, and  
26 which either (i) contain at least 25 acres of vacant or

1 underutilized industrial land, of which at least 10 acres are  
2 contiguous, as per a 2011 survey conducted by the South  
3 Suburban Mayors and Managers Association (SSMMA); or (ii) share  
4 a boundary with the CN terminal: City of Blue Island, Calumet  
5 City, City of Chicago Heights, Village of Dixmoor, Village of  
6 Dolton, Village of East Hazel Crest, Village of Glenwood, City  
7 of Harvey, Village of Hazel Crest, Village of Homewood, Village  
8 of Lansing, City of Markham, Village of Phoenix, Village of  
9 Posen, Village of Riverdale, Village of Robbins, Village of  
10 South Holland, and Village of Thornton.

11 "Underutilized land" means land whose assessed value is  
12 greater than the assessed value of its improvements.

13 Section 15. South Suburban Intermodal Redevelopment Zone  
14 Fund. The South Suburban Intermodal Redevelopment Zone Fund is  
15 created as a special fund in the State treasury. As soon as  
16 possible, upon certification of the Department of Revenue  
17 following review of the amounts contained in the quarter annual  
18 report required under paragraph 4 of Section 50, the  
19 Comptroller shall order transferred and the Treasurer shall  
20 transfer from the General Revenue Fund to the South Suburban  
21 Intermodal Redevelopment Zone Fund an amount equal to the  
22 incremental income tax for the previous month attributable to a  
23 project that is implemented directly by the managing entity or  
24 the subject of an agreement. These revenues may be used to  
25 support the activities detailed under Section 45 within the

1 South Suburban Intermodal Redevelopment Zone.

2 Section 20. South Suburban Intermodal Redevelopment Zone  
3 Fund; eligible projects. In State fiscal years 2011 through  
4 2023, all moneys in the South Suburban Intermodal Redevelopment  
5 Zone Fund are held solely to fund eligible projects undertaken  
6 subject to the provisions of Section 35 and performed either  
7 directly by the managing entity, by an entity of its choosing  
8 contracted to perform specific tasks, or by an eligible  
9 developer or eligible employer through an agreement. All  
10 eligible projects are subject to review and approval by the  
11 Department. The life span of the Fund may be extended past  
12 fiscal year 2023 by law.

13 Section 25. Limitation on amounts for eligible projects.  
14 The total amount of tax increment available to the managing  
15 entity for eligible projects shall not exceed \$6,000,000 in  
16 each State fiscal year. Any increment generated in a given  
17 State fiscal year in excess of \$6,000,000 shall revert to the  
18 State. Any revenues in the South Suburban Intermodal  
19 Redevelopment Zone Fund not used in a given fiscal year may be  
20 rolled over into subsequent fiscal years for use by the  
21 managing entity for eligible purposes.

22 No eligible developer or eligible employer shall receive  
23 moneys that are attributable to a project that is not the  
24 subject of the developer's or employer's agreement with the

1 managing entity, as approved by the Department.

2 Reimbursement of eligible expenses through the South  
3 Suburban Intermodal Redevelopment Zone Fund shall not preclude  
4 the receipt of benefits from any Enterprise Zone, Tax Increment  
5 Finance District, property tax abatement program, or other  
6 business development program of a federal, State, or local  
7 economic development program that may be available to the  
8 project.

9 Section 30. Managing entity.

10 (a) The managing entity under this Act shall be the South  
11 Suburban Intermodal Development Board. The Board consists of  
12 one member appointed by the chief executive of each of the 18  
13 municipalities located within the Zone, 2 members appointed by  
14 the Governor, and one member appointed by the President of the  
15 Cook County Board of Commissioners. All members shall be  
16 appointed for a term of 3 years. Upon the expiration of each  
17 member's term, a successor shall be appointed for a term of 3  
18 years. Vacancies on the Board shall be filled in the same  
19 manner as original appointments, and any members so appointed  
20 shall serve during the remainder of the term for which the  
21 vacancy occurred. The appointments shall be made within 90 days  
22 after the effective date of this Act. Six members shall  
23 constitute a quorum. The Board shall elect a Chairperson from  
24 amongst its members by simple majority vote. Members shall  
25 serve without compensation. Accurate minutes shall be kept of

1 all meetings of the Board. The Board shall be called at the  
2 discretion of the Chair or any 4 members of the Board.

3 (b) The managing entity is responsible for ensuring that  
4 the Zone is redeveloped to simultaneously maximize the  
5 following:

6 (1) Restoration of all industrially zoned land in the  
7 Zone to its best and highest use, defined here as the  
8 highest possible number of new jobs in logistics or  
9 manufacturing operations and the highest levels of new  
10 business revenues.

11 (2) Protection and improvement of the Zone's natural  
12 environment so that the Zone is a healthy place for  
13 workers, residents, and visitors.

14 (3) Contracting of firms based in the Zone and owned by  
15 members of minority groups for activities funded with  
16 revenues from the South Suburban Intermodal Redevelopment  
17 Zone Fund; and employment of residents of the Zone who are  
18 members of minority groups as workers in the enterprises  
19 that operate within the Zone.

20 (c) In order to fulfill the responsibilities set forth in  
21 subsection (b), the managing entity has the following powers  
22 and duties, which shall collectively comprise its program  
23 administration tasks:

24 (1) Create, gain approval from the Director for, and  
25 regularly update a master plan for the redevelopment of the  
26 Zone, including the following elements:

1 (A) Explanation of how the features of the plan  
2 allow the managing entity to fulfill the broad  
3 responsibility outlined in this Section.

4 (B) Tasks that the managing entity will undertake,  
5 directly or through agreements with eligible  
6 developers or eligible employers, to develop or  
7 improve infrastructure or otherwise prepare,  
8 redevelop, or market parcels within the Zone.

9 (C) Criteria by which the managing entity will  
10 evaluate and select from among potential eligible  
11 projects to carry out its basic responsibilities as  
12 outlined in this Section, including criteria that will  
13 fulfill the following programmatic goals: (i) at least  
14 30% of labor hours must be performed by members of  
15 minority groups who reside in the Zone and (ii) at  
16 least 20% of the dollar value of contracts and  
17 subcontracts must be held by minority-owned firms that  
18 are based in the Zone.

19 (D) Methods the managing entity employed to  
20 receive and incorporate input on the master plan from a  
21 broad range of residents and stakeholders within the  
22 Zone, and methods it will employ to publicize the  
23 master plan so that it is constantly available for  
24 public review.

25 (E) Documentation of the master plan's consistency  
26 with the applicable metropolitan planning

1 organization's current regional comprehensive plan and  
2 regional Transportation Improvement Plan (TIP), and  
3 with the current State Transportation Improvement Plan  
4 (STIP).

5 (2) Develop and maintain a current database or set of  
6 databases with detailed information including:

7 (A) All industrially zoned real estate properties  
8 located within the Zone including information  
9 concerning each property's ownership; current or  
10 delinquent tax status; proximity to major elements of  
11 freight infrastructure; status as a potential or  
12 designated brownfield; and any other information to  
13 support the marketing and redevelopment of properties  
14 located within the Zone.

15 (B) All major elements of infrastructure that  
16 serve the industrial sites of the Zone, including the  
17 capacity and state of repair of rail lines and spurs,  
18 roadways, water, sewage, and power systems.

19 (C) Names of minority-owned contracting firms that  
20 are based within the Zone and wish to be hired by  
21 eligible developers or eligible employers, including  
22 the qualifications and contact information for these  
23 contractors.

24 (D) Names of individuals who are residents of  
25 municipalities located within the Zone and are members  
26 of a minority group, who wish to be employed by

1 eligible developers or eligible employers, including  
2 the qualifications and contact information for these  
3 residents.

4 (3) Execute its master plan through a series of  
5 eligible activities as outlined in Section 45, whether it  
6 undertakes those activities directly, by contracting with  
7 an entity of its choosing, or through agreements with  
8 eligible developers or employers.

9 (4) Evaluate project proposals, whether undertaken  
10 directly by the managing entity or through agreements, to  
11 determine their appropriateness and priority for funding  
12 based on the evaluation criteria defined in the master  
13 plan.

14 (5) Negotiate and monitor agreements with eligible  
15 developers and employers.

16 (6) Maintain records of activities and financial  
17 transactions including regular reports to the Department  
18 and an annual certified public audit.

19 (7) Publish and make publicly available an annual  
20 report detailing local minority hiring and contracting  
21 that has resulted from the use of revenues in the Fund, to  
22 include the following: the number and percentage of new  
23 employees that are members of minority groups, and the  
24 percentage of total labor hours these new employees  
25 performed; the number and percentage of new employees that  
26 are residents of the Zone; the total dollar value of



1 eligible costs that were contracted or subcontracted to  
2 minority-owned firms, with the same value expressed as a  
3 percentage of total eligible costs incurred; the total  
4 dollar value of eligible costs that were contracted or  
5 subcontracted to firms based within the Zone, with the same  
6 value expressed as a percentage of total eligible costs  
7 incurred; and an explanation of concrete steps that will be  
8 taken if these values do not meet the following  
9 programmatic goals: (i) at least 30% of labor hours must be  
10 performed by members of minority groups who reside in the  
11 Zone and (ii) at least 20% of the dollar value of contracts  
12 and subcontracts must be held by minority-owned firms that  
13 are based in the Zone.

14 (8) Report to the Director quarterly on the progress of  
15 executing the master plan and eligible activities.

16 (d) The managing entity shall manage and allocate all South  
17 Suburban Intermodal Zone Fund revenues subject to the  
18 Director's finding that funds are being used to execute the  
19 master plan for redevelopment of the Zone.

20 The managing entity may, at its discretion, contract with  
21 an entity of its choosing to support these program  
22 administration tasks.

23 Section 35. Eligible projects. Funds may be used only for  
24 projects that are necessary for the establishment of a facility  
25 classified under the current edition of the Urban Land

1 Institute's "Guide to Classifying Industrial Property" in one  
2 of the following primary categories: warehouse distribution,  
3 manufacturing (light), or freight forwarding; where the  
4 secondary categories under warehouse distribution include  
5 regional, bulk, and rack-supported warehouses as well as both  
6 heavy and refrigerated distribution facilities; and where the  
7 secondary category under freight forwarding includes truck  
8 terminals.

9 Projects must adhere to applicable local and regional  
10 zoning regulations.

11 Projects may consist of new construction or expansion of  
12 existing facilities so long as the expansion results in the  
13 creation of new jobs.

14 Section 40. Prohibited projects. Funds shall not be used to  
15 support projects that create the following types of permanent  
16 facilities and structures: (i) any type or kind of processing,  
17 handling, or sorting facility for any kind of municipal or  
18 private liquid or solid waste; (ii) any type or kind of  
19 intermodal or multimodal transfer station for any kind of  
20 municipal or private liquid or solid waste; or (iii) container  
21 storage yards that are not part of a larger facility whose  
22 primary function is the maintenance, repair, and rebuilding of  
23 transportation equipment including intermodal containers and  
24 trailers, container chassis, mechanical lift equipment,  
25 hostling tractors, and over-the-road tractors.

1 Temporary or short-term processing or transfer facilities  
2 specifically used as part of an approved environmental  
3 remediation plan for a specific site or parcel under an  
4 agreement are permitted.

5 Any permanent facility used for transloading non-hazardous  
6 scrap paper or waste paper from either trucks or railcars only  
7 into international steamship containers for export to Asia,  
8 moving from Illinois via rail intermodal service, are  
9 permitted.

10 Section 45. Eligible activities. The managing entity may  
11 use revenues from the South Suburban Intermodal Redevelopment  
12 Zone Fund in the following ways:

13 (1) Program administration costs. The managing entity  
14 may use, or contract with an entity of its choosing to use,  
15 up to a total of 15% of revenues generated from the  
16 increment over the course of the fiscal year to support the  
17 responsibilities in that fiscal year as detailed in Section  
18 30. The managing entity must find additional funds for any  
19 program administration costs not covered by the 15%.  
20 Subject to the Department's approval, the managing entity  
21 may impose a modest application processing fee from  
22 eligible developers and eligible employers who submit  
23 proposals, and may use these fees to support program  
24 administration.

25 (2) Reimbursement of costs incurred for the following

1 activities undertaken by the managing entity itself, or by  
2 eligible developers or eligible employers as part of the  
3 execution of an agreement, any of which services may be  
4 subcontracted out to third parties:

5 (A) Acquisition and preparation of land within the  
6 Zone for redevelopment, including brownfield  
7 assessment and remediation; land assembly; site  
8 development plans; demolition of derelict or outdated  
9 structures; and any other action with the express  
10 purpose of readying the land for redevelopment.

11 (B) Infrastructure improvements and repair,  
12 including green infrastructure.

13 (C) Recruiting and training of minority-owned  
14 firms based within the Zone or of individuals who are  
15 members of a minority group and residents of the Zone  
16 for employment in logistics or light manufacturing  
17 employment, such as through pre-employment services,  
18 pre-apprenticeship training, apprenticeship training,  
19 and skills training.

20 (D) Relief of real estate property taxes paid by an  
21 eligible developer or eligible employer to a  
22 municipality or county for land and improvements that  
23 are the subject of an agreement, over a timeframe or up  
24 to an amount specified in the agreement, not to exceed  
25 12 years.

26 (E) Any other activities not listed here that are

1 eligible for TIF financing under Illinois law.

2 (3) Repairing or upgrading infrastructure on publicly  
3 owned land, including rights of way, to facilitate the  
4 redevelopment of land through private investment. Any  
5 brownfield site included in an agreement with an eligible  
6 developer or eligible employer shall remain fully eligible  
7 for all State and Federal tax incentives and grants  
8 specifically related to brownfield remediation and that  
9 these incentives and grants shall have no impact on the  
10 amount of payments for project costs received by an  
11 eligible developer or eligible employer under this Act.

12 Section 50. Agreements with applicants. The Department  
13 shall enter into an agreement with an eligible developer or  
14 eligible employer who is entitled to grants under this Act. The  
15 agreement must contain all of the following:

16 (1) A detailed description of the project that is the  
17 subject of the agreement, including the location of the  
18 project, the expected number of jobs to be created by the  
19 project, and a list of the costs incurred or to be incurred  
20 by the eligible developer or employer for eligible  
21 activities, excluding any amounts that are to be funded  
22 through other public sources.

23 (2) A requirement that the eligible developer or  
24 eligible employer maintain operations at the project  
25 location, stated as a minimum number of years not to exceed

1 10 years.

2 (3) A specific method for determining the number of new  
3 employees attributable to the project.

4 (4) A requirement that the eligible developer or  
5 eligible employer report on a quarter annual basis to the  
6 managing entity, the Department, and the Department of  
7 Revenue the number of new employees and the incremental  
8 income tax withheld in connection with the new employees.

9 (5) A provision authorizing the Department to verify  
10 with the Department of Revenue the amounts reported under  
11 paragraph (4).

12 (6) A provision authorizing the Department of Revenue  
13 to audit the information reported under paragraph (4).

14 (7) A plan for how the eligible developer or eligible  
15 employer will encourage local minority hiring, including  
16 specific employment goals and plans for recruiting,  
17 training, and retaining local minority employees; a list of  
18 2 or more community organizations that it plans to work  
19 with to achieve those goals and plans; and a specific  
20 method for determining and reporting on the fulfillment of  
21 local minority hiring goals, both in terms of the  
22 percentage of full-time employees and the percentage of  
23 work hours performed.

24 (8) Documentation that any road improvements that are  
25 part of the agreement are consistent with the current  
26 regional Transportation Improvement Plan (TIP) and the

1 State Transportation Improvement Plan (STIP).

2 Section 55. Rules. The Department and the Department of  
3 Revenue may promulgate rules necessary to implement this Act.

4 Section 97. Severability. The provisions of this Act are  
5 severable under Section 1.31 of the Statute on Statutes.

6 Section 98. The State Finance Act is amended by adding  
7 Section 5.786 as follows:

8 (30 ILCS 105/5.786 new)

9 Sec. 5.786. The South Suburban Intermodal Redevelopment  
10 Zone Fund.

11 Section 99. Effective date. This Act takes effect upon  
12 becoming law.