

SB2600



99TH GENERAL ASSEMBLY

State of Illinois

2015 and 2016

SB2600

Introduced 2/16/2016, by Sen. William Delgado

SYNOPSIS AS INTRODUCED:

65 ILCS 110/60

Amends the Economic Development Project Area Tax Increment Allocation Act of 1995. Provides that when a commission is created under the Act and receives any public funds or public monies, the board shall include at least 2 members of a labor council or labor councils and at least 2 members from 2 separate minority groups. Further provides that the labor council and minority group members shall be full commission members and shall not be compensated. Defines terms.

LRB099 18671 AWJ 43053 b

A BILL FOR

1 AN ACT concerning local government.

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

4 Section 5. The Economic Development Project Area Tax
5 Increment Allocation Act of 1995 is amended by changing Section
6 60 as follows:

7 (65 ILCS 110/60)

8 Sec. 60. Powers of municipalities; economic development
9 project area commissions. In addition to powers that it may now
10 have, a municipality has the following powers under this Act:

11 (1) To make and enter into all contracts necessary or
12 incidental to the implementation and furtherance of an economic
13 development plan.

14 (2) Within an economic development project area, to acquire
15 by purchase, donation, lease, or eminent domain and to own,
16 convey, lease, mortgage, or dispose of land and other real or
17 personal property or rights or interests in property and to
18 grant or acquire licenses, easements, and options with respect
19 to property, all in the manner and at a price the municipality
20 determines is reasonably necessary to achieve the objectives of
21 the economic development project. No conveyance, lease,
22 mortgage, disposition of land, or agreement relating to the
23 development of property shall be made or executed except

1 pursuant to prior official action of the municipality. No
2 conveyance, lease, mortgage, or other disposition of land in
3 furtherance of an economic development project, and no
4 agreement relating to the development of property in
5 furtherance of an economic development project, shall be made
6 without making public disclosure of the terms and disposition
7 of all bids and proposals submitted to the municipality in
8 connection with that action.

9 (3) To clear any area within an economic development
10 project area by demolition or removal of any existing
11 buildings, structures, fixtures, utilities, or improvements
12 and to clear and grade land.

13 (4) To install, repair, construct, reconstruct, extend or
14 relocate public streets, public utilities, and other public
15 site improvements located outside the boundaries of an economic
16 development project area that are essential to the preparation
17 of an economic development project area for use in accordance
18 with an economic development plan.

19 (5) To renovate, rehabilitate, reconstruct, relocate,
20 repair, or remodel any existing buildings, improvements, and
21 fixtures within an economic development project area.

22 (6) To install or construct any buildings, structures,
23 works, streets, improvements, utilities, or fixtures within an
24 economic development project area.

25 (7) To issue obligations as provided in this Act.

26 (8) To fix, charge, and collect fees, rents, and charges

1 for the use of any building, facility, or property or any
2 portion of a building, facility, or property owned or leased by
3 the municipality in furtherance of an economic development
4 project under this Act within an economic development project
5 area.

6 (9) To accept grants, guarantees, donations of property or
7 labor, or any other thing of value for use in connection with
8 an economic development project.

9 (10) To pay or cause to be paid economic development
10 project costs, including, specifically, to reimburse any
11 developer or nongovernmental person for economic development
12 project costs incurred by that person. Any payments to be made
13 by a municipality to developers or other nongovernmental
14 persons for economic development project costs incurred by the
15 developer or other nongovernmental person shall be made only
16 pursuant to the prior official action of the municipality
17 evidencing an intent to pay or cause to be paid those economic
18 development costs. A municipality is not required to obtain any
19 right, title, or interest in any real or personal property in
20 order to pay economic development project costs associated with
21 the property. The municipality shall adopt accounting
22 procedures necessary to determine that the economic
23 development project costs are properly paid.

24 (11) To utilize revenues received under this Act from one
25 economic development project area for economic development
26 project costs in another economic development project area that

1 is either contiguous to, or is separated only by a public
2 right-of-way from, the economic development project area from
3 which the revenues are received.

4 (12) To exercise any and all other powers necessary to
5 effectuate the purposes of this Act.

6 (13) To create a commission of not less than 5 or more than
7 15 persons to be appointed by the corporate authorities of the
8 municipality. Members of a commission shall be appointed for
9 initial terms of 1, 2, 3, 4, and 5 years, respectively, in
10 numbers to provide that the terms of not more than one-third of
11 all the members shall expire in any one year. Their successors
12 shall be appointed for a term of 5 years. The commission,
13 subject to approval of the corporate authorities, may exercise
14 the powers enumerated in this Section. The commission also may
15 hold the public hearings required by this Act and make
16 recommendations to the corporate authorities concerning the
17 approval of economic development plans, the establishment of
18 economic development project areas, and the adoption of tax
19 increment allocation financing for economic development
20 project areas.

21 When a commission created under this paragraph (13)
22 receives any public funds or public monies, its board shall
23 include not less than 2 members of a labor council or councils
24 and not less than 2 members from 2 separate minority groups.
25 The labor council or councils shall represent: (A) employees in
26 the construction trades; and (B) employees in the public and

1 private sector. The labor council and minority group members
2 shall be full commission members with all rights and privileges
3 and shall not be compensated.

4 For purposes of this paragraph:

5 "Labor council" means any organization representing
6 multiple entities who are monitoring or attentive to
7 compliance with public or workers' safety laws, wage and
8 hour requirements, making or maintaining collective
9 bargaining agreements, or other statutory requirements.

10 "Minority group" means a group that is a readily
11 identifiable subset of the U.S. population and that is made
12 up of persons who are any of the following:

13 (i) American Indian or Alaska Native (a person
14 having origins in any of the original peoples of North
15 and South America, including Central America, and who
16 maintains tribal affiliation or community attachment).

17 (ii) Asian (a person having origins in any of the
18 original peoples of the Far East, Southeast Asia, or
19 the Indian subcontinent, including, but not limited
20 to, Cambodia, China, India, Japan, Korea, Malaysia,
21 Pakistan, the Philippine Islands, Thailand, and
22 Vietnam).

23 (iii) Black or African American (a person having
24 origins in any of the black racial groups of Africa).

25 (iv) Hispanic or Latino (a person of Cuban,
26 Mexican, Puerto Rican, South or Central American, or

1 other Spanish culture or origin, regardless of race).

2 (v) Native Hawaiian or Other Pacific Islander (a
3 person having origins in any of the original peoples of
4 Hawaii, Guam, Samoa, or other Pacific Islands).

5 (vi) A woman.

6 (Source: P.A. 89-176, eff. 1-1-96.)