South Suburban Region
Of Metropolitan Chicago
Enterprise Zone
Resource Guide

Current Draft: September 11, 2017

INTRODUCTION

OVERVIEW OF RESOURCES AND INCENTIVES FOR DEVELOPMENT

The following document is an overview of the various public sector resources available to developers and businesses in Chicago's South Suburbs. While this guide includes information on tax incentives, financing, brownfield redevelopment and more, it is not a comprehensive list of all resources the South Suburbs have to offer, and thus information may be incomplete or out of date. Please refer to the agency providing the resource or the local Zone Administrator for the most up-to-date information. This Guide is also a draft document; information is being added with the expectation of completing the current edition as of October 31, 2017.

The descriptions included in this document are summaries of the information provided by the corresponding organization. Original sources are referenced via hyperlink, where complete descriptions are provided for the benefit of the user.

This guide is being prepared by the Center for Neighborhood Technology as a service to the Enterprise Zone communities of Chicago's South Suburbs. Questions or suggestions re this guide may be referred to:

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South Suburban Atlas

The South Suburban Atlas is an initiative of the South Suburban Mayors and Managers Association (SSMMA) to provide GIS services for the South Suburban region. GIS is an integrated system of computer hardware, software, and trained personnel linking topographic, demographic, utility, facility, image and other resource data that is geographically referenced. There are four maps available to view on the South Suburban Atlas site, each with useful tools for developers and stakeholders interested in the region: the Economic Development Atlas, the Collaborative Stormwater Viewer, the Floodzone Atlas, and the Story Map. The Economic Development Atlas is particularly useful to developers, as it contains information regarding zoning, brownfield status, tax incentives, etc.

The following will provide a brief overview on how to use the Atlas and access the various data sources it has compiled. To view the maps go to the SSMMA GIS homepage and select the map you wish to view, in this case the Economic Development Atlas. The link will open to a blank map of the South Suburban area with a tool bar at the bottom of the screen. From there you can add layers to the map with relevant information for your purposes. To add layers, click on "Layer List" and check off the layers you would like to view on the map. Available layers include Brownfields, New Market Tax Credit Zones, Enterprise Zones, COD zones, etc. Once you have the layers selected and displayed on the map, you can use the legend to keep track of what symbols represent each layer. You can also click on individual parcels which will quickly give you relevant information about the area. For example, if you click on a brownfield site it will give you information such as address, current owner, acreage, current phase of remediation, assessment start date, assessment end date, and expected funding. Additionally, both from the layer list and from the individual parcel, you can click on the three dots for more options regarding the data set. By clicking “view in attribute table” from the options menu, you can view the entire dataset in table form and export the data if desired.

This Atlas allows you to view the ways in which various incentives such as Enterprise Zones and TIF Districts overlap with each other and how revitalization is happening in the South Suburbs of Chicago. By organizing economic data in a single location in a way that allows users to understand and visualize the location-based nature of the assets, the Atlas is a useful tool for stakeholders, developers, citizens, and potential investors to explore the data and businesses in the South Suburban region.

TAX INCENTIVES

ENTERPRISE ZONES

The Illinois Enterprise Zone Program, administered by the Department of Commerce and Economic Opportunity (DCEO), offers a variety of tax incentives to encourage business and industrial growth and retention in enterprise zones for the purpose of stimulating neighborhood revitalization in depressed areas. In addition to the State incentives, each enterprise zone may have additional local incentives that can be utilized. The following serves as an initial guide to the tax incentives available at both the state and local level for the enterprise zones located in Chicago's South Suburbs. For the most up to date and detailed information about the incentives available in a specific zone, contact the local Zone Administrator. You can also contact Ben Denney with the DCEO at (217)524-0165 or Ben.Denney@illinois.govfor more general informationregarding enterprise zones at the state level.

Enterprise Zone Investment Tax Credit

Investments in qualified property within an enterprise zone are entitled to a .5% credit against state income tax. The credit may be carried forward for up to 5 years and can be taken against individual or corporate income tax and is in addition to the regular .5% investment tax credit available throughout the state. In order to qualify for this incentive, property must be tangible, acquired by purchase, depreciable, have a useful life of four or more years after it is placed in service in the enterprise zone by the taxpayer, have not been previously used in Illinois in such a way that would qualify for this credit, and be an improvement or addition that was made after the zone was designated an enterprise zone. Examples of qualified property include machinery, equipment, buildings or structural components of buildings, and major computer installations. Small, non-depreciable, or intangible assets do not qualify, including things like land, inventories, small personal computers, and trademarks. For more information regarding this incentive please visit the DCEO website. The full text of the Illinois Income Tax Act 35 ILCS 5/201 (f) can be viewed here.

Building Materials Sales Tax Deduction

A state sales tax exemption on building materials used for remodeling, rehabilitation, or new construction projects in an enterprise zone is available for qualified sales. In order to qualify, a Certificate of Eligibility for Sales Tax Exemption must be issued by the Illinois Department of Revenue for the project. This certificate can be applied for through the local Zone Administrator; more information regarding applying for the certificate can be found here. The full text of 35 ICLS 105/12, 110/12, 115/12, 120/5k can be found here:

Enterprise Zone Machinery and Equipment/Pollution Control Facilities Sales Tax Exemption

A 6.25% state sales tax exemption is allowed on the purchase of tangible personal property to be used or consumed in the process of manufacturing or assembly, or in the operation of a pollution control facility within an enterprise zone. To be eligible for this exemption, the DCEO must certify that the business has made an investment in an enterprise zone of at least $5 million in qualified property that created a minimum of 200 full-timeequivalent jobs, or of at least $40 million that retained 200 full-time equivalent jobs or retained at least 90% of jobs in place. Additionally, the majority of the jobs created or retained must be located in the enterprise zone in which the investment occurs. For more details regarding eligibility for this incentive, please visit the DCEO website.The full text of the Revenue Act 35 ILCS 120/1d-1f can be found here.

Utility Tax Exemption

Qualified businesses that have made an investment in an enterprise zone are eligible for a 5% state sales tax exemption on gas, electricity, the .1% Illinois Commerce Commission administrative charge, and the telecommunications excise tax. Eligible investments may be either in qualified property, or non-capital and non-routine investments and associated service costs made for the construction, renovation or improvement of qualified property. The DCEO must certify that the business has either created a minimum of 200 full-time equivalent jobs or retained 1,000 full-time equivalent jobs, the majority of which are within the enterprise zone in which the investment was made. More information about what investments qualify can be found on the DCEO website. The full text of the Public Utilities Act 220 ILCS 5/9-222.1 and Telecommunications Excise Tax Act 35 ILCS 630/2(a)(5) can be found here and here, respectively.

Property Tax Abatements

A portion of taxes may be abated on all classes of real property in an enterprise zone upon which new improvements have been constructed or existing improvements have been renovated or rehabilitated. This abatement applies only to taxes on the increase in assessed value that can be attributed to the new improvements. Taxes on the assessed value of land and already existing improvements are unaffected by this incentive, as is property within Tax Increment Financing (TIF) districts. For more information and to apply for tax abatements, you must contact the local Zone Administrator. The full text of the Revenue Act 35 ILCS 200/18-170 regarding tax abatement can be found here.

Local Incentives – South Suburbs

There are four enterprise zones located in the South Suburbs, each with their own local incentives and local Zone Administrators. The following section contains information regarding local incentives common to all four of the enterprise zones as well as information about each individual zone.

A 50% abatement of the municipal portion of property taxes is available on new improvements to industrial or commercial properties for the first five years after the completion of the new building, rehabilitation, or renovation. Residential properties of twelve or more housing units may also qualify for this incentive. This incentive is not available if the project investor also receives TIF benefits. Contact the local Zone Administrator for more specific information regarding qualifications for that zone.

50% of the initial building permit or zoning application fee will be waived for industrial or commercial projects, as well as residential properties of 12 or more housing units within the enterprise zone. For more detailed information regarding qualifications, contact the local Zone Administrator.

In addition to the state real estate tax abatement incentive, enterprise zones within Cook County have an additional assessment reduction incentive under the Class 6b Industrial Program which gives special consideration to industrial property in enterprise zones. More information regarding this program can be found in the Cook County Special Assessment Property section of this guide or you can contact the local Zone Administrator for more information about this incentive.

South Suburbs Enterprise Zones Information

The *Cal Sag Enterprise Zone*includes designated industrial & commercial areas in the municipalities of Alsip, Blue Island, Calumet Park, Country Club Hills, Dixmoor, East Hazel Crest, Harvey, Hazel Crest, Homewood, Markham, Merrionette Pak, Midlothian, Oak Forest, Phoenix, Robbins, and Worth.

Cal Sag

- Zone Administrator Contact Info:
  - (708) 653 – 3122
  - http://calsagezone.com/contact-us/
- Map: https://drive.google.com/file/d/0B0UhceEc14_paFZkeVFSOG5KWEU/view
- Local Incentives: http://calsagezone.com/local-zone-incentives/
- Website: http://calsagezone.com/about-us/

The *Calumet Enterprise Zone*includes designated industrial & commercial areas in the municipalities of Calumet City, Dolton, Riverdale, Lansing, South Holland, and Thornton.

- Zone administrator Contact Information:
  - (708) 653 - 3122
  - calumetregionezone@gmail.com
- Map: https://drive.google.com/file/d/0B0UhceEc14_pRktMWUVRbmN1dWs/view
- Local incentives: http://www.thornton60476.com/vertical/sites/%7B7433732F-5ACD-4203-AA8E-A8FB0769CB67%7D/uploads/Calumet_Region_Enterprise_Zone_Incentives.pdf

The *Lincoln & 394 Enterprise Zone* includes designated industrial & commercial areas in the municipalities of Chicago Heights, Crete, Ford Heights, Olympia Fields, Sauk Village, South Chicago Heights and Steger.

- Zone Administrator Contact Information: Mohan Rao
  - (708) 753 – 5120
  - Mrao@saukvillage.org
- Map: https://drive.google.com/file/d/0B0UhceEc14_pV2YzSkZTXzRadnc/view
- Application: http://www.chicagoheightsedc.com/wp-content/uploads/2016/08/Updated-Lincoln-394-Enterprise-Zone-Application-Short-2016.pdf

The *Will/Cook 1-57 Enterprise Zone*includes designated industrial & commercial areas in the municipalities of Matteson, Monee, Park Forest, Richton Park and University Park.

- Zone Administrator Contact Information: Ben Wilson
  - (708) 964 – 2000
  - Benwilson@villageofmatteson.org
- Map: https://drive.google.com/file/d/0B0UhceEc14_pRTlsdlByTTlLN0k/view
- Local Incentives: http://www.willcookezone.org/LocalIncentives.html
- Website: http://www.willcookezone.org/

Resources:

http://ssmma-gis.maps.arcgis.com/apps/webappviewer/index.html?id=425dc1833bc54b8da561b5bf9b03dd60
http://ssmma.org/program-areas/enterprise-zones/
http://www.cookcountyassessor.com/PdfForms/Incentive-Forms.aspx

http://www.ilga.gov/legislation/ilcs/ilcs2.asp?ChapterID=8
https://www.civicfed.org/iifs/publications/illinois-enterprise-zones-issue-brief
https://www.countryside-il.org/wp-content/uploads/2015/12/CCBED-Brochure-with-President-Letter-Photo-Included.pdf
https://www.illinois.gov/dceo/ExpandRelocate/Incentives/Pages/default.aspx
https://www.illinois.gov/dceo/ExpandRelocate/Incentives/taxassistance/Documents/ezqa%202014.pdf
https://www.illinois.gov/dceo/ExpandRelocate/Incentives/taxassistance/Pages/EnterpriseZone.aspx

TAX INCREMENT FINANCING

Tax Increment Financing (TIF) is a tool that helps local governments attract new businesses and private development to an area. By designating a blighted or struggling area as a TIF District, a municipality can encourage development or redevelopment in the area.

When an area is designated a TIF District, the values of the property within the district are established as the "base" value. The property taxes collected on the base value continue to be used and distributed normally. However, any growth of value from the established base once the TIF District has been designated creates a tax increment. This difference in revenue between the base and the current tax level constitutes the TIF increment. The additional revenue above the base is collected into a Special Tax Increment Allocation Fund (TIF Funds) which can then be used by the municipality, and conveyed to the municipality's selected investor, to reimburse eligible development expenses or make additional investments in the development of the TIF District area.

TIF Funds may be used to finance various costs associated with the development or redevelopment of property within the TIF district. This funding may be used by the municipality itself for public works and other projects,but it *may also be used to subsidize private development projects*. TIF funds are commonly used to finance the administration of a TIF redevelopment project, property acquisition by the local municipality, rehabilitation or renovation of existing public or private buildings, construction of public works or improvements, job training, studies, surveys, plans, and demolition and site preparation.

For more information regarding local TIF Districts in Cook and Will County and how to utilize TIF funds, please visit the websites of the respective County Clerk, which contains TIF reports, maps, contact information, etc. You can also view the location and information of TIF Districts in the South Suburbs using the SSMMA Economic Development Atlas.

Resources:

http://www.cookcountyclerk.com/tsd/tifs/pages/tifs101.aspx
http://www.thewillcountyclerk.com/taxes/tax-extensions/will-county-tif-information-2/
http://www.illinois-tif.com/about-tif/
http://ssmma-gis.maps.arcgis.com/apps/webappviewer/index.html?id=425dc1833bc54b8da561b5bf9b03dd60

COOK COUNTY SPECIAL ASSESMENT PROPERTIES

Property Tax rates in Cook County are determined through a several step process and can vary from township to township depending on the local tax rate and levies.The Cook County Assessor's Office does not determine the dollar amount of taxes owed but rather determines the "market value" of the property. From there the Assessor determines the "assessed valuation" of the property, typically for commercial and industrial real estate this is based on 25% of the property's value. However, through the Special Assessment Class programs, this percentage can be lowered for a number of years for applicants with eligible projects who can show that their proposed project is feasible and that the incentive is necessary for the projects feasibility. Once the assessed valuation is determined the State Equalization Factor is applied to the Assessed Valuation creating an Equalized Assessed Value for the property. At this point any property tax exemptions are deducted from the Equalized Assessed Value and the local tax rate and levies are applied to compute the dollar amount of the property taxes for a given property.

Due to the way this process is structured, the dollar amount of taxes owed from township to township may differ significantly and affect the importance of obtaining a Special Assessment Class designation. The following sections provide a basic overview of Cook County's Special Assessment Cook County Special Assessments Classes and the incentives they provide regarding property tax rates.

If you would like more information regarding any of the Cook County Special Assessment property programs please visit the Cook County Assessor's website. You can contact the Assessor's office using this contact form or calling at (312) 443–7550.

Class 6b

This classification encourages industrial development by offering an incentive for the development of new industrial facilities, the rehabilitation of existing industrial structures, and the industrial reutilization of abandoned buildings. Class 6b properties are assessed at 10% of market value for the first 10 years after classification, 15% in the 11th year, and 20% in the 12th year providing significant tax savings from the typical 25%. In order to be eligible for this classification, the real estate must be used primarily for industrial purposes; new construction, substantial rehabilitation, or substantial preoccupancy of abandoned property must occur; an eligibility application and supporting documents must be submitted to the Office of the Assessor; the municipality in which the real estate is located must expressly state that it supports and consents to the filing and finds the classification necessary for development to occur on this property, and the applicant must confirm compliance with the Cook County Living Wage Ordinance. For more information regarding Class 6b classification please visit http://www.cookcountyassessor.com/assets/forms/cls6bb.pdf

Class 7a and 7b

These classifications encourage commercial projects in areas determined to be in need of commercial development. Commercial projects where total development costs, exclusive of land, do not exceed $2 million may apply for 7a classification, while projects exceeding $2 million may apply for 7b classification. With this classification properties receive a reduced assessment level of 10% of fair market value for the first 10 years, 15% for the 11th year, and 20% for the 12th year for significant tax savings compared to the typical 25% rate for commercial properties. In order to be eligible for class 7a or 7b classification applicants must demonstrate that the area has been designated as one in need of commercial development by a federal, state or local governing body or agency; that real estate taxes have declined, stagnated, or have not been fully realized during the last 6 years; and that a specific development plan has been created including the economic feasibility, financing, and development schedule of the project. The applicant must also provide a statistical analysis projecting with and without the incentive what added real estate tax revenue and employment will result from the development project. For more information regarding these classifications please visit http://www.cookcountyassessor.com/assets/forms/cls7bb.pdf and http://www.cookcountyassessor.com/assets/forms/cls7ab.pdf

Class 7c

The class 7c incentive, or Commercial Urban Relief Eligibility (CURE), is intended to encourage commercial projects that would not be feasible without assistance. Projects that receive this classification would receive a reduced assessment of 10% of fair market value for the first 3 years, 15% for the 4^{th}, and 20% for the 5^{th} providing significant tax savings from the typical 25% assessment. To be eligible for this classification, applicants must show that the property's assessed value, equalized assessed value, or real estate taxes for the last 6 years have declined or remained stagnant. They must also prove a reasonable expectation that the development, redevelopment, or rehabilitation of the commercial property is a viable project and likely to go forward and be completed in a timely manner and that the classification is reasonably expected to result in an increase in real property tax revenue and employment opportunities. The municipality where the real estate is located must also expressly state that the four eligibility factors of the incentive are satisfied by the project and that it consents and supports the application for 7c classification. For more information regarding 7c classification please visit http://www.cookcountyassessor.com/assets/forms/cls7cb.pdf .

Class 8

The class 8 incentive is designed to encourage industrial and commercial development in areas experiencing severe economic stagnation. Upon application from the local governing body, the assessor may certify that the area is in need of substantial revitalization and designate the area as a Class 8 area. All subsequent new construction, rehabilitation, or reutilization of abandoned buildings in these areas for industrial or commercial use may qualify for the class 8 incentive. Under this classification, qualifying real estate is assessed at a reduced level for 12 years: 10% of market value for the first 10 years, 15% in the 11^{th} year, and 20% in the 12^{th} year providing significant tax savings from the typical 25% assessment. Individual property owners and developers within a certified area may apply to the assessor for Class 8 designation prior to beginning the project. The Economic Development Atlas from the South Suburban Mayors and Managers Association shows the townships in the South Suburban Region that have been certified as Class 8 areas under the "Class 8 Eligible Townships" layer. For more information regarding Class 8 classification please visit http://www.cookcountyassessor.com/assets/forms/cls8b.pdf

Class C

Class C classification is designed to encourage industrial and commercial development by offering a tax incentive for the remediation of contaminated properties. Industrial and commercial real estate is eligible to apply for this classification once a "No Further Remediation Letter" has been awarded by the Illinois Environmental Protection Agency based on the industrial or commercial use of the property. Under this classification, the property will be assessed at 10% of market value for the first 10 years, 15% in the 11^{th} year, and 20% in the 12^{th} year, providing significant savings over the typical 25% assessment rate for commercial and industrial properties. In order to be eligible for this incentive, the property must be used primarily for industrial or commercial purposes, have undergone environmental testing and remediation, received a NFR letter from the IEPA and the cost of remediation (including site investigation, testing, oversight, monitoring, engineering, and legal fees) must have totaled at least $100,000 or at least 25% of the market value of the real estate. Applicants must have filed an eligibility application and supporting documents as well as successfully demonstrated that the present owners were not responsible for the contamination which was remediated under the Site Remediation Program. Additionally, the municipality in which the real estate is located must have filed a lawful resolution or ordinance expressly stating that it supports and consents to the Class C application and finds such classification necessary for the development to occur. For more information regarding this classification please visithttp://www.cookcountyassessor.com/assets/forms/clscb.pdf

SER and TEERM: Temporary expansions to Class 6b and Class 8 programs

The SER (Sustainable Emergency Relief) and TEERM (Temporary Emergency Economic Recovery Modification) programs are temporary expansions to the class 6b and class 8 special assessment programs to provide emergency tax relief and will be sunsetted on November 30th, 2018. Therefore, unlike the standard 6b and 8 programs, these incentives cannot be renewed and must be filed for prior to November 30th, 2018.

The TEERM expansion applies to both the Class 6b and Class 8 incentives. This program relaxes the vacancy requirement for both industrial and commercial properties allowing more properties to qualify for these incentives. Under TEERM, real estate that has been abandoned due to special circumstances for at least 12 continuous months but less than 24 continuous months with no purchase having taken place which may qualify for Class 6b or Class 8 designation. Under these designations, real estate is assessed at 10% for the first 10 years, 15% for the 11th year, and 20% for the 12th year after designation. In order to apply for this incentive, an investor must submit a TEERM Supplemental Application when applying for Class 6b or Class 8 status.

The SER program is an amendment to the Class 6b program that provides emergency tax relief to long term industrial enterprises in Cook County. Qualifying properties will be assessed at 10% for the first 10 years, 15% for the 11th year, and 20% for the 12th year. In order to be eligible for this incentive the property must be used for industrial purposes as defined in the Cook County Ordinance but may not be considered abandoned property, substantial rehabilitation, or vacant under the Class 6b program, have been located in the same facility for at least 10 years prior to the application submittal, submit evidence of economic hardship due to factors associated with the facility, demonstrate need for the incentive using a financial analysis, and have the consent and support of the municipality in which it is located. The Cook county Bureau of Economic Development may also meet with the company annually to verify operations while the SER is in effect. More information about the application process and eligibility requirements can be found here and applications can be found on the Cook County Assessor's website.

WILL COUNTY INCENTIVES

Tax Abatement Program

Will County offers abatement of ad valorem real estate taxes as an incentive to new or retained business. Will County's tax abatement program is done on an application/weighted process. Projects can receive 50% abatement on improvements for 3, 4 or 5 consecutive tax levy years. Abatements can only be applied to improvement to the property, based on the equalized assessed valuation of the property. This incentive is administered by the Will County Center for Economic Development; for more information contact the Vice President of Economic Development at (815) 774 – 6065.

http://www.willcountyced.com/incentives.html

BONDS

ILLINOIS FINANCE AUTHORITY BOND PROGRAMS OVERVIEW

The Illinois Finance Authority (IFA) has a several Bond Programs aimed at supporting Illinois businesses and industries as well as economic development and employment opportunities across the state. These programs include the Airport Facility Revenue Bond Program, Freight Transfer Facility Revenue Bond Program, Industrial Development Revenue Bond Program and the Solid Waste Disposal Program. IFA policies and requirements regarding these bond programs are outlined in its Bond Handbook which is available on the IFA website. A brief overview of the available IFA bond programs is outlined below. If you have any questions you can call the IFA Chicago office at (312) 651 – 1300, further contact information is available here.

Industrial Development Revenue Bond Program

Through this program, the IFA may issue tax exempt Industrial Development Revenue Bonds (IRBs) on behalf of manufacturing companies that can be used to finance the acquisition of fixed assets. Typically, bond financing of less than $1.5 million is not eligible, and bank participation is necessary to make the credit decision, structure terms, and set collateral requirements. The bank is a secured lender and may guarantee the bonds by either providing a Direct Pay Letter of Credit, or by purchasing the bond directly to hold as an investment in its portfolio. Benefits of this program include long-term financing at lower interest rates, fixed or variable rate financing, financing of up to 100% of the project’s cost, and interest to bondholders is exempt from federal income taxation.

Solid Waste Disposal Revenue Bond Program

The tax-exempt bonds issued by the IFA through this program on behalf of eligible, privately-owned solid waste disposal companies that provide services to the general public can be used to finance the acquisition of fixed assets. Typically, bond issues of less than $1.5 million are not eligible and bank participation is necessary to make the credit decision, structure terms, and set collateral requirements before the bonds can be sold to investors. Benefits of using this program include long-term financing at low interest rates (typically 2.0% - 3.5% below prime), fixed or variable rate financing, and financing of up to 100% of the project’s cost.

WILL KANKAKEE REGIONAL DEVELOPMENT AUTHORITYBOND PROGRAMS – WILL COUNTY

Industrial Revenue Bonds

Through the Industrial Revenue Bond Program, the Will Kankakee Regional Development Authority (WKRDA) issues tax-exempt revenue bonds on behalf of manufacturing companies. Industrial revenue bonds may be used to finance acquisition, construction, improvement, reconstruction, or equipping of a manufacturing facility. Total financing may not exceed $10 million, average maturity may not exceed 120% of the economic life of the facility financed, and a volume cap is required. Benefits of this program include a long term (the maturity of the bonds can range from 10 -30 years), low interest rates (generally 2.0% - 3.0% below prime), flexible terms (interest rates may be fixed or variable and may finance up to 100% of project costs), favorable terms (no fixed minimum job creation or capital investment requirements), and a quasi-state guarantee (can allow the borrower to attach to the State’s credit strength). For more information regarding this program or to apply, please contact Andrew Hamilton, Executive Director, at (815) 723 – 9070 or use the contact form available on the WKRDA website.

Taxable Revenue Bonds

WKRDA issues taxable revenue bonds for commercial, industrial, transportation and recreational projects including warehouse distribution facilities, office buildings, shopping centers, etc. which are not eligible for tax-exempt financing. Proceeds can be used to purchase land, buildings and equipment and/or to construct new facilities or renovate existing ones. Taxable Revenue Bonds do not require a volume cap and have a variety of benefits including a long term (maturity of the bonds is flexible and can range from 10-30 years), favorable interest rate (generally 1.0% - 1.5% below prime), flexible terms (interest rates may be fixed or variable and can finance up to 100% of eligible project costs), favorable terms (no fixed minimum job creation or capital requirements), and a quasi-state guarantee (can allow the borrower to attach to the States credit strength). For further information regarding the program or an application please contact Andrew Hamilton, Executive Director, at (815) 723 – 9070 or use the contact form available on the WKRDA website.

Non-Profit Bonds

WKRDA issues bonds to Non-Profit Organizations qualified as 501(c)(3) tax-exempt organizations. WKRDA is empowered to issue on behalf of Illinois non-profit corporations tax-exempt bonds for any purpose permitted under its empowering statutes. Statutes require that non-profit bonds must be issued for capital expenditures. Under this program there is no equity or volume cap requirements; however, they are subject to restrictions such as the 2% cost of issuance limitation, 10% reserve fund limitation, and the 120% average useful life test. For further information regarding the program or an application please contact Andrew Hamilton, Executive Director, at (815) 723 – 9070 or use the contact form available on the WKRDA website.

Environmental Bonds

WKRDA's Environmental Bonds are Tax-Exempt bonds for a purpose of financing airports, docks and wharves, mass commuting facilities, facilities for the furnishing of water, sewage facilities, solid waste disposal facilities, qualified residential rental projects, facilities for the local furnishing of electric energy or gas, local district heating or cooling facilities, qualified hazardous waste facilities, high-speed intercity rail facilities, or environmental enhancements of hydroelectric generating facilities. Environmental Bonds require a volume cap, but carried over volume cap may be used. For further information regarding the program or for an application, please contact Andrew Hamilton, Executive Director, at (815) 723 – 9070 or use the contact form available on the WKRDA website.

COOK COUNTY BUREAU OF ECONOMIC DEVELOPMENT PRIVATE ACTIVITY BONDS PROGRAM

The Cook County Bureau of Economic Development (CCBED) Private Activity Bond (PAB) program was created to support job creation, retention, and affordable housing activities in Cook County. The CCBED issues tax-exempt Private Activity Bonds of at least $1,500,000 on behalf of companies located in Cook County that can be used to finance qualified capital expenditures. These parameters are created on a case-by-case basis when the applicant meets with the CCBED for an initial assessment. For more information regarding the PAB Program, contact Mohamed Elahi at mohammed.elahi@cookcountyil.gov or Meisha Holmes at meisha.holmes@cookcountyil.gov.

LOANS

Illinois Finance Authority (IFA) Participation Loan Program

Through its Participation Loan Program, the IFA provides financing to businesses and industry in Illinois that create or retain jobs to fund the purchase of land or buildings, construction or renovation, and acquisition of machinery and equipment. Upon reviewing the analysis of the applicant's bank, the IFA will purchase the lesser of $500,000 or 50% participation of the applicant's loan directly from their lender and participate at a fixed rate of interest for up to 5 years. Contact information for the IFA can be found here for more information regarding IFA programs.

Illinois Department of Transportation (IDOT) Rail Freight Loan Program

The IDOT Rail Freight Loan Program provides capital assistance to communities, railroads, and shippers to improve rail freight service and promote economic development through the retention and development of rail-dependent industry. Railroads, units of local government, rail users, and owners or leasers of railroad right-of-way are eligible to apply for these low-interest loans. The program is intended for projects with potential to improve access to markets, maintain transportation costs-savings, and use state participation to leverage private investments.

SOUTHLAND COMMUNITY DEVELOPMENT LOAN FUND

The South Suburban Mayors and Managers Association (SSMMA), with the support of the US Dept. of Housing and Urban Development, has partnered with Enterprise Community Partners and Chicago Community Loan Fund to establish and capitalize the Southland Community Development Loan Fund to provide resources to investors interested in developing in transit-served areas (TOD) in Chicago's South Suburbs. Non-profit or for-profit corporations, municipal agencies, and joint ventures of such entities with a track record of developing multifamily and mixed-use or other projects that meet the needs of the SSMMA as defined under their HUD Sustainable Communities Challenge Grant whose project site is located within an SSMMA municipality and within ½ mile of quality transit services are eligible to apply for funding through the Fund's predevelopment or acquisition loans. For more information regarding these programs, please contact Andrew Geer at ageer@enterprisecommunity.org or (312) 803 – 0790.

Predevelopment Loans

Predevelopment loan proceeds may be used for a broad range of activities such as architecture, engineering, environmental studies, soil reports, title surveys, market studies, appraisals, site control, zoning expenses, and carrying costs. The project must demonstrate local public sector support for the project and will be reviewed using the SSMMA Housing Tool to determine project fit with the region's TOD goals. The Borrower must also demonstrate significant financing commitments toward permanent financing of the project prior to closing of the Southland Fund loan.For predevelopment loans the maximum term is three years and the maximum commitment is $500,000.

Acquisition Loans

Acquisitions of vacant land and operating housing where the intent of the acquisition of the operating property is to preserve housing affordability or address another community need are eligible for consideration for this loan. For occupied and/or income producing multifamily housing properties up to $7,500/unit is allowed for immediate capital improvements related to human safety or code violations. The project must demonstrate local public sector support for the project and the Borrower must demonstrate financing commitments exceeding 10% of the cost of the real estate prior to closing the Southland Fund Loan. For nonprofit borrowers, an equity contribution of at least 15% is required. For for-profit borrowers, an equity contribution of at least 25% is required. The maximum loan amount is $3 million with a loan term of up to 5 years.

COOK COUNTY BUREAU OF ECONOMIC DEVELOPMENT LOAN PROGRAMS

BUILT in Cook Loan Program

The BUILT in Cook Loan from the Cook County Bureau of Economic Development(CCBED) can be used to finance transit-oriented mixed use developments, cargo-oriented development near freight rail lines and terminals, mixed-use hospitality/service sector projects, and business development loans. In order to qualify, the applicant must show credit worthiness, create or retain jobs, and/or improve a blighted area. The minimum transaction is $500,000 and the maximum is the lesser of $5,000,000 or $35,000 per job created/retained, and can be used to finance acquisition, site preparation, construction/rehabilitation, machinery and equipment, infrastructure improvements, and related soft costs. The loan may not exceed 30% of the total project costs, and the maximum loan to value including the senior loan is 90%. For more information regarding the BUILT in Cook Loan Program, contact Mohamed Elahi at mohammed.elahi@cookcountyil.gov or Meisha Holmes at meisha.holmes@cookcountyil.gov.

BUILT 50-40 Loan Program

The BUILT 50-40 Loan from the CCBED is available for small businesses in Suburban Cook County to finance acquisition, site preparation, construction/rehabilitation, machinery and equipment, infrastructure improvements, and related soft costs for a project. The loan is between $70,000 and the lesser of $500,000 and $35,000 per full time equivalent job created/retained. The loan may not exceed 40% of the total project costs, and a 10% equity contribution is required. For more information regarding the BUILT 50-40 Loan Program, contact Mohamed Elahi at mohammed.elahi@cookcountyil.gov or Meisha Holmes at meisha.holmes@cookcountyil.gov.

Emerging Business Development Loan (EBDL) Program

The Emerging Business Development Loan from the CCBED is available to enterprises that have been certified by Cook County as minority and/or woman owned. This loan is between $35,000 and $500,000 per transaction and is typically used to finance construction or the procurement of business assets.The EBDL may not exceed 50% of the total costs of the project, and technical assistance may be a condition for approval. For more information about the EBDL program, contact Mohamed Elahi at mohammed.elahi@cookcountyil.gov or Meisha Holmes at meisha.holmes@cookcountyil.gov.

EXPORT IMPORT BANK OF THE UNITED STATES

The Export Import Bank of the United States provides financing for exporters through a variety of programs including loans, insurance, and working capital guarantees. Their Working Capital Loan Guarantee Program can help qualified exporters access capital by guaranteeing a percentage of a private bank's loan. This increases an exporter's borrowing power and qualifications when approaching a private bank for a loan to be used for such purposesas labor, materials and other inputs necessary for fulfilling sales.

WILL COUNTY - NIRCOR GAS ENERGY EFFICIENCY PROGRAM

Nicor Gas Energy Efficiency incentives help redevelop and revitalize communities through building upgrades. The Program focuses on serving communities that are in need of economic redevelopment, as well as business and organizations that create jobs, offer social services, or provide affordable housing. The program offers financial incentives and extensive technical assistance, helping building owners with every step of the process from evaluating energy efficiency needs to applying for rebates and finding qualified contractors. Projects that complete the recommended energy efficiency upgrades can qualify to receive up to $100,000 in rebates. To see if you qualify for this program, please contact Nicor Gas Energy Efficiency Economic Redevelopment team at (773) 328-7040 or email at ERP@cntenergy.org or visit nicorgasrebates.com/programs/economic.

NEW MARKETS TAX CREDITS

New Markets Tax Credits (NMTC) is a federal program administered by the US Treasury Department's Community Development Financial Institutions (CDFI) Fund and the Internal Revenue Service (IRS). The goal of this program is to help reinvigorate low income communities by offering federal tax credit to investors in order to break the cycle of divestment and encourage private investment in these communities. This program works through Community Development Entities (CDEs) which act as financial intermediaries between private investors and low-income community businesses. The basic outline of the program is as follows: a CDE is granted allocation authority by the CDFI Fund which allows it to raise a certain amount of capital from investors, who may then take a credit of 39% of their investment on their federal income taxes over a period of 7 years. The CDE must then use "substantially all" of this capital to make investments in low income community businesses.

Community Development Entities (CDEs)

A Community Development Entity (CDE) is a "domestic corporation or partnership that is an intermediary vehicle for the provision of loans, investments or financial counseling in Low-Income Communities." Only CDEs may apply for NMTC allocation; investors who wish to receive the federal tax credits must invest in a certified CDE that has been awarded an allocation of NMTCs in order to receive the benefit. In order to become certified as a CDE, the organization's primary mission must be serving or providing investment capital for Low-Income Communities (LICs) and maintain accountability to the residents of its targeted LICs.

Low-Income Communities (LICs) are defined as census tracts where the poverty rate is at least 20%; or where the median family income does not exceed 80% of the area median family income; or where the median family income does not exceed 85% of the area median family income provided the census tract is located in a high migration rural country; or where the census tract has a population of less than 2,000 and is contained within a federally designated Empowerment Zone and is contiguous to at least one other LIC. A targeted population may also be treated as a Low-Income Community. A targeted population is individuals or an identifiable group of individuals who are low-income persons or otherwise lack adequate access to loans or equity investments. The CDFI provides a map that shows the eligibility of census tracts and counties under the CDFI Funds various program distress criteria and further information regarding eligibility can be found on the CDFI Fund website under Program Eligibility Guidance.

Organizations can apply to the Fund for certification here. Questions regarding CDE certification can be directed to ccme@cdfi.treas.gov or (202) 653 – 0421. https://www.cdfifund.gov/programs-training/certification/cde/Pages/apply-step.aspx#step11.

Investing in the CDE

Once the CDE has received a Notice of Allocation letter and entered into an allocation agreement with the CDFI Fund outlining the terms and conditions of the allocation (amount of NMTC allocation, approved uses, location of low-income communities to be served, etc.) Qualified Equity Investments (QEIs) in the CDE may begin. Investors who make QEIs in a CDE may take a credit on their federal income tax of 39% of the original amount invested over 7 years (5% in the first three years and 6% in the final four years).

A Qualified Equity Investment (QEI) is defined as any equity investment in a CDE where such investment is acquired by the investor at its original issue solely in exchange for cash; substantially all (at least 85%) of the cash is used by the CDE to make Qualified Low-Income Community Investments (QLICI); and the investment is designated by the CDE as a QEI on its books and records using any reasonable method.

Equity investments issued by a CDE more than 5 years after the CDE enters into an allocation agreement with the CDFI Fund and any equity investment by a CDE in another CDE where the CDE making the investment has received an allocation *cannot* be designated as QEIs. Additionally, a CDE cannot issue more QEIs than it was awarded in its NMTC allocation agreement.

If an investor in the CDE acquires a QEI, the CDE must notify the investor that they are entitled to claim the NMTC. When a QEI is made, the CDE will enter into an agreement with the investor in order to define the terms of the investment.

Investing in Low-Income Communities

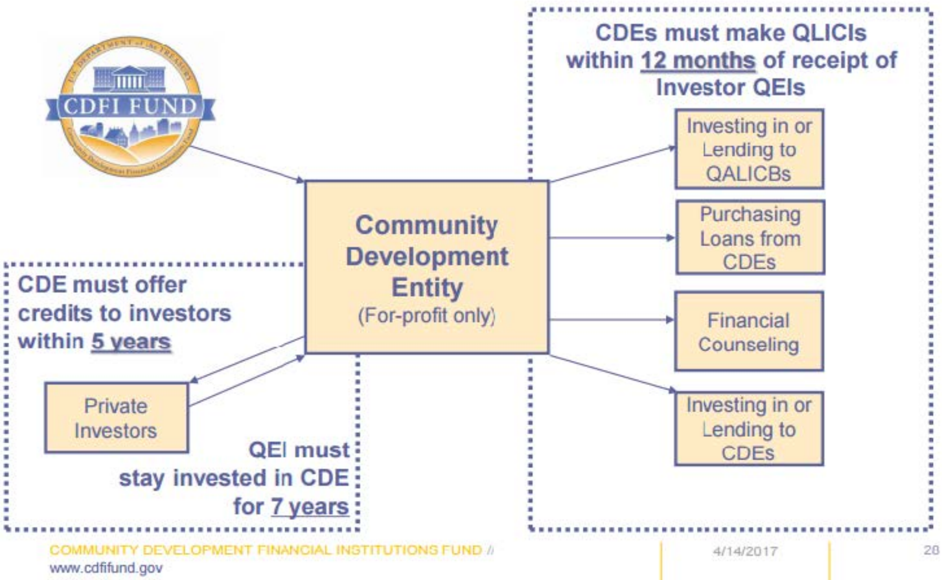
A CDE must invest "substantially all" of QEI proceeds in Qualified Low Income Community Investments (QLICIs) within 12 months. For the first 6 years, 85% of the original amount paid by the investor qualifies as substantially all, in the seventh year it is 75%. NMTCs may be recaptured from investors during the 7-year credit period if the QEI Fails the "substantially all" requirement, fails to meet QALICB requirements, or fails to meet the one year investment/reinvestment requirement; the CDE redeems the investment; or the CDE ceases to qualify as a CDE.

Qualified Low-Income Community Investments include any capital or equity investment in, or loan to, a Qualified Active Low-Income Community Business (QALICB); purchase of a loan from another CDE if the loan is a QLICI, any equity investment in or loan to a CDE; and "Financial Counseling and Other Services" (FCOS) to businesses located in, or residents of Low-Income Communities (LICs).

Qualified Active Low-Income Community Business: A business where at least 50% of the total gross income is from the active conduct of a qualified business in Low-Income Communities; at least 40% of the use of tangible property of the business is within LICs; and at least 40% of services performed by the business' employees are performed within LICs; less than 5% of the average of the aggregate unadjusted basis of the property is attributable to collectibles other than those held for sale in the ordinary course of business; and less than 5% of the average of the aggregate unadjusted basis of the property is attributable to non-qualified financial property. Some examples of QALICBs are operating businesses that are located in a LIC (like a grocery store) or a business that develops or rehabilitates real estate projects or community facilities in an LIC.

Businesses such as residential rental properties, the development or holding of intangibles, golf courses, race tracks, gambling facilities, certain farming businesses, liquor stores, tanning salons, and hot-tub facilities do not qualify as QALICBs.

NMTC Program Summary



This program is successful at combating divestment in Low-Income Communities because it encourages the flow of capital into these areas through CDEs to help support a wide range of businesses through flexible and affordable financing which then in turn provide jobs and amenities for the community.

Resources:

https://www.irs.gov/businesses/new-markets-tax-credit-1
https://www.cdfifund.gov/Documents/2017%20Introduction%20to%20NMTC%20Program%20Presentation%20For%20Release.pdf
https://www.cdfifund.gov/Documents/NMTC%20Compliance%20Monitoring%20FAQs%20(Final%20Version%20-%20April%202017).pdf

BANKS

Most of the government financing programs outlined in this guide do not lend money directly to businesses but rather provide some form of guarantee, or utilize some other mechanism, that while making the process more favorable to businesses seeking financing, still requires going through a local bank.

Due to the Community Reinvestment Act (CRA), banks are encouraged to help meet the credit needs of all segments of their communities, including low and moderate income neighborhoods and individuals. Federal financial institution regulators assess the record of each bank in fulfilling its obligation to the community, and banks are required to provide copies of their CRA public file which contains information about CRA ratings, compliance, and performance evaluations. This public file can be useful for determining if a bank is likely to provide financing for the various programs outlined above and if they are invested in the community's economic development. CRA qualified activities include creating, retaining, and improving jobs; affordable housing, attracting new or retaining existing businesses; environmental cleanup; municipal bonds; NMTC; SBC (SBDC, SBIC, RBIC); Low Income Tax Credits; enterprise zones; job training; credit counseling; and financial education.

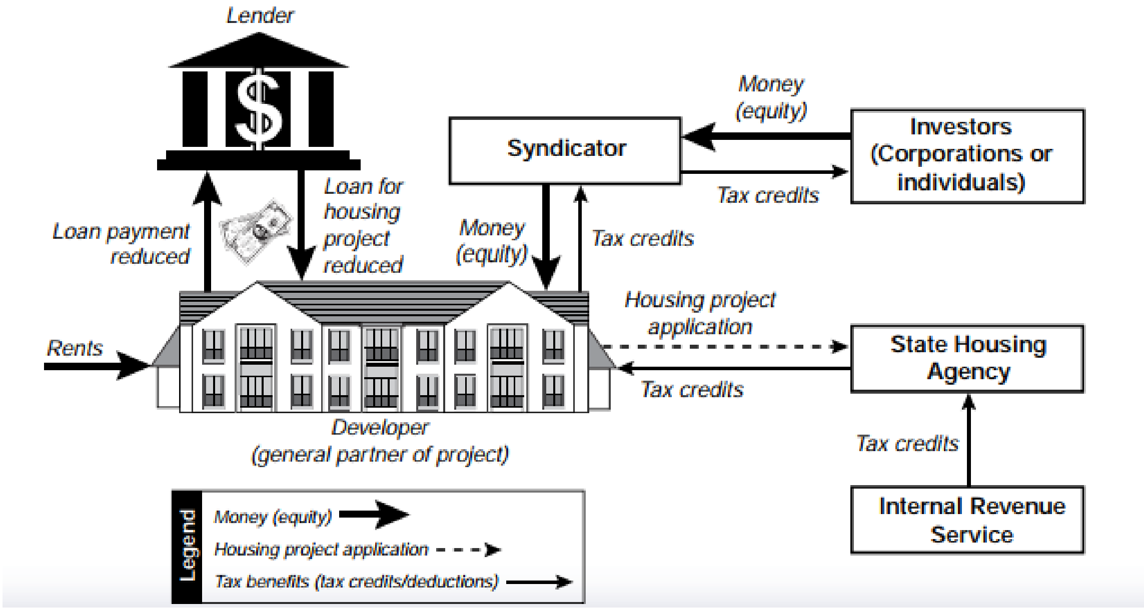
Private Banks are a necessary part of financing a business venture or project and there are many in the Chicago area to choose from. The following are banks are located in the South Suburbs and have shown an interest in the economic development of the South Suburbs through membership in the Chicago Southland Economic Development Corporation and are a good place to start looking: First Midwest Bank, First Financial Bank, First Merchants Bank, Old Plank Trail Community Bank, Providence Bank & Trust.

SMALL BUSINESS RESOURCES

ILLINOIS LOW INCOME HOUSING TAX CREDIT

The Low Income Housing Tax Credit (LIHTC) was created to incentivize the utilization of private equity in the development of affordable housing and provides a dollar-for-dollar reduction in federal income tax for affordable housing investments. Developers submit an application for the tax credits with the Illinois Housing Development Authority (IDHA), which is then evaluated based on IDHAs Qualified Allocation Plan (QAP). Selected developments receive LIHTC awards which are then converted to equity by selling them to investors, who utilize the credits to offset tax liability. The equity generated by this program subsidizes the project, making it economically viable to rent the units below market rate, providing affordable residences forlow-income households. IDHA can award a 9% tax credit through a competitive application process for projects that receive no other federal funding or a 4% tax credit for projects that receive funding from tax exempt bonds that satisfy the mandatory requirements outlined in the QAP. Prior to applying, potential applicants must submit a Preliminary Project Assessment for approval. For more information about the program please visit the IHDA website, contact information for the Authority can be found here.

Once awarded, the tax credits are used by developers to raise equity capital from investors, typically through a syndicator who acts as a broker between the developer and investors. Syndicators may pool several projects' tax credits into one LIHTC equity fund and offer the credits to investors who buy a piece of the fund spreading the risk across various projects. The investors typically become limited partners in the project and have an ownership interest, and the developer typically receives a development and property management fee in addition to a share in any cash flows and any gain or profits when the property is sold. This program provides a strong incentive for investors to finance a low income housing project when they otherwise may not have done so, especially in cases where a syndicator is able to pool tax credits from several projects thus lowering the risk to individual investors making the venture even more attractive than the tax credits alone.



https://www.epa.gov/sites/production/files/2014-08/documents/tax_guide.pdf

FINANCING

SMALL BUSINESS ADMINISTRATION

SMALL BUSINESS DEVELOPMENT CENTERS

Small Business Development Centers (SBDCs) provide local technical assistance to small businesses and aspiring entrepreneurs throughout the United States. SBDCs are funded in part through partnership with the Small Business Administration (SBA) and are hosted by universities and state economic development agencies. SBDCs provide a variety of free business consulting and low-cost training services tailored to the needs of the local community and individual clients.

Far South Community Development Corporation

The Far South Community Development Corporation is a designated Illinois SBDC operating in Chicago's Far South Side in partnership with the SBA and the Illinois DCEO. Far South CDC provides assistance for start-ups, entrepreneurs, and existing small businesses in business planning, debt and equity financing, expansion and relocation, placement and training, as well as business and financial management. For more information regarding small business assistance please contact Florence Hardy, Director of Small Business Development at (312) 421 – 3941 or make an appointment using the form on the Far South website.

Women's Business Development Center

The Women's Business Development Center (WBDC) is an SBDC with a focus on providing services for women, minorities, and veterans in low- to moderate-income areas. The WBDC is headquartered in Chicago and provides services and programs for startup/emerging businesses as well as established small businesses throughout the Midwest. For a full description of WBDC services visit their website. You can also contact their Chicago Office at (312) 853 – 3477 or wbdc@wbdc.org.

Online Tools

Through the Illinois Small Business Development Centers, members can access online courses in a variety of areas to enhance your business knowledge and skills at http://ilsbdc.globalclassroomnetwork.com/

SBA FINANCING

The SBA has several financing options to help small businesses grow, including loan programs, surety bonds, and SBIC investments. For a full catalogue of SBA resources, please view the SBA Resource Guide.

SBA Loan Programs

The SBA has several loan programs, each with different purposes and requirements as summarized in the next section. However, for all of these programs the SBA does not directly make loans to small businesses. Instead, the SBA sets guidelines for loans made by participating lenders and guarantees that the loans will be repaid, eliminating risk to the lender and encouraging investment in small businesses. To find a participating lender please visit https://www.sba.gov/lendermatch

General Small Business Loans 7(a)

The General Small Business 7(a) Loan is the most common SBA loan program and can be used to finance a wide variety of business purposes. In order to be eligible for this program, businesses must be a small, for-profit business, have reasonable invested equity, use alternative financial resources before seeking financial assistance, be able to demonstrate need for the loan proceeds, use funds for a sound business purpose, not be delinquent on any existing debt obligations to the US government. 7(a) loan proceeds can be used to provide long- and short-term working capital; purchase equipment, machinery, furniture, fixtures, supplies, and real estate; construct new or renovate existing buildings, establish a new business or assist in the acquisition, operation, or expansion of an existing business; and, under certain conditions, to refinance existing business debt. 7(a) loans have a maximum of $5 million and the SBA can guarantee up to 85% on loans of up to $150,000 and 75% of loans greater than $150,000. Specific terms of each loan are negotiated between the borrower and SBA-approved lender. SBA contact information and application checklist are available on the SBA website for more detailed information.

Microloans

The SBA's Microloan program provides small, short term loans of up to $50,000 to small businesses and certain types of not-for-profit child care centers. Microloan proceeds can be used for working capital, inventory supplies, furniture or fixtures, and machinery or equipment. Proceeds may not be used to purchase real estate or pay existing debts. Specific terms and eligibility requirements will vary according to the specific lender, however, the maximum repayment term allowed by the SBA for the microloan program is 6 years and interest rates are generally between 8 and 13%. For more information you can contact your local SBA district office or view the list of participating microloan intermediary lenders.

Real Estate and Equipment Loan Program CDC/504

The Real Estate and Equipment Loan Program provides financing for major fixed assets such as the purchase of land, including existing buildings; the purchase of improvements, including grading, street improvements, utilities, parking lots and landscaping; the construction of new facilities or modernizing renovating or converting of existing facilities; and the purchase of long-term machinery and equipment. To be eligible for this SBA loan program, a business must operate as a for-profit company, have a tangible net worth less than $15 million and an average net income less than $5.0 million after taxes for the preceding two years, be an eligible type of business, plan to use proceeds for an approved purpose, not have funds available from other sources, have the ability to repay the loan on time from the projected operating cash flow of the business, have relevant management expertise and a feasible business plan, and be of good character. The application process for this loan is outlined here, if you have further questions regarding this program SBA contact information can be found here.

Disaster Loans

SBA disaster loans can provide up to $2 million in disaster assistance for people and businesses affected by a declared disaster. A physical disaster loan can be used to repair or replace real property, machinery, equipment, fixtures, and inventory that were damaged as a result of a disaster, including uninsured damage. Economic injury disaster loans can be used to help you meet the normal financial obligations of your business could have met had the disaster not occurred, allowing you to maintain a reasonable working capital position during the period affected by the disaster.

SBIC Investments

The SBA's Small Business Investment Company (SBIC) Program is a public-private investment partnership created to help fill the gap between the availability of growth capital and the needs of small businesses. Like with SBA loans, the SBA does not invest directly in small businesses, but rather relies on qualified private investment funds. The SBA licenses these funds as SBICs and supplements the capital they raise from private investors with access to low-cost government guaranteed debt. SBICs are similar to other investment funds in terms of how they operate and their pursuit of high returns; however, unlike other funds, SBICs limit their investments to qualified small business concerns, as defined by SBA regulations. They are privately managed for-profit investment funds that use privately raised capital and guaranteed SBA loans to provide long-term loans and equity investments in qualifying small businesses. They may provide capital in the form of loans, debt securities, and equity. In most cases, SBICs may charge interest rates no higher than 19% for loans and 14% for debt securities with most financing below these maximum interest rates. For more information about whether SBIC financing is right for your business, please visit the SBA website. A directory of SBICs can be found here and SBA contact information can be found here.

Surety Bonds

The SBA's Surety Bond Guarantee (SBG) Program helps small business contractors who are unable to obtain surety bonds through regular commercial channels. A surety bond is a document signed by a contractor and the surety company that assures the project owner the contract will be completed. Bonds are obtained from surety companies or agents representing surety companies and are required by most public construction contracts and many private ones. Through the SBG program, the SBA makes an agreement with a surety guaranteeing that SBA will assume a percentage of loss in the event the contractor should breach the terms of the contract. The SBA guarantee gives sureties an incentive to provide bonding for eligible contractors, thereby strengthening a contractor's ability to obtain bonding and greater access to contracting opportunities for small businesses. Individual public and private contracts and subcontracts of up to $6.5 million are eligible for this program, but the SBA can guarantee a bond for a contract up to $10 million if a federal contracting officer certifies that the SBA's guarantee is necessary for the small business to obtain bonding. Participating agents and surety companies are listed here. More information regarding thisprogram can be found on the SBA website and SBA contact information can be found here.

ADVANTAGE ILLINOIS

Advantage Illinois is a program administered by the Illinois DCEO consisting of programs designed to spur institutional lending. A list of participating lenders can be found here.

Standard Participation Loan Program

The Standard Participation Loan Program is designed to enable small business to obtain medium- to long-term financing in the form of term loans to help grow and expand their businesses. Department Participation is subordinated to the lender and has a below-market interest rate.

MWDV Participation Loan Program

The Minority/Women/Disabled/Veteran Participation Loan Program (MWDV) is for businesses with MWDV majority control/ownership. It is similar to the standard participation loan program; however, the amount of financial support may vary depending on the loan term.

Revolving Line of Credit Participation Loan Program

This program is similar to the standard participation loan program except it is in the form of a revolving line of credit. The maximum term is two years and further support requires reapplication.

GRANTS

US ECONOMIC DEVELOPMENT ADMINSTRATION

The US Economic Development Administration (EDA) is a part of the Department of Commerce, whose mission is to support economic development in economically distressed regions of the US through strategic investments that foster job creation and attract private investment. The EDA has several grant programs designed to leverage existing regional assets to support the implementation of economic development strategies that advance new ideas and creative approaches. These grants can serve as a potential funding source for a variety of development projects in economically distressed areas, such as brownfields redevelopment, industrial parks projects, creation of a Comprehensive Economic Development Strategy and other long-term planning efforts.

The EDA evaluates all grant applications based on how effectively they create and/or retain quality jobs, document how the applicant will leverage other resources, demonstrate a clear scope of work and ability to complete the project efficiently, as well as how well the project aligns with the EDA's investment priorities. Applicants must demonstrate that their projects align with at least one of the following EDA investment priorities: collaborative regional innovation, public/private partnerships, national strategic priorities, global competitiveness, environmentally sustainable development, and underserved communities. These investment priorities are further detailed on the EDA website, however, public/private partnerships are of particular importance when looking to the EDA as a funding resource, for several reasons. Firstly, the EDA cannot award grants to individuals or private for-profit businesses; therefore, it is necessary to partner with a non-profit or local government which can apply for EDA grants as well as several other funding sources not available to private parties for development projects that benefit the community and serve as part of a wider redevelopment plan created by the municipality. Secondly, the EDA grants are not designed to serve as the only funding source for a project, and demonstrating that a project has several funding sources, both public and private, already lined up is an asset to the application since the agency wants to allocate resources to projects that are likely to actually be completed.

The EDA has a variety ofprograms to support its mission: public works, economic adjustment, planning, regional innovation strategies, trade adjustment assistance for firms, university centers, research and national technical assistance, local technical assistance, and economic development integration. Several useful programs that award grants for specific plans/projects that can be utilized by local governments and non-profits are outlined in further detail below.

Public works projects develop key public infrastructure, either technological or traditional, to help distressed communities attract new industry, encourage business expansion, and diversify local economies. The Economic Adjustment Assistance Program assists state and local entities in responding to a wide range of economic challenges. This is a rather flexible program which can administer a Strategy Grant to support the development of a Comprehensive Economic Strategy (CED) or an Implementation Grant to support the execution of a CED. Activities may be funded as separate investments by the EDA or as multiple elements to a single investment. Additionally, as part of this program, the EDA utilizes a Revolving Loan Fund program to supply small businesses and entrepreneurs with the gap financing needed to start or expand their businesses. For Public Works projects, the EDA investments generally ranged between $200,000 – $300,000, and ranged between $100,000 - $1,250,000 for EAA investments. The amount awarded by the EDA may not exceed 50% of the total cost of the project and the maximum investment rate is determined by the average per capita income or unemployment rate of the region in which the project is located. In order to be eligible for funding under these programs, the applicant must demonstrate that the region the project is located in meets the EDA's criteria for economic distress. Applications for these programs will undergo a two-phase review process. Phase I is the Proposal Phase, wherein applicants provide the EDA with general information about the project which allow the EDA to determine whether the proposed project meets the basic criteria of the program. If it is determined that the proposal meets the basic criteria, the applicant may submit a complete application and proceed to Phase II of the review process. During Phase II, the EDA reviews the complete application according to the following criteria: feasibility of the project, sustainability/durability, applicant's organizational capacity, alignment with the regional CEDS, alignment with EDA's current investment priorities, and the extent to which the project will enable the community to become more economically diversified and prosperous. Full application requirements and instructions for these programs can be found here https://www.grants.gov/web/grants/view-opportunity.html?oppId=294771.

The EDA also offers funding opportunities through its Planning and Local Technical Assistance Programs. Planning grants support local organizations with developing, implementing, revising, or replacing Comprehensive Economic Development Strategies to engage community leaders, leverage the involvement of the private sector, and establish a strategic blueprint for regional collaboration. The Local Technical Assistance program is designed to strengthen the capacity of local organizations to undertake and promote effective economic development programs through projects such as feasibility analyses and impact studies. Typically EDA investments for planning projects range from $40,000 to $200,000 and from $50,000 to $300,000 for Local Technical Assistance Projects. EDA funding may not exceed 50% of the total cost of the project, and applicants are strongly encouraged to consult with an EDA representative prior to submitting an application in order to discuss whether the project is in alignment with EDA investment priorities, eligibility requirements, cost sharing requirements, etc. Applications for Short-Term Planning, State Planning, and Local Technical Assistance programs will be evaluated based on their ability to demonstrate alignment with EDA investment priorities; potential to increase capacity of the community or region to promote job creation and private investment in the regional economy; project feasibility and likelihood that it will achieve its projected outcomes; ability of the applicant to successfully implement the proposed project; and the projects sustainability/durability. Applications will first undergo a responsiveness review to confirm that all forms and documentation are submitted and that the project is eligible for the program. Projects deemed eligible and technically complete are then reviewed by the Investment Review Committee which will then make recommendations to the Regional Director who decides which projects to select for funding. The Full application requirements can be found here https://www.grants.gov/web/grants/view-opportunity.html?oppId=280447

To view previously awarded grants from the EDA visit https://www.eda.gov/grants/

Contact Information and resources for the Chicago Region can be found here https://www.eda.gov/contact/https://www.eda.gov/resources/economic-development-directory/states/il.htm

EPA BROWNFIELDS GRANTS APPLICATION STRATEGIES

Several programs specifically designed to remedy brownfield conditions, including grant programs, are discussed in the next major section of this Guide. The following paragraphs discuss strategies recommended by the US Environmental Protection Agency (EPA) in applying for brownfield assessment or remediation grants.

Tell a Story. Show how the project is part of a larger redevelopment/revitalization plan in the community and ties into community plans already in place. Characterize potential impacts based on other research that has been done for similar sites. Explain the need, so the EPA reviewers understand why the grant is critical for that area. Reviewers are not generally located in your area; explain the impact of the brownfields on your community and the positive outcomes that remediation would have, assuming the reader has no knowledge of the site or the area. Really sell it – focus on a human interest story or theme that makes your proposal unique. Be as specific as possible, use specific examples of sites, people affected, etc. Keep the story clear and consistent. Identify the problem, how the grant funding will address the problem, and make sure to carry the story throughout the whole proposal. Highlight environmental justice: what are the sensitive populations in the targeted community? Include health statistics if you can for the area. Emphasize negative social impacts on the targeted community and relate it specifically to brownfield sites. Use numbers and quantify whenever possible. Follow through - If the EPA awards you an assessment grant and you do have good results, they are likely to provide you with additional grants at the next steps. Show that grant funding will improve the quality of life for the people living in the area, not so much about the extent of contamination but the extent of the outcome of remediation on quality of life. Develop a specific focus to your grant program that is based on the unique needs of your community.

Reduce uncertainty. The better you can characterize the site and establish a price point and time period for the project, the more likely you are to get private investment in the project. This shows the EPA that your project is viable and will be a good use of their money. Have a fully characterized remediation plan and complete cost estimates if applying for cleanup grant.

Demonstrate partnerships. Show community investment in the project. Have property owners on board, identify specific sites, get commitments in writing from stakeholders, have commitments for leveraged funds. Obtain letters of commitment from community organizations. What will the organization do as part of this project?You want letters from the impacted community, not so much from politicians. Makes sure you have at least one academic, one economic development, one grassroots organization, one community organization, and one faith-based organization. Quantify whenever possible, even if you can only provide an estimate – provide data, give numbers, cite sources. The more you can convince the reviewers that you've done your homework and that you understand what it's going to take to assess or clean up the site, the better off you are.

*Start early.*3-6 months before the application is due, pinpoint resources and talk with potential partners. Review previous successful applications – become familiar with the level of detail and information required. Identify roles and responsibilities – who do you need for this grant to come together? Do you need to hire an environmental professional to assist in preparing the grant proposal? EPA brownfields grants are unique and if you have funding, try to have a consultant assist you, and get them onboard early. Familiarize yourself with websites associated with the grant – so that you're not surprised by questions or information you might need to provide. Upload early – this allows you to resubmit if errors are found

*Technical Assistance to Brownfields:*TAB provides free assistance with brownfields redevelopment planning, as well as environmental and economic development expertise. Targeted to specific community needs, TAB fills the gaps left by other services. TAB services include:

- Help identifying and inventorying brownfields
- Strategic planning redevelopment visioning
- Economic feasibility and sustainability analysis
- Educational workshops
- Community outreach and input
- Help identify funding sources
- Review of grant applications
- Help finding and evaluating environmental consultants
- Review of project plans and technical reports
- Fact sheets and information
- Other assistance as needed and agreed upon
- TAB E-tools
  - KSU TAB Website
  - Brownfields Inventory Tool – Free web based, comprehensive site inventory and brownfields program management tool.
  - TAB EZ - Online tool to streamline and simplify the grant writing process when applying for EPA brownfields assessment and cleanup grants.

LAND BANKS

A land bank is a not-for-profit organization that performs the specialized function of taking ownership of real estate properties that have deteriorated to the point of becoming unattractive in the general market, and improving these properties or holding them on a tax-exempt basis while public or private investments are made to upgrade them, so that they become marketable or developable. Land banks can reduce the overall costs of holding property during, land assembly, infrastructure improvements, brownfield assessment or remediation, or other time-consuming actions required by make a site "shovel ready" or otherwise marketable.

There are two land banks operating in the South Suburbs: Cook County Land Bank: http://www.cookcountylandbank.org/ and South Suburban Land Bank Authority: http://www.sslbda.org/.

Center for Community Progress: http://www.communityprogress.net/
EPA Brownfields Resources: https://www.epa.gov/brownfields
IEPA Brownfields Resources: http://www.epa.illinois.gov/topics/cleanup-programs/brownfields/index
SSMMA Brownfields Resources:http://ssmma.org/program-areas/brownfield-assessment-and-remediation/http://ssmma.org/brownfield-redevelopment-intermodal-promotion-act-brimpa/

Green Remediation Best Practices: https://clu-in.org/greenremediation/docs/GR_BMP_factsheet_overview.pdf

Reducing Environmental Footprint: https://www.epa.gov/remedytech/methodology-understanding-and-reducing-projects-environmental-footprint

BROWNFIELDS

Brownfields are commercial property whose expansion, redevelopment, or reuse may be complicated by actual or perceived contamination of the land. The presence of brownfield sites can be a drain on communities, and their remediation can lead to increases in local tax bases, job growth, reduction of development pressure on undeveloped open land, improvement to public health, and improvement and protection of the environment. Brownfield sites can also be costly to individual site owners and developers, as banks are hesitant to finance these sites and buyers are wary of purchasing these sites for fear of hidden cleanup costs and potential delays to construction. Without proof, such as a No Further Remediation Letter, that the site is up to current environmental regulations, it can be very difficult to do anything with these sites. In order to help alleviate this problem, there are various programs designed to facilitate and encourage the remediation process at the federal, state, and local levels. A basic overview of some of the available resources is outlined below.

VOLUNTARY SITE REMEDIATION PROGRAM

This program, through the Illinois Environmental Protection Agency, is the most useful process for private site owners and developers who wish to go through the remediation process, or simply determine if any remediation is necessary at their site. The goal of this program is to receive a No Further Remediation (NFR) Letter, which signifies release from further responsibilities under the Illinois Environmental Protection Act for cleanup areas contained in the scope of the letter. This letter shows that the Remediation Applicant (RA) has demonstrated that the environmental conditions investigated at their remediation sites do not present significant risk to human health or the environment. Since these letters are issued after participation in the *voluntary* Site Remediation Program, the scope of the project is largely up to the applicant and therefore the scope letter will vary according to the specific parameters of each project and site. Applicants may seek either a “comprehensive” or “focused” NFR letter from the IEPA. A comprehensive letter indicates that the entire site is not a risk to human health or the environment, while a focused letter may refer only to specific parts of a site or specific contaminants of concern to the applicant.

A NFR Letter from the Illinois EPA is also recognized by the USEPA, meaning that obtaining an NFR letter from the state also signifies that the site is up to federal standards and that the USEPA will not require further remediation action on areas covered by the NFR letter. However, it should be noted that while the IEPA may defer enforcement actions at sites enrolled in the voluntary SRP program, both the IEPA and the USEPA maintain their authority to take enforcement action if they deem it necessary. Furthermore, a NFR letter may include conditions to maintain protection of human health and the environment such as engineered barriers and institutional controls which, if violated, void the letter. Despite these limitations, a NFR letter is still a useful tool not only for ensuring the protection of human health and the environment, but also for ensuring that the future sale, financing, and development of the site goes smoothly, as it will reassure buyers and banks that there are no hidden remediation costs and that the site is in compliance with environmental regulations, limiting barriers to development.

An NFR letter can only be obtained through participation in the IEPA’s voluntary Site Remediation Program. As part of the program, the IEPA will provide review and evaluation of all the reports and plans required by the program, sample collection and analyses, assistance with community relations, coordination and communication between the applicant and other governmental entities, as well as assistance in identifying regulatory requirements and obtaining IEPA permits. In order to enroll a site in the program, the Remediation Applicant must be the owner of the site or have the written permission of the owner of the site. Once the Site Remediation Program Application and Services Agreement Form (DRM-1) has been submitted and the scope of the investigation has been determined, the SRP process may begin.

Site Remediation Program Steps

- Request IEPA services in writing to enter Site Remediation Program
    - Site Remediation Program Application and Services Agreement Form (DRM-1)
    - Illinois EPA will issue an enrollment letter acknowledging receipt of the Application and Services Agreement, advancing partial payment, and identifying the Illinois EPA project manager assigned to the project. You can check your enrollment status here.
- SRP – all plans and reports must be accompanied by a Site Remediation Program Form DRM-2
    - Site Investigation Report
        - Phase I Environmental Assessment Report
        - Phase II Environmental Assessment Report
    - Remediation Objectives Report
        - Use TACO to determine objectives http://www.epa.state.il.us/land/taco/forms/taco-fact-sheets.pdf
    - Remedial Action Plan
    - Remedial Action Completion Report
- Obtain NFR Letter from IEPA
    - File with Office of the Recorder or Registrar of Titles

Site Investigation Report

The Site Investigation Report identifies environmental conditions at the remediation site, the related contaminants of concern, and the associated factors. The information gathered in this report will be used to determine the objectives and plan for the remediation process. This report is submitted in a two-phase Environmental Assessment Report. Phase I is used to identify any potential environmental contamination. If the Phase I assessment determines that there are potential environmental concerns, the process moves on to a Phase II assessment which consists of a site investigation to characterize the nature, concentration, and extent of contaminants of concern. This Site Investigation Report determines the scope of the NFR Letter and documents the nature and extent of all contamination for which the NFR Letter is sought.

Remediation Objectives Report

If the Site Investigation Report shows evidence of environmental conditions, the applicant must then develop remediation objectives utilizing the Tiered Approach to Corrective Action Objectives (TACO) procedure 35 Ill. Adm. Code 742. Once human exposure routes have been identified, a tier or combination of tiers may be used to developed site-specific remediation goals. Tier 1 objectives compare the site sample analytical results to baseline remediation objectives based on the site's intended future use (if objectives are based on levels acceptable for industrial use then an institutional control barring the property from residential use will be included in the NFR Letter). Tier 2 objectives are based on some additional data and can allow for less stringent but equivalently protective remediation objectives. Tier 3 can be used to determine objectives for situations not able to be handled using the first two tiers and will require greater expertise than the first two. More detailed information about TACO procedure can be found here http://www.epa.state.il.us/land/taco/forms/taco-fact-sheets.pdf. http://www.epa.illinois.gov/topics/cleanup-programs/taco/index

Remedial Action Plan:

The Remedial Action Plan is formulated based on the remediation objectives established by the Remediation Objectives Report. The plan must outline the proposed remediation and evaluate its effectiveness regarding the remediation objectives.

Remediation Action Completion Report

Finally, the applicant must submit a Remedial Action Completion Report upon the completion of all the corrective actions, stating that all the remediation objectives have been met. The IEPA will then review the document and issue the letter of No Further Remediation based on the objectives and limitations of the project (i.e. a comprehensive or focused letter, and any institutional controls or physical barriers deemed necessary). The program is completed when the NRP letter is recorded by the applicant with the Office of the Recorder of the Registrar of Titles. This will ensure that any conditions of the NFR Letter are met by future site owners and publicly document that the site is up to IEPA remediation standards regarding the contaminants covered in the letter.

IEPA Resources:

http://www.epa.illinois.gov/topics/cleanup-programs/srp/overview/index
http://www.epa.illinois.gov/topics/forms/land-forms/srp/index
http://www.epa.illinois.gov/topics/cleanup-programs/srp/faqs/index
http://www.epa.illinois.gov/topics/cleanup-programs/taco/index

FUNDING SOURCES

In order to assist in and encourage the remediation of brownfield sites, there are a variety of grants and funding sources available help fund site remediation projects in Illinois.

http://www.epa.illinois.gov/topics/cleanup-programs/brownfields/financial-help/funding-chart/index

Revolving Loan Funds:

The SSMMA has established a Revolving Loan Fund using a grant from the USEPA for Brownfield cleanup in the South Suburbs so that brownfield properties may be redeveloped and returned to productive use. This fund can be utilized by both private businesses in the SSMMA communities as well as member municipalities. For more information about the SSMMAs revolving loan fund contact Reggie Greenwood at (708) 922 – 4671 or reggie.greenwood@ssmma.org.

At the state level, the Illinois EPA has established a Brownfields Redevelopment Loan Program, available to both private parties and local governments to help recipients pay for cleanups that are enrolled in the IEPAs voluntary Site Remediation Program. This loan can be used to pay for limited site investigation, remediation, and demolition at sites contaminated by hazardous substances, pesticides, or petroleum. For more information regarding the brownfields program in Illinois contact the IEPA Office of Brownfields Assistance at (217) 524 – 3300.

Underground Storage Tank (UST) Fund

The UST Fund from the IEPA helps tank owners and operators who have reported a petroleum release and registered their tanks with the Office of the State Fire Marshal pay for the site investigation, cleanup, laboratory services, and engineering oversight for leaks from USTs. The Office of the State Fire Marshal determines the eligibility of the owner or operator, as well as the amount of the deductible, generally $5,000. The IEPA then reviews the proposed plan and costs of the corrective action to determine if they are reasonable and eligible for funding from the UST Fund. For more information regarding this program you can contact the Office of the State Fire Marshal at (217) 785 – 1020 or the IEPA at (217) 524 - 3300

Cleanup Grants:

These grants from the USEPA provide funding for cleanup activities at brownfield sites for government entities and nonprofit organizations. No entity may apply for this grant at more than three sites, and the applicant must be the owner of the site at the time of application for funding. Applicants may apply for up to $200,000 per site and are requited a 20% cost share, although this requirement may be waived based on hardship. Further information regarding this grant can be found at https://www.epa.gov/brownfields/types-brownfields-grant-funding#tab-4.

Loans:

While it may be difficult to obtain a loan for brownfield sites, the more certainty a lender has regarding the expected cleanup costs and possible liability at the site, the more likely they are to finance the project. Lenders cannot be held liable under CERCLA if the cleanup is inadequate so long as they do not participate in the management of the site. Concern about the value of the collateral being compromised, due to the contamination, which would make it difficult to foreclose on if the borrower does not finish the cleanup and has difficulty paying back the loan, can be mitigated by having a clear idea and evidence of the extent of cleanup necessary and the cost of said cleanup.

Brownfield Redevelopment and Intermodal Promotion Act

The Brownfield Redevelopment and Intermodal Promotion Act (BRIMPA) incentivizes the remediation and re-use of brownfields to create intermodal, warehousing and light manufacturing jobson over 1,500 industrial acres selected for their high redevelopment potential in a designated zone in the South Suburbs. Through BRIMPA private investments in brownfields may be supplemented after new jobs have been created through a funding mechanism similar to TIF Districts, which are discussed earlier in the guide, except the increment funds are generated from individual income tax from employees in the zone and the amount of funds that can be allocated to the zone is capped at $3 million annually. Funds can be used for site assessments and plans; remediation of brownfield sites; land acquisition and site assembly; demolition; and recruiting and training of minority residents within the Zone for logistics, warehouse distribution and light manufacturing employment. The Program provides a supplement to existing brownfields, TIF, Enterprise Zone, tax abatement, and other development incentives and does not preclude the use of other public funds. For more information regarding this program contact Reggie Greenwood at (708) 922 – 4671 or reggie.greenwood@ssmma.org. A map of the BRIMPA zone can be found on the South Suburban Atlas along with other geographic information about the area including overlap with Enterprise Zones.

Resources:

The EPA provides a guide to federal tax incentives for brownfield redevelopment with extensive information on how to use various federal programs specifically in terms of brownfield redevelopment projects.

SOUTH SUBURBAN ATLAS BROWNFIELD APPLICATIONS

The South Suburban Atlas can be used to view brownfield sites located in the South Suburbs and contains information for each site such as the current owner, phase of remediation, and the expected funding. This map can also be used to determine whether a site is located in an enterprise zone or TIF district, which may offer additional benefits/incentives that can be used to help fund remediation projects.

http://ssmma-gis.maps.arcgis.com/apps/webappviewer/index.html?id=425dc1833bc54b8da561b5bf9b03dd60

WORKFORCE

CALUMET GREEN MANUFACTURING PARTNERSHIP

The Calumet Green Manufacturing Partnership (CGMP) is a program designed to enhance the manufacturing and logistics industry in the Calumet Southland region of Chicago by addressing the labor/skills mismatch and promoting careers in manufacturing and logistics. CGMP builds career advancement pathways for low skilled/underprepared workers through industry recognized credentialing (MSSC and NIMS) at local technical colleges Moraine Valley Community College, Prairie State College, Richard J. Daley College, and South Suburban College. CGMP is part of the Calumet Reserve Industrial Job (CRIJ) strategy to achieve sustainable redevelopment by capitalizing on the area's assets. The program is led by the OAI and SSMMA in collaboration with the Chicago Southland Economic Development Corporation. For more information regarding this program see contact information below

Economic Development: CSEDC/SSMMA Reggie Greenwood (708) 922 – 4671 or reggie.greenwood@ssmma.org
Workforce Development: OAI, Inc. (708) 283 – 5020 or use this contact form
Employer Engagement: FB International LLC (312) 236 – 5555 ore use this contact form

SOUTHWORKS ENGINEERING AND ROBOTICS OLYMPICS

The Southworks Engineering and Robotics Olympics is an opportunity for local and regional manufacturing companies to sponsor and partner with local high schools to develop their individual project for the 2017 Spring Competition. By participating in this program, manufacturing companies can create awareness to career opportunities in the manufacturing sector, have the opportunity to identify future employees, and contribute to scientific education, including programming skills, in local schools. In order to become a partner, companies must complete a registration form, attend an initial fall meeting with their partner school, dedicate one staff person to the project throughout the school year, commit to one in-person meeting per month, compete in the spring event, and commit $1000 to the initiative. For more information, please contact Jason Thomas, Executive Director for 3 Seeds Mentoring Group (NFP) at jasonythomas@gmail.com.

COOK COUNTY WORKFORCE PARTNERSHIP PROGRAM

The Cook County Workforce Partnership aims to increase private engagement in the local workforce system while improving the scale, capacity, and quality of results of workforce development programs to better serve employers by ensuring that a skilled labor force exists to meet the market's demands. The Partnership works to engage the business community to identify industry hiring trends and industry recognized credentials, support industry specific "sector centers" designed to facilitate in-depth focus on particular industries with business partnerships in these areas, and analyze and disseminate labor market information. For more information about the Cook County Workforce Partnership and how it can help you meet workforce needs, please contact Phaedra M. Leslie, Director at (312) 603 – 7066.

CITY COLLEGES OF CHICAGO WORKFORCE ACADEMY

The Workforce Academy program offered by City Colleges of Chicago uses targeted, specialized training in order to enhance employees' knowledge, increase their skills, and give them a path to life-long learning.The program provides a broad range of quality, affordable non-credit courses, programs, and services that prepare employees for success in a technologically advanced and increasingly interdependent global society. Specific offerings include productivity studies, detailed needs analysis along with recommendations for implementation,customized curriculum development as a stand-alone product, targeted, affordable, high-quality non-credit training to businesses, private companies, qualifying government organizations and other groups across a variety of industries, trainers and subject matter experts that are leaders in their field, on-site instruction at client locations or at any of the City Colleges locations across Chicago, and post-training impact studies and ROI analysis. For more information about the City Colleges of Chicago Workforce Academy program, please call(312) 553-3242.

PRAIRIE STATE COLLEGE: DEPARTMENT OF CORPORATE AND CONTINUING EDUCATION

Prairie State College, in cooperation with employers and economic development agencies, offers rigorous academic programs to meet the needs of the local workforce. The Department of Corporate and Continuing Education is an innovative educational resource offering customized workforce development opportunities to maximize employee potential and enrich business performance. The department offers powerful and valuable solutions through customized programs that are delivered to your company facilities or on the Prairie State College campus. Corporate Education supports a multitude of industries including: business, healthcare, manufacturing/trades, and non-profit organizations. Training is customized to meet your company's needs. For more information on this program, please fill out the Business Solutions Training Needs Contact Information form found on the bottom of the department's homepage.

SOUTH SUBURBAN COLLEGE: BUSINESS AND CAREER INSTITUTE

Through its Business and Career Institute, South Suburban College offers a variety of economic and workforce development services that can assist with screening new hires, training current employees and planning for future growth and technological advancements within your company. These include administration of the ACT WorkKeys® assessmentfor current or potential employees, customized training, grant assistance for funding employee training, ISO 9001, ISO/TS 16949, and quality seminars, as well asworkplace skills enhancement. For more information on any of these programs, please use the provided links and/or contact the Business and Career Institute at (708) 225-6055.

MORAINE VALLEY COMMUNITY COLLEGE: CUSTOM SOLUTIONS

The Corporate, Community, and Continuing Education (CCCE) team of Moraine Valley Community College works with your company to provide custom solutions and/or training for your organization's specific needs. The team helps you identify challenges, create solutions, and eliminate roadblocks, thereby enhancing your company's operations and maximizing your human resource potential.Training can occur at MVCC's state-of-the-art training facilities, or if you prefer on-site training, the CCCE team can bring their expertise and custom solutions directly to your place of business. Your company may qualify for grant funding. For more information, contact the CCCE by phone at (708) 974-5735, or via email at ccce@morainevalley.edu.

ILLINOIS WORKNET

The Illinois workNet Portal and Program utilizes partnerships and technology to expand seamless and real-time access to workforce development resources aimed at individuals, employers, and workforce/education partners. Illinois workNet has a variety of workforce training programs throughout Illinois. For more detailed information about all the programs available through the Illinois workforce system visit or contact one of the Illinois workNet Centers or community partner locations. Locations and contact information can be found here. Some examples of programs offered are outlined below.

The Illinois Talent Pipeline leverages Workforce Innovation and Opportunity Act funding to award grants for demonstration projects providing Rapid Response services to businesses and workers impacted or at risk of being impacted by company closures or layoffs. Grantees facilitate or provide skill training to eligible dislocated workers or incumbent workers at risk of dislocation as part of the State's layoff aversion strategy. Training must provide workers with new skills to retain their existing job or provide unemployed individuals with specific training required by employers upon being hired or to be qualified to be hired. For more information regarding this program contact Lorraine Wareham at (217) 558 – 2454 or Lorraine.wareham@illinois.gov.

Another program offered on Illinois workNet is WIOA Works Illinois, an online resource to assist business and industry leaders, policy maker, community organizations and workforce professionals in achieving success under WIOA. The site keeps you up to date on Illinois policies and programs, highlights local innovation, and outlines specific policies to ensure a skilled workforce for Illinois employers.

More Resources:

Employment and Hiring Planning – articles that cover resources and tools to start a business, help employers recruit and hire, or help individuals get a job.

Training and Financial Aid Resources – resources for businesses including information on training programs, internships, apprenticeships, and more programs that your business can take advantage of.

WILL COUNTY WORKFORCE INVESTMENT BOARD TRAINING GRANTS

The Will County Workforce Investment Board provides a Training Grants Program that provides resources for employers to reduce training costs for currently employed workers in an effort to keep businesses and workers in Will County competitive. Funding is provided on a reimbursement basis, and reimbursement will only be provided for employees that successfully complete the training. Companies are required to provide a funding match based on the number of employees: 1-50 full time employees require a 10% match, 51-100 full time employees require a 25% match, and 101 or more employees require a 50% match. Wages paid to workers while in training are not eligible for reimbursement; however, they may be deducted from the company match requirement. In order to be eligible for this program the business must have been in operation in Will County for a minimum of 6 months, have at least one full time employee, demonstrate financial viability and be current on all tax obligations, comply with nondiscrimination and equal opportunity provisions, and provide a match toward requested funding. Applications may be submitted at any time and funding is available on a first come first serve basis until funds are depleted. Applications are evaluated according to project readiness, specific and measurable training objectives, level of value-added for the specific industry, quality and consistency of the proposed training programs, and overall quality of the application. In order to apply for this program you must first electronically submit an Eligibility Questionnaire Form. Once eligibility has been confirmed you then submit a complete Employee Training Program Application and required attachments. Applications and more information regarding eligibility and allowable costs can be found on the program website. If you have further questions you can also contact Mary Gajcak, Business Liason at mgajcak@willcountyillinois.com or (815) 727 – 5679.

INDUSTRIAL GROWTH ZONES

Industrial Growth Zones are a program through the city of Chicago and Cook County intended to facilitate industrial development in the Chicagoland area. Through the growth zones website, property owners can determine if a site is located in an Industrial Growth Zone and sign up for site certification. Enrolled sites have access to various growth zone benefits including marketing through the Growth Zones web mapping tool; a dedicated point person who will help assemble information for potential developers such as zoning, utilities, financial and environmental information, etc.; as well as access to up to $130,000 in grants for environmental assessment and remediation. For Businesses and Developers, the Industrial Growth Zone program helps to identify the best suited sites for development, expedite permitting, and get access to potential financial assistance. Through this program Businesses and Developers gain access to information on enrolled sites; a single point of contact concierge which accelerates and assists with permits, licenses, inspections, and financial incentives; streamlined financial assistance; and workforce assistance. If you have any further questions regarding this program, please visit the Growth Zones website which provides a contact formto initiate access to themany resources related to the program.

In many cases Growth Zone sites are also located in Illinois Enterprise Zones.

CHICAGO METRO METAL CONSORTIUM

The Chicago Metro Metal Consortium (CMMC) supports and strengthens the regions manufacturing cluster by promoting the region as a leading center for manufacturing, strategically and efficiently aligning stakeholder efforts, and offering manufacturers resources to grow their businesses. It brings together over 80 committed public and private sector leaders to execute in invest in targeted long-term initiatives regarding the workforce, innovation and technology, and trade and international investment. In order to support and advance the region's metal cluster, the CMMC has developed several programs and activities that are outlined below. For more information regarding this organization or any of its programs, you can contact the CMMC at cc.cmmc@cookcountyil.gov or (312) 603 – 1053.

Manufacturing Careers Internship Program

The Manufacturing Careers Internship Program (MCIP) is provided through the Chicago Cook Workforce Partnership and is designed to address the critical shortage of qualified workers in the manufacturing sector. MCIP exposes young adults (18-24) to careers in manufacturing from the ground up, across all departments and within their own communities through a four week "Manufacturing Boot Camp" followed by an eight week paid internship with a local manufacturing company. The program provides mentoring, guidance, skills training, and work experience needed to help transition into a manufacturing career or pursue additional post-secondary education and training.

https://www.worknetncc.com/index.php?do=cms_sub&pageid=20
http://www.asnchicago.org/asn-news/item/374-join-the-manufacturing-careers-internship-program-mcip

Genesis Movement

The Genesis Movement, through IMEC, is a new way to think about manufacturing excellence that increases the competitiveness of Chicago-area manufacturers and creates a more skilled and adaptable workforce. Genesis creates an environment for manufacturers to open themselves sup for performance and practice improvements for sustained long-term results. Through this program IMEC's team of manufacturing specialists guide companies to create a customized plan for implementation that integrates the drivers of sustained results, create a movement for senior leaders to think differently about company excellence, and build an ongoing relationship to help you succeed. For more information regarding this program please visit the Genesis website, you can also use this contact form if you have any further questions.

Metro Chicago Exports: Exportech and Exporting Grants

Exportech™ is a program offered by the National Institute of Standards and Technology's Manufacturing Extension Partnership program and the US Export Assistance Centers of the US Department of Commerce that helps companies develop an export plan in 9 weeks through group workshops combined with individual coaching. Each session connects companies with local and national experts to help them navigate the export sales process. Participation in the program is $5,000/company and on average, participating companies generate $770K in new export sales. More information about this program can be found on the Exportech™ website, or you can contact Lisa Reijula, Program Manager at lreijula@metrochicagoexports.com or (312) 589-5773

Metro Chicago Exports also offers a Grant Program for small and medium sized companies in Cook DuPage, Kane, Kendall, Lake, McHenry, and Will counties that are existing exporters with fewer than 500 employees to implement an export plan. The grant will reimburse 50% of eligible expenses related to the plan, up to $5,000 and can be applied for online. For more information regarding this program please contact Metro Chicago Exports at info@metrochicagoexports.com or visit their website.

Illinois Defense Industry Adjustment Program

The University of Illinois was awarded a $5.5 million dollar grant from the US Department of Defense (DoD) to assist Illinois communities that have been adversely impacted by changes in federal defense spending. The Illinois Defense Industry Adjustment (DIA) Program supports the state's defense and manufacturing industries by delivering resources and providing new insights that help companies and communities grow, diversify, and become more resilient. By working with local economic development, workforce, and business partners the program utilizes data, insights, and resources to help companies understand their relationship with the DoD, reduce their reliance on the DoD through diversification, increase sales and reduce costs, improve operational efficiency and digital readiness, as well as better understand regional risks and opportunities. The DIA Program is developing Illinois' first statewide supply chain map to analyze the flow of goods and services into and out of the state, while gathering data that will help companies uncover new markets and identify additional opportunities in existing ones allowing companies to better understand how they fit within these supply chains and to what extent their business is reliant on federal defense spending. For more information regarding this program complete this form to receive program news, information on training and events, and connect with the DIA regional point of contact.

CHICAGO SOUTHLAND ECONOMIC DEVELOPMENT CORPORATION

The Chicago Southland Economic Development Corporation (CSEDC) is a 501(c)(3) corporation that develops and implements the economic development program of the South Suburban Mayors and Managers Association and its investors. The mission of the CSEDC is to identify organize and mobilize public and private resources that will result in the creation and expansion of businesses, thereby providing economic growth, sustainable jobs and development in the Southland. It is the go-to organization for growing businesses in the South Suburbs – effectively the ombudsman of south suburban businesses to the array of inventive and support programs available to them. CSEDC has monthly meetings and newsletters, as well as quarterly forums which provide the opportunity to network and hear the latest news regarding economic development in the region at an event with over 200 business, municipal, legislative, and community leaders participating. To learn more about the CSEDC or investing in a membership contact Reggie Greenwood at (708) 922-4604 or reggie.greenwood@chicagosouthlandedc.org.