



Vote YES on HB 1842 / SB 2178 The Southland Reactivation Act

Despite its numerous assets and strategic location, the South Suburban region has experienced economic blight for decades. Tragically, COVID-19 worsened the pervasive poverty, unemployment and economic distress that exists, impacting nearly 750,000 residents and over 20,000 businesses.

The Southland Reactivation Act is proposed as a pilot for distressed communities in the South Suburbs. It is model legislation that offers an immediate opportunity to “build back better” and accelerate transformational inclusive economic growth throughout the south suburbs of Chicago.

The Act provides a framework to “reactivate” vacant tax exempt commercial and industrial property through a locally governed means that lowers property tax bills for qualifying sites for 12 years. The goal is to accelerate equitable recovery that result in new market-driven investment and revitalization of blighted or abandoned properties, bringing new jobs and long-term sustainable growth to the tax base— helping alleviate tax pressures on all property owners and providing important revenue for schools and government services—at no cost to the State—which could serve as a model for other regions in the future.

How Will The Pilot Work?

- *Creates an inducement limited to distressed property located in any of the following communities Bloom, Bremen, Calumet, Rich, Thornton, or Worth Townships in Cook County.*
- *Targeted properties are restricted to those that meet certain criteria and are held by either the municipality or either the South Suburban Land Bank Development Authority or the Cook County Land Bank Authority, two regional economic development partners created to prevent blight and its negative impact on effected communities.*
- *Property must be zoned for commercial or industrial use and designated by the municipality, via a lawful resolution, as a priority tax reactivation parcel, site, or property due to its long standing economic stagnation are eligible.*
- *Property must meet “But-for” clause for it to receive the Southland Reactivation designation: development or redevelopment has not occurred resulting in long-standing blighted condition.*
- *“Reactivation” of these vacant tax exempt commercial and industrial sites will result in new investment and re-establishment of strong industrial & commercial properties that bring new tax dollars and local jobs to distressed, disinvested communities throughout the south suburbs.*

HB 1842/SB 2178 provides Southland communities with a new economic development tool that breaks the disinvestment cycle by lowering high property tax burdens and the staggering number of blighted or underperforming commercial and industrial properties that are not contributing to the tax base. Through blight removal, redevelopment, jobs, and tax base growth, the health and equitable recovery of residents, businesses, and our communities can be built back better.

SUPPORT HB 1842/SB 2178, THE SOUTHLAND REACTIVATION ACT TODAY.

The South Suburban Mayors and Managers Association (SSMMA) represents the communities of Alsip, Beecher, Blue Island, Burnham, Calumet City, Calumet Park, Chicago Heights, Country Club Hills, Crestwood, Crete, Dixmoor, Dolton, East Hazel Crest, Flossmoor, Ford Heights, Glenwood, Harvey, Hazel Crest, Homewood, Lansing, Lynwood, Markham, Matteson, Midlothian, Mokena, Monee, Oak Forest, Olympia Fields, Orland Hills, Orland Park, Park Forest, Peotone, Phoenix, Posen, Richton Park, Riverdale, Robbins, Sauk Village, South Chicago Heights, South Holland, Steger, Thornton, Tinley Park, University Park, and Worth.

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