



Support HB 1842 / SB 2178 **The Southland Reactivation Act**

The Southland Reactivation Act (HB 1842/SB 2178) provides South Suburban 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. It is proposed as a pilot for distressed Southland municipalities to “reactivate” their own tax-exempt and blighted properties to bring them back on the tax rolls, contributing much needed property tax revenues to all taxing bodies. 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.

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 legislation provides a framework to “reactivate” vacant or blighted commercial and industrial property through a locally governed means that lowers property tax bills for qualifying sites for 12 years. The goal is to revitalize tax exempt or blighted and abandoned properties in hard hit communities in order to accelerate new market-driven investment that brings new jobs and long-term sustainable growth to the tax base. This will help alleviate tax pressures on all property owners and providing important revenue for schools and government services. This legislation— through blight removal, redevelopment, jobs, and tax base growth— supports the health and equitable recovery in some of the most vulnerable communities in Illinois. **This can be done 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 communities within Bloom, Bremen, Calumet, Rich, Thornton, or Worth Townships in Cook County.*
- *Eligible properties are restricted to those that are held by either a municipality or 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.*
- *Lowers property tax bills for qualifying sites for 12 years. 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.*
- *Property must meet “but-for” clause for it to receive the Southland Reactivation designation, i.e. development or redevelopment has not occurred resulting in long-standing blighted condition.*
- *“Reactivation” of these tax exempt or long-standing 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.*

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.

For more information contact SSMMA Director Kristi DeLaurentiis at 708-567-5156 or kdelaurentiis@ssmma.org.