

HB4098



102ND GENERAL ASSEMBLY

State of Illinois

2021 and 2022

HB4098

Introduced 6/15/2021, by Rep. Kambium Buckner

SYNOPSIS AS INTRODUCED:

30 ILCS 605/8.4 new

Amends the State Property Control Act. Provides for the sale of property located at 2900 S. Damen Avenue, Chicago, Illinois (which may be referred to as the South Branch Sea Change property) to Primera Group, Inc. Provides further requirements and conditions concerning the sale of the property.

LRB102 17761 RJF 23960 b

A BILL FOR

1 AN ACT concerning finance.

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

4 Section 5. The State Property Control Act is amended by
5 adding Section 8.4 as follows:

6 (30 ILCS 605/8.4 new)

7 Sec. 8.4. South Branch Sea Change property.

8 (a) Notwithstanding any other provision of this Act or any
9 other law to the contrary, the administrator is authorized
10 under this Section to sell the property located at 2900 S.
11 Damen Avenue, Chicago, Illinois (which may be referred to as
12 the South Branch Sea Change property) to Primera Group, Inc.
13 for the amount of \$2,500,000.

14 (b) In acquiring the property under this Section, Primera
15 Group, Inc. shall be accountable for remediation of the
16 property and any other such responsibilities as may be
17 required as a condition of sale.

18 (c) Upon sale, Primera Group, Inc. shall commit itself to
19 the following: (i) contracting with a reputable local company
20 to remediate the land; (ii) the use of skilled union labor;
21 (iii) the goal of at least 40% minority and veteran
22 participation in the development of the property; (iv) a
23 commitment to a "hire first" program from the neighboring

1 communities for permanent job hiring practices; and (v) have
2 substantial involvement with neighboring nonprofit
3 organizations.

4 (d) Following the sale of the property, Primera Group,
5 Inc, shall issue a monthly report to the Administrator and the
6 General Assembly on the fulfillment of its commitments under
7 subsection (c) and its progress on the development of the
8 acquired property.