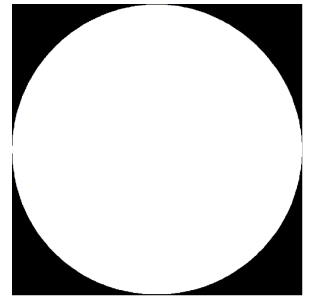


Mayor Deyon L. Dean



Riverdale, Illinois Economic Development Initiatives

Village of Riverdale Proposed Economic Planning Outlook

INDIANA STREET: As mayor and through my dogged attitude towards getting things done, a legitimate Riverdale “Building Demolition Project” of \$153,000 was solicited from Cook County to demolish a total of 11 properties along the 138th corridor and Indiana Street. Once these properties are demolished, we will actively pursue “economic development proposal’s” that make sense to the area and can provide retail and mercantile business opportunities for entrepreneurs.

Our goal is to intertwine a good mix of retail outlets and local businesses that people want and need in Riverdale ... restaurants, coffee shops, major rental Car Company, government agencies and etc.

Demolishing buildings to change the landscape and create “economic growth opportunities along the Indiana corridor. Engage serious talks and planning with developers to in-fill vacant lots created by the demolition projects with viable, sustainable new businesses.

Aggressively solicit developers who have a successful history in re-developing strip malls type structures with approved building set-backs, which allow off-street parking to access businesses in a safe manner. Actively pursuit meaningful businesses that provide long-term services to the community of Riverdale and Dolton as Indiana serves both communities equally.

Provide programs and projects to increase lighting illumination along the Indiana corridor as a high priority; this would be a huge assistance towards luring businesses to locate on Indiana Avenue. Provide smart business opportunities to companies that would include tax incentives to invest in the area.

Review zoning administrative codes/ordinances to assist in the development of Indiana Avenue as a first step process towards the goal of having good business locating to the area.

Assist existing businesses in the modernization of their frontage and signage to improve the overall look and street appeal of Indiana Avenue. Encourage through other incentives businesses to improve their interior structures to accommodate 21st Century mercantile accesses as well as technology advancements in purchases and restocking.

HALSTED & 138TH STREET: Riverdale is aggressively seeking planning initiatives to bring new and interesting businesses to this area that would provide sales taxes (tax revenue) for the village and reduce tax burdens on homeowners and other businesses. Additionally, we are currently involved in a major project called “Lake Riverdale” that would leverage and influence the existing water-ways and railways to create a bustling metropolitan area.

Developers have conducted comprehensive studies to support solid planning enterprises that will provide a

litany of collaborations between the public and private stake-holders in Riverdale. For an example, immediate access to railroads like **CSX, Indiana Harbor Belt and Canadian National**, are key and essential to the broader scheme to connect industrial, commercial and businesses to 21st Century type modernized transportation systems. We will post this very important project and most all other of these very detailed projects on our website for all to have an in-depth review at a later date to be announced. (www.villageofriverdale.com).

STREET & ALLEY REPAVEMENT PROJECT: One of my first objectives upon taking office was to complete a pavement rating study of all Village Streets and Alleys. The study would prove and serve as “*guideline*” towards identifying which streets and alleys are in most need of resurfacing. As a result, over 5 miles of Village Streets and Alleys have been resurfaced in various areas of Riverdale with high priority repair project being completed first. Various grants and federal funding were secured totaling (Over \$1 million) to support this resurfacing work in combination with Village of Riverdale Motor Fuel Tax funds.

Streets & Alleys Grants/Funding obtained are as follows:

- Emergency Repair Program Funds - **\$423,333**
- School Street Resurfacing (138th to 142nd) - **\$193,000**
- Atlantic/Wentworth Resurfacing (142nd to 144th) - **\$180,000**
- Two CDBG Alley Resurfacing Projects - **\$250,000**

138TH STREET LIGHTING PROJECT: New street lights have been installed on 138th Street from Halsted to Indiana. The Village requested and received **\$396,000** in ARRA (Stimulus) funding pay for the project. The new system was designed per current lighting standards and will provide for safer travel for vehicles and pedestrians on 138th Street. All new lights are on and the project is now complete.

138th Street Roadway lighting.	Riverdale 6/2010 12/2010 \$0.333	IMPACT ON TRAVEL: 63287 Project consists of the construction of a modern roadway lighting system along 138th Street from Halsted Street to Indiana Avenue in the Village of Riverdale. Mayor Dean persistence to Cook County authorities was key to this project being developed and completed.
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CSX & CITY YEAR PROJECT: CSX & “City Year Partnership” provided Riverdale “Resource Center” with volunteers to renovate and construct a new:

1. Practice baseball field for young children. (Completed)
2. Several Park Benches for seniors. (Completed)
3. Horse Shoe Pit. (Spring of 2011)
4. Children’s Play-scape. (Spring of 2011)
5. Paint Exterior of Building. (Spring of 2011)
6. Repair gutters and down-sprouts of building. (Spring of 2011)
7. Install a new “hardwood flooring on 2nd floor of Resource Center. (Completed)

MCI FIBER OPTICS & TELE-COMMUNICATIONS: MCI “Fiber Optics” upgrades near 136th street to allow increases in fiber accessibility. Provide additional upgrades and repairs to **MCI** communication Tower in Riverdale to improve wireless capabilities in the region.

CSX RAILROADS: As mayor, I displayed leadership in engaging **CSX** Railroads with their project

initiatives over the next ten (10) years towards the commitment to spend a total of **3 billion dollars** in Riverdale; upgrading their rail infrastructure to include some rail yard locomotives that are built in Dixmoor, Illinois. This *long-term vision* to build-out and provide futuristic railroad enhancements to one of America's rail system gems (**CSX**) is realistic and will come to fruition in the coming years.

CSX rail system upgrades and renovations will provide associated industrial complexes to support the use and mobility of modern rail and train systems that **CSX** is proposing. Closely linked Industrial corridors in Riverdale are expected to be the "economic engine" towards providing meaningful employment opportunities with livable wages... hopefully for Riverdale residents.

NORTHEAST RIVERDALE SEWER SYTEM: Through my leadership as mayor, the Village of Riverdale is engaged with obtaining funding from the Illinois Environmental Protection Agency, **IEPA** to support the construction of a new storm sewer system for residents of "Northeast Riverdale". The estimated cost of the project is currently **\$7.5 million**. An **IEPA** loan would provide for a low rate **20** year loan to assist funding the sewer project.

The proposed "new storm sewer" in conjunction with the rehabilitation of the existing sewers, will provide relief towards alleviating existing basement and street flooding issues that have been prevalent for decades in the Northeast region of Riverdale.

In addition to the **IEPA** funding request, my executive staff in partnership with the "finance department" is implementing a contingency plan to get the project funded so area residents can receive needed sewer improvements to advance their quality of life.

The Village Board and I (mayor) have attended several Riverdale Community Group Meetings on this subject matter, additionally; my administration hosted and accommodated an informational town hall meeting at Patton School in September **2010** to apprise the community on the progress towards the sewer project.

Currently the civil engineering plans have been finalized by our engineer consultants "**Robinson Engineering**" and the village finance department is working on finalizing the required financial information and supporting documentation for the loan application.

The Village of Riverdale expects and anticipates having summarized plans submitted to the **IEPA** in this very important matter by the first quarter of **2011**. This would position the project on track for a **2011** third quarter construction start date.

Lastly, "Northeast Riverdale" will receive a "sewer televising and cleaning project" in the amount of **\$45,413**, to temporarily address the present over-flowing and back-up conditions to our aging sewer system. The project will also provide and allow civil engineers time to continue the application process with **IEAP** towards a permanent fix.

HALES & HUNTER GRANARY PROJECT: Hales & Hunter Granary, which is located just south of 138th Street at one time, was a major employer of Riverdale's population pre-World War II era. It has been an unresolved "eyesore and monstrosity" for the community of Riverdale for decades and decades. Finally we are at the brink of getting funding to at least conduct a badly needed "phase one" through a Federal Brownfield Grant from South Suburban Mayors and Managers Association, **SSMMA**. We are petitioning, lobbying and soliciting for more than **\$1 million dollars** in funding towards a first big step of getting this building raised (demolished). I as well as staff am extremely optimistic that we will have a favorable outcome in this very important matter. The removal of this building would be significant, crucial and momentous

towards economic growth in the area, while also at bare minimum providing safety for our children that often play in the adjacent area.

PUBLIC SAFETY, RESOURCE CENTER & VILLAGE HALL HVAC PROJECT: Riverdale just receive another grant in the amount of **\$145,000** to renovate and upgrade the existing HVAC system for the Public Safety Building, Village Hall and Resource Center.

Additionally, I want to bring the **2002 “public safety facility”** up to standards regarding the removal and remediation of mold, upgrading the HVAC System, upgrading the living quarters of firefighters, create a legitimate Emergency Operating Center, **EOC**, develop and construct a certified training facility for firefighters to save dollars in outsourcing training classes to meet un-funded mandates, correcting code deficiencies that have existed since the building was occupied in October **2002**.

138TH & SCHOOL STREET MULTI-PURPOSE BUILDING: As mayor, I was able to appeal and implore a developer to relocate a business to Riverdale and to renovate an eye-sore of a building that is located directly across from the newly renovated **138th** seniors building. Although it is in the incipient stages of being a solid project, it is being proposed to completely transform/convert through renovations, the **138th & West of School Street** commercial building to provide an assortment of children programs to Riverdale, including an interior basketball court. Projected cost of project is **\$1.5 million dollars**.

PACE BUS PROJECT: Pace bus recognizes that the busiest bus ridership runs straight through **Riverdale at Halsted and 138th Street**. Pace Bus wanted to erect a couple of normal bus stop areas in Riverdale. Once again as mayor, I saw an opportunity to provide more safety and access for Village of Riverdale resident’s that use the bus system daily with an upgraded version/proposal to include eight (8) “NEW” Pace Bus type shelters that are all in decorative concert and not a mixed match of bus shelters as exist today in Riverdale. This **\$250,000** plus project will be at no cost to the village.

J & L CONSTRUCTION COMPANY: In mid-**2009** a major budget crisis was avoided by the village selling a very large building that cost the village more than **\$200,000** a year to maintain in taxes and utilities. Through my active participation as mayor, we were able to negotiate a clean sale of the property to an independent trucking company named **J & L Construction** for just under **\$500,000** in cash to the village.

CALUMET – SANGAMON BIKE TRAIL PROJECT: East-West Calumet-Sangamon “bike trail system” will consist of **33** miles of constructed bike trails through Riverdale. This more than **\$19 million dollar** bike trail can also be appreciated as being a “catalyst towards economic growth” and development in Riverdale in our northern portions of the village. Blue Island is the east bike trail lead agency. In the coming months, Riverdale will be actively engaged in each phase of development.

138TH & SCHOOL STREET SENNIORS BUILDING: Through Mayor Dean’s relentless efforts, the Village of Riverdale was awarded a **52-UNIT** Senior Housing Project for private development.

Briefly, this residential renovation project that consist of a (Five-Story Reconstruction Project that is slated to be complete, features **53,305 square feet** of Affordable/Public Housing in Riverdale, Illinois)

The extensive reconstruction project is located on a half-acre site at **335 West 138th Street** in Riverdale, Illinois. The **52-unit, five-story residential project** features a combination of public and affordable housing, including **43 one-bedroom apartments** and **nine (9) two-bedroom units**. Once the project is completed it will also provide three (3) ADA accessible units, and eight (8) residences will be designed as ADA adaptable to accommodate future conversion.

Additionally, the reconstruction of the 45-year-old building will include a community room, on-site laundry, two new elevators and social services office. Also, tuck-pointing, complete balcony refurbishing, replace all windows with energy efficient types, install a state-of-the-art automated “fire alarm system”, install new landscaping with sprinkler irrigation system, install a new roof and provide new East –side of building off-street entryway canopies that will provide a modern appeal to the apartment residence. The building has approved fire sprinkler system throughout, new and upgraded electrical and plumbing systems and a 98% high efficient HVAC system. This project received funding from the Obama’s American Reinvestment and Recovery Act, which was secured through the U.S. Department of Housing and Urban Development (H.U.D.), the Housing Authority of the County of Cook, and the County of Cook’s Department of Planning and Development.

RIVERDALE MARINA & JOE LOUIS “THE CHAMP” GOLF COURSE: As mayor, it is wise to aggressively engage developers to conduct a comprehensive study and review on how best to leverage these true natural Riverdale jewels. The two (2) possessions are very significant to Riverdale’s future referencing outdoor sports and entertainment... As Riverdale residents and visitors can enjoy the better of two worlds with access to a legendary golf course and a wonderful “marina” that could be the gateway to a lot of exciting places once properly developed. We will take a “**white paper approach**” towards building collaborations and developing these two significant landmarks that lie dormant and/or underdeveloped in Riverdale.

As mayor, I want to see these two major properties fully developed to their potential in the coming years of my administration.

ARCELOR MITTAL STEEL COMPANY: Is a private company categorized under Strip, Steel, Flat Bright, Cold-Rolled: Purchased Hot-Rolled and located in the Northeast quadrant of Riverdale which is situated on the Calumet River. This facility was built by Acme Steel in 1996 and is the successor to an adjacent mill built in 1918. Through a series of buyouts Acme Steel became part of Mittal Steel, a global steel producer led by Indiana-born Lakshmi Mittal. In 2006 Mittal merged with the European steelmaker **Arcelor** to form the world's largest steelmaker.

Current estimates display this company (Arcelor-Mittal Steel has annual revenues of **\$100 to \$500 million** and employs a staff of approximately **250 to 499**.

As mayor, I want to re-engage our largest employer of Riverdale (Mittal Steel) on a regular basis, to maintain and preserve equitable access for employment opportunities as well as economic growth issues and direction in the future.

INTERSTATE LEVERAGING: Within the industrial areas of Riverdale, from an economic stand-point, we must understand the significance of the close proximity of **Interstate-57** and solicit to have an off-ramp onto Ashland Avenue and 138th Street. This off-ramp would provide access to increased commerce transportation, which would bolster the entire corridors along the western portions of Riverdale and improve economic development opportunities at all levels. This is a high-priority with my administration.