THE CITY OF BLUE ISLAND
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER 2015-026

A RESOLUTION REQUESTING NO CASH BID (2427 BURR OAK AVENUE).

DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk

1st Ward	TOM HAWLEY	GEORGE POULOS
2nd Ward	LETICIA VIEYRA	FRED BILOTTO
3rd Ward	NANCY RITA	KEVIN DONAHUE
4th Ward	CANDACE CARR	ALECIA SLATTERY
5th Ward	JANICE OSTLING	KENNETH PITTMAN
6th Ward	DEXTER JOHNSON	JAIRO FRAUSTO
7th Ward	NANCY THOMPSON	JAMES JOHANSON

Aldermen

RESOLUTION NO. 2015-026

A RESOLUTION REQUESTING APPROVAL OF NO CASH BID (2427 BURR OAK AVENUE)

Whereas, under the County of Cook's No Cash Bid Program, a unit of government can acquire a tax deed to tax delinquent property, thus eliminating all back taxes, interest, and penalties, and return the property to productive use; and

Whereas, the City of Blue Island respectfully requests that the Cook County Board of Commissioners approve a no cash bid for the following two (2) parcels of real estate:

1. Vol: 249 24-36-205-024-0000
2. Vol: 249 24-36-205-025-0000

Whereas, the intended use for the parcels, which will greatly benefit the City of Blue Island, is as follows:

Parcels 1 and 2 is vacant commercial land, with an unoccupied shed and formerly used for parking, to be considered for future commercial development..

Whereas, the City of Blue Island will file for tax exempt status for the above captioned PINs. The City of Blue Island will retain the PINs for municipal use or maintain the status until tax deeds are conveyed to a third party; and

Whereas, the City of Blue Island has not executed an agreement with a Third Party Requestor; and

Whereas, the City of Blue Island will retain legal counsel to obtain the tax deeds and bear all legal and other costs associated with acquisition of the parcels; and

Whereas, the City of Blue Island agrees to submit to the Cook County Bureau of Economic Development, on a form provided by that office, reports on the status of each parcel for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance; and

Whereas, it is in the best interests of the City of Blue Island to acquire the subject property through participation in the No Cash Bid Program.

NOW, THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of Blue Island, Cook County, Illinois, as follows:

SECTION 1: The statements set forth in the preamble to this Resolution are true and correct and are adopted as part of this Resolution.

NOW, THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of Blue Island, Cook County, Illinois, as follows:

SECTION 1: The statements set forth in the preamble to this Resolution are true and correct and are adopted as part of this Resolution.

SECTION 2: The City of Blue Island requests that the Cook County Board of Commissioners approve a No Cash Bid for each of the parcels listed herein.

SECTION 3: The Mayor of the City of Blue Island is authorized and directed to execute all Program documents on behalf of the City of Blue Island, and the Blue Island City Clerk is authorized and directed to attest to the Mayor's signature on those documents, as necessary.

SECTION 4: The City of Blue Island agrees to submit to the Cook County Bureau of Economic Development an annual report on the status of the Property for five years or until development is completed, whichever occurs last.

SECTION 5: This Resolution shall be in full force and effect from and after its passage, approval and publication as provided by law. If any portion of this Resolution is held to be invalid, then that portion of the Resolution shall be stricken and the remainder of this Resolution shall continue in full force and effect to the extent possible.

ADOPTED this 25th day of August, 2015, pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley	X				
Alderman Poulos	X				
Alderman Vieyra	X				
Alderman Bilotto	X				
Alderman Rita	X				
Alderman Donahue	X				
Alderman Carr	X				
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson			X		
Alderman Frausto	X				
Alderman Thompson			X		
Alderman Johanson			X		
Mayor Vargas					
TOTAL	11		3		

APPROVED by the Mayor on August 25, 2015.

Domingo F. Vargas

MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and **Filed** in my office this

25th day of **August**, **2015**.

Randy Heuser

CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, RANDY HEUSER, DO HEREBY CERTIFY that I am the duly elected City Clerk of the City of Blue Island, Illinois and as such City Clerk of the City of Blue Island, Illinois, I am the keeper of the minutes and records of the proceedings of the City Council of said City and have in my custody the Resolutions and books of the records of said City.

I DO FURTHER CERTIFY that the attached and foregoing is a true and correct copy of that certain RESOLUTION: **A RESOLUTION REQUESTING NO CASH BID (2427 BURR OAK AVENUE).**

RESOLUTION NO. 2015 – 026 Which was adopted at a regular meeting of the City Council of the City of Blue Island 11 Aldermen were present; that at said meeting, on motion duly made and seconded that said Resolution do pass and upon the roll being called the vote of each Alderman present on the question of the passage of said Resolution was duly and separately taken by Ayes and Nays and his name and vote recorded in the minutes of the Proceedings of said City Council; that it appears from such recorded that 11 Aldermen Aye, 0 Aldermen Abstain, 3 Aldermen Absent and 0 Aldermen voted Nay.

I DO FURTHER CERTIFY that said Resolution was deposited in my Office on the **25th** day of **August, 2015**

I DO FURTHER CERTIFY that the original Resolution of which the foregoing is a true copy is entrusted in my care for safe keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of the City of Blue Island aforesaid, at the said City in the County and State aforesaid, the **25th** day of **August, 2015**.

CORPORATE SEAL

_____
City Clerk

BLUE island
est. 1835

No Cash Bid 2015
08/25/2015

I. Introduction and Purpose

The Cook County No Cash Bid Program is an economic development tool designed to assist municipalities in acquiring tax delinquent property for reuse as private development and tax reactivation or for tax exempt municipal use.

All requests are subject to approval by the Cook County Board of Commissioners which refers each No Cash Bid Request to the Finance Tax Delinquency Subcommittee. Eligible parcels must have at least two years of qualifying delinquent taxes.

II. Discussion/Highlights

Blue Island is seeking a No Cash Bid for 4 sites with 8 tax delinquent parcels:

- Former Blue Island Nursing Home (4 PINs)
- Former Monarch Roofing (2 PINs)
- Abandoned Home at at 2933 Burr Oak Avenue, adjacent to Katts Karrs (1 PIN)
- Vacant Land at 2455 Broadway Street in the Olde Western Avenue district (1 PIN)

All parcels are zoned for Commercial or Industrial use and have been identified for new development.

III. Conclusion and Recommendation

Recommendation to approve resolutions requesting a No Cash Bid for the above tax delinquent parcels.

Staff contact: Jason Berry, ACIP, Deputy Director of Community Development
Email: jberry@cityofblueisland.org