
**THE CITY OF BLUE ISLAND
COOK COUNTY, ILLINOIS**

**RESOLUTION
NUMBER 2017-039**

**A RESOLUTION FOR APPROVAL OF RENEWAL OF CLASS 6(B)
REAL ESTATE TAX INCENTIVE ABATEMENT FOR PROPERTY
LOCATED AT 13033 CALIFORNIA, CITY OF BLUE ISLAND,
COOK COUNTY, ILLINOIS.**

**DOMINGO F. VARGAS, Mayor
Randy Heuser, City Clerk**

**DEXTER JOHNSON
LETICIA VIEYRA
NANCY RITA
TOM HAWLEY
BILL FAHRENWALD
CANDACE CARR
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JAIRO FRAUSTO
NANCY THOMPSON**

Aldermen

RESOLUTION NO. 2017-039

**A RESOLUTION FOR APPROVAL OF RENEWAL OF CLASS 6(B) REAL ESTATE
TAX INCENTIVE ABATEMENT FOR PROPERTY LOCATED AT 13033
CALIFORNIA, CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS**

Whereas, the City of Blue Island desires to promote the development and retention of industry in the City of Blue Island; and

Whereas, BBMR Investment, LLC shall file with the office of the Assessor of Cook County, an application to renew the Class 6(b) classification under the Cook County Real Property Assessment Classification Ordinance, adopted by the Cook County Board of Commissioners on December 6, 1994, as amended; and

Whereas, the address of this property is 13033 California, Blue Island, Illinois, and the permanent real estate number of this property is 24-36-228-008, and 24-36-228-010; and

Whereas, the original resolution which approved the Class 6(b) classification for this property was Resolution No. 06-302 passed by the City of Blue Island on October 24, 2006; and

Whereas, as part of the approval and incentive resolution, the City would recommend commitments for hiring preference of City residents through but not limited to job fairs, early interviews, etc.; and

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

SECTION ONE:

The City Council has determined that the use of the property is necessary and beneficial to the local economy of the City of Blue Island, Cook County, Illinois, and the City Council supports and consents to the renewal of the Class 6(b) status for said property.

SECTION TWO:

The above finding of necessity and benefit to the local economy and support and consent for Class 6(b) renewal shall relate to the property legally identified by the address and PIN listed herein and contained in the attached Exhibit A.

SECTION THREE:

This resolution shall be in full force and effect upon its passage and approval as required by law.

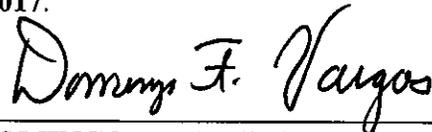
SECTION FOUR:

The City Clerk shall forthwith transmit a certified copy of this Resolution to the Office of the Assessor of Cook County, Illinois, and to the business owners at the common address herein listed, and to such other parties in interest as required by law.

ADOPTED this 26th day of September, 2017, pursuant to a roll call vote as follows:

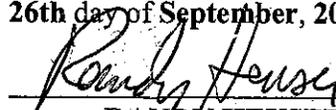
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley	X				
Alderman Poulos			X		
Alderman Vieyra	X				
Alderman Bilotto	X				
Alderman Rita	X				
Alderman Donahue		X			
Alderman Carr		X			
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman			X		
Alderman Johnson	X				
Alderman Frausto	X				
Alderman Thompson		X			
Alderman Fahrenwald	X				
Mayor Vargas					
TOTAL	9	3	2		

APPROVED by the Mayor on September 26, 2017.



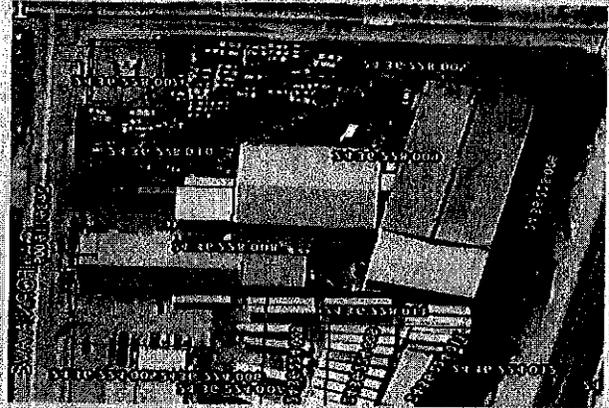
DOMINGO F. VARGAS
MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this
 26th day of September, 2017.



RANDY HEUSER
CITY CLERK

Date: August 14, 2017



Proposed: BBMR Investment, LLC 6B Tax Incentive renewal
Applicant: BBMR Investment, LLC
Location: 13033 California
Zoning: I-1 Limited Industry
Current Use: Automotive and non-automotive salvage and scrap

1. Introduction/Purpose

BBMR Investment, LLC is requesting the City of Blue Island's support for the renewal of a Class 6B Property Tax Incentive with Cook County. The property is located at 13033 S. California. The property is identified as PIN 24-36-228-008, 24-36-228-009 and 24-36-228-010 and consists of 3 one story, metal clad industrial warehouse buildings totaling 37,227 square feet on an 87,886 square foot site. Only PIN's 24-36-228-008 and 24-36-228-010 are subject of this renewal. The other PIN 24-36-228-009 was the original purchase and was the subject of a Class 6B renewal in December, 2014.

2. Discussion

The subject property is occupied by A&A Midwest, an affiliate of the applicant. A&A Midwest purchases automotive and non-automotive recyclable scrap. The facility is used for the storage and processing of auto parts in addition to salvaging reusable parts for export.

Abandoned/junk cars either purchased at auction or from the public arrive by tow truck. After arrival and being inventoried, fluids are removed from the vehicle. All oil and gasoline is recycled. Antifreeze is hauled away by a licensed carrier for recycling. The engine and transmission are removed from the vehicle and are then loaded into shipping containers for export. Other mechanical and body parts are removed based on specific customer requests. High value items such as catalytic converters, batteries and radiators are removed for sale as scrap metal for recycling. Reusable tires are taken to a tire recycling plant. What is not exported, transported or recycled by A&A Midwest is sold to a third party for further processing into scrap metal.

BBMR currently has 75 full time employees throughout their locations in Cook County, 5 of which are employed at the subject location. None of the 5 are Blue Island residents

3. Conclusion

The original Class 6b designation in connection with the subject property was granted as a result of new construction. The applicant spent \$430,000 on the property and an additional \$545,100 on new construction. The continued tax savings would result in a minimum of 1-3 additional jobs at this location and potential business expansion. The applicant has expressed their commitment to the property and the City of Blue Island long term. The proposed renewal would continue to be based on the lower assessment rate (10%) applied to the property. Benefits to the City are a continued boost to the local economy as well as other indirect sources of revenue generated by income tax and utility tax.

It is recommended that if there are additional employment opportunities, a commitment will be made to establish hiring preference/opportunities for City residents, including but not limited to job fairs, early interviews, etc.

4. Attachments

- Memo-Kane McKenna and Associates, Inc.
- Cook County Assessor Class 6b Renewal Eligibility Application



MEMO

TO: Mark Miller

FROM: Robert Rychlicki
Kane, McKenna and Associates, Inc.

DATE: August 15, 2017

RE: Review of Proposed Renewal of Class 6b Application – BBMR Investment LLC

The City of Blue Island (the "City") has requested Kane, McKenna and Associates, Inc. ("KMA") to review materials submitted by the following applicant regarding a renewal of the Cook County Class 6b incentive classification: BBMR Investment LLC, located at 13033 California Avenue located on PINS 24-36-228-008 and -010.

Under the current Cook County Class 6b program, assessment levels would be reduced from 25% to 10% for 10 years with a step up to 15% in year 11, 20% in year 12 and returns to full 25% in year 13. The applicant currently has obtained Class 6b property incentives for existing property as well as the adjacent property and requests the extension of the initial extension.

The property is currently assessed at the 10% assessment level.

The project site consists of three tax parcels over a 87,886 s.f. site with a 37,227 s.f. building. The third parcel tax 24-36-228-009 is not included in the request as it was subject to a Class 6b renewal in 2014.

Current 2015 taxes are \$27,352 based on the Class 6b assessment. The proposed Class 6b renewal would be based on the lower assessment rate (10%) applied to the property and the taxes would continue to remain at existing levels.

The property is occupied by A&A Midwest -- an operation that purchases automotive and non-automotive recyclable scrap. They also salvage reusable parts for export.

If the Class 6b is not intended, it is possible that taxes could increase by 60%, but the company's long term occupancy at the site and jobs could be impacted. The company has 75 full time employees at various locations and 5 employees are at the Blue Island location. It is estimated that 1 to 3 new jobs may be created.



MEMO
Page Two
August 15, 2017

Recommendations

The original Class 6 designation was part of new construction at the site (\$545,000) and it is possible that additional expansion could occur at the site. It is important to note that all three tax parcels are part of an integrated operation and the Class 6b was renewed for one parcel in 2014.

The application, if approved, would result in the following benefits to the City:

- a) Retained jobs.
- b) Continued occupancy of an existing industrial structure.

We would recommend that as part of the City's approval of the incentive resolutions, the City seek to obtain:

- a) Negotiate commitments for hiring preference for City residents (job fairs, early interviews, etc.).

COOK COUNTY ASSESSOR
JOSEPH BERRIOS



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3352
WWW.COOKCOUNTYASSESSOR.COM

CLASS 6B/8
RENEWAL APPLICATION

Control Number
62146

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

I. Identification of Applicant

Name: BBMR Investment, L.L.C. Telephone: (702) 289-1300
Address: 2680 North Commerce
City, State: North Las Vegas, Nevada Zip Code: 89030-9030
Email Address: sjs@aamidwest.com; tes@aamidwest.com

Agent/Representative (if any)

Name: Anita B. Mauro, Esq. Telephone: (312) 580-2347
Address: c/o Thompson Coburn LLP, 55 E. Monroe Street, 37th Floor
City, State: Chicago, Illinois Zip Code: 60603
Email Address: amauro@thompsoncoburn.com

II. Description of Subject Property

Street address: 13033 S. California Avenue
City, State: Blue Island, Illinois Zip Code: 60406
Permanent Real Estate Index Number (s): 24-36-228-008
24-36-228-010

Township: Worth

III. Identification of Persons or Entities Having an Interest

Attach a current and complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Attach legal description, site dimensions and square footage, and building dimensions and square footage.

IV. Property Use

Attach a current and detailed description of the precise nature and extent of the use of the subject property, specifying in the case of multiple uses the relative percentages of each use.

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

V. Nature of Development

Indicate the nature of the original development receiving the Class 6B/8 designation

New Construction

Substantial Rehabilitation

Occupation of Abandoned Property - No Special Circumstance

Occupation of Abandoned Property - With Special Circumstance

VI. Employment

How many permanent full-time and part-time employees do you now employ?

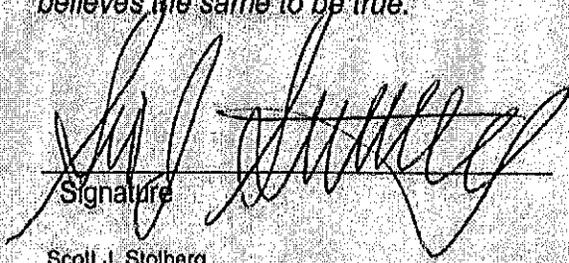
On-Site: Full-time: 5 Part-time: 0

In Cook County: Full-time: 76 Part-time: 0

VII. Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

Scott J. Stolberg I, the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.


Signature

2-27-17
Date

Scott J. Stolberg
Print Name

Manager
Title

Revised November 4, 2014

INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Scott J. Stolberg as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (circle as appropriate) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:
 Class 6b Class 8 (Industrial property) Class 9

3. The Cook County Assessor's Office has issued the following control number regarding this application/renewal (circle as appropriate), 62146

4. I have reviewed the Code of Ordinances of Cook County, Cook County Living Wage Ordinance, as amended (the "Ordinance"), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (check as appropriate):

Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant saith not.

[Signature]
Agent's Signature

Scott J. Stolberg

Agent's Name & Title

2580 North Commerce, North Las Vegas, NV 89030

Agent's Mailing Address

(702) 289-1300

Agent's Telephone Number

BBMR Investment, L.L.C.

Applicant's Name

2580 North Commerce, North Las Vegas, NV 89030

Applicant's Mailing Address

sj@aaamidwest.com; tes@aaamidwest.com

Applicant's e-mail address

Subscribed and sworn before me this 27th day of February, 20 17.

[Signature]
Signature of Notary Public

1/30/15

