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

**ORDINANCE
NUMBER 2019-044**

**AN ORDINANCE FOR THE AMENDMENT TO THE CURRENT
EXISTING CAL SAG ENTERPRISE ZONE SUBJECT TO THE
ENTERPRISE ZONE ACT OF THE STATE OF ILLINOIS.**

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

**DEXTER JOHNSON
FRED BILOTTO
NANCY RITA
TOM HAWLEY
MICHAEL MECH
CANDACE CARR
ALECIA SLATTERY**

**ANNETTE ALEXANDER
WILLIAM CAZARES
KEVIN DONAHUE
BILL FAHRENWALD
JOHNNY RINGO HILL
RAEANN CANTELO-ZYLMAN
JAMES KLINKER**

Aldermen

City of Blue Island

CAL SAG ENTERPRISE ZONE

ORDINANCE NUMBER 2019-044

**AN ORDINANCE FOR THE
AMENDMENT TO THE
CURRENT EXISTING CAL SAG
ENTERPRISE ZONE SUBJECT TO THE
ENTERPRISE ZONE ACT OF THE
STATE OF ILLINOIS.**

WHEREAS, the State of Illinois Enterprise Zone Act (20 ILCS 655/1 et seq) provides for the creation of enterprise zones to encourage private sector investments in economically distressed areas throughout the State; and

WHEREAS, The Village of Alsip, The City of Blue Island, The Village of Calumet Park, The City of Country Club Hills, The Village of Dixmoor, The Village of East Hazel Crest, The Village of Homewood, The City of Harvey, The Village of Hazel Crest, The City of Markham, The Village of Merrionette Park, The Village of Midlothian, The City of Oak Forest, The Village of Phoenix, The Village of Robbins, The Village of Worth, and the County of Cook, a body Politic and Corporate of the State of Illinois, are organized and existing under the laws of that State of Illinois. Each have areas within their respective legal boundaries that are economically distressed and would benefit from private sector investments under the Illinois Enterprise Zone Act; and

WHEREAS, the aforesaid Municipalities and County have joined in the collective pursuit of a joint Enterprise Zone, subject to approval of their respective governing bodies; and

WHEREAS, the Municipalities and County have declared and established an Enterprise Zone pursuant to authority granted by the Illinois Enterprise Zone Act, as amended, subject to the approval by the Illinois Enterprise Zone Board and certification by the Illinois Department of Commerce and Economic Opportunity. This Enterprise Zone is named and designated as the "Cal Sag" Enterprise Zone; and

WHEREAS, the Cal Sag Enterprise Zone was duly approved by the Illinois Enterprise Zone Board, certified by the Department of Commerce and Economic Opportunity and does currently exist; and

WHEREAS, it is determined that it is in the best interest of the citizens of the County and Municipalities to amend the current Cal Sag Enterprise Zone and to change its boundaries by deleting certain territories from the existing Cal Sag Enterprise Zone and including additional territories to the proposed amended Cal Sag Enterprise Zone. Also, to encourage private sector investments within said proposed amended Enterprise Zone; and

WHEREAS, prior to filing of an application for approval of the designation of an amended Enterprise Zone, under the Illinois Enterprise Zone Act, it is required that the County and Municipalities respectively adopt an Ordinance designating the proposed amended Enterprise Zone; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF BLUE ISLAND AS FOLLOWS:

SECTION 1: INCORPORATION BY REFERENCE

The above Recitals are incorporated herein by reference and become part of this Section as if fully stated herein.

SECTION 2: ENTERPRISE ZONE DESIGNATION

An Enterprise Zone is hereby declared and established as an amendment to the current existing Cal Sag Enterprise Zone, pursuant to the authority granted by the Illinois Enterprise Zone Act, subject to the approval by the Illinois Enterprise Zone Board and certification by the Illinois Department of Commerce and Economic Opportunity. This amended Enterprise Zone is hereby named and designated as the **Cal Sag Enterprise Zone**.

SECTION 3: TERM

The term of the amended Enterprise Zone is the same as the current existing Cal Sag Enterprise Zone, subject to the effective date of certification of the amended Enterprise Zone and the potential 10-year renewal prescribed under the Illinois Enterprise Zone Act. The current existing Cal Sag Enterprise Zone is scheduled to expire on December 31, 2030, subject to the 10-year renewal prescribed under the Illinois Enterprise Zone Act.

SECTION 4: DESCRIPTION OF ZONE

The area of the designated amended Enterprise Zone is outlined in the maps in **EXHIBIT A** and the Zone's boundaries and list of included parcels are delineated in **EXHIBIT B**, which exhibits are attached to this Ordinance and incorporated herein by reference.

SECTION 5: QUALIFICATIONS.

The County and the Municipalities hereby declare and affirm that the amended Zone Area is qualified for designation as an Enterprise Zone in accordance with the provisions of the Illinois Enterprise Zone Act, and it is **FOUND:**

- a. The amended Zone Area is a contiguous area;

- b. The amended Zone Area comprises an area larger than one-half square miles and not more than Fifteen square miles in total area;
- c. The amended Zone Area is a depressed area;
- d. The amended Zone Area addresses a reasonable need to encompass portions of more than one (1) Municipality and adjacent unincorporated areas of the County;
- e. The amended Zone Area exceeds the minimum requirement of meeting 3 of the 10 criteria specified in the Illinois Enterprise Act (20ILCS 655/4 (f));
- f. On the **18th day of July, 2019**, a public hearing was conducted pursuant to a Notice duly published in a newspaper of general circulation, within the Cal Sag Enterprise Zone Area and within the proposed amended Zone Area, not more than 20 days nor less than 5 days before the hearing date;
- g. The amended Zone Area satisfies any additional criteria stated in the Illinois Enterprise Zone Act, established by the Rules of the Illinois Department of Commerce and Economic Opportunity and the Illinois Enterprise Zone Board.

All of the above stated **FINDINGS** are supported, sustained and consistent with the substantive materials contained in **EXHIBIT C**, attached hereto, and incorporated herein by reference.

SECTION 6: INCENTIVES

The State of Illinois, Counties and Municipalities offer incentives designed to encourage businesses in the private sector to locate or expand within an Enterprise Zone, subject to terms, conditions, rules and legal limitations in the law:

STATE INCENTIVES

- **Enterprise Zone Investment Tax Credit** - A state investment tax credit of 0.5 percent is allowed a taxpayer who invests in qualified property in an Enterprise Zone. Qualified property includes machinery, equipment and buildings. The credit may be carried forward for up to five years. This credit is in addition to the regular 0.5 percent Investment tax credit, which is available throughout the state, and up to 0.5 percent credit for increased employment over the previous year.
- **Sales Tax Exemption** - A 6.25 percent state sales tax exemption is permitted on building materials to be used in an Enterprise Zone. Materials must be permanently affixed to the property and must be purchased from a qualified retailer.
- **Enterprise Zone Machinery and Equipment Consumables/Pollution Control Facilities Sales Tax Exemption** - A 6.25 percent state sales tax exemption on purchases of tangible personal property to be used in the manufacturing or assembly process or in the operation of a pollution control facility within an Enterprise Zone is available. Eligibility is based on a business making an investment in an Enterprise Zone of at least \$5 million in qualified

property that creates a minimum of 200 fulltime-equivalent jobs, a business investing at least \$40 million in a zone and retaining at least 2,000 jobs, or a business investing at least \$40 million in a zone which causes the retention of at least 80 percent of the jobs existing on the date it is certified to receive the exemption.

- **Enterprise Zone Utility Tax Exemption** - A state utility tax exemption on gas, electricity and the Illinois Commerce Commission's administrative charge and telecommunication excise tax is available to businesses located in Enterprise Zones. Eligible businesses must make an investment of at least \$5 million in qualified property that creates a minimum of 200 full-time equivalent jobs in Illinois, an investment of \$20 million that retains at least 1,000 full-time-equivalent jobs, or an investment of \$175 million that creates 150 full-time equivalent jobs in Illinois. The majority of the jobs created must be located in the Enterprise Zone where the investment occurs.
- **Contribution Deduction** - Businesses may deduct double the value of a cash or in-kind contribution to an approved project of a Designated Zone Organization from taxable income.

LOCAL INCENTIVES AND FEES

Local governments, through the involvement of the Local Enterprise Zone Administrators, may provide a variety of local area incentives to further encourage economic growth and investment within the enterprise zones. The incentives offered at the discretion of the effected counties and municipalities. The following local Enterprise Zone incentives are offered herein:

- a. Abatement of 50% of the municipal portion of property taxes on new improvements for the first five years following the completion of these improvements for industrial or commercial properties, or for residential properties of twelve or more housing units, so long as the residential property remains under one ownership. This benefit will not be applicable if the project investor is also the recipient of tax relief under the terms of a tax increment finance (TIF) agreement or other substantial property tax abatement provided by a unit of local government
- b. Waiver of 50% of initial building permit or zoning application fees for industrial or commercial properties, or for residential properties of twelve or more housing units
- c. The Enterprise Zone will provide officials of municipalities that are signatories to the Intergovernmental Agreement, which is Attachment D to this Ordinance, with certain written documentation and materials relative to additional incentives, including public or not for profit financing and workforce development programs, which municipal officials may make available to the project developer, and other interested individuals. There is no representation that the available documents and materials include all incentives and program available to the project

The Zone Administrator shall file a copy of the Enterprise Zone's fee schedule with the Department of Commerce and Economic Opportunity by April 1 of each year. The Zone Administrator may charge up to 0.5% (one half of one percent) of the cost of building materials of the project associated with the Enterprise Zone, provided that a maximum fee of no more than \$50,000 is permitted (20 ILCS 655/8.2 (c) as to each project.

SECTION 7. ZONE ADMINISTRATOR:

The Municipal Zone Administrator is responsible for the everyday operation of the Enterprise Zone including the following:

- a. Supervise the implementation of the provisions of the Cal Sag Intergovernmental Agreement under the Illinois Enterprise Zone Act.
- b. Act as a liaison between the County, Municipalities, the Illinois Department of Commerce Economic Opportunity, Designated Zone Organizations, and other State, Federal and local agencies, whether public or private.
- c. Conduct an ongoing evaluation of the Enterprise Zone programs and submit evaluative reports, at least annually, to the Council.
- d. Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small business, financial assistance and employment training within the amended Enterprise Zone.
- e. Recommend qualified Designated Zone Organizations to the Council of the amended Enterprise Zone.
- f. Have other such duties as specified by the Council, including the appointment of authorized personnel as appropriate, to assure the smooth operation of the amended Cal Sag Enterprise Zone.

SECTION 8: INTERGOVERNMENTAL AGREEMENT

The amended Enterprise Zone shall be governed, managed and operated in accordance with the Intergovernmental Agreement between the County and Municipalities as set forth in **EXHIBIT D**, which is attached hereto and incorporated into this Ordinance, by reference. The attached Intergovernmental Agreement (**EXHIBIT D**) was presented to the legislative body and its attorney for review. The Mayor is hereby directed to execute this Agreement, on behalf of the City of Blue Island. Further, the Mayor, or his designee, is directed to sign all documents reasonably necessary in the furtherance of the Joint Application for said amended Enterprise Zone, to be filed with the Illinois Department of Commerce and Economic Opportunity.

SECTION 9: CONTINUATION OF MANAGEMENT

Section 4, Zone Management, including Subsections (a), (b) and (c) of the Amended Intergovernmental Agreement (**EXHIBIT D**) is identical to the likewise enumerated provisions in the Intergovernmental Agreement of the current existing Cal Sag Enterprise Zone. So as to provide continuity between the existing and amended Cal Sag Enterprise Zone, the prior zone management actions of the Parties and the Joint Enterprise Zone Governing Council are hereby adopted for the purposes of the amended Cal Sag Enterprise Zone. The adopted management

actions include the appointment of representatives of the Parties to the Council, the adoption of rules and procedures by the Council and the appointment of a Zone Administrator, if any. This provision does not limit the Parties or the Council from duly implementing changes in zone management to the amended Cal Sag Enterprise Zone.

SECTION 10: SEVERABILITY

This Ordinance and every provision thereof shall be considered severable and the invalidity of any section clause, paragraph, sentence or provision of this Ordinance will not affect the validity of any other portion of this Ordinance.

SECTION 11: PUBLICATION AND EFFECTIVE DATE

The City of Blue Island is hereby authorized to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect from after its passage, approval and publication as required by law, subject to the Illinois Enterprise Zone Act.

Presented, passed and approved this 24th day of SEPTEMBER, 2019

AYES: 12

NAYS: 0

ABSENT: 2

APPROVED this 24th day of SEPTEMBER, 2019

Domingo F. Vargas

TITLE

Randy Hewes

ATTEST

EXHIBITS

Cal Sag Enterprise Zone Amendment Ordinance & Intergovernmental Agreement

The following links are provided to Exhibits to the Cal Sag Enterprise Zone Ordinance and Intergovernmental Agreement:

[Exhibit A: Cal Sag EZ Maps \(Full Map and Maps of; Markham, Oak Forest, Homewood, and Hazel Crest\)](#)

[Exhibit C: Cal Sag Amendment Application 2019](#)

Exhibits to this ordinance and Intergovernmental Agreement are provided through the medium of electronic hyperlinks for several reasons:

- (1) Exhibits A includes maps of areas which require high resolution to be meaningfully examined for some purposes. Such resolution cannot be conveyed on paper documents of a size that can be readily distributed. However, in electronic format a reviewer may “zoom in” to examine an area at any desired level of resolution.
- (2) Exhibit C is a very large documents that may not be conveniently distributed in paper form. However, these documents may be viewed electronically or printed from the preceding links.

These exhibits may also be reviewed in paper format at:

The office of Antero Group, LLC
1212 N. Ashland Ave.
Chicago, IL 60622

Contact Andrew Johansson to view maps:

ajohansson@anterogroup.com
773.931.2673

EXHIBIT B
ENTERPRISE ZONE PARCEL NUMBERS FOR PROPOSED ADDITIONS

Homewood

Address	Parcel Number	Acres
175 Western Ave.	29-30-300-005-0000	116
3006 183 rd Street	31-01-115-001-0000	1.2
3055 183 rd Street	30-01-100-012-0000	7.1
3115 183 rd Street	31-01-100-017-0000	16,198 (SF)
18300 Kedzie Ave.	31-02-201-009-0000	31,662 (SF)
18320 Kedzie Ave.	31-02-201-025-0000	41,396 (SF)
18340 Kedzie Ave.	31-02-201-024-0000	28,625 (SF)
18350 Kedzie Ave.	31-02-201-012-0000	24,956 (SF)
3233 183 rd Street	31-02-201-041-0000	61,116 (SF)
	31-02-201-039-0000	
	31-02-201-046-0000	

Hazel Crest

Address	Parcel Number	Acres
17500 W. Dixie HW	29-30-300-102-0000	33,622.7 (SF)
171 st – 175 th Street	29-30-300-103-0000	11

Markham

Total Parcels Proposed: 113

28-14-406-001-0000	28-14-406-030-0000	28-14-407-018-0000	28-14-408-011-0000
28-14-406-002-0000	28-14-406-031-0000	28-14-407-019-0000	28-14-408-012-0000
28-14-406-003-0000	28-14-406-032-0000	28-14-407-020-0000	28-14-408-013-0000
28-14-406-004-0000	28-14-406-033-0000	28-14-407-021-0000	28-14-408-014-0000
28-14-406-005-0000	28-14-406-034-0000	28-14-407-022-0000	28-14-408-015-0000
28-14-406-006-0000	28-14-406-035-0000	28-14-407-023-0000	28-14-408-016-0000

28-14-406-007-0000	28-14-406-036-0000	28-14-407-024-0000	28-14-408-017-0000
28-14-406-008-0000	28-14-406-037-0000	28-14-407-025-0000	28-14-408-018-0000
28-14-406-009-0000	28-14-406-038-0000	28-14-407-026-0000	28-14-408-019-0000
28-14-406-010-0000	28-14-406-039-0000	28-14-407-027-0000	28-14-408-020-0000
28-14-406-011-0000	28-14-406-040-0000	28-14-407-028-0000	28-14-408-023-0000
28-14-406-012-0000	28-14-407-001-0000	28-14-407-029-0000	28-14-408-024-0000
28-14-406-013-0000	28-14-407-002-0000	28-14-407-030-0000	28-14-408-025-0000
28-14-406-014-0000	28-14-407-003-0000	28-14-407-031-0000	28-14-408-026-0000
28-14-406-015-0000	28-14-407-004-0000	28-14-407-032-0000	28-14-408-027-0000
28-14-406-016-0000	28-14-407-005-0000	28-14-407-033-0000	28-14-408-028-0000
28-14-406-018-0000	28-14-407-006-0000	28-14-407-034-0000	28-14-408-029-0000
28-14-406-019-0000	28-14-407-007-0000	28-14-407-035-0000	28-14-408-030-0000
28-14-406-020-0000	28-14-407-008-0000	28-14-408-001-0000	28-14-408-031-0000
28-14-406-021-0000	28-14-407-009-0000	28-14-408-002-0000	28-14-408-032-0000
28-14-406-022-0000	28-14-407-010-0000	28-14-408-003-0000	28-14-408-033-0000
28-14-406-023-0000	28-14-407-011-0000	28-14-408-004-0000	28-14-408-034-0000
28-14-406-024-0000	28-14-407-012-0000	28-14-408-005-0000	28-14-408-035-0000
28-14-406-025-0000	28-14-407-013-0000	28-14-408-006-0000	28-14-408-036-0000
28-14-406-026-0000	28-14-407-014-0000	28-14-408-007-0000	28-14-408-037-0000
28-14-406-027-0000	28-14-407-015-0000	28-14-408-008-0000	28-14-408-038-0000
28-14-406-028-0000	28-14-407-016-0000	28-14-408-009-0000	28-14-408-039-0000
28-14-406-029-0000	28-14-407-017-0000	28-14-408-010-0000	28-14-408-040-0000

Oak Forest

Total Parcels Proposed: 216

Total Square Acres Proposed: 304.93 Acres

28212190170000	28162120170000	28164120340000	28151040190000
28212190270000	28162120160000	28164120060000	28162150470000
28212190280000	28162120150000	28164120360000	28162150350000
28212190240000	28162120140000	28164110080000	28151040070000
28212190210000	28151170090000	28164110300000	28162150590000
28212190200000	28162120130000	28164110130000	28162150560000
28212190190000	28151170080000	28164110260000	28151000100000
28212190180000	28151170070000	28164110120000	28162150690000
28212190160000	28162080260000	28164110190000	28162150680000
28212190150000	28162080270000	28164110200000	28151000240000
28212190140000	28151170060000	28164110140000	28151000360000
28212190130000	28162080210000	28164110100000	28094040200000
28212150240000	28151170470000	28164070250000	28162150530000
28212150230000	28162080200000	28164070260000	28151040060000
28212150220000	28151170480000	28164070270000	28151040050000
28212150210000	28162080190000	28153030350000	28162150580000
28212150200000	28151170020000	28164070220000	28151040040000
28212150190000	28162080180000	28153030320000	28162150570000
28212150180000	28151170010000	28164070210000	28151040030000
28212150160000	28162080170000	28164070200000	28151040200000
28212150150000	28151090340000	28212150170000	28151040210000
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28212110210000	28151090310000	28164120350000	28164030410000
28212110200000	28151090370000	28164120050000	28164030370000
28212110190000	28151090300000	28153030360000	28153000100000
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28212110150000	28151090390000	28153020060000	28153000400000
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28212050160000	28151090270000	28153000210000	28164030180000
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28212050010000	28151090250000	28164070160000	28153000050000
28212050230000	28151090430000	28153020040000	28164030160000
28212050240000	28151090240000	28164070150000	28153000040000
28212050250000	28162080310000	28153020030000	28164030150000
28212050310000	28162080300000	28164070140000	28153000440000
28212050300000	28162080290000	28164070130000	28164030250000

28164120230000	28162080280000	28153020090000	28164030260000
28164120070000	28151090440000	28153020080000	28153000450000
28164120080000	28151090230000	28164030310000	28153000460000
28164120090000	28151040400000	28153000260000	28162120240000
28164120100000	28151040320000	28164030390000	28162120230000
28164120220000	28151040100000	28153000240000	28162120220000
28164120200000	28162150450000	28151040050000	28162120210000
28164120330000	28162150600000	28162150580000	28162120200000
28151040200000	28162120180000	28151040040000	28151170490000
28151040210000	28151170130000	28162150570000	28162120190000
28162150550000	28151040060000	28151040030000	28151170140000

**EXHIBIT D
AN INTERGOVERNMENTAL AGREEMENT
BETWEEN**

THE VILLAGE OF ALSIP, THE CITY OF BLUE ISLAND, THE VILLAGE OF CALUMET PARK, THE CITY OF COUNTRY CLUB HILLS, THE VILLAGE OF DIXMOOR, THE VILLAGE OF EAST HAZEL CREST, THE CITY OF HARVEY, THE VILLAGE OF HAZEL CREST, THE VILLAGE OF HOMEWOOD, THE CITY OF MARKHAM, THE VILLAGE OF MERRIONETTE PARK, THE VILLAGE OF MIDLOTHIAN, THE CITY OF OAK FOREST, THE VILLAGE OF PHOENIX, THE VILLAGE OF ROBBINS, THE VILLAGE OF WORTH, AND THE COUNTY OF COOK

WHEREAS, the aforesaid Villages and Cities are Municipalities organized and existing under the laws of the State of Illinois (the "Municipalities") and the County of Cook a body Politic and Corporate of the State of Illinois; and

WHEREAS, the State of Illinois Enterprise Zone Act (20 ILCS 655/1 et seq) provides for the creation of enterprise zones to encourage private sector investments in economically distressed areas throughout the State; and

WHEREAS, The Parties have areas, within their respective legal boundaries, that are economically distressed and would benefit from private sector investments under the Enterprise Zone Act; and

WHEREAS, it is determined that it is in the best interest of the citizens of the Municipalities and County to establish an Enterprise Zone and encourage private sector investments within said Enterprise Zone; and

WHEREAS, the aforesaid Municipalities and County have joined in the collective pursuit of the creation of an Enterprise Zone, by approval of their respective governing bodies; and

WHEREAS, the Illinois Intergovernmental Cooperation Act, 5ILCS, Section 220/1 et seq, authorize counties and municipalities to exercise jointly with any public agency of the State, including other units of local government, any power, privilege, or authority which may be exercised by a unit of local government individually, and to enter into contracts for the performance of governmental services, activities, and undertakings; and

WHEREAS, pursuant to Article 7, Section 10 of the 1970 Constitution of the State of Illinois, the Municipalities are empowered to contract for the purposes set forth therein; and

WHEREAS, the Municipalities and County have declared and established an Enterprise Zone pursuant the authority granted by the Illinois Enterprise Zone Act, as amended, subject to the

approval by the Illinois Enterprise Zone Board and certification by the Illinois Department of Commerce and Economic Opportunity. This Enterprise Zone is named and designated as the "Calumet" Enterprise Zone; and

WHEREAS, the term of the Enterprise Zone is 15 years, subject to the effective date of January 1 of the first calendar year after certification by the Department of Commerce and Economic Opportunity and the potential 10-year renewal enumerated in the Illinois Enterprise Zone Act; and

WHEREAS, the designated Enterprise Zone Area is outlined in the map in **EXHIBIT A** and its boundaries are set down in the legal description in **EXHIBIT B**, which exhibits are attached to this Intergovernmental Agreement and incorporated herein by reference;

WHEREAS, the Zone area exceeds the minimum requirement of meeting 3 of the 10 criteria specified in the Illinois Enterprise Act (20 ILCS 655/4 (f)); as demonstrated in the Enterprise Zone Qualifications Report, **EXHIBIT C** attached hereto; and

WHEREAS, the County and the Municipalities declared and affirmed that the Zone Area is qualified for designation as an Enterprise Zone in accordance with the provisions of the Enterprise Zone Act.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED HEREIN, THE RECITALS HEREIN ABOVE SET FORTH AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, IT IS HEREBY AGREED BETWEEN THE COUNTY AND THE MUNICIPALITIES, AS FOLLOWS:

SECTION 1. INCORPORATION BY REFERENCE

The Preamble to this Agreement and all Exhibits referred to in this Agreement and its Preamble are hereby incorporated herein as if fully set forth in this Section 1.

SECTION 2. DESIGNATION

The Municipalities and County have adopted such Ordinances as are convenient and necessary to designate and implement an Enterprise Zone pursuant to the Illinois Enterprise Zone Act. The Enterprise Zone is named and known as the Calumet Enterprise Zone.

SECTION 3. INCENTIVES

The State of Illinois, Counties and Municipalities offer incentives designed to encourage businesses in the private sector to locate and expand within Enterprise Zones, subject to terms, conditions, rules and limitations as legally provided.

STATE INCENTIVES

- **Sales Tax Exemption** – A 6.25 percent state sales tax exemption is permitted on building materials to be used in an Enterprise Zone. The Materials must be permanently affixed to the property and must be purchased from a qualified retailer.
- **Enterprise Zone Machinery and Equipment Consumables/Pollution Control Facilities Sales Tax Exemption** – A 6.25 percent state sales tax exemption of purchases of tangible personal property to be used in the manufacturing or assembly process or in the operation of a pollution control facility within an Enterprise Zone is available. Eligibility is based on a business making an investment in an Enterprise Zone of at least \$5 million in qualified property that creates a minimum of 200 fulltime-equivalent jobs, a business investing at least \$40 million in a zone and retaining at least 2,000 jobs, or a business investing at least \$40 million in a zone which causes the retention of at least 80 percent of the jobs existing on the date it is certified to receive the exemption.

- **Enterprise Zone Utility Tax Exemption** – A state utility tax exemption on gas, electricity and the Illinois Commerce Commission’s administrative charge and telecommunication excise tax is available to businesses located in Enterprise Zones. Eligible businesses must make an investment of at least \$5 million in qualified property that creates a minimum of 200 full-time equivalent jobs in Illinois, an investment of \$20 million that retains at least 1,000 full-time-equivalent jobs, or an investment of \$175 million that creates 150 full-time equivalent jobs in Illinois. The majority of the jobs created must be located in the Enterprise Zone where the investment occurs.
- **Enterprise Zone Investment Tax Credit** – A state investment tax credit of 0.5 percent is allowed a taxpayer who invests in qualified property in a Zone. Qualified property includes machinery, equipment and buildings. The credit may be carried forward for up to five years. This credit is in addition to the regular 0.5 percent Investment tax credit, which is available throughout the state, and up to 0.5 percent credit for increased employment over the previous year.
- **Contribution Deduction** - Businesses may deduct double the value of a cash or in-kind contribution to an approved project of a Designated Zone Organization from taxable income.

LOCAL INCENTIVES AND FEES

Local governments, through the assistance and coordination of the Enterprise Zone Administrator, may provide a variety of local incentives to further encourage economic growth and investment within enterprise zones. The incentives offered are determined by counties municipalities. The following Enterprise Zone incentives are hereby offered:

- a) Abatement of 50% of the municipal portion of property taxes on new improvements on industrial or commercial properties for the first five years following the completion of these improvements. This benefit will not be applicable if the project investor is also the recipient of tax relief for this property under the terms of a tax increment finance (TIF) agreement or other substantial property tax abatement provided by a unit of local government.
- b) Waiver of 50% of initial building permit or zoning application fees on industrial or commercial projects.
- c) The Enterprise Zone will provide officials of municipalities that are signatories to the Intergovernmental Agreement with certain written documentation and materials relative to additional incentives, including public or not for profit financing and workforce development programs, which municipal officials may make available to the project developer, and other interested individuals. There is no representation that the documents and materials provided by the Enterprise Zone include all incentives and programs available to the project.

The Zone Administrator shall file a copy of the Enterprise Zone’s fee schedule with the Department of Commerce and Economic Opportunity by April 1 of each year. The Zone Administrator may charge up to 0.5% of the cost of building materials of the project associated with the Enterprise Zone, provided that a maximum fee of no more than \$50,000 is permitted (20 ILCS 655/8.2 (c) as to each project. To the extent that charges by the Zone Administrator do not meet the full operating expenses of the Enterprise Zone, the municipalities and the County that are signatories to this agreement will collectively meet these expenses; however, no signatory to this agreement will be obligated to contribute more than \$5,000 per year toward these Enterprise Zone operating expenses.

SECTION 4. ZONE MANAGEMENT:

Upon approval of the Enterprise Zone and certification by the Department of Commerce and Economic Opportunity each party to this Agreement shall appoint a representative to serve and participate in a zone management organization that is hereby designated and to be known as the Joint Enterprise Zone Governing Council (the "Council"). The Council will by majority vote adopt rules and procedures for the management of the Enterprise Zone, including its financial matters. This Council is the governing body of the Enterprise Zone and will appoint the Zone Administrator. Decisions on appointment or removal of the Zone Administrator shall be made in the following manner:

- (a) Nominations shall be received from members of the Council for appointment of the Zone Administrator. Appointment of the Zone Administrator shall be by two-thirds vote of the Council.
- (b) The Zone Administrator may be removed by two-thirds vote of the Council.
- (c) The Zone Administrator must be an employee or officer of one of the Municipalities or of the County.

SECTION 5. ZONE ADMINISTRATOR:

The Zone Administrator is responsible for the day-to-day operation of the Enterprise Zone including:

- (a) Supervise the implementation of the provisions of this Intergovernmental Agreement and the Illinois Enterprise Zone Act.
- (b) Act as a liaison between the County, Municipalities, the Illinois Department of Commerce Economic Opportunity, Designated Zone Organizations, and other State, Federal and local agencies, whether public or private.
- (c) Conduct an ongoing evaluation of the Enterprise Zone Programs and submit evaluative reports at least annually to the Council.
- (d) Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small business, financial assistance and employment training within the Enterprise Zone.
- (e) Recommend qualified Designated Zone Organizations to the Council.
- (f) Have other such duties as specified by the Council, including the appointment of authorized personnel as appropriate, to assure the smooth operation of the Enterprise Zone.

SECTION 6. DESIGNATED ZONE ORGANIZATIONS:

The Council, at its discretion, may select Designated Zone Organizations, pursuant to the qualifications enumerated in the Enterprise Zone Act 20 ILCS 655/3(d) and delegate the

performance of permissible services or functions to said Designated Zone Organizations. Nothing herein shall be deemed to limit or restrict the right of the Council to delegate operational responsibilities to Designated Zone Organizations or other appropriate entities, permitted by law. Provided that no delegation including performance, services or functions, is effective until the proposed Designated Zone Organization is approved, pursuant to Application duly filed, by the Department of Commerce and Economic Opportunity.

SECTION 7. AMENDMENTS TO THIS AGREEMENT:

This Agreement shall remain in full force and effect unless amended or modified by the mutual written agreement of the parties. Except as expressly set forth above, nothing contained within this paragraph shall be construed to bar or limit the rights of either the County or the Municipalities to enforce the terms of this Agreement.

SECTION 8. DURATION OF AGREEMENT:

This Agreement shall be in full force and effect during the legal existence of the Enterprise Zone unless duly terminated, amended, extended, renewed or revised by the mutual written agreement of the respective corporate authorities of the Municipalities and the County.

SECTION 9. REPRESENTATION BY THE PARTIES:

The Parties represent, warrant, and agree, to and with each other, that each has taken all necessary corporate and legal action to authorize the execution, delivery, and performance on their part of this Agreement, and the performance hereto by each will not be in contravention of any resolutions, ordinances, laws, contracts, or agreements to which it is a party or to which it is subject. The Parties shall deliver to each other certified copies of all resolutions or ordinances authorizing the execution and performance of this Agreement.

SECTION 10. FAILURE TO ENFORCE:

The failure of any party hereto to enforce any of the provisions of this Agreement, or the waiver thereof in any instance, shall not be construed as a general waiver thereof in any instance, nor shall it be construed as a general waiver or relinquishment on its part of any such provision, but the same shall, nevertheless, be and remain in full force and effect.

SECTION 11. CAUSES BEYOND CONTROL:

No party to this Agreement shall be liable to another for failure, default or delay in performing any of its obligations hereunder, provided such failure, default or delay in performing any of its obligations specified herein is caused by strikes; by forces of nature; unavoidable accident; fire; acts of public enemy; or order of court. Should any of the foregoing occur, the parties hereto agree to proceed with diligence to do what is reasonable and necessary so that each party may perform its obligations under this Agreement.

SECTION 12. NOTICES:

Any notice required by this Agreement shall be in writing and shall be served by personal delivery on the municipal/county clerk or chief administrative officer of the receiving party. In lieu of personal service, required notices may be served by certified mail, return receipt requested, addressed to the municipal/county clerk or chief administrative officer of the receiving party.

Notices shall be deemed served on the day of personal delivery or on the fourth day following mailing.

SECTION 13. RESERVATION OF RIGHTS:

Nothing in this Agreement is intended to confer a benefit or right of enforcement upon any third party. Further, both parties specifically reserve all rights, privileges and immunities conferred upon them by law.

SECTION 14. AGENCY:

Neither party neither is an agent of the other party nor shall neither incur any costs, expenses or obligations on behalf of the other.

SECTION 15. COMPLETE AGREEMENT:

This Agreement sets forth the complete understanding between the parties relating to the terms and conditions hereof and any amendment hereto to be effective must be in writing and duly authorized and signed by the duly authorized representative of the parties.

SECTION 16. SEVERABILITY:

If any provision of this Agreement shall be declared invalid for any reason, such invalidation shall not affect other provisions of this Agreement which can be given effect without the invalid provisions and to this end the provisions of this Agreement are to be severable.

SECTION 17. CONSTRUCTION:

This Agreement shall be construed in accordance with the laws of the State of Illinois.

SECTION 18. EFFECTIVE DATE:

This Agreement shall be in full force and effect as of the date set forth below.

IN WITNESS THEREOF, the parties hereto have caused this Agreement to be executed in their respective corporate names by their respective officers hereunto duly authorized and their respective corporate seals to be hereunto affixed and attested by their respective officers having custody thereof the day and year first above written.

**City of Blue Island,
Cook County, Illinois, an Illinois
Municipal Corporation**

By: Dominy F. Jaygo
Mayor

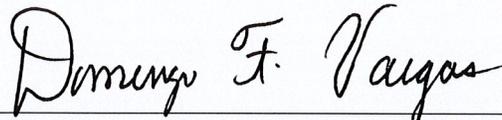
ATTEST:
Randy [Signature]
City Clerk
9/24/19
Date

**Village of Calumet Park,
Cook County, Illinois, an Illinois**

ADOPTED this 24th day of September, 2019, pursuant to a roll call as follows:

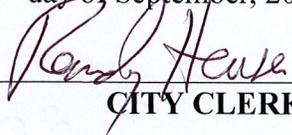
	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman ALEXANDER	X				
Alderman BILOTTO	X				
Alderman CAZARES	X				
Alderman RITA	X				
Alderman DONAHUE	X				
Alderman HAWLEY	X				
Alderman FAHRENWALD	X				
Alderman MECH			X		
Alderman HILL	X				
Alderman CANTELO- ZYLMAN	X				
Alderman CARR	X				
Alderman SLATTERY			X		
Alderman KLINKER	X				
Mayor DOMINGO F. VARGAS					
TOTAL	12		2		

APPROVED: this 24th day of September, 2019.



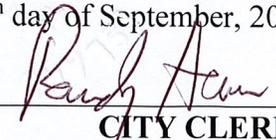
**MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS**

ATTESTED and **Filed** in my office this
24th day of September, 2019.



CITY CLERK

PUBLISHED in pamphlet form this
24th day of September, 2019.



CITY CLERK