

## 2. West Industrial Sector

### Objectives

In Blue Island's industrial sector that runs along Wireton Road and the Indiana Harbor Belt railway line:

- Facilitate the location of complimentary ethanol and energy generating gasification plants on the old Premcor oil refinery site on unincorporated land on Blue Island's southwest border which the city may annex, in order to: establish a significant new center of employment on the border of Blue Island; create a competitive advantage in energy costs for Blue Island businesses; generate some revenues/expense reductions for the City through participation in material reuse and energy distribution revenue.
- Whether or not Blue Island and its partners succeed in attracting the ethanol and gasification plants, achieve infill development and full utilization of industrial land in the west sector, in part by promoting Blue Island's transportation assets, creating approximately 60 new well-paid jobs in Blue Island.

### Development Steps

- Annex incorporated land including the closed Premcor refinery site.
- Reach an agreement with the current owner regarding the use of the Premcor site.
- In cooperation with current and new owners, establish a plan with IEPA to remediate environmental contamination at the Premcor site.
- Negotiate development assistance agreements with owners of the proposed ethanol and gasification plants and intergovernmental agreements with neighboring municipalities in order to establish a clear and rewarding role in bringing the proposed energy plants to Blue Island.
- Determine the feasibility and desirability of establishing a municipal utility for energy distribution.
- Upon resolving prerequisite questions and securing location of the proposed energy plants, use their presence to retain/attract businesses with lower energy prices.
- Whether or not the proposed energy plants can be successfully located on Blue Island's border, facilitate infill industrial development, using freight transportation assets as an incentive. Coordinate this effort with the marketing departments of freight transportation companies that serve this sector, e.g., the Iowa Interstate (IAIS) Railroad and the Indiana Harbor Belt (IHB) railroad.

### Development Resources

Among other resources appropriate for use in this project, seek these types of public funds for integration with private investment: *The EDGE Program* administered by the Illinois Department of Commerce and Economic Opportunity (IDCEO) provides tax credits for selected companies, based on the number of jobs created. / *The Illinois Enterprise Zone Program* is also administered by IDCEO. All of Blue Island lies within an Enterprise Zone, and all companies locating here are eligible to receive a bundle of state tax credit benefits. *New Markets Tax Credits (NMTC)* from the US Department of the Treasury potentially available from the Great Lakes Region Sustainability Funds and the Consortium America fund which have collectively been awarded \$125 Million in tax credits to distribute in projects very similar to Blue Island's industrial plans.

# Proposed Cargo Oriented Development West Blue Island



- Proposed Railway
- Proposed Industrial Operation
- Land for Industrial Redevelopment Outside of Blue Island
- Parcels for Industrial Redevelopment
- Blue Island Boundary
- Parcels that are not Vacant or Exempt
- Exempt Parcels
- Vacant Parcels

