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

**ORDINANCE
NUMBER 2023- 016**

**AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS, PROVIDING FOR A FEASIBILITY
STUDY AND REPORT WITH RESPECT TO THE
DESIGNATION OF A CERTAIN AREA AS A TAX INCREMENT
FINANCING REDEVELOPMENT PROJECT AREA
(PROPOSED TIF #8)**

**FRED BILOTTO, Mayor
RAEANN CANTELO-ZYLMAN, City Clerk
JAIRO FRAUSTO, Treasurer**

**DEXTER JOHNSON
LUIZ MONTOYA
NANCY RITA
BILL FAHRENWALD
GABRIEL McGEE
CANDACE CARR
JOSH ROLL**

Aldermen

ORDINANCE NUMBER 2023-016

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WHEREAS, the City of Blue Island, Cook County, Illinois (the “City”) is a duly organized and existing city created under the provisions of the laws of the State of Illinois and is now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefits of the residents of the City; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1 *et seq.*, as from time to time amended (the “TIF Act”), the President and Board of Trustees of the City (the “Corporate Authorities”) are empowered to undertake the development or redevelopment of a designated area within the municipal boundaries of the City in which existing conditions permit such area to be classified as a “blighted area” as defined in Section 11-74.4-3(a) of the TIF Act; and

WHEREAS, the legislative purpose of the TIF Act is to encourage development through the use of incremental tax revenues derived from an increase in assessed values in the eligible areas by assisting with development or redevelopment project costs, thereby eliminating adverse and detrimental conditions that erode the tax base both within an eligible area and adjacent to such areas; and

WHEREAS, the Corporate Authorities desire to conduct a feasibility study of certain

properties within the corporate boundaries of the City in order to determine the eligibility of said properties as a “redevelopment project area” pursuant to the provisions of the TIF Act, which properties are generally within an area as shown on the map attached hereto and made a part hereof by reference as Exhibit A (the “Area”); and

WHEREAS, the Corporate Authorities determined that Teska Associates (“*Teska*”) possess the necessary skill and experience to determine if the Area qualifies as a “redevelopment project area” under the TIF Act and to prepare a redevelopment plan and desires to authorize Teska to undertake a feasibility study and to prepare such reports as required with respect to the eligibility of the Area as a tax increment financing redevelopment project area; and

WHEREAS, the City and Teska desire to execute an agreement to prepare said feasibility study, a copy of which is attached hereto and made a part hereof, as Exhibit B.

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

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. That the Agreement between the City and Teska, a copy of which is attached hereto and made a part hereof as Exhibit B, is hereby approved substantially in the form presented, with such necessary non-material changes as determined by the Mayor, with such changes and revisions therein contained being approved by execution and delivery of such Agreement by the Mayor.

Section 3. That the Mayor is hereby authorized to execute the Agreement on behalf of

the City. The officials and officers of the City are hereby authorized to undertake actions on the part of the City as contained in the Agreement to complete satisfaction of the provisions, terms or conditions stated therein.

Section 4. The Mayor is directed to authorize Teska to undertake a feasibility study to determine the eligibility of the Area as a “redevelopment project area” under the TIF Act; and, to prepare a report with respect to the eligibility of the Area under the Act; to present a plan for development and redevelopment incorporating all of the matters required by the TIF Act; and, to prepare financial analyses of proposed projects. The Mayor is further authorized to execute and deliver any and all documents to Teska in the possession of the City, as deemed necessary to accomplish said tasks.

Section 5. The purpose of the report and plan is to allow the City to consider adoption of the TIF Act in order to enhance its tax base as well as the tax base for any other taxing district that has jurisdiction, provide new job opportunities for its residents, attract sound and stable commercial growth, and improve the general welfare and prosperity of the community. Pursuant to the TIF Act, if the City adopts tax increment financing, all real estate tax revenue attributable to any increase in the assessment of property included in the redevelopment project area is distributed to the City for reinvestment in the respective redevelopment project area for certain purposes permitted by the TIF Act.

Section 6. The City hereby agrees to reimburse itself for costs incurred in connection with all studies and reports for the Area in the event the TIF Act is adopted by the City for the Area and incremental real estate taxes are available for payment of such costs pursuant to the TIF Act.

Section 7. The Corporate Authorities may consider paying for certain redevelopment

project costs, as defined by the TIF Act, from incremental real estate taxes in the Special Tax Allocation Fund, as defined by the Act, established for the Area through the issuance of bonds, in the event the TIF Act is adopted. Such redevelopment project costs may include costs of studies, surveys, plans, architectural and engineering services, acquisition of land, rehabilitation of existing buildings, construction of public works, bond issuance costs, and such other items as permitted by the TIF Act.

Section 8. The City Clerk shall cause copies of this Ordinance to be mailed by certified mail or delivered by messenger to all taxing districts that would be affected by such designation in accordance with the provisions of Section 11-74.4-4.1 of the TIF Act, and that the municipal officer for information be directed to Tom Wogan, City Administrator, City of Blue Island.

Section 9. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

Section 10. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 11. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally Left Blank)

ADOPTED this 28TH day of February, 2023, pursuant to roll call as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman JOHNSON	X				
Alderman FAHRENWALD	X				
Alderman RITA	X				
Alderman MONTOYA	X				
Alderman MCGEE			X		
Alderman CARR	X				
Alderman ROLL	X				
Mayor BILOTTO					
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APPROVED by the Mayor on February 28, 2023.

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

ATTESTED and Filed in my office this
28TH day of FEBRUARY, 2023.

RAEANN CANTELO-ZYLMAN, CITY CLERK

PUBLISHED in pamphlet form this
28TH day of FEBRUARY, 2023.

RAEANN CANTELO-ZYLMAN, CITY CLERK

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATE

I, RAEANN CANTELO-ZYLMAN, certify that I am the duly elected and acting Municipal Clerk of the City of Blue Island of Cook County, Illinois.

I further certify that on **FEBRUARY 28, 2023** the Corporate Authorities of such municipality passed and approved Ordinance No. **2023-016** Entitled:


AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, PROVIDING FOR A FEASIBILITY STUDY AND REPORT WITH RESPECT TO THE DESIGNATION OF A CERTAIN AREA AS A TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA (PROPOSED TIF #8).

Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2023 - 016** including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance posted in the municipal building commencing on **February 28, 2023** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Blue Island, Illinois, this **28TH** day of **February, 2023**.

CORPORATE SEAL


CITY CLERK

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

CERTIFICATION

I, RAEANN CANTELO-ZYLMAN, DO HEREBY CERTIFY THAT I am the duly elected City Clerk of the City of Blue Island, Illinois, as such City Clerk, I am the keeper of the minutes and records of the Proceedings of the City Council of the said City and have in my custody the ORDINANCE and BOOKS of the records of said City.

I DO FURTHER CERTIFY that the attached and foregoing is a true and correct copy of the certain 2023 - 016 Entitled: **ORDINANCE: AN ORDINANCE OF THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS, PROVIDING FOR A FEASIBILITY STUDY AND REPORT WITH RESPECT TO THE DESIGNATION OF A CERTAIN AREA AS A TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA (PROPOSED TIF #8).**

ORDINANCE NO. 2023-016 which was adopted at a regular meeting of the City Council of the City of Blue Island, Illinois held on the 28th day of February, 2023; that at said meeting 6 Alderman were present; that at said meeting, on motion duly made and seconded that the Ordinance did pass and on the roll being called the vote of each Aldermen present on the question of the passage of said Ordinance was duly and separately taken by Ayes and Nays and their names and votes recorded in the minutes of 6 Alderman voted Aye and 0 Alderman voted Nay and 0 Alderman voted Abstain and 1 Alderman Absent.

I DO FURTHER CERTIFY that the original Ordinance which the foregoing is a true copy, is entrusted to 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, this 28th day of February, 2023.

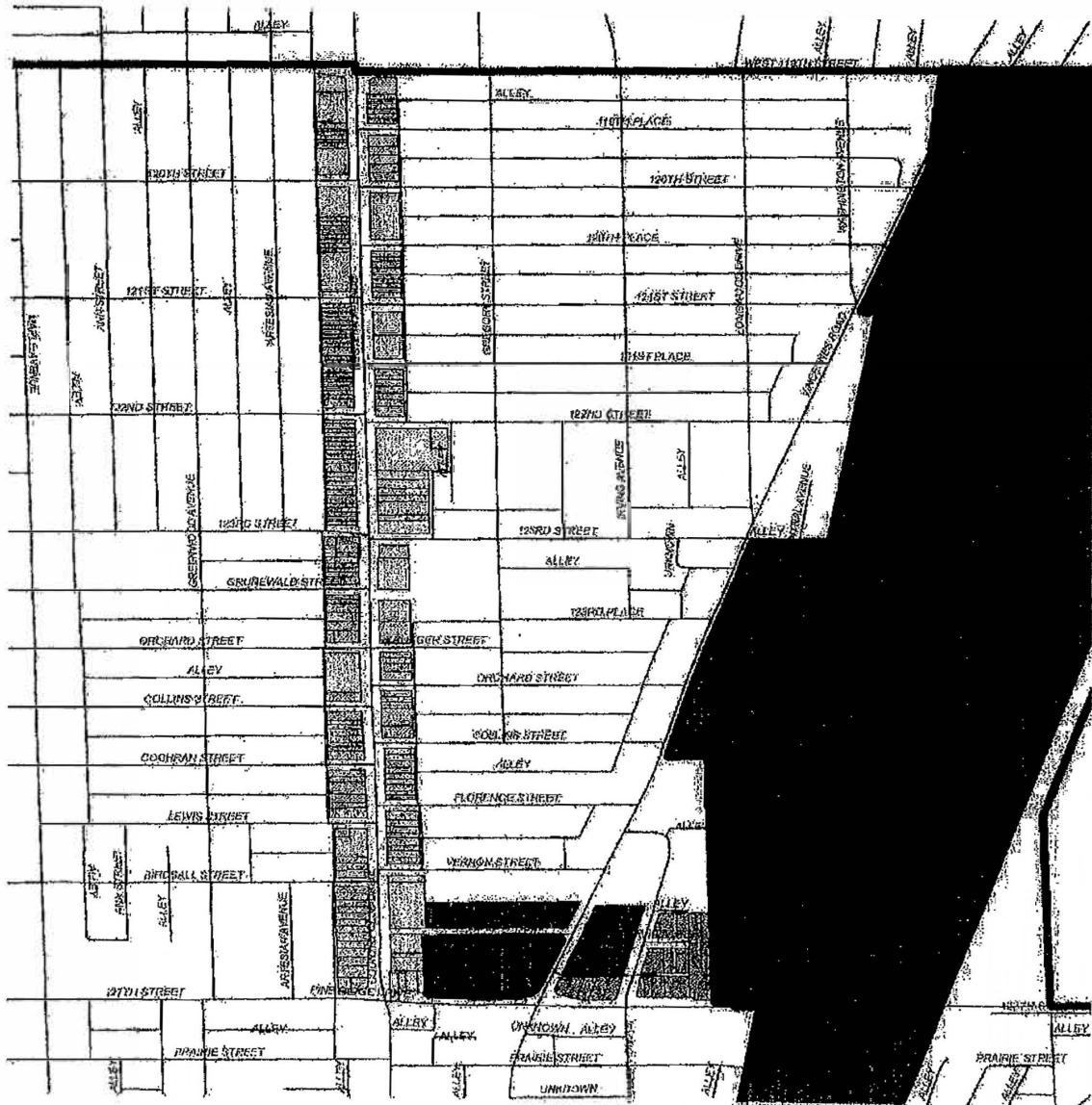
CORPORATE SEAL


City Clerk

Exhibit A

Map of Area

Proposed TIF #8 Study Area



Legend

- Blue Island Boundary
- Existing TIF #4
- Existing TIF #8
- Connection TIF #6 to TIF #4
- Western Avenue Parcels
- Connection Western Avenue to TIF #4

1 inch = 699 feet



Exhibit B

Agreement

(see attached)



December 15, 2022

Mayor Fred Bilotto
City of Blue Island
13051 Greenwood Avenue
Blue Island, IL 60406

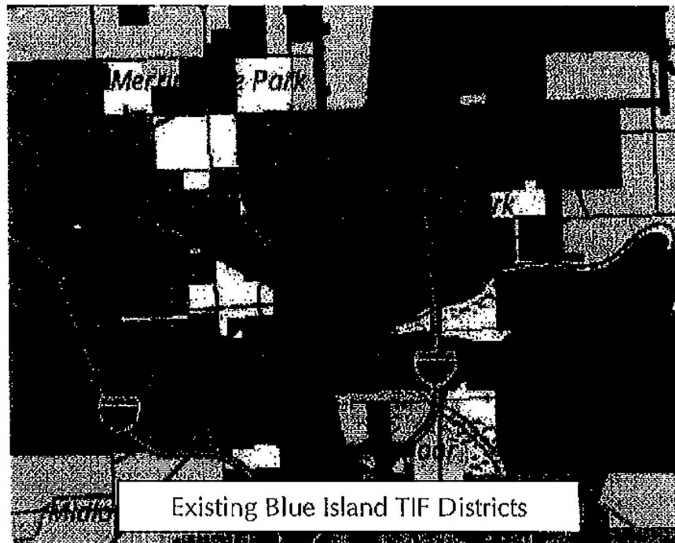
RE: TIF Consulting Services

Mayor Bilotto:

Please accept the following proposal for services relating to the evaluation/creation of a new Tax Increment Financing (TIF) District in the City of Blue Island. I am excited about the possibility of working with the City to put in place the tools needed to see this area (re)developed.

The City currently has five (5) active TIF districts. This project will involve evaluation of properties to potentially connect the existing TIF #6 to the existing TIF #4 along 127th Street, and potential inclusion of commercial properties fronting on Western Avenue north to 119th Street. The proposed study area contains roughly 247 parcels.

The following scope proposes a multiple phase approach, where we will do the eligibility study first to determine qualification, and you will not have to commit to further expense until you are sure the proposed area will qualify for designation as a new TIF district.



We understand the confidential nature of this project and are committed to working with you to quickly evaluate eligibility of the area and develop options for a redevelopment plan and program. We estimate an approximate four (4) to six (6) month time frame from project initiation to approval of a new TIF district, and a not-to-exceed fee of **\$32,000**. If the proposed new TIF district is eventually adopted, associated fees to establish the TIF are considered a TIF eligible expense and can be reimbursed to the City.

teska associates inc

24103 West Lockport Street, Unit 107, Plainfield, IL 60544 office 815 436-9485 www.TeskaAssociates.com

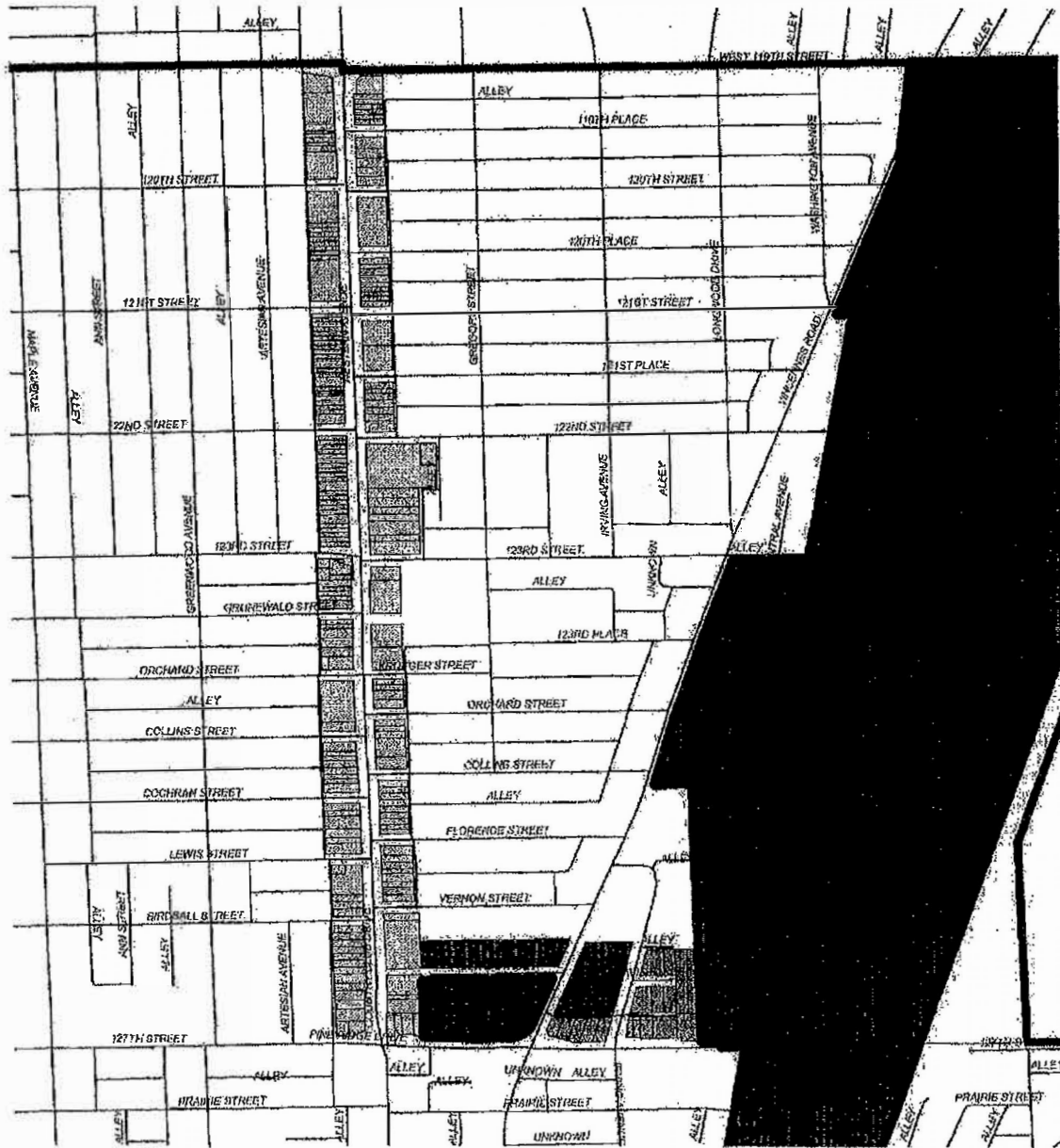
Attached is a recommended scope of services, following all requirements of the Illinois TIF Act. I have personally worked with communities all throughout the State on the creation of well over fifty (50) TIF districts, and I would be happy to provide you with additional references or recent TIF project summaries as desired. Should you have any questions, feel free to give me a call at 847.563.9485 or e-mail at Plosue@TeskaAssociates.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Pete Iosue", written over a horizontal line.

Pete Iosue, AICP
Senior Associate

Proposed TIF #8 Study Area



1 inch = 699 feet



Legend

- Blue Island Boundary
- Existing TIF #4
- Existing TIF #8
- Connection TIF #9 to TIF #4
- Western Avenue Parcels
- Connection Western Avenue to TIF #4



teska associates inc

24103 West Lockport Street, Unit 107, Plainfield, IL 60544 office 815 436-9485 www.TeskaAssociates.com

Tax Increment Financing (TIF) SCOPE OF SERVICES

The process for creating a new TIF district for the Study Area is clearly defined in Illinois Statutes and typically takes approximately four (4) to six (6) months to complete. We propose a multi-phase approach to evaluate the area, including the following steps:

PHASE 1: ELIGIBILITY FINDINGS REPORT

1.1 Kick-Off Meeting. Teska will meet with the City (either in person or conference call/zoom) to discuss the project. Discussion topics will include the proposed area to study (the Study Area), project phasing, meeting schedules, process (public notices, etc.) and adoption.

1.2 Eligibility Field Inventory. Teska will conduct a field survey of the Study Area as determined in Phase 1.1, in order to identify the existing land uses, site conditions, above ground public infrastructure conditions, and the characteristics of any existing buildings (if any) in accordance with the eligibility criteria contained in the Act. A selective photographic inventory of the properties covered in the field survey of the Study Area will be prepared.

1.3 Background Data Collection and Analysis. Teska will work with the City (and the appropriate township and Cook County departments as necessary) to obtain supplemental information from official records related to the eligibility of the proposed Study Area. Supplemental information includes base maps with tax identifiers, ages of structures, presence of illegal uses, documented code violations, occupancy and vacancy status of structures, infrastructure deficiencies, equalized assessed values, and tax delinquencies. The information obtained through the field survey and through the review of pertinent documents will be tabulated and analyzed to ensure that the proposed Study Area is eligible as a Redevelopment Project Area in accordance with the Act.

1.4 Eligibility Findings Report. A draft report will be prepared for the Study Area which will outline the eligibility status of the parcels included in the proposed TIF district. The report will include maps to show the proposed TIF boundary, and any documented eligibility criteria existing within the Study Area.

1.5 Eligibility Review Meeting. Teska will meet with the City, to review the draft Eligibility Findings Report, determine the final boundary for a new TIF district, and discuss the process of moving forward with the preparation of a Redevelopment Plan, and plan adoption.

If the Eligibility Findings Report concludes that the Study Area is not eligible for TIF designation, the process can be ended at this point and we will not proceed on to Phase 2, incurring no additional expense to the City.

PHASE 2: PROJECT REDEVELOPMENT PLAN

2.1 Plan Preparation. Teska will prepare a Redevelopment Plan for the Project Area, as determined in Phase 1.5, that will include all required plan elements as outlined in the Tax Increment Allocation Redevelopment Act (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes as amended. Highlights of the Redevelopment Plan's elements will include:

- Project Area boundary description, and corresponding maps and related exhibits;
- Redevelopment Plan and Program goals and objectives;
- Proposed Project Area land use plan, infrastructure, and public improvements;
- Examination of key redevelopment sites within the Project Area; and
- Proposed TIF Budget based on projected incremental revenue through the life of the TIF.

2.2 Identification of Public Notice of Meetings. Teska will identify the property owners of record and subsequent public notice lists for all properties located within the Redevelopment Project Area, and all residential properties located within the Project Area, and within 750 feet, as required by the Act. Teska will prepare all required notice letters.

The City must execute all required mailed and published public notifications of Joint Review Board and other required public meetings and hearings as described in state statutes and shall keep complete records of these notices. Teska has an ongoing relationship with a mailing house that can handle the required mailings for an additional nominal fee plus postage costs at the City's request.

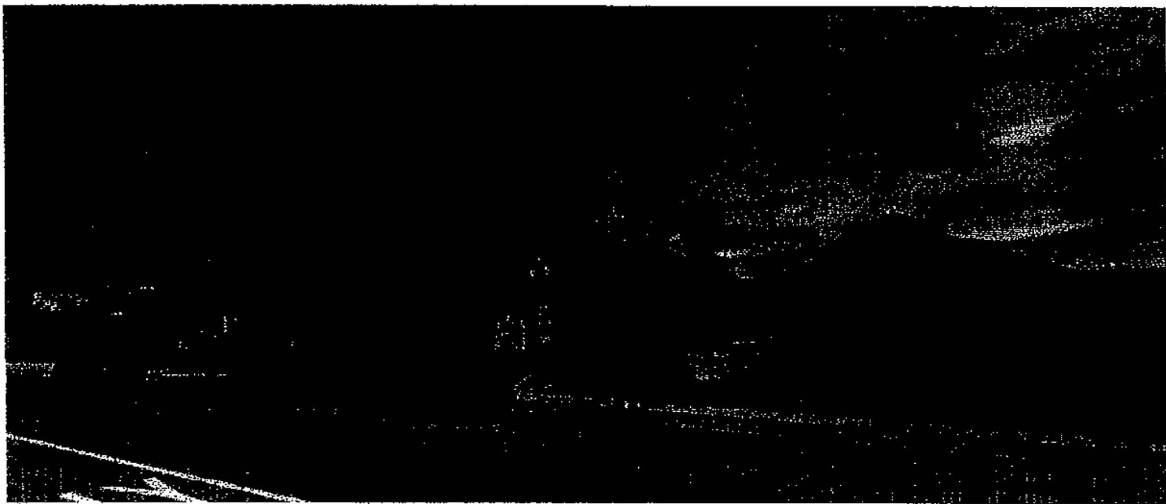
2.3 Report Submittal and Review. A draft Redevelopment Plan will be prepared and submitted for review by the City. Teska will attend one (1) meeting to review and discuss the draft Redevelopment Plan. Teska will revise the draft Redevelopment Plan as necessary and create a Final Draft version of the Redevelopment Plan suitable for the TIF adoption process outlined in Phase 3.

PHASE 3: HOUSING IMPACT STUDY (IF REQUIRED)

TESKA will prepare a Housing Impact Study, if required. The Act requires that a Housing Impact Study be prepared if there are ten (10) or more residential units to be relocated, or seventy-five (75) or more residential units located within the Project Area. If it is determined that a housing impact study is required, Phase 3 will be conducted simultaneously with Phase 1 and Phase 2.

3.1 Housing Field Inventory.

TESKA will conduct a field survey of the parcels in the proposed Project Area (as identified in Task 1.2) to identify all residential properties within the Project Area and the approximate number of residents affected by the Redevelopment Plan. (This field inventory will be combined with the eligibility field study to reduce costs to the City).



3.2 Housing Impact Study.

A draft Housing Impact Study will be prepared which will outline the type of residential units (single-family, multi-family, etc.), number of bedrooms (if available), occupancy, and racial/ethnic background of residents. The most recent data from the federal census, American Community Survey will be the primary source of the demographic data, except for occupancy, which will be based on field observations and direct contact, where possible, with landlords for multi-family properties. The Housing Impact Study will also focus on any potential removal of housing units, potential relocation assistance, and the availability of replacement housing.

3.3 Public Meeting.

One (1) additional public meeting is required if the proposed Project Area necessitates preparation of a Housing Impact Study. This meeting would occur prior to mailing notice of the public hearing. TESKA will assist the City in preparation of required notices and attend the public meeting to present the proposed redevelopment plan and answer questions from the public.

PHASE 4: ADOPTION OF REDEVELOPMENT PROJECT

4.1 Coordinate with City Attorney. Teska will coordinate with the City Attorney to create a timeline for the adoption of the TIF and assist with the preparation of the required public notices and approval ordinances.

4.2 Joint Review Board Meeting. The City will convene a Joint Review Board (JRB) meeting for the Project Area as required by TIF statute. Teska will provide written notification along with a copy of the draft documents to the affected taxing districts and attend the meeting of the JRB to present the findings of the Redevelopment Plan and associated Eligibility Findings Report.

4.3 Public Notice of Meeting. In advance of this task, Teska will have prepared and will provide to the City, a taxpayer of record list for each Property Identification Number (PIN) within the Redevelopment Project Area. The City will be responsible for the mailing of the public notices for the public hearing.

4.4 Public Hearing. Teska will participate in one (1) formal public hearing as required by Illinois Revised Statutes to discuss the proposed TIF Plan and Program, discussion points from the Joint Review Board Meeting, and respond to questions from the public.

4.5 City Council Deliberation. Teska will participate in one (1) City Council meeting to answer any remaining questions and assist with the TIF adoption process.

4.6 Revisions. Teska will perform revisions to the draft Eligibility Study and draft Redevelopment Plan as necessary, based on comments from the public hearing, Joint Review Board meeting, and City Council recommendations. Teska will submit a final Redevelopment Plan and associated Eligibility Findings Report, in print and electronic format.

4.7 Filing of Required Documents. Teska will assist the City in submitting all required forms and data to Cook County and the Illinois Department of Commerce and Economic Opportunity.

Continuing TIF Services. Teska can assist the City with annual Joint Review Board meetings and/or the filing of annual TIF reports to the Illinois Department of Commerce and Economic Opportunity as required by the Act. Teska can also assist the City with review of proposed TIF projects and requests for TIF assistance by property owners and developers within the existing and/or newly established redevelopment project area.

COST ESTIMATE:

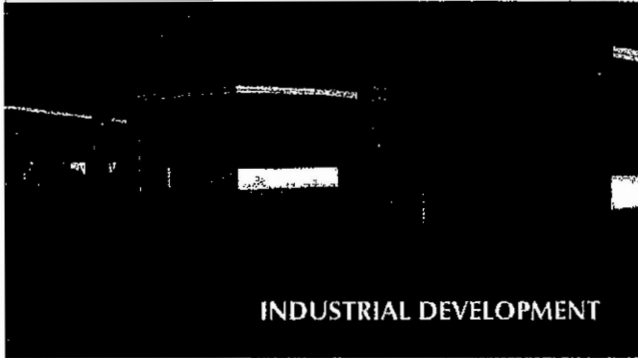
The project may be terminated after Phase 1 if the eligibility report indicates eligibility is not sufficient to accomplish the City's goals, at no additional cost to the City. In addition, costs related to the establishment of a TIF district are considered as eligible TIF expenditures and can be reimbursed to the City by the TIF fund.

PHASE	COST
Phase 1 – Eligibility Findings Report	\$15,000
Phase 2 – Project Redevelopment Plan	\$12,000
Phase 3 – Housing Impact Study (if necessary)	\$5,000
Phase 4 – Adoption of Redevelopment Project	\$5,000
Total (without Housing Study) *	\$32,000
Total (with Housing Study) *	\$37,000

* Total cost excludes costs for preparation of a legal description and mailing costs for required notices. Teska has ongoing relationships with a surveyor and a mailing house that can assist with these additional tasks that fall outside of this scope of services, if desired by the City.



RECENT SOUTH-SUBURBAN TIF PROJECTS:

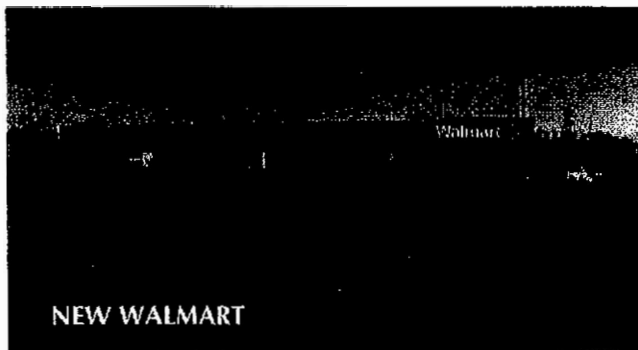


City of Calumet City

Created the Sibley Blvd/Torrence Ave/State St TIF district primarily for the redevelopment of parcels along State Street near the Illinois and Indiana border. Approved in 2019.

Contact:

*Val Williams, Dept. Head, Community and Economic Development
708-891-8139*



Village of Olympia Fields

Creation of multiple TIF districts including Lincoln and Western, Lincoln and Western #2, and Governor's Highway and Vollmer Road, which was recently approved in 2022.

Contact:

*Sterling Burke, Village President
312-952-1040*

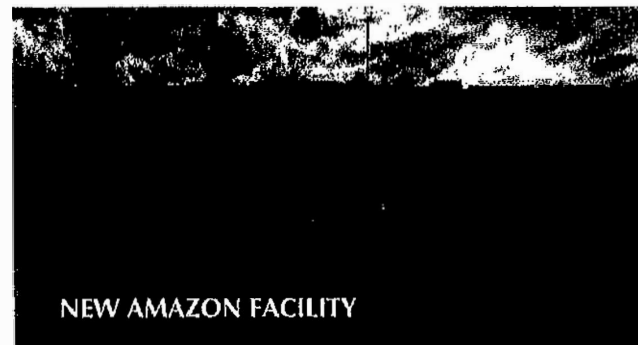


Village of Beecher

Creation of a new TIF district to encompass the historic downtown area, as well as the primary commercial corridor (Route 1). Approved in 2019.

Contact:

*Bob Barber, Village Administrator
708-946-2261*



Village of Monee

Created new TIF district to replace multiple existing districts. TIF incentivized new Amazon Facility. Approved in 2017.

Contact:

*Ruben Bautista, Village Administrator
708-534-8307*