

**AN ORDINANCE APPROVING THE CITY'S CLASS 6b TAX CLASSIFICATION
POLICY AND PROCEDURES AND RELATED AMENDMENTS
TO THE CITY CODE OF ORDINANCES**

WHEREAS, the City of Rolling Meadows is a home rule unit of government pursuant to the 1970 Illinois Constitution, Article VII, Section 6(a); and

WHEREAS, pursuant to its home rule power, the City of Rolling Meadows may exercise any power and perform any function relating to its government and affairs including the power to regulate for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the City of Rolling Meadows Economic Development Committee has recommended the establishment of a policy and procedures related to the City's processing and consideration of applications for a Cook County Class 6b property tax incentive for industrial development within the City of Rolling Meadows; and

WHEREAS, the City Council has determined it is in the best interests of the City to establish and approve a policy and procedures regarding the City's processing and consideration of applications for a Cook County Class 6b property tax incentive for industrial development within the City of Rolling Meadows, and make certain amendments to the City Code regarding such 6b tax incentive applications.

NOW THEREFORE, be it ordained by the City Council of the City of Rolling Meadows, Illinois, as follows:

SECTION ONE: The foregoing recitals shall be and are hereby incorporated as if said recitals were fully set forth herein.

SECTION TWO: The City Council hereby approves the policy and procedures entitled "Class 6b Application and Requirements", attached hereto as Exhibit A, and made a part hereof.

SECTION THREE: Section 2-580 entitled "6(b) tax incentive application fee", of Division 2 entitled "Community Development", of Article IV entitled "Departments", of Chapter 2 entitled "Administration" of the City Code of Rolling Meadows is amended to read as follows:

Sec. 2-580. - 6b tax incentive application fee.

The City shall charge a fee for reviewing and processing an application for a 6b tax incentive. The application fee is set forth in appendix B at paragraph II.C.

SECTION FOUR: Appendix B, entitled "Schedule of Rates, Fees, Fines and Penalties" shall be amended by amending paragraph C of Section II, entitled "Administration", of said Appendix B, to read as follows:

C. 6b tax incentive application fee. The fee for filing a 6b tax incentive application shall be \$1,000.00, which fee is related to the expenses incurred by the City in processing the application, including administrative and document preparation and review by city staff, copy reproduction, document recordation, postage and other miscellaneous expenses incurred by the City. The applicant will also be charged and be required to reimburse the City the amount of the expenses incurred by the City relating to legal review, consultation and document preparation, and any other professional and technical consultant services, necessary to process the request.

SECTION FIVE: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

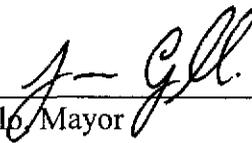
SECTION SIX: This Ordinance shall be in full force and effect from and after its passage and approval and publication as provided by law.

AYES: McHale, Budmats, O'Brien, Bisesi, Reyez, Sanoica

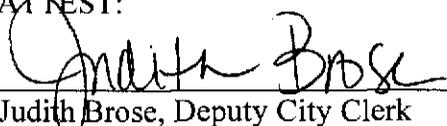
NAYS: 0

ABSENT: Vinezeano

Passed and Approved this 24th day of May, 2022.

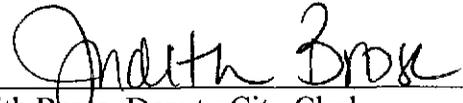


Joe Gallo, Mayor

ATTEST:


Judith Brose, Deputy City Clerk

Published this 25th day of May, 2022.



Judith Brose, Deputy City Clerk



CLASS 6B APPLICATION AND REQUIREMENTS

The Class 6b classification is an economic development incentive offered by the Cook County Assessor's Office which provides a real estate tax reduction for the development of new industrial facilities, the rehabilitation of existing industrial structures, and industrial reutilization of abandoned buildings.

If approved, Subject Property assessment levels will be reduced from the industrial rate of 25% for 12 years:

- 10% for 10 years
- 15% in Year 22
- 20% in Year 12
- Return to 25% in Year 13

The goal of Class 6b is to attract new industry, stimulate expansion and retention of existing industry, and increase employment opportunities. The City of Rolling Meadows shall consider each application on its own merit, the benefit to the community, and completeness of information.

When submitting a request for support of a 6b classification, please submit one reproducible copy of the required information and documents along with a \$1,000 non-refundable application fee. Upon formal approval of a 6b application by the City Council, the Applicant will be required to reimburse the City of Rolling Meadows for legal fees and other professional and technical consultant services fees incurred by the City for the 6b application prior to the City tendering the Applicant the final executed 6b documents. If you have questions regarding the application materials or process, you may contact Business Advocate Martha Corner at 847-870-9004 or cornerm@cityrm.org.

General Instructions

- The Applicant is required to meet with the Business Advocate prior to completing an application.
- Fill out the application completely. If any questions are unanswered or required documents not submitted, an explanation for the omissions must be included.
- Only typed applications will be accepted and reviewed.

General Conditions for a Request for Support

- 1) The proposal must satisfy all applicable Cook County criteria for the approval of a Class 6b incentive.
- 2) The proposal must be consistent with the City of Rolling Meadows Comprehensive Plan.
- 3) The Applicant shall agree to develop, operate, and maintain the Subject Property in compliance with all codes and ordinances of the City of Rolling Meadows.
- 4) The Applicant shall make every attempt, where feasible, to employ locally and utilize local businesses.
- 5) The Applicant shall agree to a Class 6b Property Tax Incentive Terms Agreement and, in the event of a speculative 6b, a Letter in Lieu of a Resolution in support prior to City Council review. Should it be approved, the Resolution will not be released to the Applicant until all proposed improvements are completed. The Letter in Lieu may be filed with Cook County to allow construction to begin under terms of the incentive as approved by Cook County.
- 6) During the life of the Class 6b schedule, the Applicant shall agree not to seek a property tax protest and/or reduction.
- 7) Applicant must provide a detailed outline of why the Class 6b is necessary to the economic feasibility of the proposed investment in the Subject Property.
- 8) Strong consideration will be given to Class 6b projects that involve a greater ratio of investment by the Applicant compared to the amount of 6b classification relief.

Class 6b Review Process

- 1) **Application.** Applicant must submit a completed application package which incorporates and addresses all the requested information and includes a completed Cook County application. Submit the \$1,000 non-refundable application fee and sign an application agreement agreeing to reimbursement for City legal fees related to the Class 6b application.
- 2) **Administrative Review.** City staff shall review the request.
- 3) **Economic Development Committee (EDC).** The Class 6b application request shall then be forwarded to the EDC for its review and recommendation. The EDC shall make a recommendation to the City Council whether to support or reject the Class 6b request.

- 4) **City Council Action.** The City Council will be presented with a Resolution for action. The Resolution will be presented in the affirmative and in support of the 6b incentive application.

Required Information

The applicant shall adequately and completely submit the following requested information:

- 1) City of Rolling Meadows application.
- 2) Copy of completed Cook County application for 6b incentive.
- 3) Property information including plat of survey, PIN number, tax bills for the current years and previous years (one year minimum).
- 4) The purchase price of the property, provide documentation.
- 5) Verification as to the length of the time property has been vacant.
- 6) Submit a tax impact table showing the projected taxes that would be paid if the 6b is granted over the life of the 6b, property taxes that would be paid if the property is reused without the 6b and the property taxes if the property was vacant over the life of the 6b.
- 7) Narrative addressing the following:
 - Explanation of the need for 6b incentive. This should be in quantifiable terms.
 - Description of the business operation; type of products; general identification of customers and suppliers; hours of operation, etc.; company promotional information.
 - Description of the property and existing improvements including lot size, building size, site plan and building layout.
 - Delineation of improvements to be made to the site including estimated costs.
 - Description of what economic and non-economic benefits the community will receive for the term of the incentive. This should be presented in quantifiable terms. Include an explanation of what efforts will be made to employ individuals who reside in in the City and the total number of employees.
 - Summarize the employment created by the business during and after improvements.



SUBJECT PROPERTY ADDRESS _____

Request for Support of County 6b Classification Tax Incentive

Business Name: _____

Contact Person: _____

Address: _____

City, State & Zip: _____

Telephone: _____ Fax: _____

Email: _____

Attach 1 set and 1 electronic copy of the following:

- Original City application and \$1,000 application fee, signed agreement for legal fee reimbursement.
- Copy of Cook County application.
- Plat of survey of property, PINC number, tax bills for the current and previous years.
- Purchase price of property, provide documentation.
- Verification as to the length of time property has been vacant.
- Summary of property taxes anticipated to be paid and saved during the term of the incentive.
- Narrative as follows:
 - Why is the incentive necessary? This should be in quantifiable terms.
 - Describe of the proposed business operation when applicable.
 - Description of the property, existing conditions and proposed site/building plans along with estimated itemized project costs.
 - Describe and quantify what economic benefit the City will received during the term of the incentive.
 - Summarize the employment created by the project/business.

I hereby request consideration of this 6b Classification Tax Incentive Application and ask that the City of Rolling Meadows support the reduced assessed valuation. I have read and agree to the general conditions for a 6b application request.

Signed: _____

Date: _____

Printed Name: _____

Title: _____