



**RESOLUTION OF THE COUNTY BOARD
WILL COUNTY, ILLINOIS**

Tax Abatement Request for Supermercado El Guero

WHEREAS, Supermercado El Guero recently selected a Will County site at 118 E. Jackson Street, Joliet, IL, for the establishment of a new regional grocery store/retail shopping center in conjunction with an expansion to accommodate their growth strategy and to better serve the eastside of Joliet; and

WHEREAS, pursuant to 35 ILCS 200/18-165 Will County is authorized to abate any portion of its taxes on property that is commercial or industrial; and

WHEREAS, Will County has made a determination of the assessed value of its property in conformance with 35 ILCS 200/18-165; and

WHEREAS, this development would create 45 new full time jobs and 25 part-time jobs at their opening, along with the creation of 15 more jobs in the first three years of operation; and

WHEREAS, this type of job creation is needed in the Will County area; and

WHEREAS, it is in the best interest of the citizens of Will County that this expansion occur and the abatement of ad valorem property taxes be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Will County Board that if Supermercado El Guero establishes a new regional grocery store/retail shopping center, the Will County Clerk is directed to abate 50 percent of Will County's ad valorem property taxes for a period of 3 years subject to and in conformance with a contractual agreement in substantially the form attached hereto being entered into between Will County and Supermercado El Guero.

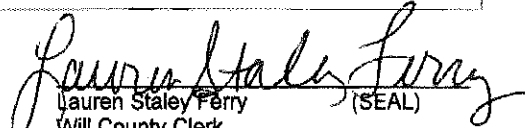
BE IT FURTHER RESOLVED, that the Will County Board hereby authorizes the Will County Executive to negotiate and execute an Agreement of Intent to Abate Taxes with Supermercado El Guero in substantially the form attached hereto, consistent with the existing abatement guidelines of Will County and subject to the review and approval of the Will County State's Attorney.

BE IT FURTHER RESOLVED, that the Preamble of this Resolution is hereby adopted as if fully set forth herein. This Resolution shall be in full force and effect upon its passage and approval as provided by law.

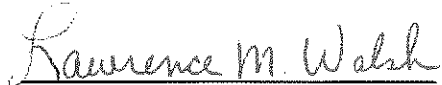
Adopted by the Will County Board this 21st day of February, 2019.

AYES:	Ogalla, Summers, Moustis, Moran, Rice, Harris, Traynere, Fritz, Mueller, Gould, VanDuyne, Balich, Fricilone, Brooks Jr., Winfrey, Parker, Ventura, Dollinger, Marcum, Berkowicz, Cowan, Tuminello, Weigel, Ferry
ABSENT:	Koch, Kraulidis

Result: Approved - [Unanimous]


Lauren Staley Ferry (SEAL)
Will County Clerk

Approved this 25th day of Feb., 2019.


Lawrence M. Walsh
Will County Executive

302 N. Chicago Street
Joliet, Illinois 60432



(815) 774-7480
Fax (815) 740-4600

Lawrence M. Walsh
Will County Executive

December 28, 2018

Ms. Denise Winfrey
County Board Speaker
Will County Board
302 North Chicago Street
Joliet, IL 60432

Re: Tax Abatement – Supermercado El Guero

Dear Speaker Winfrey:

My office has reviewed the tax abatement request forwarded by the Will County Center for Economic Development from Supermercado El Guero and agrees that the project is eligible for a 3 year, 50% tax abatement under the Will County Tax Abatement Program Guidelines.

The value of the abatement for the County is estimated by the CED to be \$1,675 annually.

This project would include a new store at 118 E. Jackson Street, Joliet. There would be a \$6,000,000 investment, including \$4,000,000 in improvements to the existing facility. The project is expected to create 45 new full-time jobs and 25 part-time jobs at opening, along with the creation of 15 more jobs in the first three years of operation.

We fully support the application of Supermercado El Guero for this 3 year, 50% abatement to encourage their relocation in Will County.

I would ask that this request be forwarded to the appropriate County Board committees with this recommendation at your earliest convenience.

Thank you for your consideration of this issue.

Sincerely,

Lawrence M. Walsh

cc: John Grueling, President and CEO
Will County Center for Economic Development

Attachment: Co Exec support letter (19-37 : Tax Abatement Request for Supermercado El Guero)

CED WILL COUNTY
CENTER FOR
ECONOMIC DEVELOPMENT

December 14, 2018

Larry Walsh
County Executive
Will County Office Building
302 N. Chicago Street
Joliet, IL 60432

RE: Supermercado El Guero

County Executive Walsh:

Supermercado El Guero is a regional grocer with locations in Crest Hill, Aurora, and Chicago, and is currently considering a new store at 118 E. Jackson Street in Joliet. This is the former site of Certified Foods. The Will County Center for Economic Development (CED) has been working with Supermercado El Guero and the City of Joliet on this expansion decision.

The project would include a \$6 million total investment, including an estimated \$4 million in improvements to the existing facility. The project is expected to create 45 new full-time and 25 part-time jobs at opening, along with the creation of 15 more jobs in the first three years of operation.

Supermercado El Guero is seeking assistance in the form of tax abatement from the County. The CED has evaluated the abatement request and determined that the project is eligible for a 3-year, 50% abatement under the Will County Tax Abatement Program guidelines, and that is the abatement term we are requesting from Will County. The application and a sample tax bill are included for your reference.

Thank you for your consideration of this request to assist in the potential new Will County business.

Sincerely,



Doug Pryor
Vice President, Economic Development

CC: Denise Winfrey, Will County Board Speaker

APPLICATION TO COUNTY OF WILL FOR TAX ABATEMENT

TO: Will County Executive

DATE: 11/30/2018



1. APPLICANT INFORMATION:

Company Name: SUPERMERCADO EL GUERO

Applicant Name & Title: RICARDO GARCIA, OWNER & NOMINEE

Address: 2101 W CERMAK RD, CHICAGO, IL 60608
(Street) (City, State, Zip)

Phone: 773-247-0622 Email: ELGUERORICARDO@HOTMAIL.COM

Website: WWW.SUPERMERCADOSELGUERO.COM

2. DESCRIPTION OF BUSINESS/INDUSTRY: GROCERY STORE/RETAIL SHOPPING CENTER

3. FULL PROJECT DESCRIPTION: FULL SERVICE GROCERY STORE OFFERING FRESH & FROZEN PRODUCE, MEAT, DELI, DAIRY, BAKERY, & GROCERY ITEMS

4. LOCATION(S) UNDER CONSIDERATION:

Will County site under consideration, include address and PIN number(s):
118 E JACKSON ST, JOLIET 30-07-10-304-003-0000

List all sites outside Will County that are under consideration, include city and state:
NONE

Attachment: TaxAbatement-SupermercadoElGuero.Letter.Form.Jan2019 (19-37 : Tax Abatement Request for Supermercado El Guero)

Will the Will County property site be leased or owned? OWNED

NOTE: LESSOR OF ANY SITE MUST BE A PARTY TO THE ABATEMENT AGREEMENT.

Lessor Contact Person: _____

Name of Company: _____

Address: _____
(Street) (City, State, Zip)

5. REASON FOR ABATEMENT REQUEST: SIGNIFICANT DEVELOPEMENT
COST TO UNDER UTILIZED PROPERTY

6. WILL THE COMPANY BE SEEKING OR DOES THE COMPANY HAVE A COMMITMENT FROM OTHER UNITS OF GOVERNMENT FOR THIS PROJECT? IF "YES", PLEASE LIST THE ENTITIES.
YES - THE CITY OF JOLIET

7. NEW INVESTMENT IN LAND, BUILDING, AND IMPROVEMENTS (INITIALLY):

(New Facility) Size: N/A SF Est. Cost: \$ N/A

(Existing Facility) Estimated Cost of Improvements: \$ 4,040,000

(Land) Size of Proposed site: 4.38 acres Est. Cost: \$ 970,000

Total investment in new machinery and equipment, within the first three (3) years:

\$ 1,000,000

8. JOBS, WAGES, AND PAYROLL:

	Year 1	Year 2	Year 3	Full Capacity
# of Employees Retained/Trans.	<u>N/A</u>			
NUMBER OF NEW JOBS CREATED:				
# of New Full-Time Employees	<u>45</u>	<u>2</u>	<u>3</u>	<u>50</u>
# of New Part-Time Employees	<u>25</u>	<u>5</u>	<u>5</u>	<u>35</u>
TOTAL # of Employees	<u>70</u>	<u>77</u>	<u>85</u>	<u>85</u>

	Year 1	Year 2	Year 3	Capacity
Average Wage (per FTE)	\$ 19,760	20,800	21,840	_____
Total Payroll (all employees / wages only)	\$ 1,348,000	1,514,000	1,710,000	_____

Does the company provide:

	<u>FULL-TIME</u>	<u>PART-TIME</u>
Health Insurance	Yes or <u>No</u>	Yes or <u>No</u>
Retirement	Yes or <u>No</u>	Yes or <u>No</u>
Tuition Reimbursement	Yes or <u>No</u>	Yes or <u>No</u>

9 Does the company have a plan or policies intended to promote the growth and development of minority employment, and minority/women business enterprises that have the work ethic and desire to succeed? If so, please cite your plans, policies, and practices regarding this project.

Yes No

WE DEFINITELY PROMOTE THE GROWTH & DEVELOPMENT OF MINORITY EMPLOYMENT TO SERVICE OUR NICHE BUSINESS

10. Is the company committed to community involvement and corporate giving? Yes No
If "yes", please cite examples.

WE GET INVOLVED WITH LOCAL CHURCHES, SCHOOLS, & THE PARK DISTRICT. WE DONATE TO THE LOCAL POLICE & FIRE DEPARTMENTS. WE ALSO SPONSOR RAFFLES FOR OUR CUSTOMERS.

11. Has your company been located in Will County for the past five (5) years or more?

Yes No

12. Is this a U.S. Corporate Headquarters? Yes No

13. Does the company plan to employ, either directly or indirectly, at all times covered by the agreement, a minimum of seventy-five percent (75%) local (Will County) labor at the prevailing wage in Will County, Illinois, for construction, from the beginning to the completion of said construction covered by the abatement?

Yes No

14. Do the company's contractor and all subcontractors plan to participate in apprenticeship and training programs approved and registered with the United States Department of Labor's Bureau of Apprenticeship and Training, or any successor entity, to the extent that such programs are reasonably available within the contractor's or subcontractor's employees' trade or trades?

Yes No

I, the undersigned, do hereby certify that the information in this application is true and correct and that the requested abatement is necessary to ensure the location or retention of the proposed project in Will County, and that without the abatement, this project will not take place in Will County. Furthermore, I understand that such requests are considered by the Will County Board on a case-by-case basis, and that the Will County Board reserves the right to deny any or all requests for property tax abatements. I also understand that, at the time of approval, the name of the company will become a matter of public record. I also agree to provide an annual account of the information contained in this application, such as jobs and investment information, to the Will County Center for Economic Development. ~~I agree to repay the abatement if my company does not stay in Will County~~ ~~as long as the length of the abatement granted.~~ I understand that a material misrepresentation of the information in this application may be grounds for denial of or revocation of the tax abatement.


Signature of Owner/Officer of Applicant Company

11/30/2018
Date

Supermercado El Guero
 118 E Jackson St. Joliet, IL 60432
 PIN: 30-07-10-304-003-0000

Abatement applied to total building value

Estimated Real Estate Values

Current EAV - No Build Scenario	Land	Building	Total
	\$ 116,906	\$ 162,996	\$ 279,902

Estimated Real Estate Values - Build Scenario

Estimated Fair Market Value	\$ 350,718	\$ 1,644,051	\$ 1,994,769
Estimated EAV	\$ 116,906	\$ 548,017	\$ 664,923

Current Property Tax Bill

Taxing Body	2017 Tax Rate	Land Taxes	Building Taxes	Total Taxes
City Joliet Pub Lib	0.2071	\$ 242	\$ 338	\$ 580
City Joliet Rd & Br	0.0718	\$ 84	\$ 117	\$ 201
City Joliet Ssa 96-14	0.9500	\$ 1,111	\$ 1,548	\$ 2,659
City Of Joliet	1.1399	\$ 1,333	\$ 1,858	\$ 3,191
City Of Joliet Fire	0.0833	\$ 97	\$ 136	\$ 233
Comm College Dist 525	0.2994	\$ 350	\$ 488	\$ 838
Forest Preserve	0.1895	\$ 222	\$ 309	\$ 530
High School Dist 204	2.6513	\$ 3,100	\$ 4,322	\$ 7,421
Joliet Park District	0.4531	\$ 530	\$ 739	\$ 1,268
Joliet Twp Road Funds	0.0719	\$ 84	\$ 117	\$ 201
Joliet Twp Town Funds	0.2338	\$ 273	\$ 381	\$ 654
School District 86	4.3298	\$ 5,062	\$ 7,057	\$ 12,119
Will County	0.5986	\$ 700	\$ 976	\$ 1,675
Will County Bldg Comm	0.0000	\$ -	\$ -	\$ -
Total	11.2795	\$ 13,186	\$ 18,385	\$ 31,572

Notes:

1. This estimate is generated by the CED for review purposes only
2. Current EAV and rate based on 2017 payable 2018 tax bill for these parcels
3. Estimated fair market value/EAV based on estimates provided. Final EAV to be determined by the Assessor for each tax year; rates will be determined by taxing bodies each year
4. Abatement applied to total building value
5. Does not assume either valuation or rate inflation

Estimated Project Property Taxes

Tax Bill - No Build Scenario	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
City Joliet Pub Lib	\$ 580	\$ 580	\$ 580	\$ 580	\$ 580	\$ 580
City Joliet Rd & Br	\$ 201	\$ 201	\$ 201	\$ 201	\$ 201	\$ 201
City Joliet Ssa 96-14	\$ 2,659	\$ 2,659	\$ 2,659	\$ 2,659	\$ 2,659	\$ 2,659
City Of Joliet	\$ 3,191	\$ 3,191	\$ 3,191	\$ 3,191	\$ 3,191	\$ 3,191
City Of Joliet Fire	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233	\$ 233
Comm College Dist 525	\$ 838	\$ 838	\$ 838	\$ 838	\$ 838	\$ 838
Forest Preserve	\$ 530	\$ 530	\$ 530	\$ 530	\$ 530	\$ 530
High School Dist 204	\$ 7,421	\$ 7,421	\$ 7,421	\$ 7,421	\$ 7,421	\$ 7,421
Joliet Park District	\$ 1,268	\$ 1,268	\$ 1,268	\$ 1,268	\$ 1,268	\$ 1,268
Joliet Twp Road Funds	\$ 201	\$ 201	\$ 201	\$ 201	\$ 201	\$ 201
Joliet Twp Town Funds	\$ 654	\$ 654	\$ 654	\$ 654	\$ 654	\$ 654
School District 86	\$ 12,119	\$ 12,119	\$ 12,119	\$ 12,119	\$ 12,119	\$ 12,119
Will County	\$ 1,675	\$ 1,675	\$ 1,675	\$ 1,675	\$ 1,675	\$ 1,675
Will County Bldg Comm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 31,572	\$ 31,572	\$ 31,572	\$ 31,572	\$ 31,572	\$ 31,572

Attachment: TaxAbatement.SupermercadoElGuero.Letter.Form-Jan2019 (19-37 : Tax Abatement Request for Supermercado El Guero)

Supermercado El Guero
 118 E Jackson St. Joliet, IL 60432
 PIN: 30-07-10-304-003-0000

Abatement applied to total building value

Abatement Percent 50%
Abatement Years 3

Estimated Tax Bill - Build Scenario (with Abatements)	Abating District	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
City Joliet Pub Lib	No	\$ 1,377	\$ 1,377	\$ 1,377	\$ 1,377	\$ 1,377	\$ 1,377
City Joliet Rd & Br	No	\$ 477	\$ 477	\$ 477	\$ 477	\$ 477	\$ 477
City Joliet Ssa 96-14	No	\$ 6,317	\$ 6,317	\$ 6,317	\$ 6,317	\$ 6,317	\$ 6,317
City Of Joliet	Yes	\$ 4,456	\$ 4,456	\$ 4,456	\$ 7,579	\$ 7,579	\$ 7,579
City Of Joliet Fire	No	\$ 554	\$ 554	\$ 554	\$ 554	\$ 554	\$ 554
Comm College Dist 525	No	\$ 1,991	\$ 1,991	\$ 1,991	\$ 1,991	\$ 1,991	\$ 1,991
Forest Preserve	No	\$ 1,260	\$ 1,260	\$ 1,260	\$ 1,260	\$ 1,260	\$ 1,260
High School Dist 204	Yes	\$ 10,364	\$ 10,364	\$ 10,364	\$ 17,629	\$ 17,629	\$ 17,629
Joliet Park District	No	\$ 3,013	\$ 3,013	\$ 3,013	\$ 3,013	\$ 3,013	\$ 3,013
Joliet Twp Road Funds	No	\$ 478	\$ 478	\$ 478	\$ 478	\$ 478	\$ 478
Joliet Twp Town Funds	No	\$ 1,555	\$ 1,555	\$ 1,555	\$ 1,555	\$ 1,555	\$ 1,555
School District 86	Yes	\$ 16,926	\$ 16,926	\$ 16,926	\$ 28,790	\$ 28,790	\$ 28,790
Will County	Yes	\$ 2,340	\$ 2,340	\$ 2,340	\$ 3,980	\$ 3,980	\$ 3,980
Will County Bldg Comm	No	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total		\$ 51,108	\$ 51,108	\$ 51,108	\$ 75,000	\$ 75,000	\$ 75,000

6-Year Totals

PIN Total

Total Real Estate Taxes - No Build Scenario	\$ 189,429
Total Real Estate Taxes - Build/Abatement Scenario	\$ 378,323

Will County Only

Total Real Estate Taxes - No Build Scenario	\$ 10,053
Total Real Estate Taxes - Build/Abatement Scenario	\$ 18,961

Total Value of Abatements - City Joliet Pub Lib	\$ -
Total Value of Abatements - City Joliet Rd & Br	\$ -
Total Value of Abatements - City Joliet Ssa 96-14	\$ -
Total Value of Abatements - City Of Joliet	\$ 9,370
Total Value of Abatements - City Of Joliet Fire	\$ -
Total Value of Abatements - Comm College Dist 525	\$ -
Total Value of Abatements - Forest Preserve	\$ -
Total Value of Abatements - High School Dist 204	\$ 21,794
Total Value of Abatements - Joliet Park District	\$ -
Total Value of Abatements - Joliet Twp Road Funds	\$ -
Total Value of Abatements - Joliet Twp Town Funds	\$ -
Total Value of Abatements - School District 86	\$ 35,592
Total Value of Abatements - Will County	\$ 4,921
Total Value of Abatements - Will County Bldg Comm	\$ -
Total Value of Abatements	\$ 71,677

Attachment: TaxAbatement.SupermercadoElGuero.Letter.Form.Jan2019 (19-37 : Tax Abatement Request for Supermercado El Guero)