

RESOLUTION NO. R-3087

**AN RESOLUTION OF THE VILLAGE OF HOMEWOOD AMENDING AN
INTERGOVERNMENTAL AGREEMENT WITH THE SOUTH SUBURBAN LAND
BANK AND DEVELOPMENT AUTHORITY REGARDING THE ACQUISITION OF
CERTAIN PROPERTIES THROUGH ABANDONMENT PROCEEDINGS**

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois authorizes and encourages units of local government to contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, authorizes cooperative arrangements between public agencies of the State of Illinois; and

WHEREAS, the South Suburban Land Bank and Development Authority (“SSLBDA”) is an intergovernmental agency formed by numerous south suburban Cook and Will County municipalities, including the Village of Homewood (“Village” or “Homewood”), to assist in the redevelopment and neighborhood stabilization efforts of its member municipalities; and

WHEREAS, SSLBDA through its legal counsel works to acquire, manage, and repurpose vacant, abandoned, and tax delinquent properties within the Village and surrounding south suburban municipalities; and

WHEREAS, the Village of Homewood is an Illinois municipal corporation authorized to acquire, manage, and convey real property to facilitate the redevelopment and rehabilitation of vacant, abandoned, and tax delinquent properties; and

WHEREAS, Section 11-31-1(d) of the Illinois Municipal Code, 65 ILCS 5-1-1-1 *et seq.*, authorizes the Village to petition the Circuit Court to have property declared abandoned, and may thereafter petition for a judicial deed to property so declared (collectively, “Abandonment Proceedings”), provided that the property is delinquent in real estate taxes or water bills for two or more years, is unoccupied by persons legally in possession, and contains a dangerous or unsafe building; and

WHEREAS, to encourage economic redevelopment and rehabilitation of vacant, abandoned, and tax delinquent properties, SSLBDA and the Village, through acts of their respective duly constituted governing bodies, entered into an Intergovernmental

Agreement for the Acquisition of Certain Properties Through Abandonment Proceedings (“IGA”) with an Effective Date of April 6, 2018; and

WHEREAS, the IGA was intended to authorize SSLBDA’s legal counsel to file and prosecute petitions for a declaration of abandoned under 65 ILCS 5/11-31-1(d) on the Village’s behalf, to the extent allowed by law, and to authorize Village staff and SSLBDA staff to amend Exhibit A to the IGA from time to time to add additional parcels for Abandonment Proceedings;

WHEREAS, the original IGA only authorized the law firm of Ancel Glink to file and prosecute petitions on behalf of the SSLBDA and the Village; and

WHEREAS, the SSLBDA has retained new legal counsel and seeks to amend the existing IGA to delete reference to a specific law firm that will prosecute petitions on its behalf; and

WHEREAS, the President and Board of Trustees of the Village desire to amend the IGA between the Village and SSLBDA to allow SSLBDA and its counsel to file abandonment petitions on behalf of the Village, to add additional properties to Exhibit A of the IGA, and to convey by quit claim deed any acquired abandoned parcels to SSLBDA.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, that the IGA between SSLBDA and the Village regarding acquiring certain properties through abandonment proceedings is amended as follows:

Section 1. Incorporation of Recitals. The foregoing recitals are incorporated into this Resolution as if fully set forth in this Section 1.

Section 2. Paragraph 2 of the IGA attached as Exhibit A and made a part hereof, is deleted and replaced with:

“**2. Authority to File and Prosecute Abandonment Proceedings:** The Village authorizes and engages SSLBDA and its counsel to file and prosecute, on its behalf, petition(s) for a declaration of abandonment (pursuant to 65 ILCS 5/11-31-1(d)) (“Petition”) for all parcels identified in Exhibit A (“Parcels”). Exhibit A may be amended from time to time by written agreement of the Parties’ Contacts, as defined herein.”

The Parties’ Contacts are:

For the Village of Homewood:
Name: Angela Mesaros
Email: amesaros@homewoodil.gov
Phone: 708-206-3387

For SSLBDA:
Mark Miller, Chair
mmiller@cityofblueisland.com
and
Tselane Morgan-Hatter
tselane@sslbda.org

or any other individual identified by either party.

Section 3. Paragraph 4 of the IGA attached as Exhibit A and made a part hereof, is deleted and replaced with:

“**4. Title to Abandoned Properties:** If the Village obtains a judicial deed as a result of an abandonment proceeding initiated under this Agreement, the Village agrees to immediately convey fee simple title to the Property to SSLBDA by quit claim deed for management and disposition in accordance with the terms of the SSLBDA by-laws and policies. The Village will convey abandonment parcels because the parcels are not necessary, appropriate, required for the use of, or profitable to the Village and conveyance to SSLBDA is in the best interests of the Village as SSLBDA works to acquire, manage, and repurpose vacant, abandoned, and tax delinquent properties. SSLBDA shall be entitled to all proceeds from any future sale of any Properties acquired by SSLBDA under this Agreement.

Section 4. The Village President and Village Clerk are authorized and directed to execute and deliver any other documents necessary to implement the provisions, terms, and conditions of the IGA, as amended, including quit claim deeds from the Village to SSLBDA.

Section 5. All other provisions of the IGA remain in effect.

Section 6. Effective Date. This Resolution shall be in full force and effect immediately upon its passage and approval as provided by law.

PASSED and APPROVED on August 24, 2021.

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____