

# VILLAGE OF HOMEWOOD



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: August 24, 2021

**To:** Jim Marino, Village Manager

**From:** Angela Mesaros, Director of Community and Economic Development

**Topic:** Resolution-Amendment to Intergovernmental Agreement with South Suburban Land Bank and Development Authority

### PURPOSE

In 2011, in response to increased numbers of foreclosures and vacancies in South Cook County, the South Suburban Mayors and Managers Association (SSMMA) was awarded a Sustainable Communities Grant by HUD to create a south suburban land bank. The South Suburban Land Bank and Development Authority (SSLBDA) legally holds, manages and develops tax or bank foreclosed properties to put them back into productive use. The land bank is able to acquire properties and clear back taxes and hold properties tax exempt to facilitate the sale or redevelopment of property.

The SSLBDA is a quasi-governmental agency with the authority to acquire, manage, and repurpose vacant, abandoned, and tax delinquent properties within the village and surrounding south suburban municipalities. The SSLBDA is a regional economic development tool for municipalities to make vacant properties suitable for development. The Village has been a member of the SSLBDA since 2015.

In 2018, the Village entered into an Intergovernmental Agreement with the SSLBDA for the acquisition of properties through abandonment proceedings ("IGA") in order to encourage economic redevelopment and rehabilitation of vacant, abandoned, and tax delinquent properties.

Since adoption of the IGA, the SSLBDA has changed legal counsel, and the village has identified additional parcels for abandonment that are not listed in the IGA between SSLBDA and the Village. Therefore, an amendment is needed to address references to the prior legal firm, allow added parcels for abandonment from time to time, and clearly identify who is authorized to add parcels.

### PROCESS

The IGA authorizes the SSLBDA to file petitions for declaration of abandonment on behalf of the Village in order to acquire the properties for redevelopment. At the time of adoption, Staff identified three properties that qualified for abandonment petitions with the SSLBDA. These properties were listed as Exhibit A in the IGA. The SSLBDA has acquired one of the properties, 17660 Dixie Highway, through the abandonment process. The property was deeded to the Village, and the Village then engaged Cook County to demolish the vacant building. Currently, the Village seeks a developer for the property.

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Over time, as additional properties qualify for the abandonment process, the Village seeks clarification on the process of adding properties to the list of qualified properties for the SSLBDA to pursue.

### **OUTCOME**

The amendment to the Intergovernmental Agreement authorizes the SSLBDA to file petitions for declaration of abandonment on behalf of the Village in order to acquire the properties for redevelopment. The properties identified are structures that are considered unsafe, abandoned, and delinquent in taxes and/or Village bills for at least two years. Redevelopment of the property would increase the property's value, and if it's a retail property, it would generate sales tax and another shopping or dining option for residents.

### **FINANCIAL IMPACT**

- **Funding Source:** No Financial Impact
- **Budgeted Amount:**
- **Cost:**

**LEGAL REVIEW:** Completed

### **RECOMMENDED BOARD ACTION**

Pass a Resolution amending the Intergovernmental Agreement with the South Suburban Land Bank and Development Authority regarding the acquisition of certain properties through the abandonment proceedings.

**ATTACHMENT(S):** Resolution