

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 13, 2023

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Solicitation of Bids and Proposals for Sale and Redevelopment of 2124 183rd Street

PURPOSE

The Village owns the property at 2124 183rd Street, an abandoned gas station, (formerly Citgo Station). The property is a vacant one-story commercial structure. The Village has received inquiries from a potential developer about repurposing the property as a restaurant. Before selling surplus real estate, State law requires that the Village publish a notice of the proposed sale for three consecutive weeks, with the first publication date at least 30 days before the date for opening bids. The Village can accept the high bid or any other bid determined to be in the best interest of the Village. The attached resolution authorizes Village staff to begin the sale process by publishing the required notices.

PROCESS

In 2021, the Village bought the property for \$40,000 from the Cook County Land Bank Authority after the previous owner abandoned the property and did not pay multiple years of property taxes. Funds to buy the property came from the Southwest Tax Increment Financing District. The Village engaged TriCore Environmental, LLC to help the Village obtain funds from the State's Leaking Underground Storage Tank program to pay for removing the fuel tanks from the property and obtain a No Further Remediation Letter (NFR) from the Illinois Environmental Protection Agency so the property can be re-sold.

To obtain the NFR letter, the prospective buyer must sign a Property Owner Summary Form at closing. This form identifies the proposed institutional controls and land-use restrictions imposed on the property to reduce the impact of any remaining contamination. In addition:

- Any redevelopment plans must be developed and implemented consistent with the restrictions outlined on the Property Owner Summary Form.
- The new property owner must allow the Village's environmental consultant reasonable access to the property in the future for environmental monitoring.

To begin the sale process, Staff must publish a legal notice requesting bids and proposals in a newspaper of general circulation within the Village of Homewood once a week for three

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consecutive weeks. The date to open proposals must be at least 30 days after the first publication date. After reviewing the proposals, if the Village elects to move forward with the sale, the Village Board must pass an ordinance approved by at least 3/4 of the corporate authorities, approving the sale to the highest bidder or to any other proposal that the board considers in the Village's best interest (*6 votes, including the Village President*).

OUTCOME

Bids and proposals for the sale and development of the property must be submitted to the Village no later than noon on Friday July 21, 2023. The Village Board may consider the bids and proposals at its July 25, 2023 Village Board meeting or a subsequent meeting.

This former gas station is on a prominent corner of a major thoroughfare. Its sale and redevelopment would revitalize a commercial property that has been vacant for several years.

FINANCIAL IMPACT

- **Funding Source:** No Financial Impact
- **Budgeted Amount:** N/A
- **Cost:** \$0

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution authorizing the Village Manager to solicit bids and proposals for the development of the property at 2124 183rd Street.

ATTACHMENT(S)

Resolution