

Agenda Item: **Consideration – A Resolution Regarding Potential Disposition of Property Within the Huntley Downtown TIF District and Inviting Submission of Alternative Bids And Proposals, 11808 Coral Street**

Department: **Village Manager’s Office**

Introduction

Subject to the Village’s acquisition of fee title to the Fire District Property at 11808 Coral Street, the Village intends to sell a portion of the property to a developer. The sale would be subject to a redevelopment agreement that provides for conversion of the existing fire station building into a mixed-use development containing a ground floor restaurant and 18 apartment units (two studio, nine one-bedroom, and seven two-bedroom units on three upper floors).

Staff Analysis

The property has been for sale since the Fire District relocated its headquarters and Station One to the 11118 Main Street location in 2020. A developer approached the Village last year regarding interest in acquiring the property and repurposing it as described above subject to TIF assistance. Consistent with Section 74.4-4(c) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-4(c), the Village is required to notice other interested parties, if any, of the opportunity to submit alternative proposals or bids for the purchase and redevelopment of the property. The deadline for submission of alternative proposals is February 24th.

2022-2025 Strategic Plan Alignment

The Strategic Plan identifies “*Strong Local Economy*” as a strategic focus and the following goals: “*Location of Choice for Residents,*” “*Location of Choice for New and Expanding Businesses of all Sizes,*” and “*A Vibrant Downtown Gathering Place.*” The addition of housing units in the downtown would create diversity in available housing options, while the addition of a restaurant will offer new dining opportunities. Additional commercial development in the downtown would also enhance its location as a gathering place and reinforce the economic vitality of the area.

Financial Impact

None.

Legal Analysis

The Village Attorney has prepared the required resolution regarding submittal of alternative proposals or bids for the property at 11808 Coral Street.

Action Requested

A motion of the Village Board is requested to Approve a Resolution Regarding Potential Disposition of Property Within the Huntley Downtown TIF District and Inviting Submission of Alternative Bids And Proposals, 11808 Coral Street.

Exhibits

1. Draft Resolution

**A RESOLUTION REGARDING POTENTIAL DISPOSITION OF
PROPERTY WITHIN THE HUNTLEY DOWNTOWN TIF DISTRICT AND
INVITING SUBMISSION OF ALTERNATIVE BIDS AND PROPOSALS
(11808 Coral Street, Huntley)**

Resolution (R)2022-02.xx

WHEREAS, the Village of Huntley, Illinois, is a home rule unit of local government pursuant to the provisions of Section 6, Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the Village has previously approved a Purchase and Sale Agreement with the Huntley Fire Protection District (“*Owner*”) pursuant to which the Village intends to acquire certain real property located at 11808 Coral Street, Huntley, Illinois [P.I.N. 18-28-376-043] (the “*Property*”); and

WHEREAS, the Property is located in the Village’s Downtown TIF District, for which the Village has previously adopted tax increment financing, approved a TIF Redevelopment Plan, and established a special tax allocation fund; and

WHEREAS, the Mayor and Village Board of Trustees have determined that it is in the best interests of the Village and its residents to acquire the Property in order to facilitate its redevelopment consistent with the Downtown TIF Redevelopment Plan; and

WHEREAS, subject to the Village’s acquisition of fee title to the Property, the Village intends to sell a portion of the Property to a developer subject to a redevelopment agreement that provides for conversion of the existing fire station building on the Property into a mixed-use building containing a ground floor restaurant and approximately eighteen studio, one- and two-bedroom rental apartments in three new upper floors, all in a manner consistent with the Downtown TIF Redevelopment Plan (the “*Development Concept*”); and

WHEREAS, the Village has received a proposal from Billitteri Enterprises, LLC to purchase the Property subject to a redevelopment agreement with the Village providing for the Property’s redevelopment consistent with the Development Concept; and

WHEREAS, consistent with Section 74.4-4(c) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-4(c), the Village hereby invites any person to submit alternative proposals or bids for the purchase and redevelopment of the Property consistent with the Development Concept in the time and manner specified by this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HUNTLEY, MCHENRY AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION I: The Village Board hereby invites any person to submit alternative proposals or bids for the purchase and redevelopment of the Property consistent with the Development

Concept. Any such proposals must be submitted in writing to the Office of the Village Clerk, 10987 Main Street, Huntley, IL 60142 on or before 5:00 p.m. on February 24, 2022.

SECTION II: Following receipt and review of all qualified bids and proposals submitted for purchase and redevelopment of the Property as provided in this Resolution, the Village Board may, by further ordinance, approve an agreement with a preferred developer for conveyance, lease, or disposition of the Property and/or an agreement relating to the redevelopment of the Property pursuant to 65 ILCS 5/11-74.4-4(c) and other applicable authority. The terms of any disposition of the Property, and all bids and proposals received by the Village for purchase and redevelopment of the Property, shall be subject to public disclosure in the manner provided by law.

SECTION III: This Resolution shall be in full force and effect upon its passage and approval as provided by law.

| | <u>Aye</u> | <u>Nay</u> | <u>Absent</u> | <u>Abstain</u> |
|-------------------|------------|------------|---------------|----------------|
| Trustee Goldman | _____ | _____ | _____ | _____ |
| Trustee Holzkopf | _____ | _____ | _____ | _____ |
| Trustee Kanakaris | _____ | _____ | _____ | _____ |
| Trustee Kittel | _____ | _____ | _____ | _____ |
| Trustee Leopold | _____ | _____ | _____ | _____ |
| Trustee Westberg | _____ | _____ | _____ | _____ |

PASSED and APPROVED this 10th day of February 2022.

APPROVED:

ATTEST:

Timothy J. Hoeft, Village President

Rita McMahon, Village Clerk