



**Board of Commissioners of Cook County**  
**Report of the Finance Subcommittee on Real Estate and**  
**Business and Economic Development**

**Tuesday, July 22, 2014**

**12:30 PM Cook County Building Board Room, Rm.569**  
**118 North Clark Street, Chicago, Illinois**

**SECTION 1**

**ATTENDANCE**

**Present:** Chairman Garcia, Commissioners Butler, Gorman, Moore and Reyes (5)

**Absent:** Vice Chairman Murphy, Commissioners Schneider and Steele (3)

**PUBLIC TESTIMONY**

Chairman asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107(dd).

1. George Blakemore, Concerned Citizen

**14-3544**

**Presented by:** ANNA ASHCRAFT, Director, Real Estate Management Division

**PROPOSED CONTRACT**

Department(s): Real Estate Management

Vendor: MB Real Estate Services Inc., Chicago, Illinois

Request: Authorization for the Chief Procurement Officer to enter into and execute

Good(s) or Service(s): Property Management Services for Records Center and other Properties

Contract Value: \$150,000.00

Contract period: .8\_-1/1/2014 -16/J.1 /2017 with two (2) one (1) renewal options

Potential Fiscal Year Budget Impact: FY2014, \$16,664.00 \$20,834.00; FY2015, \$50,000.00; FY2016, \$50,000.00;

FY2017, \$33,333.00 \$29,166.00

Accounts: 529-260

Contract Number(s): 1388-13091

Concurrences:

Vendor has met the Minority and Women Business Enterprise Ordinance.

The Chief Procurement Officer concurs

Summary: Competitive request for proposal procedures were followed in accordance with the Cook County Procurement Code. An RFP was solicited on 10/30/2013 for Property Management Services. An evaluation committee reviewed proposals and selected MB Real Estate Services Inc., based upon established evaluation criteria.

MB Real Estate Services Inc. will develop operating and capital budgets for approval and all building expenses will be funded by the County and paid by MB Real Estate Services Inc.

Legislative History: 6/18/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development

A motion was made by Commissioner Reyes, seconded by Commissioner Moore that this Contract be recommended for approval as amended. The motion carried by the following vote:

Aye: Chairman Garcia, Commissioners Butler, Gorman, Moore and Reyes (5)

Absent: Vice Chairman Murphy, Commissioners Schneider and Steele (3)

14-3552

Presented by: HERMAN BREWER, Chief, Bureau of Economic Development

Sponsored by: TONI PRECKWINKLE, President, Cook County Board of Commissioners and ELIZABETH "LIZ" DOODY GORMAN, County Commissioner

#### PROPOSED RESOLUTION

Rawls Road Properties, LLC # 1 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Temporary Emergency Economic Recovery Modification Program ("TEERM") that provides an applicant a reduction in the assessment level for an industrial facility; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from Rawls Road Properties LLC and Resolution No. R-33-14 from the city of Des Plaines for an abandoned industrial facility located at 70 Rawls Road, Des Plaines, Cook County, Illinois, Cook County District 17, Permanent Index Number 09-19-301-021-0000; and

WHEREAS, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, industrial property is normally assessed at 25% of its market value. Qualifying industrial real estate eligible for the Class 6b TEERM can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for the purpose of Class 6b; and

WHEREAS, in the case of abandonment of over 12 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b TEERM requires a resolution by the County Board validating the property is deemed abandoned for the purpose of Class 6b TEERM; and

WHEREAS, the Cook County Board of Commissioners has determined that the building has been abandoned for 18 months, at the time of application, with no purchase for value and that special circumstances are present; and

WHEREAS, there-occupancy will create an estimated 10 to 15 full-time jobs; retained 20 full-time jobs and create 10-20 construction jobs; and

WHEREAS, the City of Des Plaines states the Class 6b TEERM is necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances include that the property has been vacant for over 24 months and there will be no purchase for value; and

WHEREAS, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the property located at 70 Rawls Road, Des Plaines, Cook County, Illinois, is deemed abandoned with special circumstances under the Class 6b TEERM ; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

Legislative History: 6/18/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development

A motion was made by Commissioner Reyes, seconded by Commissioner Moore that this Resolution be recommended for approval. The motion carried by the following vote:

Aye: Chairman Garcia, Commissioners Butler, Gorman, Moore and Reyes (5)

Absent: Vice Chairman Murphy, Commissioners Schneider and Steele (3)

14-3555

Presented by:

Sponsored by: TONI PRECKWINKLE

#### PROPOSED RESOLUTION

#### 46 MANNHEIM, LLC OR ASSIGNEE 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an industrial facility; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from 46 Mannheim, LLC and Resolution No. 13-63 from the Village of Bellwood for an abandoned industrial facility located at 46 Mannheim Road, Bellwood, Cook County, Illinois, Cook County District 1, Permanent Index Number 15-08-209-004-0000 and 15-08-209-005-0000; and

WHEREAS, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the Cook County Board of Commissioners has determined that the building was abandoned for 18 months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will retain three to ten (3-10) full-time jobs and five (5) construction jobs; and

WHEREAS, the Village of Bellwood states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances include that the property has been vacant for less than 24 months; will be purchased for value pending approval of the Class 6b; and is in need of substantial rehabilitation; and

WHEREAS, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the property located at 6 Mannheim Road, Bellwood, Cook County, Illinois, is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

A motion was made by Commissioner Reyes, seconded by Commissioner Butler that this Resolution be recommended for approval. The motion carried by the following vote:

**Aye:** Chairman Garcia, Commissioners Butler, Gorman, Moore and Reyes (5)

**Absent:** Vice Chairman Murphy, Commissioners Schneider and Steele (3)

**14-3558**

**Presented by:** HERMAN BREWER, Chief, Bureau of Economic Development

**Sponsored by:** TONI PRECKWINKLE, President, Cook County Board of Commissioners and ELIZABETH "LIZ" DOODY GORMAN, County Commissioner

**PROPOSED RESOLUTION**

**Rawls Road Properties, LLC # 2 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b Temporary Emergency Economic Recovery Modification Program ("TEERM") that provides an applicant a reduction in the assessment level for an industrial facility; and

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from Rawls Road Properties LLC and Resolution No. R-9014 from the City of Des Plaines for an abandoned industrial facility located at 111 Rawls Road, Des Plaines, Cook County, Illinois, Cook County District 17, Permanent Index 09-19-30 1-028-000; and.

**WHEREAS**, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value. Qualifying industrial real estate eligible for the Class 6b TEERM can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year.

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for the purpose of Class 6b ; and

**WHEREAS**, in the case of abandonment of over 12 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b TEERM requires a resolution by the County Board validating the property is deemed abandoned for the purpose of Class 6b TEERM; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building has been abandoned for 13 months, at the time of application, with no purchase for value and that special circumstances are present; and

**WHEREAS**, there-occupancy will create an estimated 17 new full-time jobs and one (1) part-time job; retain 17 full-time jobs and one (1) part-time jobs and 10-20 construction jobs; and

**WHEREAS**, the City of Des Plaines states the Class 6b TEERM is necessary for development to occur on this spt:dfi .: rt:al t:statt:. Tht: muuidpal resolution cites the special circumstances include that the property has been vacant for over 24 months and there will be no purchase for value; and

WHEREAS, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the property located at 111 Rawls Road, Des Plaines, Cook County, Illinois, is deemed abandoned with special circumstances under the Class 6b TEERM ; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

Legislative History: 6/18/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development

A motion was made by Commissioner Reyes, seconded by Commissioner Butler that this Resolution be recommended for approval. The motion carried by the following vote:

Aye: Chairman Garcia, Commissioners Butler, Gorman, Moore and Reyes (5)

Absent: Vice Chairman Murphy, Commissioners Schneider and Steele (3)

14-3581

Presented by: MICHAEL JASSO, Director, Department of Planning and Development

#### PROPOSED INTERGOVERNMENTAL AGREEMENT AMENDMENT

Department: Planning and Development

Other Part(ies): City of Chicago Heights

Request: Approval of an Amendment to the existing Joint Cooperation Agreement between Cook County and the City of Chicago Heights

Goods or Services: Since 1993, Cook County and Chicago Heights have agreed to cooperate in undertaking essential community development and housing assistance activities. Chicago Heights is a member of the Cook County Urban County, whereby Cook County undertakes activities benefiting Chicago Heights and its residents via federal grant resources from the U.S. Department of Housing and Urban Development (HUD).

Agreement Number: N/A

Agreement Period: Original effective date of 6/22/1993, with automatic renewals every three years unless one party wishes to terminate.

Fiscal Impact: As a result of this agreement, additional HUD entitlement funding flows to Cook County via the annual HUD formula grants. The amount of funding varies each year.

Accounts: Not applicable

Summary: Transmitted herewith is an Amendment to the existing Joint Cooperation Agreement between Cook County and the City of Chicago Heights related to membership in Cook County's Urban County for Community Development Block Grant (CDBG) funding. The Joint Cooperation Agreement, originally executed in 1993, typically automatically renews every three years during the triennial Urban County requalification period that Cook County is required to undertake by HUD, the source of the CDBG funding. For this cycle, HUD is requiring that new language be added to all cooperation agreements. This amendment adds this new required language to the existing agreement between Cook County and Chicago Heights. The Office of the State's Attorney has approved the Amendment as to form.

Legislative History : 6/18/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development

A motion was made by Commissioner Reyes, seconded by Commissioner Moore that this Intergovernmental Agreement Amendment be recommended for approval. The motion carried by the following vote:

Aye: Chairman Garcia, Commissioners Butler, Gorman, Moore and Reyes (5)

Absent: Vice Chairman Murphy, Commissioners Schneider and Steele (3)

14-3681

Presented by: HERMAN BREWER, Chief, Bureau of Economic Development

Sponsored by: TONI PRECKWINKLE, President, Cook County Board of Commissioners and JEFFREY R. TOBOLSKI, County Commissioner

#### PROPOSED RESOLUTION

#### URANUS HOLDINGS, LLC 6B PROPERTY TAX INCENTIVE REQUEST

WHEREAS, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an industrial facility; and

WHEREAS, the County Board of Commissioners has received and reviewed an application from Uranus Holdings, LLC and Resolution No. 14-R-1 from the Village of Berkeley for an abandoned industrial facility located at 5300 St. Charles Road, Berkeley, Cook County, Illinois, Cook County District 16, Permanent Index Number 15-08-100-014-0000; and

WHEREAS, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; and

WHEREAS; industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

WHEREAS, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for purpose of Class 6b; and

WHEREAS, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

WHEREAS, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

WHEREAS, the Cook County Board of Commissioners has determined that the building was abandoned for 15 months at the time of application, and that special circumstances are present; and

WHEREAS, the applicant estimates that the re-occupancy will create 65 full-time jobs and will retain 85 full-time jobs; and

WHEREAS, the Village of Berkeley states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances include that the property has been vacant for less than 24 months; there has been a purchase for value and the site is in need of substantial rehabilitation; and

WHEREAS, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the property located at 5300 St. Charles Road, Berkeley, Cook County, Illinois, is deemed abandoned with special circumstances under the Class 6b; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

Legislative History: 6/18/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development

A motion was made by Commissioner Reyes, seconded by Commissioner Butler, that this Resolution be recommended for approval. The motion carried by the following vote:

Aye: Chairman Garcia, Commissioners Butler, Gorman, Moore and Reyes (5)

Absent: Vice Chairman Murphy, Commissioners Schneider and Steele (3)

#### ADJOURNMENT

A motion was made by Commissioner Reyes, seconded by Commissioner Butler, that this be to adjourn the meeting. The motion carried by the following vote:

SECTION2

YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION  
WITH REGARD TO THE MATTERS NAMED HEREIN:

File Id Number 14-3544.....Recommended for Approval as Amended  
File Id Number 14-3552.....Recommended for Approval  
File Id Number 14-3555.....Recommended for Approval  
File Id Number 14-3558.....Recommended for Approval  
File Id Number 14-3581.....Recommended for Approval  
File Id Number 14-3681.....Recommended for Approval

Respectfully submitted,

  
Chairman

  
Secretary

\*A video recording of this meeting is available at <https://cook-county.legistar.com>