Legislation Details

File #:	19-3043	**Version:** 1	**Name:**	Berwyn 2019 NCB 3 PINs	
Type:	No Cash Bid Request		**Status:**	Approved	
File created:	4/18/2019		**In control:**	Finance Subcommittee on Tax Delinquency	
On agenda:	4/25/2019		**Final action:**	6/6/2019	
Title:	PROPOSED NO CASH BID REQUEST				

Requestor: Robert J. Lovero, Mayor, City of Berwyn

Request: Approval of No Cash Bid Request

Location: City of Berwyn

Volume and Property Index Number:
003, 16-19-422-024-0000; 004, 16-29-308-032-0000; 007, 16-31-313-009-0000

Summary: The City of Berwyn would like to participate in the No-Cash Bid program. We would like to request the parcels of land with the following PINs: This request package contains a request for three (3) properties on three (3) PINs. While Ordinance No.18-29 approves five (5) property index numbers (PINs), this request package is only for the above listed three (3) occupied single-family homes: occupied by son of owner-status of owner unknown; owner occupied; and in the name of a trust with unknown occupants. The other two (2) PINs are not requested at this time. The intended use for the three (3) occupied residential properties will be for redevelopment and/or rehabilitation, elimination of blight and neighborhood stabilization. The occupancy of the properties is stated above next to the PINS. The City of Berwyn will encourage redemption of delinquent taxes as its goal is not to displace residents, but return the properties to the tax rolls.
A known Third Party, the Berwyn Development Corporation (the “BDC”) will be acquiring and managing the properties on behalf of the City following acquisition through the No Cash Bid program. Should the properties prove to be in stable condition with minimal rehabilitation costs, BDC staff recommends the establishment of the Berwyn First Time Homeownership Program, a program for Berwyn Police, Berwyn Fire and other qualifying individuals who may be seeking to buy property in and move closer to the community. The process is described in further detail in the Third Party Requestor Package. If the properties need to be rehabbed, the BDC will be responsible; the properties will then be sold. The City will file for tax exempt status on said properties and maintain the status until parcels are transferred to new owner(s). Legal counsel will be sought out in order to obtain the tax deed on behalf of the BDC and the BDC will bear all legal and other costs associated with the acquisition of the parcels. Additionally, the BDC will send a No-Cash Bid Report to the Cook County Bureau of Economic Development on the status of the parcels for five (5) years or until development and/or rehabilitation is complete, whichever occurs last.

Sponsors:

Indexes: (Inactive) DEBORAH SIMS, County Commissioner

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
6/6/2019	1	Board of Commissioners	approve as amended in the errata	Pass
6/5/2019	1	Finance Subcommittee on Tax Delinquency	recommend for approval as amended in the errata	Pass

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4/25/2019	1	Board of Commissioners	refer	Pass

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