



## Aurora's Economic Development Partnership

To: Finance Committee, City of Aurora  
From: David Hulseberg, President/CEO, Invest Aurora  
Date: 3/8/2017  
Re: Sale of 59 S. LaSalle Street

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**Overview** On April 30<sup>th</sup> 2012, the City of Aurora acquired the property located at 59 S. LaSalle Street in Aurora, IL (PIN #15-22-382-003) for the amount of \$17,000. On January 25<sup>th</sup> 2017, the City of Aurora issued a Public Notice Accepting Offers for Sale of Properties (Attachment A). One of the properties issued was 59 S. LaSalle Street. Bids on this property were due no later than February 15<sup>th</sup> 2017. The City of Aurora received two letters of intent for the property.

Invest Aurora has reviewed the letters of intent outlining each bid, and recommends moving forward with a Purchase and Sale agreement between the City of Aurora and Model 51, LLC. The sale will be made for \$10.00.

**Proposals** Invest Aurora received two nearly identical proposals. As the proposals are nearly identical, Invest Aurora prioritized its decision based on ownership and/or prospective ownership of additional properties on the block. After evaluation, Invest Aurora selected Model 51, LLC. for the award of 59 S. LaSalle Street.

**Conditions** Model 51, LLC. will be granted a Contingency Period of 90 days to review all documents held by the City of Aurora and complete all due diligence on the property. In the event that Model 51, LLC. is satisfied with all documents, they must deposit non-refundable Earnest Money in the amount of \$1,000. The City of Aurora and Model 51, LLC. will then have 21 days within which to establish a mutually convenient time and place for closing.

At closing, Model 51, LLC. will provide the City of Aurora with a \$100,000 Letter of Credit. This Letter of Credit will be released once all conditions outlined in the Development Agreement (Attachment B) have been satisfied. Model 51, LLC. will have 180 to complete the scope of work from receipt of permit approvals.

In addition to the above conditions, the award of 59 S. LaSalle Street is contingent upon finalization of a multi-property acquisition on LaSalle Street. Model 51, LLC. must also receive title of ownership on the properties located at 83 S. LaSalle Street (PIN #15-22-382-013) and 81 S. LaSalle Street (PIN's #15-22-382-012; 15-22-382-009). Additionally, Model 51, LLC. has agreed to the following improvements to the property located at 59 S. LaSalle Street:

- Façade improvement of similar style to 57 S. LaSalle Street (adjacent property)
- Installation of HVAC system (no exterior A/C unit on front façade)
- Interior renovation to include first-floor commercial space and 2 one-bedroom apartments on the second floor

Any improvements must be made in accordance to the Fox Walk Overlay District Design Guidelines (Attachment C) and subject to review by the Design Review Committee.

Model 51, LLC. has expressed an interest in funding the project through Invest Aurora's John C. Dunham Revolving Loan Fund program. Additionally, the redevelopment project will be eligible for a



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Finish Line Grant.

**Recommendations** Invest Aurora recommends the City of Aurora enter into a Purchase and Sale agreement with Model 51 LLC. for the amount of \$10.00.

**Attachments**

- A. Public Notice Accepting Offers for Sale of Properties
- B. Development Agreement
- C. Fox Walk Overlay District Design Guidelines

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