



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 55 S. Lake Street

Overview

On October 5th 2016, the City of Aurora acquired the property located at 55 S. Lake Street in Aurora, IL (PIN #15-22-307-004) for \$0 (Zero Dollars) via Judicial Deed. On January 25th 2017, the City of Aurora issued a Public Notice Accepting Offers for Sale of Properties (Attachment A). One of the properties issued was 55 S. Lake Street. Bids on this property were due no later than 3:00 pm February 15th 2017. The City of Aurora received two letters of intent for the property on time, as well as a third proposal three hours after the cutoff period.

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 Mr. Dan Sledz for \$10.00.

Proposals

Invest Aurora received two nearly identical proposals from neighboring property owners. Mr. Craig Wetter owns the property located at 71 S. Lake Street (PIN # 15-21-428-011), and Mr. Dan Sledz owns the properties located at 47 S. Lake Street (PIN #15-22-307-002) and 52 S. Lake Street (15-22-308-007).

The proposals were reviewed by David Hulseberg, President/CEO of Invest Aurora, and Bill Wiet, Chief Development Officer for the City of Aurora. As the proposals are nearly identical, the decision was made based on condition, use, and proposed improvements for each individual's existing properties on the block. After evaluation, Invest Aurora selected Mr. Dan Sledz for the award of 55 S. Lake Street.

Conditions

Mr. Sledz will be granted a Contingency Period of 30 days to review all documents held by the City of Aurora and complete all due diligence on the property. In the event that Mr. Sledz is satisfied with all documents, he must deposit non-refundable earnest money in the amount of \$1,000. The City of Aurora and Mr. Sledz will then have 21 days within which to establish a mutually convenient time and place for closing.

At closing, Mr. Sledz 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. Mr. Sledz will have 180 days to complete these improvements from receipt of permit approvals.

In addition to the above conditions, Mr. Sledz has agreed to the following improvements to his property located at 47 S. Lake Street:

- Removal of blue paint from two areas on the northeast corner walls – immediate
- Removal of billboards from northeast corner walls – upon lease expiration in June of 2020
- Replacement of boarded-up window on Downer Street facing façade
- Removal of drapes and paper on interior of first floor windows
- Replacement of lime green and pink paint, addition of awnings, general façade upgrades
- Façade improvement per plans provided (Attachment C)



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

Mr. Sledz has expressed an interest in funding the project through Invest Aurora's John C. Dunham Revolving Loan Fund program.

Recommendations Invest Aurora recommends the City of Aurora enter into a Purchase and Sale agreement with Mr. Dan Sledz for the amount of \$10.00.

Attachments

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