



LAKE COUNTY FOREST PRESERVES
www.LCFPD.org

Preservation, Restoration, Education and Recreation

DATE: February 6, 2017

MEMO TO: Carol Calabresa, Chair
Planning Committee

S. Michael Rummel, Chair
Finance Committee

FROM: Alex Ty Kovach
Executive Director

SUBJECT: Tax Sale Agreement with Openlands for the 2016 Annual Lake County Tax Sale

RECOMMENDATION: Recommend approval of a Resolution approving a Tax Sale Agreement with Openlands resulting from the 2016 Annual Lake County Tax Sale, allowing the District to purchase one Certificate of Sale from Openlands for a sum not to exceed \$62,066.25

STRATEGIC DIRECTIONS SUPPORTED: Public Access and Connections, Conservation

FINANCIAL DATA: The purchase price for the Certificate of Sale is a sum not to exceed \$62,066.25 which is funded from the 2008 Referendum Bonds (2015 bonds) and is included in the adopted FY 2016/17 Budget.

BACKGROUND: The Land Preservation and Acquisition Committee recommended in October 2016 that certain land preservation opportunities, that are beneficial to the District, be pursued through the 2016 Annual Lake County Tax Sale. The Committee directed staff to investigate six parcels on the Annual Tax Sale which would enhance District holdings. Because of timing and procedural issues, the District requested that Openlands attend the Annual Tax Sale on the District's behalf and submit bids on selected parcels. By the time the tax sale began, only one parcel was still available. It had no existing residences, is adjacent to existing District sites and would be appropriate for eventual acquisition. Openlands attended the Tax Sale, and acquired the Certificate of Sale (the "Certificate") on parcel 06-15-100-055 (the "Parcel") which totals approximately 11.25 acres.

Openlands has requested that the District enter into an agreement pursuant to which the District would purchase the Certificate from Openlands.

By purchasing the Certificate, the District may eventually obtain title to the Parcel through a tax deed if the current owner does not redeem the taxes over the next two years. This method of acquisition would save the District land acquisition funds. If the current owner redeems the taxes before the redemption period ends, the owner is required to repay the District the price bid on the Parcel. If the owner does not redeem the taxes during the redemption period, the District can petition for a tax deed, which would transfer ownership to the District.

REASON FOR RECOMMENDATION: Committee and Board approval is required in accordance with District policy.

REVIEWED BY OTHERS: Executive Director, Chief Operations Officer, Director of Planning and Land Preservation, Director of Finance, Corporate Counsel

**LAKE COUNTY FOREST PRESERVE DISTRICT
LAKE COUNTY, ILLINOIS**

**A RESOLUTION APPROVING A TAX SALE AGREEMENT WITH OPENLANDS
RESULTING FROM THE 2016 ANNUAL LAKE COUNTY TAX SALE**

WHEREAS, at the direction of the Land Preservation and Acquisition Committee of the Lake County Forest Preserve District (the "District"), the District's Land Preservation Division of the Planning and Land Preservation Department (the "Department") analyzed nearly 6,400 parcels of land throughout the County that would be listed on the 2016 Lake County Annual Tax Sale (the "Tax Sale") to determine which parcels may be appropriate for District use; and

WHEREAS, pursuant to its detailed analysis, the Department identified certain parcels listed for the Tax Sale that have no existing residences, are located adjacent to existing District sites and that would be appropriate for eventual acquisition (the "Identified Properties"); and

WHEREAS, because of timing and procedural requirements, the District was unable to bid at the Tax Sale for the Identified Properties and requested that Openlands submit bids for the Identified Properties; and

WHEREAS, Openlands was able to obtain A Certificate of Sale at the Tax Sale (the "Certificate") for the Identified Property identified on Exhibit A attached hereto (the "Future Property"); and

WHEREAS, Openlands has offered to sell the Certificate for the Future Property to the District pursuant to the Tax Sale Agreement, in the form attached hereto (the "Tax Sale Agreement"); and

WHEREAS, the Committee has determined that purchasing the Certificate from Openlands for the Future Property could culminate in a tax deed for the Future Property in approximately two years, thereby saving the District land acquisition funds; and

WHEREAS, preservation of the Future Property is consistent with the goals and policies of the District and is consistent with the land acquisition goals of the District; and

WHEREAS, it is in the best interests of the District to enter into the Tax Sale Agreement with Openlands, pursuant to which the District would purchase the Certificate from Openlands;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois THAT:

Section 1. Recitals. The recitals set forth above are incorporated as part of this Resolution by this reference.

Section 2. Ownership and Boundaries. The Future Property is privately owned, is depicted on the attached Exhibit A, and lie wholly within the limits of the District.

Section 3. Suitability. The Future Property is suitable to be used, occupied, and developed for forest preserve and related purposes, and it is necessary and desirable that the District eventually acquire the Future Property.

Section 4. Approval of Tax Sale Agreement; Decision to Purchase. The Tax Sale Agreement is hereby approved in substantially the form attached hereto. Pursuant to the Tax Sale Agreement with Openlands, the District will purchase the Certificate for the Future Property for the sum stated in the Tax Sale Agreement.

Section 5. Authority to Execute Documents. The President, Secretary and the Executive Director, on behalf of the District, are hereby authorized and directed to execute and attest to the Tax Sale Agreement, and to negotiate, execute, and attest to all other documents which are necessary to complete the transaction contemplated in the Tax Sale Agreement, provided that the documents have first been approved by District Corporate Counsel and provided the documents are consistent with this Resolution.

Section 6. Severability. If any provision of this Resolution is held to be invalid by a court of competent jurisdiction that provision shall be stricken from this Resolution and the remaining provisions shall continue in full force and effect to the fullest extent possible.

Section 7. Effective Date. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this ____ day of _____, 2017

AYES:

NAYS:

APPROVED this ____ day of _____, 2017

Ann B. Maine, President
Lake County Forest Preserve District



ATTEST:

Julie A. Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____

Exhibit A

Legend

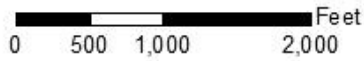
-  Forest Preserve Boundary
-  Tax Sale PIN 06-15-100-055: 11.25 Acres



Lake County Forest Preserve District
1899 W Winchester Rd
Libertyville, IL 60048
847-367-6640
www.lcfd.org

Courtesy Copy Only.
Property boundaries indicated are provided
for general location purposes. Wetland
and flood limits shown are approximate and
should not be used to determine setbacks for
structure or as a basis for purchasing property.

Prepared using information from:
Lake County Department of Information
& Technology: GIS/Mapping Division
18 North County Street
Waukegan, Illinois 60085-4357
847-377-2373



2015 Aerial Photo

Map Prepared 28 November 2016

