



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Details (With Text)

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Title: Authority to advertise for public tender of bids a 39-year lease of approximately 6.61 acres of District real estate located at 3615 Oakton Street in Skokie, Illinois and known as North Shore Channel Parcels 5.01, 5.02 and 5.03. The minimum initial annual rental bid shall be established at \$345,000.00

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map.Parcels 5.01, 5.02 and 5.03.pdf

Date	Ver.	Action By	Action	Result
6/18/2015	1	Board of Commissioners	Approved	Pass
6/18/2015	1	Committee of the Whole	Recommended	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF JUNE 18, 2015

COMMITTEE ON PROCUREMENT

Mr. David St. Pierre, Executive Director

Authority to advertise Contract 15-361-11 for public tender of bids a 39-year lease of approximately 6.61 acres of District real estate located at 3615 Oakton Street in Skokie, Illinois and known as North Shore Channel Parcels 5.01, 5.02 and 5.03. The minimum initial annual rental bid shall be established at \$345,000.00

Dear Sir:

At its meeting of October 3, 2013, the District's Board of Commissioners authorized the commencement of statutory procedures for the leasing of North Shore Channel Parcels 5.01, 5.02 and 5.03 located at 3615 Oakton Street in Skokie, Illinois. The District thereafter received a request from Skokie Motor Sales, Inc. to lease the site to use for parking and storing cars in conjunction with its adjacent car dealership.

In accordance with the leasing statute, the lead applicant, Skokie Motor Sales, Inc., was required to obtain two appraisals and the District obtained a third appraisal as follows:

Appraiser Value

Appraisal Associates
William J. Enright, MAI \$3,450,000.00
(District's Appraiser)

Peterson Appraisal Group, Ltd.

Gary T. Peterson, MAI \$2,085,000.00

LaSalle Appraisal Group, Inc.

Joseph M. Ryan, MAI \$2,060,000.00

It is recommended that the subject real estate's fair market value be based upon the highest of the three appraisals and established at \$3,450,000.00, and that the minimum initial annual rental bid be established at 10% of the property's fair market value or \$ 345,000.00.

It is further recommended that the Executive Director recommend to the Board of Commissioners that it authorize and approve the issuance of the following orders:

1. The real estate consisting of approximately 6.61 acres located at 3615 Oakton Street in Skokie, Illinois, and known as North Shore Channel Parcels 5.01, 5.02 and 5.03, depicted in the exhibit attached hereto be declared surplus and not needed for the District's corporate purposes and available for lease as set forth herein;
2. The fair market value of the 6.61 acres of real estate be established at \$3,450,000.00, and that the minimum initial annual rental be established at 10% thereof or \$345,000.00; and
3. The Director of Procurement and Materials Management be authorized to advertise said 6.61 acres of real estate as available for lease for a term of 39-years at the minimum initial annual rental bid of \$ 345,000.00 and report the results of the bidding to the Board of Commissioners for further action.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize the Director of Procurement and Materials Management to advertise Contract 15-361-11 for public tender of bids a 39-year lease of approximately 6.61 acres of District real estate located at 3615 Oakton Street in Skokie, Illinois, and known as North Shore Channel Parcels 5.01, 5.02 and 5.03. The minimum initial annual rental bid shall be established at \$345,000.00.

Requested, Ronald M. Hill, General Counsel, RMH:STM:vp

Recommended, Darlene A. LoCascio, Director of Procurement and Materials Management

Respectfully Submitted, Barbara J. McGowan, Chairman Committee on Procurement

Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for June 18, 2015

Attachment