



Lake County Illinois

Legislation Details (With Text)

File #: 08-0871 **Version:** 1 **Name:** Economic Development Incentive Agreement between 18834 Grand Building Corp. and Lakeside Ford LLC d/b/a Gurnee Ford-Lincoln-Mercury and Lake County

Type: resolution **Status:** Passed

File created: 11/5/2008 **In control:** Health and Community Services Committee

On agenda: **Final action:** 11/18/2008

Title: Joint Resolution approving and authorizing execution of an Economic Development Incentive Agreement between 18834 Grand Building Corp. and Lakeside Ford LLC d/b/a Gurnee Ford-Lincoln-Mercury and Lake County.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ford Agreement 11-11-08

Date	Ver.	Action By	Action	Result
11/18/2008	1	Lake County Board	adopted	Pass
11/12/2008	1	Financial & Administrative Committee	recommended for adoption to the regular agenda	Pass
11/11/2008	1	Health and Community Services Committee	approved and referred on to the Financial and Administrative Committee	Pass

Joint Resolution approving and authorizing execution of an Economic Development Incentive Agreement between 18834 Grand Building Corp. and Lakeside Ford LLC d/b/a Gurnee Ford-Lincoln-Mercury and Lake County.

- In 2005, the County and Fair Oaks Land, LLC entered into an Economic Development Incentive Agreement providing for the abatement of sales taxes for a period not to exceed ten (10) years or until \$1,250,000 in Economic Incentive Payments have been paid by the County.
- The agreement also contained rights enabling Fair Oaks Land, LLC to transfer its interest in the Agreement to other franchised automobile dealerships.
- Fair Oaks Land, LLC sold the property to two auto dealerships.
- The incentive payments are proposed to be split evenly between the owners of the two parcels.
- 18834 Grand Building Corp is now the owner and operator of the 4.5 acres, and will operate Lakeside Ford LLC d/b/a Gurnee Ford-Lincoln-Mercury; and shall be eligible to receive a maximum abatement of sales taxes of \$625,000 over a ten (10) year period.

WHEREAS, the County recognizes the importance of maintaining a viable economic sector to enhance the long term viability of the tax base within unincorporated Lake County; and

WHEREAS, as part of these continuing efforts, the County and Fair Oaks Land, LLC entered into an October 11, 2005, Economic Development Incentive Agreement with respect to approximately 8.5 acres located on Grand Avenue east of U.S. Route 45 in unincorporated lake County; and

WHEREAS, the agreement provided for the abatement of sales taxes for a period not to

exceed ten (10) years or until \$1,250,000 in Economic Incentive Payments have been paid by the County pursuant to the terms of that Agreement, whichever occurred first; and

WHEREAS, the agreement also contained certain rights enabling Fair Oaks Land, LLC to transfer its interest in the Agreement to other franchised automobile dealerships or to another business that would generate at least the same amount of gross receipts; and

WHEREAS, Fair Oaks Land LLC has informed the County that it has sold approximately 4.5 acres of the 8.5 acres to 18834 Grand Building Corp. for operation of automobile dealership by Lakeside Ford LLC d/b/a Gurnee Ford-Lincoln-Mercury and sold the remaining approximately 4.0 acres to a third party for operation of a separate automobile dealership, and requested that the County consent to the transfer of the interest of Fair Oaks Land LLC in the October 11, 2005, Economic Development Incentive Agreement; and

WHEREAS, 18834 Grand Building Corp. and Lakeside Ford LLC d/b/a Gurnee Ford-Lincoln-Mercury are now the owner and operator of the 4.5 acres, respectively; and

WHEREAS, the incentive payments set forth in the October 11, 2005, Economic Development Incentive Agreement are proposed to be split evenly between the owner and operator of the 4.0 acre parcel and the owner and operator of the 4.5 acre parcel, such that 18834 Grand Building Corp. and Lakeside Ford LLC d/b/a Gurnee Ford-Lincoln-Mercury shall be eligible to receive a maximum abatement of sales taxes of \$625,000 over a ten (10) year period; and

WHEREAS, in order to effectuate the transfer of the interest of Fair Oaks Land LLC in the October 11, 2005, Economic Development Incentive Agreement to 18834 Grand Building Corp. and Lakeside Ford LLC d/b/a Gurnee Ford-Lincoln-Mercury, the Health & Community Services and Financial & Administrative Committees herewith recommend that the County Board Chairman be authorized to execute a new Economic Development Agreement with 18834 Grand Building Corp. and Lakeside Ford LLC d/b/a Gurnee Ford-Lincoln-Mercury, a copy of which is attached hereto and made part hereof.

NOW, THEREFORE, BE IT RESOLVED, that the Chairman of the County Board is hereby authorized to execute an Economic Development Agreement with 18834 Grand Building Corp. and Lakeside Ford LLC d/b/a Gurnee Ford-Lincoln-Mercury, a copy of which is attached hereto and made part hereof.

DATED, at Waukegan, Lake County, Illinois, on this 18th day of November, A.D., 2008.