



Lake County Illinois

Legislation Text

File #: 17-0275, Version: 1

Resolution authorizing the sale of real estate and a ground lease located at 3016 Grand Avenue, Waukegan, Illinois, currently owned by Lake County, to Nicasa in the amount of \$259,200.

- Lake County owns the building known as Bridge House located at 3016 Grand Avenue, Waukegan, Illinois.
- Lake County has a long standing lease with Nicasa, a not-for-profit behavioral health, substance abuse prevention and treatment agency, to utilize this building as a residential drug treatment facility.
- In 2016, Nicasa served 93 individuals, providing 5,431 bed nights, and 79 percent of these services were provided to Lake County residents.
- Under the current lease, Nicasa provides services to individuals referred by Lake County, and more specifically referred by the Lake County judicial system, in lieu of monthly rent payments.
- While the County owns the facility, the current lease specifies that maintenance of the facility is the responsibility of Nicasa.
- It has been determined that it is in the best interest of Lake County and Nicasa to convey this building to Nicasa.
- The sale of the building will be in exchange for service, as reflected in the current lease terms, with a sale price of \$259,200.
- The initial land lease is for 16 years, with two year renewals thereafter.
- The County will retain ownership of the land, and has the ability to reclaim the building should Nicasa fail to operate the property in its current use.

RESOLUTION

WHEREAS, the County of Lake owns certain improved real property located at 3016 Grand Avenue, Waukegan, Illinois, 60085 ("Property"), which has in the past been used by and owned by the County but utilized by Nicasa, a not-for-profit, behavioral health, substance abuse prevention and treatment agency, as a drug treatment facility; and

WHEREAS, the County has a long standing lease with Nicasa, and no longer has a use for the Property; and

WHEREAS, Nicasa, a not-for-profit located in Lake County, ("Buyer") desires to purchase the Property from the County; and

WHEREAS, the County obtained an appraisal in 2016 for the Property, which indicates the fair market value for the Property is \$259,200; and

WHEREAS, the Buyer has agreed to purchase the Property and enter into a ground lease for a price of \$259,200 under the terms and conditions as stated in the contract of sale, which contract is attached to this resolution; and

WHEREAS, the County utilizes services provided by Nicasa, an agreement has been reached to

accept \$259,000 of services to satisfy the purchase price; and

WHEREAS, while the County will sell the building located on the property, the County will retain ownership of the underlying land and will allow Nicasa to access said land through a land lease; and

WHEREAS, should Nicasa fail to operate the facility as a drug treatment facility the property and land shall revert to the County.

NOW THEREFORE BE IT RESOLVED, that the attached Agreement for sale of real estate and ground lease located at 3016 Grand Avenue, Waukegan, Illinois, 60085 is hereby approved and the Chairman of the County Board is authorized to execute the attached Agreement in substantially the form attached.

DATED, at Waukegan, Lake County, Illinois, on this 14th day of March, 2017.