

Friday 5 #2

We're back!! First, a quick apology – there's some nasty flus and other viral issues going around, and the South Barrington Park District Staff is not immune to these problems. A number of us became sick (think pneumonia or COVID) thus making it nearly impossible to release #Friday5 last week as promised. However, we're on the mend and were able to put one together for you today.

To catch up: the South Barrington Park District decided to create #Friday5 to answer any and all questions we can find regarding the sale of Area N on Feb. 28 as way to communicate with residents regarding the auction of the property Area N. As we said last week, these are questions or statements by residents we found on social media. Also, again, if you asked a question and did not see it answered, check back next week to see if your question or statement is answered. Also, if you'd like to make sure your question gets answered, feel free to send it to Executive Direct Jay Morgan at jmorgan@sbgpd.net.

Let's get on this week's #Friday5:

Q: Maybe we can challenge the 1st step, why and how was Rick Levin and Associates chosen (as the auction company)? Why not a realtor like Berkshire Hathaway or others who are at the upper end of real estate market?

Answer: We'll take this as a two-part question. First, Berkshire Hathaway is a fine residential real estate company but it is not known for real estate auctions.

Secondly, Rick Levin and Associates is widely considered one of the absolute best auction houses for selling governmental commercial real estate in Illinois. As you can read on its website at www.ricklevin.com, the firm has conducted seized and forfeited property auctions on behalf of the U.S. Department of the Treasury, the Department of Homeland Security, U.S. Customs & Border Protection, Immigration & Customs Enforcement, Internal Revenue Service, United States Secret Service, United States Coast Guard and Bureau of Alcohol, Tobacco & Firearms in addition to dozens of real estate commercial properties. The firm was founded in 1991 and was awarded a contract to auction surplus real estate for the State of Illinois in 2007.

If you'd like more information about Rick Levin and Associates, please view their website at www.ricklevin.com.

Q: Wouldn't it be in the village's best interest to generate tax revenue from the sale?

Answer: The board 100 percent agrees with this statement. The board has revised the sales contract to include that a covenant will be recorded requiring all buyers to be subject to paying property taxes after the sale is final. This means anyone can bid on the property, but the winning bidder will be required to pay property taxes to the village, park district, school districts, county, etc. The simple reason is because property taxes paid on this property would benefit the community as a whole – including the South Barrington Park District. Therefore, this requirement is being added to the contract.

Do you have any potential buyers for Area N?

Answer: There have been inquiries regarding the property which are being referred to our auctioneer. Park district officials prefer to remain neutral with regard to potential bidders and focus on our role as the seller.

However, this would be a good time to mention residents said previously they may be interested in purchasing the property themselves OR could put a group together to purchase the land. If this is still an option, we urge residents to do so. This property will go up for auction on Feb. 28 at 5:30 p.m. If you need anything from the park district to make it easier, by all means ask or reach out to Rick Levin above.

Has the district hired a PR person?

Answer: Yes – kind of. Lee Filas was brought in to help assist the park district staff due to the overwhelming amount of time and energy spent on resident and media questions and statements during our last auction attempt. Lee is the owner of Filas Media Consulting in Lake Villa, was a former communication manager for the Lake County State’s Attorney’s Office and spent two decades as a reporter with the Daily Herald. However, Lee is not a full-time employee of the park district and only charges the park district for the time he works on park district issues. His role is to make sure residents remain informed of the pending sale of Area N, to answer questions brought up by residents and the media, and to prepare the #Friday5 you are reading right now. However, during his initial meeting with executive staff, Lee made it clear he firmly believes in putting out the complete TRUTH so residents have the most ACCURATE information possible (thus stopping the spread of false rumors as took place in the past.) For more on Lee, feel free to reach out to him at lfilas@filasmedia.com.

Q: Has the South Barrington Park District been publicly announcing the auction?

Answer: The auction has been publicized in many locations including through the auctioneer website, the park district website, through signage on the property, and through this attached social media ad running repeatedly across our social media. The goal is to make sure EVERYONE in the South Barrington Park District knows about the auction.

 **south BARRINGTON**
park district

**SOUTH BARRINGTON
PARK DISTRICT REAL
ESTATE AUCTION**



AREA N

Property location: corner of Bartlett Road and Route 59 in
South Barrington

FEB. 28 @ 5:30 P.M.

South Barrington Community Center
3 Tennis Club Lane, South Barrington

For more information,
<https://www.sbpd.net/area-n>



Thank you for your time and we'll see you next week!!