



# **Public Works Facility/ Fire Station #2**

## **Background**

# Original 1979 Lease Agreement

- At City's request, a lease agreement was struck in which the City was allowed to construct a fire station on a portion of the York Commons Park property (slightly less than 1 acre)
- Park District re-located its Maintenance Facility to property owned by the City on West Avenue where the City also had its own Maintenance Facility (the current site of Whole Foods, Portillos, etc.)
- Terms of the lease for both were for 50 years, to expire in 2029

# 1999 move of Maintenance Facility

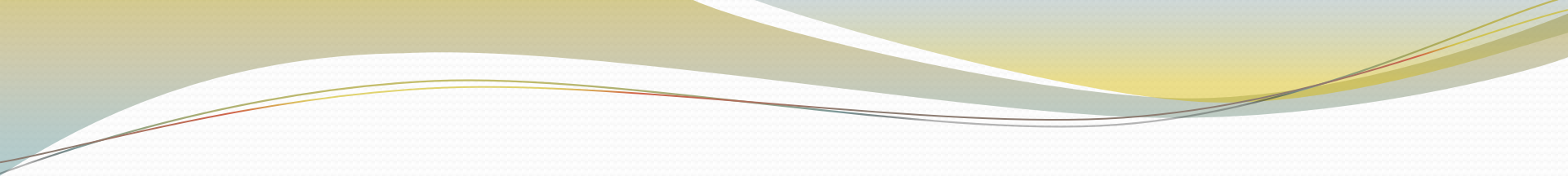
- In the late 1990s, the City created TIF III at the intersection of Rt. 83 and St. Charles Road
- The TIF included the property that housed both the City and Park District's Maintenance Facilities
- In order to make the TIF property available for redevelopment (the former Dominick's, Subway, Portillo's, etc.), the City built a new Maintenance Facility on Riverside Drive that included space for the Park District, in keeping with the IGA

# 2008 Lease Agreement

- In 2008, the City approached the Park District about its desire to replace the 1979 Fire Station with a new facility that would require additional land in York Commons
- An agreement was reached in which the Park District agreed to allow the City to expand and use a total of approximately 1.4 acres of property in exchange for the payment of the sum of \$405,000

# 2008 Lease Agreement, cont.

- The length of the lease term for the new Fire Station was 50 years, with the City having the right to extend the lease by an additional 50 years (which it did within days of the original agreement), resulting in the lease having an expiration date of 2108
- The length of the term for the Park District's occupation of the Maintenance Facility space was not adjusted or amended at that time and remains set to expire in keeping with the original 1979 lease in 2029



**EPD & CITY**

**FIRE STATION &  
MAINTENANCE GARAGE**

**YORK COMMONS**

**Sand Volleyball Courts  
Basketball Court**

**GOLDEN MEADOWS**

**Property Acquisition  
Property Exchange**

**EAST END**

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**SEMINOLE**

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**CRESTVIEW**

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