

1 AN ACT concerning local government.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 1. Short title. This Act may be cited as the Local  
5 Government Stabilization Authority Act.

6 Section 5. Purpose. The purpose of this Act is to implement  
7 a pilot program and create Local Government Stabilization  
8 Authorities that shall use available resources to facilitate  
9 the return of vacant, abandoned, and tax-delinquent properties  
10 to productive use thereby combating community deterioration,  
11 creating economic growth, and stabilizing the housing and job  
12 market.

13 An Authority shall acquire, hold, and transfer interest in  
14 real property throughout the township, as approved by the Board  
15 of Directors for the following purposes, in a way that is  
16 consistent with the goals and priorities established by this  
17 Act:

18 (a) to promote redevelopment and reuse of vacant,  
19 abandoned, and tax-delinquent properties; and

20 (b) to support targeted efforts to stabilize  
21 neighborhoods;

22 (c) to stimulate residential, commercial and  
23 industrial development; and

1 (d) to repair and renovate the homes of senior citizens  
2 that have deteriorated over time.

3 Section 7. Applicability. This Act shall apply only to  
4 Bloom Township, Bremen Township, Calumet Township, Rich  
5 Township, and Thornton Township in Cook County.

6 Section 10. Definitions. The following words and terms  
7 shall have the meanings set forth in this Act, except where  
8 otherwise specifically indicated:

9 "Authority" means a Local Government Stabilization  
10 Authority.

11 "Board of Directors" means the Board of Directors of a  
12 Local Government Stabilization Authority.

13 "Chairperson" means the chairperson of a Local Government  
14 Stabilization Authority Board.

15 "Corporate authorities" means the board of trustees of  
16 Bloom Township, Bremen Township, Calumet Township, Rich  
17 Township, or Thornton Township.

18 "Director" means the Executive Director of a Local  
19 Government Stabilization Authority.

20 "Fiscal Year" means the fiscal year of a Local Government  
21 Stabilization Authority, which shall begin on December 1st of  
22 each year and end on the following November 30th.

23 "Member" means a member of a Board of Directors.

24 "Person" means any individual, corporation, limited

1 liability corporation, organization, government, governmental  
2 subdivision or agency, business trust, estate, trust,  
3 partnership, association, and any other legal entity.

4 "Real estate broker" has the meaning ascribed to it under  
5 the Real Estate License Act of 2000.

6 "Real Property" means all land and the buildings thereon,  
7 all things permanently attached to land or to the buildings  
8 thereon, and any interest existing in, issuing out of, or  
9 dependent upon land or the buildings thereon.

10 Section 15. Creation; funding; assets.

11 (a) The corporate authorities may, by ordinance, establish  
12 a Local Government Stabilization Authority to be an agency of  
13 the township. All personnel, facilities, equipment, and  
14 supplies within the Authority shall be governed by a Board of  
15 Directors as provided herein. The Board of Directors shall be  
16 accountable to the corporate authorities.

17 (b) A Local Government Stabilization Authority shall apply  
18 for funding in the sum of up to \$2,000,000 from the Abandoned  
19 Residential Property Municipality Relief Program under Section  
20 7.31 of the Illinois Housing Development Act. The Authority may  
21 apply for funding from other State and federal programs, at the  
22 discretion of the Authority.

23 (c) Except as otherwise provided in this Act, the corporate  
24 authorities shall hold title to all Real Property controlled by  
25 an Authority.

1           Section 20. Tax-exempt status. The activities of the  
2 Authority pursuant to this Act are governmental functions  
3 carried out by an instrumentality or political subdivision of  
4 the State as described in Section 115 of Title 26 of the United  
5 States Internal Revenue Code, or any corresponding provisions  
6 of any future tax code. The activities of the Authority shall  
7 be construed as governmental functions carried out by a  
8 political subdivision of this State, exempt to the extent  
9 provided under Illinois law from taxation by this State,  
10 including, but not limited to, ad valorem property tax  
11 exemption pursuant to the Property Tax Code.

12           Section 25. Authority Board of Directors; appointment. The  
13 Authority shall be governed by a Board of Directors that shall  
14 be appointed by the township supervisor, subject to approval by  
15 the corporate authority, within 45 days of the adoption of an  
16 ordinance pursuant to subsection (a) of Section 15 of this Act.  
17 The Board of Directors shall be residents of the township. The  
18 Board of Directors shall consist of 12 members.

19           Candidates for the Board of Directors appointed by the  
20 corporate authorities shall be selected from the following  
21 categories:

22           (1) One corporate authority board member to serve as an  
23 ex-officio member with voting rights. The ex-officio  
24 member shall serve as a liaison between the corporate

1 authority and the Board of Directors;

2 (2) One representatives recommended by the township  
3 supervisor;

4 (3) One representative from the local economic  
5 development community;

6 (4) One representative from the banking community; and

7 (5) One representative from a local or State Realtor  
8 Association.

9 Section 30. Term of office. Except as otherwise provided in  
10 this Section, the members of the Board of Directors appointed  
11 under Section 25 shall be appointed for the duration of the  
12 pilot program under this Act.

13 Section 35. Chairperson; members of the Board of Directors.

14 (a) The Board of Directors shall annually elect a  
15 Chairperson from among the members.

16 (1) The Chairperson shall preside at meetings of the  
17 Board of Directors and is entitled to vote on all matters  
18 before the Board of Directors.

19 (2) A member may be elected to serve successive terms  
20 as Chairperson.

21 (b) The Board of Directors may appoint, from its members, a  
22 member to serve as the Authority secretary and such additional  
23 officers from its members as it may deem appropriate.

1           Section 40. Removal. A member may be removed by the  
2 corporate authorities prior to the expiration of the member's  
3 term of appointment for good cause. Good cause includes  
4 inefficiency, neglect of duty, malfeasance, or any cause which  
5 renders the member unfit for the position or unable to perform  
6 the duties of the position. The corporate authorities shall  
7 provide written notice to that member and the Chairperson of  
8 the Board of the removal of that member from the Board of  
9 Directors. The notice shall state the specific grounds which  
10 constitute cause for removal. The member, in receipt of this  
11 notice, may request to appear before the corporate authorities  
12 and present reasons in support of his or her retention.  
13 Thereafter, the corporate authorities shall vote upon whether  
14 there are sufficient grounds to remove that member from office.  
15 The township clerk shall notify the member of the final action  
16 of the corporate authorities.

17           Section 45. Vacancies. Any vacancy on the Board of  
18 Directors caused by death, resignation, disqualification, or  
19 removal shall be filled by the corporate authorities as soon as  
20 practicable, but not to exceed 60 days following the occurrence  
21 of the vacancy. The vacancy shall be filled for the remainder  
22 of the unexpired term in the same manner as the original  
23 appointment.

24           Section 50. Meetings. The Board of Directors shall conduct

1 its first meeting no later than 60 days after the appointment  
2 of the Board of Directors. The place, date, and time of the  
3 Authority meetings shall be determined at the discretion of the  
4 Board of Directors. All meetings of the Board of Directors  
5 shall comply with the Open Meetings Act.

6 Section 55. Bylaws; policies; procedures. The Board of  
7 Directors shall adopt bylaws, procedures and policies  
8 consistent with the provisions of this Act within 120 days  
9 after the first meeting of the Board of Directors.

10 Section 60. Quorum and voting. A quorum shall be necessary  
11 for the transaction of any business by the Board of Directors.  
12 A majority of the members of the Board of Directors shall  
13 constitute a quorum. The Board of Directors shall act by a  
14 majority vote of the members at a meeting at which a quorum is  
15 present, except as otherwise provided in this Act. Presence for  
16 both quorum and voting at an Authority meeting shall be  
17 articulated by the Board of Directors in its bylaws or  
18 procedures in a manner consistent with the Open Meetings Act.

19 Section 65. Records of meetings. Minutes of all meetings of  
20 the Board of Directors and its Committees shall be made and  
21 maintained as required by the Open Meetings Act.

22 Section 70. Board of Directors; responsibilities. The

1 Board of Directors shall ensure:

2 (a) that all personnel matters are conducted free from any  
3 political interference and in accordance with the provisions of  
4 the Supplemental Relief Order and Consent Decree established in  
5 the federal civil litigation filed in the Northern District of  
6 Illinois under Case No. 69 C 2145 and titled Shakman, et al. v.  
7 Democratic Organization, et al. and all applicable laws;

8 (b) that all operations, including contractual matters,  
9 are conducted free from any political interference; and

10 (c) efficiency in service delivery and sound fiscal  
11 management of all aspects of the Authority including the  
12 collection of all revenues from all sources.

13 Section 75. Board of Directors; actions. The Board of  
14 Directors shall do all of the following that is consistent with  
15 Illinois law:

16 (a) adopt, amend, or repeal rules and policies and  
17 procedures governing the Board of Directors and its actions and  
18 meetings, and adopt, amend, or repeal policies and procedures  
19 to implement day-to-day operation of the Authority, including  
20 policies governing any staff of the Authority;

21 (b) elect additional officers, including, but not limited  
22 to, initial officers who shall be elected at the first meeting  
23 of the Board of Directors in accordance with the bylaws;

24 (c) provide for a system of accounting;

25 (d) adopt or amend the Authority's budget to submit



1 annually to the corporate authorities for approval and adoption  
2 in a time frame mandated by the corporate authorities;

3 (e) adopt, amend, or repeal policies and procedures for  
4 contracting and procurement which must be consistent with the  
5 provisions set forth in the local Code;

6 (f) commission, collect, and receive data from public,  
7 private, professional, and volunteer sources to compile an  
8 inventory and analysis of desirable properties for acquisition;

9 (g) establish banking arrangements for the Authority  
10 pursuant to Section 160 of this Act; and

11 (h) organize and reorganize the executive, administrative,  
12 clerical, and other departments of the Authority and fix the  
13 duties, powers, and compensation of all employees, agents, and  
14 consultants of the Authority.

15 Section 80. Fiduciary duty. The members of the Board of  
16 Directors are under a fiduciary duty to conduct the activities  
17 and affairs of the Authority in the best interests of the  
18 residents of the township, including the safekeeping and use of  
19 all Authority moneys and assets. The members of the Board of  
20 Directors shall discharge their duties in good faith, with the  
21 care an ordinarily prudent person in a like position would  
22 exercise under similar circumstances.

23 The members of the Board of Directors shall not sell  
24 property to the Authority or buy property held by the  
25 Authority.

1           Section 85. Compensation. The members of the Board of  
2 Directors shall receive no compensation for the performance of  
3 their duties. A member may engage in private or public  
4 employment, or in a profession or business, except to the  
5 extent prohibited by Illinois law or local ordinance. The  
6 Authority may reimburse members of the Board of Directors for  
7 actual and necessary expenses incurred in the discharge of  
8 their official duties, as provided by the Board of Directors.

9           Section 90. Executive Director. The Board of Directors may  
10 retain the professional services of an individual to perform  
11 the duties of an Executive Director on a contractual basis with  
12 the advice and consent of the corporate authorities. The  
13 Executive Director shall not be an employee of the Authority or  
14 of the township. The Director shall administer the Authority in  
15 accordance with the operating budget approved by the corporate  
16 authorities, general policy guidelines established by the  
17 Board of Directors, other applicable governmental procedures  
18 and policies, and this Act.

19           The Director shall be responsible for the day-to-day  
20 operations of the Authority, the control, management, and  
21 oversight of the Authority's functions, and supervision of all  
22 of the Authority's contractual agreements. All terms and  
23 conditions of the Director's service shall be specified in a  
24 written contract between the Director and the Board of

1 Directors. The Director may be removed by the corporate  
2 authorities or the Board of Directors for good cause prior to  
3 the expiration of the Director's contract. Good cause includes  
4 inefficiency, neglect of duty, malfeasance, or any cause which  
5 renders the Director unfit or unable to perform the scope of  
6 work. The Board of Directors may delegate to the Director any  
7 powers or duties it considers proper under terms, conditions,  
8 and to the extent that the Board of Directors may specify.

9 Section 95. Staffing services. The Board of Directors may  
10 approve contracts for staffing as requested by the Executive  
11 Director that are deemed necessary to carry out the duties and  
12 responsibilities of the Authority and in accordance with the  
13 policies and procedures established by the Board. Such staff  
14 shall be retained pursuant to contracts entered into in  
15 accordance with the procurement rules established by the Board.

16 Section 100. Ethics. The Board of Directors shall be  
17 subject to the all State of Illinois ethics laws.

18 Section 105. Indemnification.

19 (a) The township shall defend and indemnify the Authority  
20 and the members of the Board of Directors with respect to all  
21 claims or judgments arising out of their activities as members  
22 with respect to all negligence claims, and claims or judgments  
23 arising out of the Authority's activities performed on behalf

1 of the township.

2 (b) The township shall not be obligated to indemnify the  
3 Authority or a member for:

4 (1) Punitive damages or liability arising out of  
5 conduct that is willful or wanton.

6 (2) Conduct that is outside the scope of the  
7 Authority's authority.

8 (3) Any settlement or judgment in which the township  
9 did not participate.

10 (4) The defense of any criminal or disciplinary  
11 proceeding.

12 Section 110. General powers. The Authority has the power to  
13 do all things necessary or convenient to implement the  
14 purposes, objectives, and provisions of this Act including, but  
15 not limited to, the following:

16 (a) adopt, amend, and repeal bylaws for the regulation of  
17 its affairs and the conduct of its business;

18 (b) acquire by purchase, donation, or other transfers and  
19 to hold, lease, manage, and dispose of Real Property of every  
20 kind and character, or any interest therein, in furtherance of  
21 the public purposes of the Authority;

22 (c) pay any tax or special assessment due on Real Property  
23 acquired or owned by the Authority;

24 (d) acquire, accept, or retain equitable interests,  
25 security interests, or other interests in any Real Property or

1 other fixtures by loan agreement, note, mortgage, deed to  
2 secure debt, trust deed, security agreement, assignment,  
3 pledge, conveyance, contract, lien, or other consensual  
4 transfer in order to secure the repayment of any moneys loaned  
5 or credit extended by the Authority;

6 (e) borrow money from private lenders, from municipalities  
7 or counties, from the State or from federal government funds,  
8 subject to the approval of the corporate authorities, to  
9 further or carry out the Authority's public purpose by  
10 executing leases, trust indentures, trust agreements,  
11 agreements for the sale notes, loan agreements, mortgages,  
12 deeds to secure debt, trust deeds, security agreements,  
13 assignments, and other agreements or instruments as may be  
14 necessary or desirable, in the judgment of the Authority, to  
15 evidence and to provide security for such borrowing;

16 (f) apply directly or indirectly to any federal, state,  
17 county, or municipal government or agency, or to any other  
18 source, whether public or private, for loans, grants, gifts,  
19 guarantees, labor, or other aid or financial assistance in  
20 furtherance of the Authority's public purpose and to accept and  
21 use the same upon such terms and conditions as are prescribed  
22 by such federal, state, county, municipal government or agency,  
23 or other source;

24 (g) enter into agreements with the federal government or  
25 any agency thereof to use the facilities or services of the  
26 federal government or any agency thereof in order to further or

1 carry out the public purposes of the Authority;

2 (h) as security for repayment of any note, or other  
3 obligations of the Authority, to pledge, mortgage, convey,  
4 assign, hypothecate, or otherwise encumber any property of the  
5 Authority, including, but not limited to, Real Property,  
6 fixtures, and revenues or other funds, and to execute any  
7 lease, trust indenture, trust agreement, agreement for the sale  
8 of the Authority's notes, or other obligations, loan agreement,  
9 mortgage, deed to secure debt, trust deed, security agreement,  
10 assignment, or other agreement or instrument as may be  
11 necessary or desirable, in the judgment of the Authority, to  
12 secure any such notes, or other obligations, which instruments  
13 or agreements may provide for foreclosure or forced sale of any  
14 Real Property of the Authority upon default in any obligation  
15 of the Authority, either in payment of principal, premium, if  
16 any, or interest or in the performance of any term or condition  
17 contained in any such agreement or instrument;

18 (i) receive and administer gifts, grants, and bequests of  
19 money and Real Property consistent with the purpose of the  
20 Authority;

21 (j) use any Real Property or fixtures or any interest  
22 therein or to rent, license or lease such Real Property to or  
23 from others or make contracts with respect to the use thereof,  
24 or to sell, lease, exchange, transfer, assign, pledge, or  
25 otherwise dispose of or grant options for any such Real  
26 Property in any manner as it deems to be in the best interests

1 of the Authority and the public purpose thereof;

2 (k) procure insurance or guarantees from the State or  
3 federal government of the payments of any debts or parts  
4 thereof incurred by the Authority, and to pay premiums in  
5 connection therewith;

6 (l) procure, if required, insurance against losses in  
7 connection with the Real Property, assets, or activities of the  
8 Authority;

9 (m) enter into contracts and other instruments necessary,  
10 incidental, or convenient to the performance of its duties and  
11 the exercise of its powers, including, but not limited to, an  
12 agreement with a Party for the joint exercise of powers. An  
13 agreement with a Party may include contracts for the  
14 performance of services by a Party on behalf of the Authority  
15 or by the Authority on behalf of a Party;

16 (n) enter into partnerships, joint ventures, and other  
17 collaborative relationships with municipalities and other  
18 public and private entities for the ownership, management,  
19 development, and disposition of Real Property;

20 (o) to enter into contracts and other instruments  
21 necessary, incidental, or convenient to the performance of its  
22 duties and the exercise of its powers, including, but not  
23 limited to, agreements with a Party regarding the disposition  
24 of Authority properties located within their boundaries;

25 (p) finance, by loan, grant, lease, or otherwise,  
26 refinance, construct, erect, assemble, purchase, acquire, own,

1 repair, remodel, rehabilitate, modify, maintain, extend,  
2 improve, install, sell, equip, expand, add to, operate, or  
3 manage Real Property or rights or interests in Real Property,  
4 and to pay the costs of any such project from the proceeds of  
5 revenue bonds, loans by persons, corporations, partnerships,  
6 whether limited or general, or other entities, all of which the  
7 Authority is authorized to receive, accept, and use;

8 (q) fix, charge, and collect rents, fees, licenses and  
9 charges for the use of Real Property of the Authority and for  
10 services provided by the Authority;

11 (r) grant or acquire a license, easement, lease (as lessor  
12 or lessee), or option with respect to Real Property of the  
13 Authority;

14 (s) enter into contracts with nonprofit community land  
15 trusts, including, but not limited to, long-term lease  
16 contracts;

17 (t) contract for goods and services and engage personnel as  
18 necessary, to be paid from the funds of the Authority. The  
19 Board shall determine the qualifications, duties, and  
20 compensation of those it contracts with and employs;

21 (u) organize and reorganize the executive, administrative,  
22 clerical, and other departments of the Authority and to fix the  
23 duties, powers, and compensation of all employees, agents, and  
24 consultants of the Authority;

25 (v) remediate environmental contamination on any Real  
26 Property held by the Authority;



1           (w) acquire, hold, and manage property pursuant to this  
2 Act;

3           (x) dispose of property pursuant to this Act;

4           (y) promulgate rules regarding the procurement of  
5 contracts and services of local real estate brokers and  
6 construction crews pursuant to Section 160 of this Act;

7           (z) submit a redevelopment plan to a municipality with a  
8 redevelopment project area and comply with any requirements of  
9 the municipality with regard to that plan; and

10          (aa) to do all other things necessary or convenient to  
11 achieve the objectives and purposes of the Authority or other  
12 laws that relate to the purposes and responsibilities of the  
13 Authority.

14          To the extent that any power or duty of the Authority  
15 created under this Act conflicts with the powers or duties of a  
16 county or township official, the powers or duties of that  
17 county or township official shall prevail.

18          Section 115. No waiver of governmental immunity. Nothing in  
19 this Act is intended, nor shall be construed, as a waiver by  
20 the township enacting an ordinance that creates an Authority  
21 under this Act of any governmental immunity provided under any  
22 applicable law.

23          Section 120. Non-discrimination. The Authority shall  
24 comply with all applicable laws prohibiting discrimination.

1 Section 125. Acquisition of real property.

2 (a) The Authority shall procure the services of local real  
3 estate brokers pursuant to Section 160 of this Act to assist in  
4 the acquisition of real property under this Section.

5 (b) The Authority may acquire real property or rights or  
6 interests in real property by gift, bequest, transfer,  
7 exchange, foreclosure, purchase, purchase contracts, lease  
8 purchase agreements, installment sales contracts, land  
9 contracts, tax sale, scavenger sale or otherwise, on terms and  
10 conditions and in a manner the Authority considers proper.

11 (c) The Authority may acquire any property conveyed to it  
12 by this State, a foreclosing governmental unit, a unit of local  
13 government, an intergovernmental entity created under the laws  
14 of this State, or any other public or private person,  
15 including, but not limited to, property without clear title.

16 (d) All deeds, mortgages, contracts, leases, purchases, or  
17 other agreements regarding property of the Authority,  
18 including agreements to acquire or dispose of real property,  
19 shall be approved by and executed by the Authority, in the name  
20 of the township.

21 (e) The Authority shall have the right to purchase  
22 properties in the name of the township at tax sales conducted  
23 in accordance with the Property Tax Code. The Authority may  
24 tender a bid at a tax sale that is a credit bid, consisting of  
25 the obligation of the Authority to satisfy the component parts

1 of the bid by payments to the respective political  
2 subdivisions.

3 (f) The Authority shall have the right to make offers to  
4 purchase properties that are subject to a listing agreement;  
5 said offer or purchase of a property by the Authority that is  
6 subject to a listing agreement shall not extinguish any legal  
7 rights existing under the listing agreement.

8 Section 130. Holding and managing property. The Authority  
9 may control, manage, maintain, operate, repair, lease as  
10 lessor, license, secure, prevent the waste or deterioration of,  
11 demolish, and take all other actions necessary to preserve the  
12 value of the Real Property it controls on behalf of the  
13 township. The Authority shall maintain all Real Property held  
14 by the Authority in accordance with applicable laws and codes.  
15 Real Property shall be inventoried and classified by the  
16 Authority according to suitability for use. The inventory shall  
17 be maintained as a public record and shall be filed  
18 electronically and in the principal office of the Authority.

19 Section 135. Property disposition. On terms and  
20 conditions, and in a manner and for an amount of consideration  
21 that the Authority considers proper, fair, and reasonable,  
22 including for no monetary consideration if appropriate, the  
23 Authority may convey, sell, transfer, exchange, lease as  
24 lessor, or otherwise dispose of Real Property or rights or

1 interests in Real Property that the Authority controls and the  
2 township holds a legal interest to any public or private  
3 person. The transfer and use of property under this Section and  
4 the exercise by the Authority of powers and duties under this  
5 Act shall be considered a necessary public purpose and for the  
6 benefit of the public.

7 Section 140. Criteria for conveyance. Real Property shall  
8 be conveyed by the Authority in accordance with this Act and  
9 according to criteria determined in the discretion of the Board  
10 and contained in the policies and procedures adopted by the  
11 Board. The Board may adopt policies and procedures that set  
12 forth priorities for a transferee's use of Real Property  
13 conveyed by the Authority, including, but not limited to,  
14 affordable housing.

15 Section 145. Transactions. Transactions shall be  
16 structured in a manner that permits the Authority to enforce  
17 contractual agreements, real covenants, and the provisions of  
18 any subordinate financing held by the Authority pertaining to  
19 development and use of the Real Property.

20 Section 150. Disposition of proceeds. Any proceeds from the  
21 sale or transfer of Real Property by the Authority shall be  
22 retained, expended, or transferred by the Authority as  
23 determined by the Board in the best interests of the Authority

1 and in accordance with applicable laws and agreements.

2 Section 155. Intergovernmental agreements.

3 (a) The Board of Directors may negotiate and propose  
4 agreements necessary, incidental, or convenient to the  
5 performance of its duties and the exercise of its powers with  
6 any unit of local government subject to the approval of the  
7 corporate authorities. An agreement may include, but is not be  
8 limited to, contracts for the joint exercise of powers,  
9 contracts for the ownership, management, development, and  
10 disposition of Real Property, or contracts for the performance  
11 of services by a local unit of government on behalf of the  
12 Authority or by the Authority on behalf of a local unit of  
13 government.

14 (b) The parties to the intergovernmental agreements shall  
15 agree that no party to an intergovernmental agreement shall be  
16 responsible, in whole or in part, for the acts of the  
17 employees, agents, and servants of any other party, whether  
18 acting separately or in conjunction with the implementation of  
19 an agreement. The parties shall only be bound and obligated  
20 under an agreement as expressly agreed to by each party.

21 (c) All agreements shall in all respects be interpreted,  
22 enforced, and governed under the laws of the State of Illinois  
23 without regard to the doctrines of conflict of laws. The  
24 language of all parts of an agreement shall in all cases be  
25 construed as a whole according to its plain and fair meaning,

1 and not construed strictly for or against any Party.

2 (d) All agreements with municipalities shall include  
3 language that the municipality consents to participation in the  
4 pilot program under this Act.

5 Section 160. Procurement. The Authority shall promulgate  
6 rules regarding the procurement of contracts and services of  
7 local real estate brokers and construction crews.

8 (a) Real estate brokers. The Authority shall contract the  
9 services of 15 real estate brokers to sell or list homes after  
10 they are repaired under this Act. Bidding shall occur at an  
11 open meeting convened by the Authority in accordance with the  
12 Open Meetings Act. A real estate broker shall possess a real  
13 estate broker's license and shall be in good standing with the  
14 Department of Financial and Professional Regulation.

15 For purposes of this Section, "local" means having a  
16 principal place of business within the boundaries of Bloom  
17 Township, Bremen Township, Calumet Township, Rich Township, or  
18 Thornton Township in Cook County.

19 (b) Construction crews. The Authority shall contract the  
20 services of construction crews composed of students from  
21 construction programs with an accredited community college or  
22 institute of higher education located within the boundaries of  
23 the township.

24 Section 165. Records. The Authority shall keep and maintain

1 at the principal office of the Authority all documents and  
2 records of the Authority. The records of the Authority, which  
3 shall be available to the public, shall include, but not be  
4 limited to, a copy of this Act, a copy of the ordinance  
5 creating the Authority, the Authority's bylaws, and any  
6 agreements and amendments, as applicable. The records and  
7 documents shall be maintained and shall be delivered to any  
8 successor entity.

9 Section 170. Financial statements and quarterly reports.

10 (a) The Authority shall prepare, at the Authority's  
11 expense, audited financial statements, including a balance  
12 sheet, statement of revenue and expense, statement of cash  
13 flows, and changes in fund balance, on an annual basis. This  
14 financial statements shall be prepared in accordance with  
15 generally accepted accounting principles and accompanied by a  
16 written opinion of an independent certified public accounting  
17 firm.

18 (b) The Authority shall submit reports under this Section  
19 to the Illinois Housing Development Authority. The reports  
20 shall include: (1) the number of foreclosed properties in the  
21 township; (2) the number of properties acquired pursuant to the  
22 pilot program under this Act; (3) the number of projects  
23 completed to date under the pilot program; and (4) financial  
24 details regarding the cost of the projects, the amount a  
25 project sold for, and whether there exists a net gain or loss

1 for the Authority.

2 Section 175. Annual budget.

3 (a) The Authority shall prepare an annual budget in a  
4 manner and under a time frame mandated by the corporate  
5 authorities.

6 (b) The obligations and expenditures of the Board of  
7 Directors shall conform to the any applicable local  
8 appropriation ordinance, provided that the corporate  
9 authorities retain the authority to impose additional  
10 limitations. Any commitment, contract or other obligation  
11 entered into by the Board in derogation of this Section shall  
12 be voidable by the corporate authorities and the Illinois  
13 Housing Development Authority.

14 Section 180. Deposits and investments. The Authority shall  
15 deposit funds of the Authority in a special fund to be held by  
16 the treasurer of the township, designated as the "Local  
17 Government Stabilization Authority Fund" and expended  
18 exclusively for the operation of the Authority.

19 Section 185. Disbursements. Expenditures of funds from the  
20 Local Government Stabilization Authority Fund shall be in  
21 accordance with guidelines established by the Board of  
22 Directors.



1           Section 190. Performance objectives. Each Fiscal Year, the  
2 Director, or other individual designated by the Board of  
3 Directors, shall prepare, for review and approval by the Board  
4 of Directors, objectives for the Authority's performance.

5           Section 195. Annual report.

6           (a) The Board of Directors shall submit to the corporate  
7 authorities, within 6 months after the end of each Fiscal Year,  
8 a report that shall set forth a complete and detailed operating  
9 and financial statement of the Authority during such Fiscal  
10 Year.

11           (b) Included in the report shall be any recommendations for  
12 additional legislation or other action that may be necessary to  
13 carry out the mission, purpose, and intent of the Authority.

14           Section 200. Management of funds. The Director, or other  
15 individual designated by the Board of Directors, is authorized  
16 to make deposits and withdraw funds from the Local Government  
17 Stabilization Authority Fund for the management of sales  
18 proceeds, revenue, and other Authority funds as authorized by  
19 the Board of Directors. Standard accounting procedures shall be  
20 used in the management of accounts and approved by the  
21 corporate authorities.

22           Section 205. Authorized expenditures. The Authority shall  
23 in its sole discretion and within its budget, expend funds as

1 necessary to carry out the powers, duties, functions, and  
2 responsibilities of an Authority under this Act.

3 Section 210. Dissolution of assets. Upon determining that  
4 the purposes of the Authority have been completed and that  
5 there is no longer a need for the Authority's continued  
6 existence, the corporate authorities may repeal the enacting  
7 ordinance and dissolve the Authority provided, however, that  
8 the effective date of a repeal shall provide sufficient time  
9 for the Authority to carry out the provisions set forth in  
10 Section 190.

11 As soon as possible after notice of the repeal of this Act  
12 or the repeal of a local enacting ordinance, the Authority  
13 shall finish its affairs as follows:

14 (a) all of the Authority's debts, liabilities, and  
15 obligations to its creditors and all expenses incurred in  
16 connection with the termination of the Authority and  
17 distribution of its assets shall be paid first; and

18 (b) the remaining Real Property and personal property owned  
19 by the Authority, if any, shall be distributed to any successor  
20 entity, subject to approval by the corporate authorities. In  
21 the event that no successor entity exists, the remaining Real  
22 Property and personal property, and other assets of the  
23 Authority, shall become assets of the corporate authorities,  
24 unless provided otherwise in any applicable agreements.

1           Section 215. Interpretation. All powers granted to the  
2 Authority under this Act shall be interpreted broadly to  
3 effectuate the intent and purposes of this Act and not to serve  
4 as a limitation of powers.

5           Section 220. Severability. The provisions of this Act are  
6 severable under Section 1.31 of the Statute on Statutes.

7           Section 999. Effective date. This Act takes effect upon  
8 becoming law.