

Date Sent: 10/22/2024

CLERK'S CONTRACT and AGREEMENT COVER PAGE

Legistar File ID#: 2024-0703

Contract #:

Start date: 9/16/2024

End date: 9/16/2024

Amount:

Contingency Amount:

Department: Development Services

Total Contract Amount:

Contract Type: Intra-Office Agreement

Contractors Name: SVN

Status of Ownership: N/A

Status of Sub: N/A

Certification: Attached ☐

Self-Certifying ☐

Did not disclose ☒

Contract Description: Joint Marketing Intra-Office Agreement - Centennial Crossings.



INTRA OFFICE AGREEMENT ADDRESS: 12600 187TH MOKENA, IL 60448 AND 18258 IMPERIAL LANE ORLAND PARK, IL 60467 OTHERWISE KNOWN AS CENTENNIAL CROSSINGS

RECITALS

The "Parties" (SVN Chicago Industrial and Village of Orland Park) desire to enter into a co-marketing agreement. The Parties do not desire to enter into a co-listing agreement. The purpose of the agreement is to expand on SVN Chicago Industrial's current marketing of the property to align the Village of Orland Park's permissible land usage with the property owner's plan to sell.

1. **Exclusive Right to Sell.** SVN | Chicago Industrial is the exclusive listing agent for said property, its successors and/or assigns (the "Broker"), an exclusive right to sell the property located at 12600 187th Street Mokena, IL 60448 and 18258 Imperial Lane Orland Park, IL 60467 otherwise known as Centennial Crossings (the "Property"). References herein to the Property shall be understood to include portions of the Property. The undersigned Village of Orland Park of record (the "Village of Orland Park") hereby agrees to cooperate fully with the Broker, to promptly inform the Broker of any and all inquiries and conduct all negotiations through the Broker. The property will be offered at a "Subject To Offer" sale price.

2. **Commission for Selling the Property.** The Village of Orland Park may assist the broker in promoting the property and no commission shall be paid to The Village of Orland Park.

3. **Term of Agreement:** The term of this Agreement shall commence on the Effective Date and shall continue in full effect until the expiration of 12 months.

4. **Duties of The Village of Orland Park:** The Village of Orland Park agrees to cooperate with Broker in bringing about a sale of the Property and to refer promptly to Broker all inquiries of anyone interested in the Property. All negotiations are to be through Brokers. Broker is authorized to accept a deposit from any prospective purchaser and to handle it in accordance with the instructions of the parties unless contrary to applicable law. Broker is exclusively authorized to advertise the Property and, exclusively, to place a sign(s) on the Property if, in Broker's opinion, such would facilitate the sale of the Property. The property Owner and its counsel will be responsible for determining the legal sufficiency of a purchase and sale agreement and other documents relating to any transaction contemplated by this Agreement.

Village of Orland Park agrees to cooperate with Broker and prospective purchasers regarding obtaining information from the Village relevant to the zoning, conditions, and environmental status of the property within the guidelines of FOIA 5 ILCS 140/et seq. and all information which Village of Orland Park has regarding present and future zoning and environmental matters affecting the Property and regarding the condition of the Property.

5. **Binding Effect:** This agreement shall be binding upon and inure to the benefit of the parties hereto. Their heirs, executors, administrators, personal representations, successors or assigns.

6. **Entire Agreement:** This agreement represents the entire agreement of the parties in regards to the subject matter hereof; all prior agreements, understandings or representations, if any are merged herein and superseded hereby and this agreement may be amended only by instrument in writing signed by the parties.

7. **Amendment / Alterations:** No amendment or alteration to the terms, with respect to the amount of commission or with respect to the time of payment of commission, shall be valid or binding unless made in writing and signed by both parties.

[Signatures follow this page]



The undersigned Village of Orland Park hereby acknowledges receipt of a copy of this Agreement and the Schedule.

VILLAGE OF ORLAND PARK(S):

Name(s): George J. Koczwara

Title: Village Manager

Company: Village of Orland Park

Address: 14700 Ravinia Avenue
Orland Park, IL 60462

Email: gkoczwara@orlandpark.org

Phone /Fax: 708-403-6151

REAL PROPERTY:

Address: 12600 187th Street Mokena, IL 60448
in Will County and

Address: 18258 Imperial Lane
Orland Park, IL 60467
in Will County

State: Illinois

**Property
Description:** Parcels

15-08-01-106-007-0000

19-09-06-100-011-0000

16-05-36-400-018-0000

15-08-01-200-008-0000

SELLER(S)/VILLAGE OF ORLAND PARK(S):

NAME George J. Koczwara

Village of Orland Park

By:

[Signature]
As Authorized Village Officer

Date Signed 10/10/24

BROKER: SVN | CHICAGO COMMERCIAL

Listing Agent: John Joyce, CCIM, SIOR

Date Signed:

DocuSigned by:

[Signature]
E18508468FA6415...

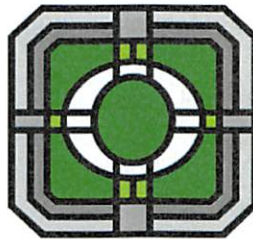
Managing Broker: SVN Chicago Industrial

Effective Date: 10/22/2024

CONSULT YOUR ADVISORS – This document has legal consequences. No representation or recommendation is made by Broker as to the legal or tax consequences of this Agreement or the transaction(s) which it contemplates. These are questions for your attorney and financial advisors.

VILLAGE OF ORLAND PARK

*14700 S. Ravinia Avenue
Orland Park, IL 60462
www.orlandpark.org*



Meeting Minutes

Monday, September 16, 2024

7:00 PM

Village Hall

Board of Trustees

*Village President Keith Pekau
Village Clerk Brian L. Gaspardo
Trustees, William R. Healy, Cynthia Nelson Katsenes, Michael R. Milani,
Sean Kampas, Brian Riordan and Joni Radaszewski*

2024-0703 Joint Marketing Intra-Office Agreement - Centennial Crossings

The Village has been actively engaged in discussions with the current property owner and their representatives from SVN regarding the future of the property located along I-80, west of Wolf Road. As part of these efforts, the Village is pursuing a joint marketing agreement, enabling the broker to promote the site to prospective buyers. This collaboration would underscore the Village's commitment to advancing development opportunities, particularly for a data center user. Attached is the intra-office agreement outlining the co-marketing plan for the Centennial Crossings site.

Property Information:

Address: 102600 187th Street Mokena, IL 60448 AND 18258 Imperial Lane Orland Park, IL 60467

Commonly Known as: Centennial Crossings

P.I.N.s: 15-08-01-106-007-0000; 19-09-06-100-011-0000;
16-05-36-400-018-0000; 15-08-01-200-008-0000

President Pekau had comments. (refer to audio)

Village Manager George Kozwara responded to President Pekau. (refer to audio)

President Pekau had comments. (refer to audio).

Trustee Riordan had comments. (refer to audio)

President Pekau responded to Trustee Riordan's comments. (refer to audio)

Trustee Kampas made a motion to amend the address to 12600 187th Street. It was seconded by Trustee Milani. All were in favor. (refer to audio)

I move to approve an Intra Office Agreement for 12600 187th Street in Mokena 60448 and 18258 Imperial Lane in Orland Park otherwise known as Centennial Crossings;

AND

Authorize the Village Manager to execute said agreement, subject to Village Attorney review.

A motion was made by Trustee Kampas, seconded by Trustee Nelson Katsenes, that this matter be APPROVED. The motion carried by the following vote:

Aye: 7 - Trustee Healy, Trustee Nelson Katsenes, Trustee Milani, Trustee Kampas, Trustee Riordan, Trustee Radaszewski, and Village President Pekau

Nay: 0

Respectfully Submitted,

/s/ Brian L. Gaspardo

Brian L. Gaspardo, Village Clerk