

ORDINANCE NO. 02-06-23A

ORDINANCE AUTHORIZING SALE  
OF MUNICIPALLY OWNED REAL PROPERTY  
PURSUANT TO THE ILLINOIS TAX INCREMENT  
ALLOCATION REDEVELOPMENT ACT (TIF ACT)

WHEREAS, the City of City of Mendota owns the following described real property:

Part of Lots 2 and 3 of Mendota Business Park in the City of Mendota, in LaSalle County, Illinois, being a part of the Northeast Quarter and Southeast Quarter of Section 26, Township 36 North, Range 1 East of the Third Principal Meridian, according to the Plat thereof recorded April 9, 2002 as Document No. 2002-10593, being more particularly described as follows and bearing used herein are for description purposes only:

Beginning at the Southwest corner of Lot 1 in said Mendota Business Park; thence South 3 degrees 40 minutes 34 seconds East 361.50 feet along the Southerly extension of the West line of said Lot 1; thence South 88 degrees 34 minutes 46 seconds West 241.00 feet parallel with the South line of said Lot 1; thence North 3 degrees 40 minutes 34 seconds West 361.5 feet parallel with the West line of said Lot 1 to the Westerly extension of the South line of said Lot 1; thence North 88 degrees 34 minutes 46 seconds East 241 feet along said Westerly extension to the Point of Beginning, containing 2 acres, more or less, subject to easements, setbacks, protective covenants and restrictions of the aforesaid Mendota Business Park Plat and also subject to any unrecorded easements and all easements of record.

which real property is generally located at 2000 Welland Road, Mendota, Illinois 61342 and is currently vacant (Real Property); and

WHEREAS, the City Council of the City have determined that it is no longer necessary, appropriate, or in the best interests of the City that it retain title to the Real Property, and that the Real Property is not required for the use of, or profitable to, the Municipality; and

WHEREAS, the Illinois Tax Increment Allocation Redevelopment Act authorizes the conveyance of municipal owned real estate in a manner and as such price as the municipality determines is reasonable and necessary to achieve the objectives of the TIF Redevelopment Plan and Project (65 ILCS 5/11-74.4-4)

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of City of Mendota, La Salle County and State of Illinois, as follows:

Section One: The foregoing recitals are incorporated herein as findings of the City Council.

Section Two: The City of Mendota authorizes the Request for Proposals (RFP) from any party interested in acquiring such real estate, which proposal is attached hereto and made a part of this Ordinance.

Section Three: The Mayor and the Clerk are hereby authorized, respectively, to execute and attest such other documents as may be necessary to the conveyance herein authorized.

Section Four: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 6<sup>TH</sup> DAY OF FEBRUARY, 2023.

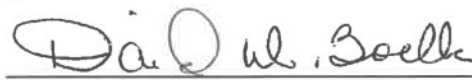
AYES: 7

NAYS: 0

ABSENT: 1

ABSTAIN: 0

APPROVED THIS 6<sup>TH</sup> DAY OF FEBRUARY, 2023.

  
\_\_\_\_\_  
DAVID BOELK, Mayor

ATTEST:

  
\_\_\_\_\_  
EMILY MCCONVILLE, City Clerk

**LEGAL**  
**Requests for Proposals to Acquire City Owned Real Estate**  
**By the City of Mendota, Illinois**

The City of Mendota (hereinafter the "City") owns a tract of real estate within the corporate boundaries of the City and within the boundary of the City of 2022 Mendota Tax Increment Financing District (hereinafter the "TIF District").

The Illinois Tax Increment Allocation Redevelopment Act (hereinafter the "TIF Act") authorizes the conveyance of municipal owned real estate in a manner and at such price as the municipality determines is reasonable and necessary to achieve the objectives of the TIF Redevelopment Plan and Project (65 ILCS 5/11-74.4-4).

The TIF Act further provides that said conveyance must be made after approval of an ordinance by the corporate authorities and after public disclosure of the terms of such disposition and all bids and proposals received in response to the City's Request for Proposals.

Therefore, it is authorized by the Mayor and City Council, of the City of Mendota, a home-rule municipality, as follows:

1. The City intends to convey the following described real estate, generally located at 2000 Welland Road. The City is hereby accepting Requests for Proposals from any party interested in acquiring such real estate.
2. Any party that is interested in acquiring such real estate shall submit a sealed proposal for said acquisition to: City Clerk, 800 Washington Street, Mendota, IL 61342, on or before 4:00 P.M. on February 24, 2023. The City may award a Proposal at a City Council Meeting on March 6, 2023 or at a later meeting.
3. Proposals shall contain the offered price and proposed terms of acquisition. The City will require that the property to be acquired for a use that includes a commercial enterprise on the ground floor. Proposals should contain:
  - a. Description of planned use(s);
  - b. Timeline of construction period;
  - c. Proposed site plan/design as prepared by a professional engineer/architect;
  - d. Exterior construction material description;
  - e. Estimated date of completion of improvements;
  - f. Estimated fair-market value of property upon completion;
  - g. Estimated opening date of commercial enterprise;

Proposals shall be submitted to Emily McConville, City Clerk, at City Hall, 800 Washington St, Mendota, IL 61342 during regular business hours. Any questions regarding this matter shall be directed to Emily McConville at 815-539-7459.

4. The City retains the right to select any Proposal received in accordance with the requirements of the TIF Act, to negotiate changes to any Proposal received, to waive any requirements or formalities, and further to reject any or all Proposals received.

#### **Legal Description**

**Part of Lots 2 and 3 of Mendota Business Park in the City of Mendota, in LaSalle County, Illinois, being a part of the Northeast Quarter and Southeast Quarter of Section 26, Township 36 North, Range 1 East of the Third Principal Meridian, according to the Plat thereof recorded April 9, 2002 as Document No. 2002-10593, being more particularly described as follows and bearing used herein are for description purposes only:**

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By order of the City of Mendota, Illinois.

Emily J. McConville, City Clerk  
February 8, 2023