

PUBLIC BID NOTICE

Public Notice Of Sale
Of Real Estate

The City Council of the **City of Casey, Illinois**, will receive sealed bids/proposals in the office of the City Clerk until 12pm (noon), C.D.T., on January 15, 2024, which bids will be opened and read by the City Council at its regular meeting at the City Council Chambers, Casey City Hall, 101 W. Alabama Avenue, Casey, Illinois, 62420, starting at 6pm, C.D.T., on January 15, 2024 for the sale and/or redevelopment of the following tracts of real estate, each being legally described as follows:

Tract 2:

Lot Twenty-Eight (28) in Dulaney's Sixth Addition to the Town (now City) of Casey, situated in the County of Clark, State of Illinois;

Parcel Identification Number: 03-11-19-16-402-030

Site Address: 105 W. Jefferson Avenue, Casey IL 62420

Tract 3:

Lot Twenty-Seven (27) of Dulaney's Sixth Addition to the Town, now City of Casey, situated in the County of Clark and State of Illinois;

Permanent Parcel No: 03-11-19-16-402-029

Site Address: 107 W. Jefferson Avenue, Casey, IL 62420

Tract 4:

Lot Seventy-Six (76) of Dulaney's Fifth Addition to the Town (now City) of Casey, situated in the County of Clark and State of Illinois;

Permanent Parcel No: 03-11-19-20-403-017

Site Address: 707 South Central, Casey, IL 62420

Tract 5:

Lot Forty-Two (42) in Dulaney's Sixth Addition to the Town (now City) of Casey, Clark County, Illinois;

Permanent Parcel No. 03-11-19-16-402-073

Site Address: 307 W. Madison, Casey, IL 62420

Tract 8:

The South Twenty-Two feet (22') of Lot Thirty-Two (32) and the North Twenty-Two feet (22') of Lot Thirty-Three (33) of Dulaney's Fifth Addition to the Town, now City of Casey, situated in the County of Clark and State of Illinois;

Permanent Parcel No. 03-11-19-20-402-014

Site Address: 603 S. Central Avenue, Casey, IL 62420

Tract 9:

The South Forty-Four feet (44') of even width of Lot Thirty-Three (33) in Dulaney's Fifth Addition to the Town (now City) of Casey, situated in the County of Clark, State of Illinois;

Permanent Parcel No. 03-11-19-20-402-015

Site Address: 605 S. Central Avenue, Casey, IL 62420

Each Tract Shall Be Subject To:

1. The 2023 and 2024 real estate taxes due and payable in 2024 and 2024, respectively.

2. Restrictions, covenants and conditions of record; mineral conveyances, reservations and leases of record; rights-of-way and easements of record or openly existing.

Terms Of Sale:

A. Interested parties are invited to submit sealed bids/proposals for the purchase of one or more of the above-described tracts of real estate, and to propose a plan, if any, for the development of said real estate. The bid/proposal selected, if any, that is determined to be in the public interest for uses in accordance with the developmental goals, will be presented to the City Council for approval. Each bid/proposal shall contain the following:

1. If the development of a residential or commercial structure is being proposed, provide a narrative description of the proposed development. This shall include the type(s) of activities proposed for development, proposed location of use, parking arrangements, anticipated improvements and any special features of the proposed development.

Diagrams of the requested information are acceptable. A sketch or preliminary plan are encouraged, but not required.

If said tract of real estate is presently improved with either a residential structure or mobile home, said proposal shall include a plan for complete demolition of the existing residential structure and foundation, as well as the removal of all debris building material, masonry, con-

crete, equipment, junk, scrap, and any and all other personal property related to the existing building, from the tract of real estate within six (6) months from the date of sale of the said tract of real estate.

2. A detailed account of proposed terms and purchase price.

3. If a commercial use is being proposed, provide anticipated employment of the project (i.e. number of jobs retained, number of jobs created, permanent and construction jobs, full-time and part-time).

4. Schedule for commencing and completing construction of proposed residential or commercial development.

5. A primary contact name and number including phone, address, and email.

B. If the bid/proposal includes a plan for the demolition of the existing residential structure and foundation, the Buyer shall, within six (6) months of closing, complete demolition of the existing residential structure and foundation, as well as the removal of all debris building material, masonry, concrete, equipment, junk, scrap, and any and all other personal property related to the existing building, from the tract of real estate. If the Buyer fails to complete the demolition of the existing building and removal of the debris, building material, masonry, concrete, equipment, junk, scrap,

and any and all other personal property related to the existing building, from the tract of real estate, within six (6) months from the date of closing, then the said tract of real estate shall revert back to the City, together with any and all improvements thereon. This provision shall survive closing and shall be included in the deed conveying the tract of real estate to the Buyer. If the Buyer satisfies this provision the City shall release the possibility of reverter.

C. If the bid/proposal includes a plan to develop a tract of real estate with either a residential or commercial structure, the Buyer shall, within two (2) years of closing, complete construction of said proposed residential or commercial structure in compliance with the plan

provided in the bid/proposal or as required by any agreement to purchase entered into by the parties. If the Buyer fails to complete the construction of a said residential or commercial structure on the tract of real estate within two (2) years from the date of closing, then the said tract of real estate shall revert back to the City, together with any and all improvements thereon. This provision shall survive closing and shall be included in the deed conveying the tract of real estate to the Buyer. If the Buyer satisfies this provision the City shall release the possibility of reverter.

D. Buyer shall pay all closing costs.

E. Each tract of the above-described real estate is to be transferred by quitclaim deed pursuant to 765 ILCS 5/10.

The City Council of the City of Casey, Illinois, reserves the right to:

A. Waive irregularities or technicalities in the bids/ proposals;

B. Reject or refuse any or all bids/proposals;

C. Negotiate with any or all offerors in order to obtain terms most beneficial to the City; and,

D. Accept the bid/proposal which, in its sole and absolute discretion, best serves the interest of the City.

The City of Casey, Illinois, in accordance with the provisions of Title VI of the Civil Rights Act of 1964, hereby notifies all bidders that it will affirmatively insure that the acceptance of any bid pursuant to this notice will be without discrimination on the grounds of race, color, or natural origin.

This notice is published pursuant to the authority of 65 ILCS 5/11-76-2.

City of Casey, Illinois, a municipal corporation

By: Tracy A. Willenborg,
City Attorney

12/9,16,23