

NOTICE OF REQUEST FOR BIDS

NOTICE is hereby the Village of Norris City is requesting bids in compliance with Village Ordinance 2023- 0-23-08 , relating to the redevelopment of the property commonly referred to as the Wakeford House. Copies of the Ordinance may be obtained from City Hall 406 S. Division St., Norris City, IL 62869. All bids must be received on or before December 27, 2023 4:00 pm.

The legal description of the real estate subject to the quiet title action is:

All of a strip of land, part of the former Prairie Trunk Railway Corridor, specifically the Easternmost half, 50 feet in width, located adjacent to and immediately West of the following described tract of land:

A part of Lot 16 in Wakeford's Addition to the Village of Norris City, in the County of White and State of Illinois, described as follows:

Beginning at a point 168 feet South of the Northeast Corner of said Lot 16, thence North 82 feet, thence West to the East line of the Baltimore and Ohio Southwestern Railroad right-of-way, thence in a Southeasterly direction with the Easterly side of said right-of-way to a point due West of the place of beginning, thence East to the place of beginning, all situated in the County of White and State of Illinois.

AND

A part of Lot 16 in Wakeford's Addition to the Village of Norris City, in the County of White and State of Illinois, described as follows:

Beginning at a point 168 feet South of the Northeast Corner of said Lot 16, thence North 82 feet, thence West to the East line of the Baltimore and Ohio Southwestern Railroad right-of-way, thence in a Southeasterly direction with the Easterly side of said right-of-way to a point due West of the place of beginning, thence East to the place of beginning, all situated in the County of White and State of Illinois.

AND

A part of Lot 16 in Wakeford's Addition to the Village of Norris City, in the County of White and State of Illinois, described as follows:

Beginning at a point 168 feet South of the Northeast Corner of said Lot 16, thence South 82 feet, thence West to the East line of the Baltimore and Ohio Southwestern Railroad right-of-way, thence in a Northwesterly direction with the Easterly side of said right-of-way to a point due West of the place of beginning, thence East to the place of beginning, all situated in the County of White and State of Illinois.

AND

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All of the above constituting the entirety of Parcel Number 1721385006.

VILLAGE OF NORRIS CITY, WHITE COUNTY, ILLINOIS

ORIGINAL SIGNED

*AND
FILED*

ORDINANCE NUMBER 0-23-08

AN ORDINANCE AUTHORIZING THE VILLAGE TO OFFER THE PROPERTY,
COMMONLY KNOWN AS THE WAKEFORD HOUSE, FOR SALE PURSUANT TO
SECTION 4(C) OF THE TIF ACT, AND OTHER ACTIONS IN CONNECTION THEREWITH

ADOPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF NORRIS
CITY, WHITE COUNTY, ILLINOIS, THIS 4TH DAY OF DECEMBER 2023

PUBLISHED BY THE AUTHORITY OF THE CORPORATE AUTHORITIES
OF THE VILLAGE OF NORRIS CITY, WHITE COUNTY, ILLINOIS
THIS 4TH DAY OF DECEMBER 2023

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WHEREAS, the Village of Norris City is a municipal corporation and Non-Home Rule Unit of Local Government pursuant to the Constitution of the State of Illinois of 1970, as amended, (which, together with any successor municipal corporation or public body hereinafter designated by or pursuant to law, is hereinafter called "Village"); and,

WHEREAS, on or about April 2, 2015, the Village implemented Tax Increment Financing within the Village by its approval of Ordinance O-15-01, O-15-02, and O-15-03, which approved a Redevelopment Plan and Project for a Redevelopment Project Area within the Village, Designated a Redevelopment Project Area, and adopted Tax Increment Financing within the Redevelopment Project Area, respectively; and,

WHEREAS, Section 4(c) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et. seq.* (the "TIF Act"), empowers the Village to "own, convey, lease, mortgage or dispose of land and other property, real or personal, or rights or interests therein," within the boundaries of any Redevelopment Project Area, "all in the manner and at such price the municipality determines is reasonably necessary to achieve the objectives of the redevelopment plan and project" within the TIF District. 65 ILCS 5/11-74.4-4(c); and,

WHEREAS, Section 4(c) of the TIF Act explains that "no conveyance, lease, mortgage, or other disposition of land owned by a municipality or agreement relating to the development of such municipal property" may occur "without making public disclosure of the terms of the disposition and all bids and proposals made in response to the municipality's request." 65 ILCS 5/11-74.4-4(c); and,

WHEREAS, the procedures for "obtaining such bids and proposals shall provide reasonable opportunity for any person to submit alternative proposals or bids." 65 ILCS 5/11-74.4-4(c); and,

WHEREAS, the Village is the owner of record of certain real property commonly known as the Wakeford House, which is Subject of Judgment in White County case 2023-CH-6 the "Subject Property"); and,

WHEREAS, the Village wishes to offer the Subject Property for sale in a manner which maximizes the increment generated for the Norris City TIF District and the taxpayers of the Village; and,

WHEREAS, pursuant to Section 4(c) of the TIF Act, the Village hereby discloses that it has been offered the sum of \$50,000.00 for the purchase of the Subject Property, and said purchaser would invest in the construction of a structure on the Subject Property that, when completed, would house a commercial business that would generate substantial sales tax revenues for the Village; and,

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WHEREAS, to comply with Section 4(c) of the TIF Act, the Village is hereby requesting alternate bids for the disposition of the Subject Property.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORRIS CITY, WHITE COUNTY, ILLINOIS:

Section 1. That the preambles hereto are true and correct and are incorporated herein by reference as if restated in full.

Section 2. That the Subject Property be offered for sale to any purchaser who wishes to submit a proposal to the Village for consideration by the Village.

Section 3. That any proposal must, at a minimum, include the following:

- a. The total amount offered by the purchaser to the Village for the purchase of the Subject Property;
- b. A narrative explaining the purchaser's intended use of the Subject Property;
- c. A statement, prepared by a duly licensed accounting or auditing firm in Illinois, which provides projections of the sales tax and property tax to be generated by the purchaser's intended use of the Subject Property;
- d. A statement of financial condition for all persons who would obtain a beneficial ownership interest in the Subject Property, prepared by a duly licensed financial institution; and,
- e. If the purchaser intends to acquire the Subject Property through a corporation or other structure, all documentation evidencing that entity's ability to do business in the State of Illinois.

Section 4. That the Village President is hereby instructed to give public notice of this Ordinance and make request for bids meeting the specifications herein by posting at city Hall, publishing on the Village website and by Publication in Villagers Voice.

Section 5. That any and all proposals be submitted to the Village, by hard copy, on or before ~~9:00am~~ on December 27th, 2023.

4:00 PM

Section 6. That all elected officials, officers, agents, and employees of the City are hereby authorized, empowered, and directed to take such additional acts as may be necessary, appropriate, or convenient to effectuate this Ordinance and the purpose hereof.

Section 7. That each and every section, paragraph, sentence, clause and phrase of this ordinance is severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared void, ineffective, or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness, or unconstitutionality shall not affect

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any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph, or section.

Section 8. That this Ordinance shall be in full force and effect from and after its passage by the City Council, approval by the Mayor, and recording by the City Clerk.

AYES: 6

NAYS: 0

ABSTAIN/NV: 0

Approved this 4th Day of December, 2023.

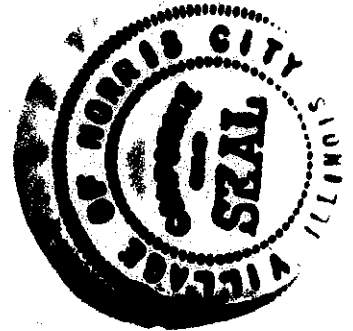
The Village of Norris City, White County, Illinois

By: Charles Land
Charles "Skip" Land, Its Village President

ATTEST:

Brenda J. Crouch
James Crouch, Its Clerk
BRENDA

[SEAL]



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CERTIFICATE OF ORDINANCE

The undersigned, ^{Brenda}JAMES CROUCH, does hereby certify that:


1. I am the duly qualified and acting Village Clerk of the Village of Norris City, White County, Illinois.
2. The Ordinance attached hereto is a full, true, and exact copy of Ordinance No. 0-23-08, adopted by the President and Board of Trustees of the Village of Norris City, White County, Illinois on December 4, 2023, and said Ordinance being entitled:
3. Mayor and City Council of said City on the November 20, 2023, said Ordinance being entitled:

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4. I do further certify that prior to the making of this certificate, the said Ordinance was spread at length upon the permanent records of said Village, where it now appears and remains.

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that she verily believes the same to be true.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City on this December 4, 2023.


James Crouch, Its Clerk
BRENDA

[SEAL]

