

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SALE OF SURPLUS REAL ESTATE

WHEREAS, the Mayor and City Council hereby declare that the current City Hall property will become surplus and no longer necessary for any public purpose when the City moves its operation to its new facilities; and

WHEREAS, upon the move to the City's new City Center and Police Department facility, the old City Hall address of 1610 Plainfield Road, Crest Hill, Illinois 60403 and consisting of a building and approximately 5.6 acres of property ("The Old City Hall") should be sold as surplus and no longer necessary; and

WHEREAS, the City staff, in conjunction with the City's Realtor, are authorized and directed to negotiate the sale of the Old City Hall; and

WHEREAS, the City has conducted an appraisal of the Old City Hall and that appraisal is on file and available for public inspection.

NOW, THEREFORE, be it Resolved by the Mayor and City Council of the City of Crest Hill, Will County, Illinois as follows:

SECTION 1. DECLARATION OF SURPLUS

The Old City Hall property is hereby declared to be surplus real property at such time as the City moves to the new City Center and that the property will be surplus at the time of a sale.

SECTION 2. CITY STAFF TO NEGOTIATE SALE

The City staff is authorized to negotiate the sale of the Old City Hall for a price not less than eighty (80%) percent of the appraised value and to forward any contracts for the purchase and sale of the property to the City Council for consideration.

SECTION 3. PUBLICATION

This Resolution shall be published as soon as practical in the Joliet Herald News.

SECTION 4. PROPERTY DESCRIPTION

The Old City Hall property:

- a. Is located at 1610 Plainfield Road, Crest Hill, Illinois 60403
- b. Consists of a building of approximately 24,468.21 square feet.
- c. Has property consisting of two vacant lots of 1.378 acres each and an improved lot of 2.86 acres with a vacant building (total of 5.6 acres).
- d. Is zoned in the B-3 zoning classification.
- e. Was formerly used for the City Hall and Police Station of the City of Crest Hill.

- f. The terms of the sale shall be determined by a Purchase and Sale Agreement. The sale price shall be not less than eighty (80%) percent of the appraised value. The Purchase and Sale Agreement shall provide for an earnest money deposit, a reasonable due diligence period, payment in full of the purchase price at closing and other terms agreed to by the parties, including but not limited to a proposed development plan with agreed upon land uses and prohibited land uses.
- g. Those interested in submitting a proposal may arrange to view the property by contacting Marybel DeHaro at the City of Crest Hill by telephone at 815-741-5123.

SECTION 5. SUBMISSION OF OFFERS

Offers may be submitted to the City of Crest Hill, Attention: Anton Graff, Interim City Administrator, 20600 City Center Boulevard, Crest Hill, Illinois 60403 until 4 o'clock p.m. on the 6th Day of May, 2024. Offers should be in a sealed envelope clearly marked "City Hall Purchase Offer".

SECTION 6. NOT A BID

This invitation for proposals is not a bid request and the City is not required to accept any offer. In the event that the City determines to accept an offer that decision will be made on the basis of what is in the best interest of the City and may or may not be the highest offered amount.

[Intentionally Blank]

PASSED THIS 15TH DAY OF APRIL, 2024.

	Aye	Nay	Absent	Abstain
Alderman John Vershay	_____	_____	_____	_____
Alderman Scott Dyke	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderman Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

Christine Vershay-Hall, City Clerk

APPROVED THIS 15TH DAY OF APRIL, 2024.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk