

**ROCHELLE CITY COUNCIL  
REGULAR MEETING 08/25/2025  
AGENDA ITEM NO.**

**SUBJECT: Ordinance Authorizing the sale of city owned property located at 1414 Pickwick Drive, Rochelle, IL parcel number 24-14-479-008**

**Staff Contact:** Jeffrey A. Fiegenschuh, City Manager

**Summary:** In July, the City Council authorized the City Manager to issue a Request for Proposals (RFP) for the sale of surplus City-owned property located at 1414 Pickwick Drive (Parcel Number 24-14-479-008). The parcel is approximately 0.29 acres in size and is zoned R-1, Single-Family Residential. The City-authorized appraisal valued the property at approximately \$25,000. Because the City conducted a public RFP process, advertised both online and in the local newspaper, there is no requirement that the property be sold for at least 80% of the appraised value.

The City received one proposal, submitted by Jason and Eryn Harper, who reside on the adjacent property. Their bid is \$6,000, and their stated intent is to use the lot as additional outdoor space for their family. The Harpers have acknowledged and accepted all restrictions on the property and have provided proof of funds.

If approved, closing will occur within 45 days of Council authorization. Proceeds from the sale will be directed back to the Electric Department.

**Supporting Documents:**

Proposed Ordinance and bid documents

**Staff Recommendation:** Staff recommendations approval of the ordinance authorizing the sale of the property located at 1414 Pickwick Drive in an amount of \$6,000 to Jason and Eryn Harper