

ORDINANCE NO. 024 - 2018

**AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY OWNED BY THE
CITY OF OTTAWA AND PROVIDING FOR PUBLIC NOTICE THEREOF
(534 2nd Avenue)**

Whereas, the City of Ottawa, Illinois, owns the following described real property:

Lot 11 in Block 11 in Highland Second Addition to the City of Ottawa;
Situating in LaSalle County, Illinois.

PIN: 22-13-108-006

Common known as 534 2nd Avenue, Ottawa, Illinois

Whereas, the City Council of the City of Ottawa, Illinois has determined it is no longer necessary, appropriate or in the best interest of the City of Ottawa to retain title to said real estate, and that said real estate is not required for the use of, or profitable to, the City of Ottawa.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
OTTAWA, ILLINOIS, AS FOLLOWS:**

Section One: The foregoing recitals are incorporated herein by reference as the factual determination of the Council.

Section Two: The Corporation Counsel is authorized and directed to publish a "Notice of Proposal To Sell Real Property" setting forth the following conditions for proposals:

(A) All proposals must be submitted in writing specifying (1) the total dollar amount of the proposal; (2) the intended use of the parcel, with priority being given to rehabilitation of the existing structure or the demolition and rebuilding of a residential structure or demolition and greening for a side lot; (3) conform to existing zoning of A-2 Residence District (allows single family and two-family); (4) general construction schedule; (5) if applicable, demolition shall be completed within six months of ownership; (6) if applicable, obtain a certificate of occupancy from Ottawa Building Official by June 30, 2020; (7) satisfactory evidence of financial ability to accomplish the proposed development of the property; and (8) any other relevant economic considerations.

(B) All proposals must be mailed or delivered to the City Clerk, City of Ottawa, 301 W. Madison Street, Ottawa, Illinois 61350 and be received no later than 4:30 P.M. on Monday, August 6, 2018. The City Council shall consider said proposals at its regular council session on the Tuesday, August 7, 2018.

(C) The minimum proposal price is Ten Dollars (\$10.00).

(D) Special conditions:

- i. If the successful bidder fails to demolish the structure within six (6) months of ownership or fails to obtain an occupancy permit by June 30, 2020 the City will be able to exercise a buy-back provision allowing the City to buy the property back at the same price it was sold by the City. Should the successful bidder transfer the property to another purchaser within 180 days of purchase subsequent purchaser will be subject to this buy back provision.

(E) The City Council may accept the highest proposal for the parcel or any other proposal determined to be in the best interest of the City of Ottawa considering all economic factors and may reject any or all proposals.

(F) The successful proposer shall be required to deposit a sum of money equal to ten (10%) percent of the proposal within 48 hours of acceptance of said proposal and enter into a written contract at said time; failure to enter into a written contract will result in forfeiture of deposit.

(G) The conveyance to a successful proposer(s) shall be by special warranty deed; the City will provide satisfactory evidence of merchantable title at City's expense.

(H) The conveyance shall be subject to all covenants, easements and restrictions of record, if any, and the general real estate taxes for the current and all subsequent years; and further subject to all existing leases, if any.

(I) Closing shall occur not more than 60 days after acceptance by City.

(J) A structural report of the property is available for inspection at City Hall.

(K) Inquiries may be directed to the City Clerk, Tami Huftel or Mathew Stafford at City Hall, 301 W. Madison Street, Ottawa, Illinois 61350, Tel. # 815-433-0164.

(L) No inspection of the property will be allowed.

Section Three: Notice of Proposal To Sell Real Estate shall be published according to the requirements of section 11-76-2 of the Illinois Municipal Code.

Section Four: This Ordinance shall be effective immediately upon its passage, approval and publication as required by law.

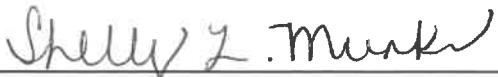
	Aye	Nay	Absent
Commissioner Aussem	<u>X</u>	_____	_____
Commissioner Ganiere	_____	_____	<u>X</u>
Commissioner Eichelkraut	<u>X</u>	_____	_____
Commissioner Less	<u>X</u>	_____	_____
Mayor Eschbach	<u>X</u>	_____	_____

Passed and Approved this 19th day of June, 2018.



Robert M. Eschbach, Mayor

ATTEST:



Shelly L. Munks, City Clerk

Filed: _____

Published: _____