

Memorandum

Community & Economic Development Department



To: Thomas E. Thomas, City Manager
Subject: Disposition of City Property
Date: March 12, 2014

Over the past few months, staff has been working with an interested party regarding the disposition of the city-owned property at 1730 8th Avenue. The parcel is 96'x120' or 11,520 sq. ft. and is located on the southwest corner of 8th Avenue and 19th Street. The parcel was donated to the City in 1975 and has been vacant for 39 years.

Recall a request to donate this property was made by ARC of the Quad Cities (ARC) in January to support the construction of a 3,000 sq. ft., single story residential building. The estimated cost of the proposed development is \$750,000. The request to donate the property died for lack of a motion.

ARC has expressed interest in purchasing the property. Based on existing property disposition policies and state statutes, there is a process involved with the sale of city-owned real state. First step involves the City Council passing a Resolution to be published in the paper for three consecutive weeks. The published resolution will outline the requirements for an interested party to submit a bid to purchase the property. In addition to the purchase price, the bid should include the following information:

- A written statement describing the proposed use for the property.
- Any structure included with the proposed use must be architecturally compatible with the neighborhood.
- A drawing of the proposed structure must be submitted with the proposal.
- Applicable building and zoning guidelines must apply.
- A time frame for the project must be submitted with the proposal.
- An outline of how the project will be financed must be included with bid.
- Bidder shall submit relevant information regarding experience with similar projects.

All sealed bids must be returned to the Community and Economic Development Department by noon on April 7, 2014. Bids received will be opened at the following City Council meeting on Monday, April 14, 2014, and will be referred to staff for review. Proposals that meet the criteria will be presented for consideration and voted on by the City Council at the April, 21, 2014, meeting. A proposal will be accepted upon a vote of three-fourths of all the Council members. A copy of the resolution is provided for review and consideration.

Recommendation:

The CED Department recommends that the City Council pass the Resolution for the sale of city owned real estate at 1730 8th Ave, and allow for the publication of the Resolution to move forward.

Submitted by: Jeffery A. Eder, CED Director/Asst. City Manager
Mary Chappell, Development Programs Manager

Approved by: Thomas Thomas, City Manager

RESOLUTION NO. _____

PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE OWNED BY THE CITY OF ROCK ISLAND, ILLINOIS

WHEREAS, title to the following described surplus real estate owned by the City of Rock Island, Illinois, is no longer necessary, appropriate, required for the use, profitable to, or for the best interests of the City of Rock Island, Illinois;

The East 130 feet of the property described as:

All that part of Outlot Seven (7) is that part of the City of Rock Island known as and called J.W. Spencer's Third Addition bounded as follows: Beginning at a point in the East line of Lot One (1) in J.W. Spencer's Subdivision of Outlot Seven (7) of J.W. Spencer's Third Addition to the City of Rock Island, said point being 210 feet North of the Southeast corner of said Lot One (1) and being the Northeast corner of that certain tract of land conveyed by Earnest Zeis and wife to Mary A. Young by deed dated February 15, 1892, and recorded in Recorder's Office of said Rock Island County in Book 90 of Deeds Page 513 thereof; thence West along said Young's North line 130 feet; thence North along the West line of said lot 109 feet; thence East along the South line of Guyer Street (Now Eighth Avenue) 130 feet to the West line of Cherry Street (now Nineteenth Street) and thence South along the West line of said Cherry Street 108-2/3 feet to the place of beginning, situated in the County of Rock Island, State of Illinois. More commonly known as 1730 8th Avenue, Rock Island, Illinois; and

WHEREAS, the property is located in the Broadway Neighborhood and is 109' X 130' or 14,170 sq. ft., and is zoned R-3 (one and two family residence); and

WHEREAS, the property has been appraised by Suburban Valuation, a licensed real estate appraiser, and the estimated fair market value of the property is \$14,000.00. A copy of said appraisal is available for public inspection at City Hall, Community and Economic Development Department, Second Floor, 1528 Third Avenue, Rock Island, Illinois, 61201, Monday through Friday, 8:00 a.m. to 5:00 p.m.; and

WHEREAS, the aforementioned real estate shall be sold after the taking of bids in conformity with the provisions of the Illinois Compiled Statutes. Said bidder, along with submitting the purchase price bid, shall provide the following information:

- A written statement describing the proposed use for the property.
- Any structure included with the proposed use must be architecturally compatible with the neighborhood.
- A drawing of the proposed structure must be submitted with the proposal.
- Applicable building and zoning guidelines must apply.
- A time frame for the project must be submitted with the proposal.
- An outline of how the project will be financed must be included with bid.

Bidder shall submit relevant information regarding experience with similar projects; and

WHEREAS, all bids must be sealed bids delivered to the office of the Community and Economic Development Department, Second Floor, City Hall, 1528 Third Avenue, Rock Island, Illinois, not later than 12:00 Noon, Monday, April 7, 2014. All bids will be opened at the regular meeting of City Council on Monday, April 14, 2014. A bid shall be accepted only upon a vote of three-fourths of all the Council members. The City of Rock Island reserves the right to reject any or all bids by a majority vote of all the Council members.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED: _____

APPROVED: _____

ATTEST: _____

CITY CLERK