

ORDINANCE NO. 03-02-26B

ORDINANCE AUTHORIZING SALE
OF MUNICIPALLY OWNED REAL PROPERTY
PURSUANT TO THE ILLINOIS TAX INCREMENT
ALLOCATION REDEVELOPMENT ACT (TIF ACT)

WHEREAS, the City of City of Mendota owns the following described real property:

Lot 5, except the South 50 feet thereof, in Block 65 in the Original Town of Mendota, LaSalle County, Illinois, and

The North 106.57 feet of Lot 6 in Block 65 of the Original Town of Mendota, excepting therefrom the following right of way which was dedicated to the State of Illinois pursuant to LaSalle County Recorder Document Number 02-11436:

Beginning at the Northwest corner of said Lot 6, thence South 88 degrees 09 minutes 33 seconds East, 25 feet along the North line of said Lot 6, thence South 57 degrees 04 minutes 07 seconds West, 29.79 feet to the West line of said Lot 6, thence North 00 degrees 03 minutes 56 seconds East, 17 feet to the Point of Beginning, containing 212 square feet.

(Said property can also be described as Lot 6 in Block 65 of the Original Town of Mendota, excepting the South 50 feet and also excepting the right of way which was dedicated to the State of Illinois pursuant to LaSalle County Recorder Document Number 02-11436 and previously described herein above)

which real property is generally located at 1209 Washington Street, Mendota, Illinois 61342 and is currently vacant (Real Property); and

WHEREAS, the City Council of the City have determined that it is no longer necessary, appropriate, or in the best interests of the City that it retain title to the Real Property, and that the Real Property is not required for the use of, or profitable to, the Municipality; and

WHEREAS, the Illinois Tax Increment Allocation Redevelopment Act authorizes the conveyance of municipal owned real estate in a manner and as such price as the municipality determines is reasonable and necessary to achieve the objectives of the TIF Redevelopment Plan and Project (65 ILCS 5/11-74.4-4)

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of City of Mendota, La Salle County and State of Illinois, as follows:

Section One: The foregoing recitals are incorporated herein as findings of the City Council.

Section Two: The City of Mendota authorizes the Request for Proposals (RFP) from any party interested in acquiring such real estate, which proposal is attached hereto and made a part of this Ordinance.

Section Three: The Mayor and the Clerk are hereby authorized, respectively, to execute and attest such other documents as may be necessary to the conveyance herein authorized.

Section Four: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 2nd DAY OF MARCH, 2026.

AYES: 7

NAYS: 0

ABSENT: 1

ABSTAIN: 0

APPROVED THIS 2nd DAY OF MARCH, 2026.



DAVID BOELK, Mayor

ATTEST:



EMILY MCCONVILLE, City Clerk

LEGAL
Requests for Proposals to Acquire City Owned Real Estate
By the City of Mendota, Illinois

The City of Mendota (hereinafter the “City”) owns a tract of real estate within the corporate boundaries of the City and within the boundary of the City of Mendota Tax Increment Financing District No. I (hereinafter the “TIF District”).

The Illinois Tax Increment Allocation Redevelopment Act (hereinafter the “TIF Act”) authorizes the conveyance of municipal owned real estate in a manner and at such price as the municipality determines is reasonable and necessary to achieve the objectives of the TIF Redevelopment Plan and Project (65 ILCS 5/11-74.4-4).

The TIF Act further provides that said conveyance must be made after approval of an ordinance by the corporate authorities and after public disclosure of the terms of such disposition and all bids and proposals received in response to the City’s Request for Proposals.

Therefore, it is authorized by the Mayor and City Council, of the City of Mendota, a home-rule municipality, as follows:

1. The City intends to convey the following described real estate, generally located at 1209 Washington Street. The City is hereby accepting Requests for Proposals from any party interested in acquiring such real estate.
2. Any party that is interested in acquiring such real estate shall submit a sealed proposal labeled ‘**1209 WASHINGTON STREET BID**’ for said acquisition to: City Clerk, 800 Washington Street, Mendota, IL 61342, on or before 4:00 P.M. on Friday, April 3rd, 2026. The City may award a Proposal at a City Council Meeting on Monday, April 6th, 2026 or at a later meeting.
3. Proposals shall contain the offered price and proposed terms of acquisition.

Proposals should contain:

- a. Description of planned use(s);
- b. Timeline of construction period;
- c. Proposed site plan/design as prepared by a professional engineer/architect;
- d. Exterior construction material description;
- e. Estimated date of completion of improvements;
- f. Estimated fair-market value of property upon completion;
- g. Estimated opening date of commercial enterprise;

Proposals shall be submitted to Emily McConville, City Clerk, at City Hall, 800 Washington St, Mendota, IL 61342 during regular business hours. Any questions regarding this matter shall be directed to Emily McConville at 815-539-7459.

4. The City retains the right to select any Proposal received in accordance with the requirements of the TIF Act, to negotiate changes to any Proposal received, to waive any requirements or formalities, and further to reject any or all Proposals received.

Legal Description

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By order of the City of Mendota, Illinois.

Emily J. McConville, City Clerk
March 2, 2026