

LEGAL NOTICE

Request for Proposals to Acquire Village Owned Real Estate Village of Homer, Champaign County, Illinois

The Village of Homer, Champaign County, Illinois (hereinafter the "Village") owns several tracts of real estate generally located at the Northeast corner of N. Church Street and E. Second Street (the "Property") which is within the corporate boundaries of the Village and located in of the Village of Homer Tax Increment Financing (TIF) District (hereinafter the "TIF District"). A map of the Property is attached hereto as Exhibit A.

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 may be made only 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 Village's Request for Proposals.

Therefore, it is authorized by the Village President and Board of Trustees of the Village of Homer, Champaign County, Illinois, as follows:

1. The Village intends to convey all or a portion of the Property for the purpose of commercial, light industrial, or residential development and is hereby accepting proposals from any party interested in acquiring any portion of the Property for such purpose.
2. **Any party that is interested in acquiring any or all of the available Property shall submit a proposal for said acquisition by email to the Village's Clerk, Sharon Jeffers, at Homer Village Hall, 500 E. Second Street, Homer, Illinois 61849. Any such proposal must be submitted at least 62 hours prior to the next regularly-scheduled Village Board Meeting. Any proposals submitted within 62 hours of a regularly-scheduled Village Board meeting will not be considered until the following regularly-scheduled Village Board meeting.**
3. Proposals shall be in writing and contain the portion of the Property that is sought to be acquired, an offered price, and proposed terms of acquisition.

Proposals shall also contain:

- a. Development plans, site plans, and/or elevations for the Property including the nature of the development and the approximate square footage of any structures to be constructed thereon;
 - b. Approximate cost, buildout schedule, and completion timeline of the project;
 - c. Expected number of jobs to be created; and
 - d. Any other information which is relevant to the valuation, size and scope of the project to be constructed on the Property.
4. The Village Board will consider any and all proposals submitted in response to this request for proposals at its next regularly-scheduled Board meeting if any such proposal is received by the Village not less than 62 hours prior to a particular Board meeting. In the event a proposal is submitted to the Village less than 62 hours prior to a regularly-scheduled Board meeting, the Village will consider such proposal at the following regularly-scheduled Board meeting.
 5. The Village retains the right to select any Proposal received in accordance with the requirements of the TIF Act, to waive any requirements or formalities, and further to reject any or all Proposals received.

By order of the Village of Homer, Illinois
Sharon Jeffers, Village Clerk
August 10, 2020

EXHIBIT A

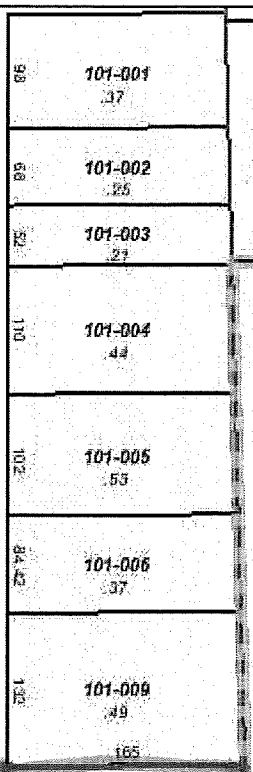
PROPERTY MAP

GIS Webmap Public Interface Champaign County, Illinois

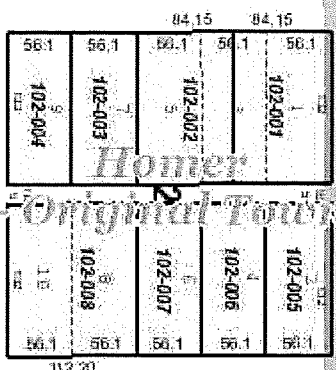
300-004
12 1.00

20

220

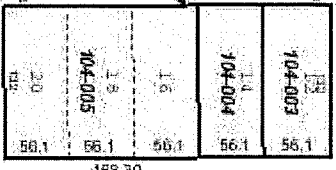
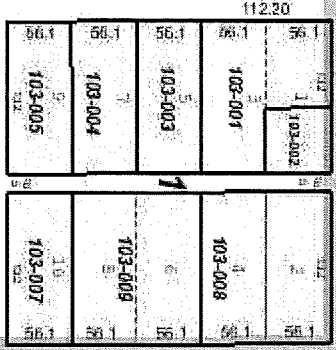


E Fourth St

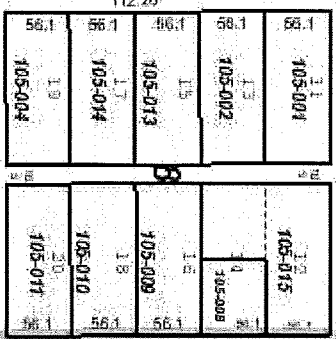


Homer
Original Town

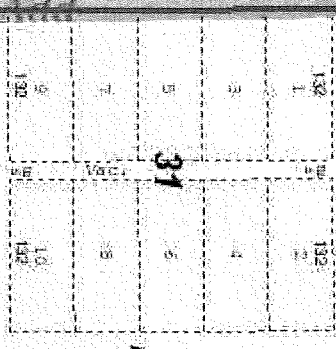
E Third St



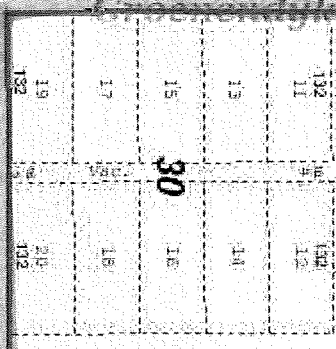
N East St



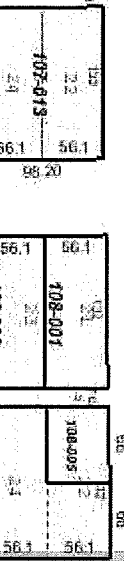
N Church St



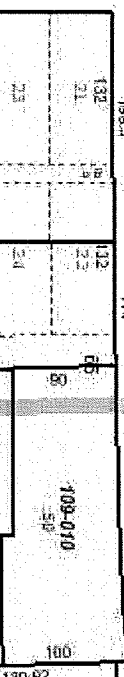
Coffeen & Greenwood



d St



E Second St



N Maple Ave



This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGIS member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgement of this disclaimer.



110 Feet