

RESOLUTION 2016-117 PASSED: OCTOBER 24, 2016

APPROVING A POLICY REGARDING SALE OF CITY-OWNED REAL PROPERTY.

WHEREAS, the City of DeKalb is a home rule municipality with the power and authority conferred upon it by virtue of the Illinois Constitution and Illinois Municipal Code; and

WHEREAS, the City is the owner of certain real property located within the corporate limits of DeKalb, Illinois; and

WHEREAS, the City Council has determined it is advantageous to adopt a policy regulating the sale of such real property;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

Section 1: The City Council hereby adopts the Policy Regarding the Sale of City-Owned Real Property in the form attached hereto as Exhibit A.

Section 2: That the City Clerk of the City of DeKalb, Illinois be authorized and directed to attest the Mayor's Signature and shall be effective thereupon.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 24th day of October, 2016, and approved by me as Mayor on the same day. Passed by an 8-0 roll call vote. Aye: Jacobson, Finucane, Marquardt, Snow, Noreiko, Baker, Faivre, Rey.

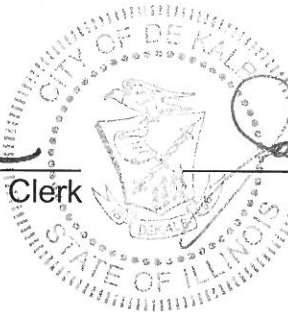
ATTEST:



JENNIFER JEEP JOHNSON, City Clerk



JOHN A. REY, Mayor



Sale of City-Owned Real Property

Policy Number: 16-01

Date: October 24, 2016

Purpose: The City staff shall adhere to this policy with regard to the contemplation of sale of City-Owned Real Property.

- 1) City staff shall conduct an annual review of all parcels of real property owned by the City of DeKalb on an annual basis, in preparation for the consideration of the annual budget of the City. Where properties are identified that do not have a presently identified use or proposed future use, said properties may be identified to the City Council for evaluation of potential authorization to list for sale.
- 2) Where any party expresses interest in acquiring or developing real property owned by the City, said person may express the interest to City staff who shall evaluate the interest for consideration of identifying the property to the City Council for potential authorization to list for sale.
- 3) Where the City Council determines that a property should be formally offered for sale, the City Council shall direct that said property be offered for sale by approving a resolution directing the same. The resolution shall require that the City obtain an appraisal for the property prior to sale, with the level of detail of the appraisal being appropriate in proportion to the value and complexity of the property at issue. The resolution may also indicate other terms of sale that are deemed appropriate by the City Council.
- 4) The City shall advertise the property for sale for a period of at least two weeks, through the City's website and other means as directed by Council, or as determined to be commercially appropriate by City staff. The City shall not be obligated to publish notice in the newspaper. A notice of the sale shall also be posted at the property, in sign format.
- 5) Bids shall be submitted to the City in sealed envelope prior to an established deadline. Bids shall be opened at a specified date, time and location in a fashion consistent with the City's process for opening other sealed bids. City staff shall evaluate all bids submitted, and shall forward all bids for consideration of approval by the City Council, along with a recommendation of which bid is deemed to be in the best interests of the City.
- 6) The evaluation of bids may be based upon the price offered, any public improvements proposed to be constructed, the proposed use or development of the property and any beneficial impact on the City derived therefrom, and such other factors as the City Council shall determine to be appropriate.
- 7) The City Council may elect to approve the bid deemed in the best interests of the City by approval of a resolution with a $\frac{3}{4}$ supermajority vote of the City Council, pursuant to City Code Section 2.13(a)(2), may reject all bids, may direct that the property be readvertised for sale, or may direct such other action as shall be appropriate in the premises.