



VILLAGE OF
GRIDLEY
ILLINOIS



REQUEST FOR PROPOSALS

DEVELOPMENT OF NEW SINGLE-FAMILY HOUSING ON VACANT RESIDENTIAL LOTS LOCATED WITHIN MILLER'S ROLLING ACRES (FIRST ADDITION)

PURPOSE. The Village of Gridley, Illinois (the "Village") is requesting proposals from qualified buyers interested in acquiring vacant Village-owned residential lots (the "Lots") and constructing thereon new single-family, owner-occupied homes within the **Miller's Rolling Acres First Addition**. This Request for Proposals ("RFP") invites all qualified buyers to submit proposals and offers to buy said Lots in accordance with the requirements described in this RFP.

PROJECT DESCRIPTION. The Village of Gridley acquired a tract of ground in 2023 and subsequently undertook efforts to initially subdivide the property into ten (10) residential "**Phase-1 Lots**" adjacent to Ninth Street as depicted below in *Figure 1*. Said Lots are in the northeast section of the Village, assigned to McLean County real estate tax code 1711, are within the Gridley Tax Increment Financing (TIF) District and shall be sold by the Village pursuant to 65 ILCS 5/11-74.4 *et. seq.* (the "TIF Act").

The Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*) 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 Village's Request for Proposals.

Therefore, the Village is seeking qualified buyers to acquire said residential lots within the Rolling Acres Subdivision on a *lot-by-lot* basis for the construction of single-family, owner-occupied homes, which must fully comply with all applicable Village codes, ordinances, and subdivision covenants.

All new homes constructed on a lot within Miller's Rolling Acres First Addition shall have minimum livable floor area (exclusive of garage, breezeway, or basement space) of **not less than 1,100 sq. ft. for a single-story home, or not less than 1,500 sq. ft. for a two-story or larger home**. Qualified buyers should contact the Village of Gridley for a full copy of the current subdivision covenants to verify minimum square footage and other subdivision requirements. The Village of Gridley is not responsible for providing any environmental documentation, survey work, topography information, or soil conditions reports it does not already possess. All due diligence, regarding the existing condition of each lot, will be the sole responsibility of the buyer at their own expense.

Available Phase-1 Lots as depicted below in *Figure 1* and *Table 1* are consecutively numbered beginning with Lot 22 and ending with Lot 31. The Lots are subject to a 10 ft. utility easement and have access to Village water, sanitary sewer, and streets paved with a Class A-3 bituminous surface.

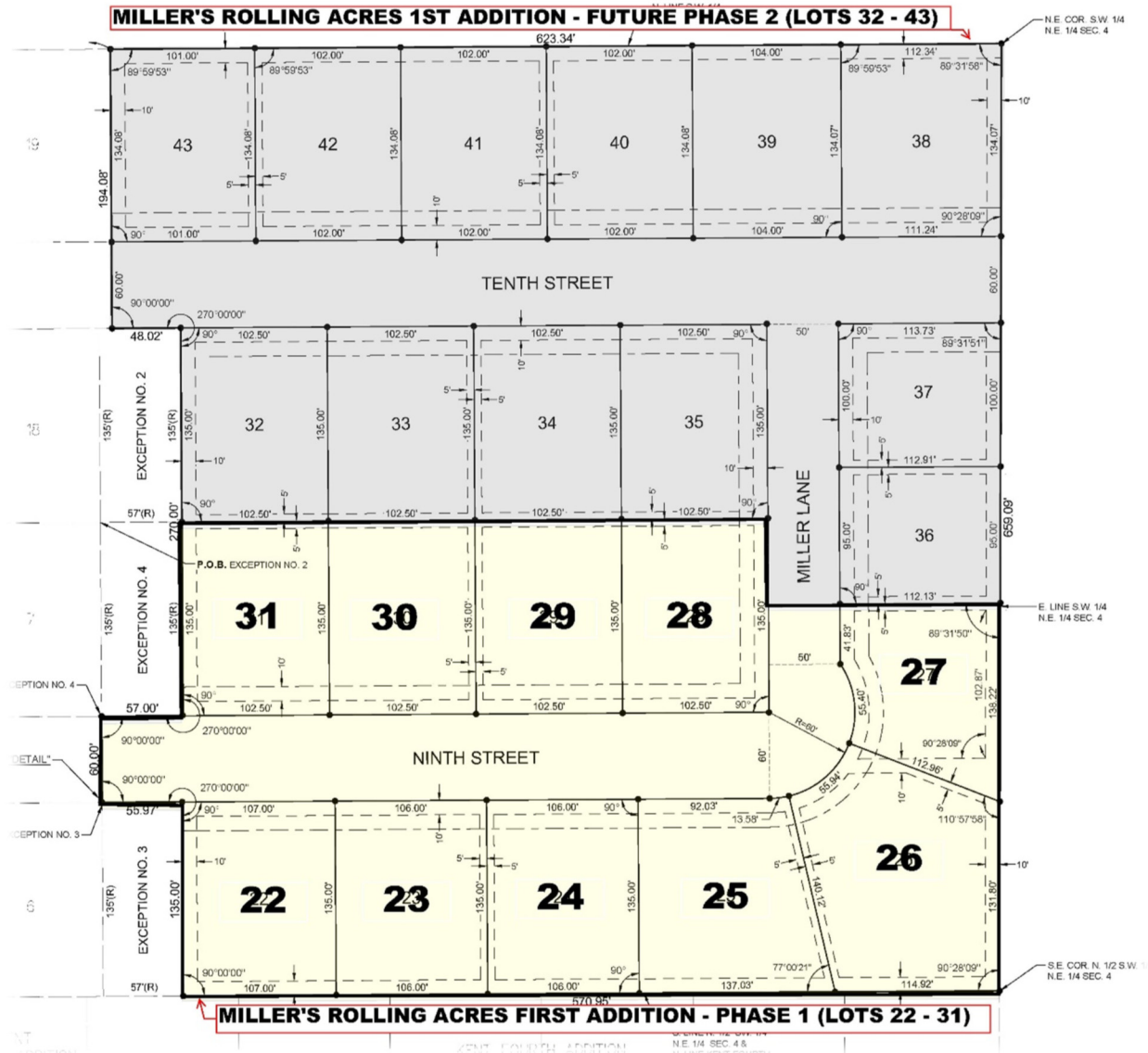


Figure 1. Lot Layout for Miller's Rolling Acres Subdivision 1st Addition. A copy of the final plat is available in its entirety upon request to the Village of Gridley.

**TABLE 1. MILLER'S ROLLING ACRES FIRST ADDITION
 LOTS FOR SALE BY VILLAGE OF GRIDLEY, ILLINOIS**

LOT NO.	MIN. SELLING PRICE	LOT NO.	MIN. SELLING PRICE
22	\$30,000	27	30,000
23	\$30,000	28	31,000
24	\$30,000	29	30,000
25	\$31,000	30	30,000
26	\$32,000	31	30,000

PROPOSAL SUBMISSION. All respondents are required to follow the format specified below. The contents of the submittal must be clear, concise, and complete. The Village will use the following criteria to select proposals on a *lot-by-lot* basis. The list of available Lots as described in **Table 1** above is accurate as of the publication of this Notice. The Village reserves the right to publish the availability of Lots again following the close of this RFP. Respondents may submit a proposal for more than one lot. However, the Village will only consider proposals for the purchase of a single lot upon which a new house is to be constructed (i.e., two contiguous lots may not be purchased and combined for the purpose of constructing one house).

PLEASE NOTE THE FOLLOWING:

1. Respondents are to complete and submit the “*Proposal and Offer to Buy*” form (attached hereto on pg. 5), as well as the corresponding down payment, **on or before 12:30 p.m. on July 15, 2024**. A separate “*Proposal and Offer to Buy*” form is required for each Lot.
2. A cover letter expressing the Respondent’s interest for acquiring a Lot, as well as any additional information relating to the schedule and specifications of the proposed house to be constructed on the Lot may be attached and submitted with the “*Proposal and Offer to Buy*” form.
3. Proposals will be evaluated using the following criteria: purchase price, size and estimated construction cost of proposed house to be constructed, and demonstration of Respondent’s ability to construct the new house in a timely fashion.
4. Proposals will be evaluated by the Village of Gridley. By submission of its proposal, the Respondent hereby consents to the disclosure of its proposal to Village personnel and advisors for the purpose of evaluation; and the Village reserves the right to request additional information.
5. Proposals are to be submitted in printed, hardcopy form to the Village of Gridley in a sealed envelope on or before the delivery deadline at **Gridley Village Hall, 117 E. 3rd Street, P.O. Box 168, Gridley, IL 61744**. Village Hall office hours are M-F, 8:30 a.m. to 12:30 p.m.
6. The Village Board will review all proposals **beginning on August 5, 2024** and shall return down payments received by any Respondent to this initial RFP for which a “*Proposal and Offer to Buy*” is not accepted, on or before **October 7, 2024**.
7. All submittals become the property of the Village upon delivery, even if the delivery is made after the initial due date. The Village will receive submittals delivered after the initial RFP due date and shall consider such proposals on a *first-come-first-serve* basis after all responses to the initial RFP that are received for each Phase-1 Lot on or before **July 15, 2024** have been accepted or rejected by the Village Board of Trustees. Following the initial due date for this initial RFP and disposition of such proposals as may be received by the Village, all remaining Phase-1 Lots shall then remain available for sale by the Village until sold, or until a new Request for Proposals, if any, is published.
8. The Village of Gridley further reserves the right to accept or reject any and all bids and proposals submitted, either in whole or in part, with or without cause, to waive any informalities, elect to conduct interviews of buyers, developers, and investors, and to negotiate the terms of a redevelopment agreement based on a written “*Proposal and Offer to Buy*.”

VILLAGE TIF INCENTIVE AVAILABLE. For Miller's Rolling Acres First Addition lots upon which a new single-family, owner-occupied home is constructed in compliance with all applicable Village codes, ordinances and covenants, and is occupied within **eighteen (18) months** of the purchase of the lot from the Village, the Village of Gridley will reimburse the new homeowner a single, lump-sum cash rebate of **Six Thousand and 00/100 Dollars (\$6,000.00)** within sixty (60) days of the date of verified occupancy. Respondents may request an application for this TIF Incentive any time after a "Proposal and Offer to Buy" for the subject Lot has been accepted by Ordinance by the Village. All TIF Incentives must be approved by separate written redevelopment agreement that is approved by the Gridley Village Board of Trustees.

QUESTIONS. Below is contact information for specific topics relating to this Request for Proposals:

- Selection process, zoning, building code, and general questions:
Jeffrey Benedict, Village President (Email: benedict@gridcom.net; Ph: (309) 747-3299)
 - Real Estate Transaction Process:
Benjamin Roth, Village Attorney (Email: benroth@gridcom.net; Ph: (309) 747-2230)
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**ALL PROPOSALS MUST BE RECEIVED BY THE VILLAGE OF GRIDLEY
NO LATER THAN 12:30 P.M. CST ON JULY 15, 2024.**

The first consideration by the Gridley Board of Trustees for proposals received will be **August 5, 2024**. Proposals will be reviewed and either accepted or rejected on or before **October 7, 2024**.

If certain Lots remain unsold after October 7, 2024, all remaining Phase-1 Lots shall then remain available for sale by the Village until sold, or until a new Request for Proposals, if any, is published.

Proposals should be directed to:

Village of Gridley
%Village Clerk
117 E. 3rd Street
P.O. Box 168
Gridley, IL 61744
Email: marilyn@gridcom.net

Submittal checklist:

- "Proposal and Offer to Buy" Form.
- \$1,500 Down Payment (payable to Village of Gridley).
- Cover Letter & Additional Information, if any.

PROPOSAL AND OFFER TO BUY

The undersigned hereby offers to buy the interest of the Village of Gridley, Mclean County, Illinois, if any, in the following describe real estate located within **Miller's Rolling Acres Subdivision (First Addition)**, to wit: **Lot No.** _____ for the sum of \$ _____, plus fees paid to the McLean County Recorder to record all documents that need to be recorded.

The undersigned acknowledges that in the event this Offer to Buy is accepted by Ordinance by the Village of Gridley, the Village will file with the McLean County Recorder on behalf of the undersigned a Warranty Deed by Corporation to the above-described real estate. The Deed and other documents will be recorded once the undersigned has paid the balance of the purchase price offered plus the recording fees. The undersigned acknowledges that if the balance of the purchase price plus other expenses are not paid within sixty (60) days after the Village Board of Trustees has accepted this "Proposal and Offer to Buy," then this Offer to Buy and the subsequent acceptance by the Village shall be deemed null and void and the Village of Gridley shall be entitled to keep the down payment paid by the undersigned to cover the costs incurred by the Village of Gridley. The undersigned further acknowledges that the Village of Gridley will provide a title commitment to the above-described real estate.

I/We tender with this Offer to Buy the sum of **One Thousand Five Hundred and 00/100 Dollars (\$1,500.00)** as a down payment toward the purchase price as offered herein.

Signature

Print Name

Mailing Address: _____

Daytime Ph: _____

Email: _____

Date

Anticipate construction of (*check one*):

Single-Story Home

Two-Story or Larger Home

Estimated

Total Livable Floor Area: _____ sq. ft.

Estimated Construction Cost: \$ _____

Projected Date of Occupancy: _____

Intend to apply for TIF Incentive: YES NO

(Respondents are invited to attach cover letter or additional information, if any, as may relate to this Offer to Buy.)