

## LEGAL NOTICE

### **Request for Proposals by City of Taylorville, Illinois to Acquire City-Owned Real Estate**

The City of Taylorville, Christian County, Illinois, (the "City") is requesting proposals from qualified buyers interested in acquiring vacant City-owned commercial and industrial lots (the "Lots") and constructing thereon new commercial and/or light industrial facilities within the **Taylorville Commercial and Industrial Park**. This Request for Proposals ("RFP") invites all Parties to submit proposals and offers to buy said Lots in accordance with the requirements described in this RFP.

The City owns a tract of real estate known as the **Taylorville Commercial and Industrial Park** that is adjacent to Hopper Dr. on the southwest side of Illinois Rt. 29, all within the corporate boundaries of the City. Said tract is also within the boundaries of the Christian County Enterprise Zone, the City of Taylorville Tax Increment Financing (TIF) District No. 1 (the "TIF District") and the City of Taylorville Business Development District No. 1 (the "BDD").

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 District Redevelopment Plan, Area, and Project (65 ILCS 5/11-74.4-4).

The Illinois Business Development Districts Redevelopment Act (hereinafter the "BDD 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 BDD Redevelopment Plan, Area, and Project (65 ILCS 5/11-74.3-3).

The TIF Act and the BDD Act further provide 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 ("RFP").

Therefore, it is authorized by the Mayor and City Council of the City of Taylorville, Christian County, Illinois, as follows:

1. The City intends to convey all or a portion of the following described real estate known as **Lots 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17** within the **Taylorville Commercial and Industrial Park**, and is hereby accepting Requests for Proposals from any Party interested in acquiring such real estate.
2. Any Party who is interested in acquiring such real estate shall submit a sealed proposal for said acquisition **on or before 4:00 P.M. on October 30, 2025**, to the City of Taylorville at the City Clerk's Office, 115 N. Main Street, Taylorville, IL 62568, during the City's regular business hours (M-F 8:00 a.m. – 4:30 p.m.). Any questions regarding this matter shall be directed to Bruce Barry, Mayor, City of Taylorville, at (217) 287-7946.

3. Proposals shall contain the offered price and proposed terms of acquisition. The City requires the property to be acquired for a commercial and/or light industrial use that is consistent with current City zoning and land use ordinances. The subject Lots are currently Zoned "I-1" Light Industrial. Proposals should, at minimum, contain:
  - a. Proposed sale price and terms of acquisition;
  - b. Description of planned development and use for subject Lot(s);
  - c. Site development plan;
  - d. Project financials including anticipated costs of development, future assessed valuation of subject Lot(s) following completion of planned development, and incentives, if any, to be requested from the City (applications for Enterprise Zone, TIF, and/or BDD assistance may be obtained from the Office of the Mayor, Taylorville, IL); and
  - e. Description of the company and/or project development team.
4. All submittals become the property of the City upon delivery, even if the delivery is made after the initial due date. The City 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, if any, for each Lot on or before **October 30, 2025**, have been disclosed, and either accepted or rejected by the Taylorville City Council.
5. Following the initial due date for this initial RFP and disposition of such proposals as may be received by the City, all remaining Lots shall then remain available for sale by the City until sold, or until a new Request for Proposals, if any, is published.
6. The City of Taylorville 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, to elect to conduct interviews of prospective buyers, developers, and investors, and to negotiate the terms of a redevelopment agreement(s) pursuant to the TIF Act and/or the BDD Act.

**Legal Description** of the **Taylorville Commercial and Industrial Park** within which said subject real estate is located is attached hereto as ***Exhibit "A."***

By order of the City of Taylorville, Illinois

Ms. Jolynne Richardson, City Clerk

September 24, 2025

