

VILLAGE OF DUPO, ILLINOIS

ORDINANCE NO. 2022

ORDINANCE AUTHORIZING ADVERTISEMENT FOR SALE OF MUNICIPALLY
OWNED REAL PROPERTY COMMONLY KNOWN AS
212 N. MAIN STREET, DUPO,
ST. CLAIR COUNTY, ILLINOIS

ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF DUPO, ILLINOIS
THIS 19TH DAY OF OCTOBER 2020

Published in pamphlet form by
authority of the Village Board
of Trustees of the Village of
Dupo, St. Clair County, Illinois,
this 19th day of October 2020.

ORDINANCE NO. 20-22

ORDINANCE AUTHORIZING ADVERTISEMENT FOR SALE OF MUNICIPALLY OWNED REAL PROPERTY COMMONLY KNOWN AS
212 N. MAIN STREET, DUPO,
ST. CLAIR COUNTY, ILLINOIS

WHEREAS, the Village of Dupo, St. Clair County, Illinois ("Village"), is a duly created, organized and validly existing municipality of the State of Illinois under the 1970 Illinois Constitution and the laws of the State of Illinois, including particularly the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto; and

WHEREAS, a duly noticed public meeting was held in the Village of Dupo, Illinois at the Dupo Junior and Senior Highschool, 600 Louisa Ave., Dupo, Illinois, on October 19, 2020 at 7:00 p.m., before the Village Board of Dupo, and such meeting was held in person with remote access due to the Governor's Executive Orders pertaining to the COVID-19 pandemic and pursuant to 5 ILCS 120/7(e)(4), and such allowed for remote attendance by the public and the Village Board; and

WHEREAS, Illinois Municipal Code, 65 ILCS 5/11-76-1 authorizes the corporate authorities of the Village to enact an ordinance selling and conveying real estate owned by the Village that is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the Village; and

WHEREAS, the Village owns the following described real property:

Lot numbered Twenty-Six (26), in Block numbered Three (3) of Lindemann's First Subdivision; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "J" on pages 35 and 36, Situated in the County of St. Clair and the State of Illinois.

Permanent Parcel No.: 06-21.0-404-010

Property Address: 212 N. Main Street, Dupo, St. Clair County, Illinois; and

WHEREAS, the aforementioned real property is vacant with dilapidated structures that consist of .08 acres more or less, that is not currently being used by the Village for a specific purpose, and is zoned "B-2" Downtown Business; and

WHEREAS, the Board of Trustees of the Village of Dupo have determined that it is no longer necessary, appropriate or in the best interests of the Village that it retain title to the aforementioned real property, that the real property is not required for the use of or profit of the Village, and that it is a liability for the Village; and

WHEREAS, pursuant to Section 65 ILCS 5/11-76-1 of the Illinois Municipal Code, the Village is placing said real property for sale in its "AS IS" condition, with no representations or warranties being made by the Village, the real property will be transferred via Quit Claim Deed, and that the sale is a cash only sale; and

WHEREAS, the Board of Trustees has determined that it is in the best interests of the Village to set a minimum purchase price for the Real Property as FIFTEEN THOUSAND DOLLARS, (\$15,000).

WHEREAS, the Board of Trustees has reviewed the documents entitled "NOTICE OF SALE OF PROPERTY OWNED BY THE VILLAGE OF DUPO, IL AND INVITATION TO BID THEREON," a true and complete copy of which is marked as "Exhibit A," attached hereto and incorporated by reference as if fully set forth herein; and

WHEREAS, the Board of Trustees hereby finds that the sale of the aforementioned real property and the structure thereon under the above stated conditions to be in the bests interest of the citizens of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF DUPO, ST. CLAIR COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That the above preamble and recitals are incorporated herein as findings of the Board of Trustees.

Section 2. That the Village shall sell the aforementioned real property, as described above, by receipt of sealed bids for the same, subject to the Bidder's(s') strict compliance with the conditions as stated above. The Village will only consider those bids with the proposed purchase price of FIFTEEN THOUSAND DOLLARS (\$15,000) or more. That said Sealed Bids will be received by the Village up and until 12:00 Noon on December 4, 2020, any and all bids received after said date and time will be rejected. That said Sealed Bids shall be opened and read aloud at the regularly scheduled Village meeting at 7:00 p.m. on December 7, 2020, at Village Hall located at 107 N. 2nd Street, Dupo, St. Clair County, Illinois, or wherever that regularly scheduled meeting shall take place. That the Village Clerk, at his earliest convenience, shall cause to be published in a daily or weekly paper published within the Village, or if there is none, then in some paper published in the county in which the Village is located, the "NOTICE OF SALE OF PROPERTY OWNED BY THE VILLAGE OF DUPO, IL AND INVITATION TO BID THEREON," **Exhibit A** hereto.

Section 3. The Village of Dupo may accept the high bid or any other bid determined to be in the best interests of the Village of Dupo by vote of three-fourths of the corporate authorities then holding office, by a majority vote of those holding office, and may reject any and all bids. The Board of Trustees further reserves the right to review and study any and all bids and to make a contract award within forty-five (45) days after the bids have been publicly read.

Section 4. That all ordinances or parts of ordinances in conflict with this Ordinance are repealed insofar as they conflict.


Section 5. That this Ordinance shall be in full force and effect immediately upon its passage by the corporate authorities, its approval by the Village Mayor and its publication as provide by law.


Section 6. Each section, paragraph, sentence, clause and provision of this Ordinance is severable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of the Ordinance, nor any part thereof, other than that part affected by such decision.

PASSED by the Mayor and the Board of Trustees of the Village of Dupo, St. Clair County, Illinois, this 19th day of October 2020, as follows:

<u>Trustees</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Chris Ragsdale	X	---	---	---
Dawn Keys	X	---	---	---
James Smith	X	---	---	---
Joe Basinski	X	---	---	---
Ken Phillips	X	---	---	---
Kerry Foster	X	---	---	---

APPROVED AND PASSED by the Mayor of the Village of Dupo, Illinois this 19th day of October 2020.


Jerry Wilson, Mayor
Village of Dupo, Illinois

ATTEST:

MARK NADLER, VILLAGE CLERK

(SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF ST. CLAIR)

CERTIFICATE OF PUBLICATION

I, Mark Nadler, certify that I am the duly elected and acting Village Clerk of the Village of Dupu, Illinois.

I further certify that on the 19th day of October 2020, the Corporate Authorities of the Village of Dupu, Illinois, passed and approved Ordinance No. 20-22, entitled:

**ORDINANCE AUTHORIZING ADVERTISEMENT FOR SALE OF MUNICIPALLY OWNED REAL PROPERTY COMMONLY KNOWN AS
212 N. MAIN STREET, DUPO,
ST. CLAIR COUNTY, ILLINOIS**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 20-22, including the ordinance and a cover sheet thereof, was prepared, and a copy of such ordinance was posted in the Dupu Village Hall, commencing on October 19, 2020 and continuing for at least ten (10) days thereafter. Copies of such ordinance were also made available for public inspection upon request in the office of the Village Clerk.

DATED at Dupu, Illinois this 19th day of October 2020.


MARK NADLER, Village Clerk

(SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF ST. CLAIR)

CERTIFICATE OF TRUE COPY

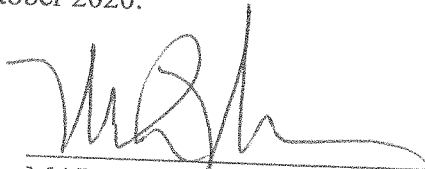
I, Mark Nadler, certify that I am the duly elected and acting Village Clerk of the Village of Dupo, Illinois, and as such I am the keeper of the books, records, files and corporate seal of said Village.

I do further certify that Ordinance No. 20-22, entitled:

ORDINANCE AUTHORIZING ADVERTISEMENT FOR SALE OF MUNICIPALLY OWNED REAL PROPERTY COMMONLY KNOWN AS 212 N. MAIN STREET, DUPO, ST. CLAIR COUNTY, ILLINOIS

to which this certificate is attached, is a true, perfect, complete and correct copy of said ordinance as adopted at a regular meeting of the Dupo, Illinois Village Council held on the 19th day of October 2020.

IN WITNESS WHEREOF, I have made and delivered this certificate for the uses and purposes hereinabove set forth this 19th day of October 2020.



MARK NADLER, Village Clerk

(SEAL)

**NOTICE OF SALE
OF PROPERTY OWNED BY THE VILLAGE OF DUPO, IL
AND INVITATION TO BID THEREON**

PLEASE TAKE NOTICE THAT the Village of Dupo, St. Clair County, Illinois will receive separate sealed bids for purchase, under the successful bid, of the fee simple interest, to be transferred via Quit Claim Deed, in the following real property and any structure(s) thereon:

Lot numbered Twenty-Six (26), in Block numbered Three (3) of Lindemann's First Subdivision; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "J" on pages 35 and 36, Situated in the County of St. Clair and the State of Illinois.

Permanent Parcel No.: 06-21.0-404-010
Property Address: 212 N. Main Street, Dupo, St. Clair County, Illinois

Consisting of .08 ± acres Zoned: "B-2" Downtown Business

Sealed bids for the purchase of the aforesaid interest in the above-described property are hereby invited and will be received by the Village Clerk at 107 N. 2nd Street, Dupo, Illinois, between the hours of 10:00 A.M. and 12:00 Noon, Monday, Wednesday, Friday and Saturday, until 12:00 Noon on December 4, 2020. Said proposal shall be addressed to the Village of Dupo, Attention: Village Clerk, 107 N. 2nd Street, Dupo, Illinois, and shall bear the legend: "PROPOSAL – SALE OF 212 N. MAIN STREET, DUPO, IL" and the name and address of the bidder. **THE VILLAGE WILL ONLY ACCEPT THOSE BIDS WITH A PROPOSED PURCHASE PRICE OF \$15,000 OR MORE. All bids received after 12:00 Noon on December 4, 2020 will be rejected.**

THE AFOREMENTIONED REAL PROPERTY AND ANY STRUCTURE(S) THEREON ARE BEING SOLD "AS IS" WITHOUT ANY WARRANTIES OR REPRESENTATIONS. THE SALE IS A CASH ONLY SALE.

All bids will be opened at the regularly scheduled Village of East Carondelet Board of Trustees meeting held on December 7, 2020 at 7:00 p.m. at Village Hall, 107 N. 2nd Street, Dupo, Illinois, or wherever that regularly scheduled meeting shall take place. A contract may be awarded respectively to the highest bidder or any other bid found to be in the best interest of the Village of Dupo, Illinois. The Corporate Authorities of the Village of Dupo reserves the right to reject any and all bids and to waive any informalities or irregularities in the bidding. The Corporate Authorities further reserves the right to review and study any and all bids and to make a contract award within forty-five (45) days after the bids have been opened and publicly read.

Copies of the sales contract and any bidding documents may be obtained in the office of the Village Clerk.

VILLAGE OF DUPO, ILLINOIS

JERRY WILSON, MAYOR
October 19, 2020