

***The City of Madison, IL Request for Proposals to Purchase and Develop city owned land on parcels 17-1-20-31-00-000-020.001- 47.78 acres and 17-1-20-31-00-000-019.002-39.95 acres.***

The City of Madison ("City") is requesting proposals from developers who may be interested in acquiring, developing and using certain real estate owned by the City and located on parcels 17-1-20-31-00-000-020.001 and 17-1-20-31-00-000-019.002 in the City.

The City presently owns parcels 17-1-20-31-00-000-020.001 and 17-1-20-31-00-000-019.002 which are being offered for sale and which is legally described as follows:

**Tract Nos.** 17-1-20-31-00-000-020.001 and 17-1-20-31-00-000-019.002

The above real estate is situated in the City of Madison, Illinois and are assigned a zoning classification.

**Questions regarding the property shall be directed to:**

- ***Sue Beatte Deputy Clerk***
- ***City of Madison – 615 Madison Avenue, Madison, IL. 62060***
- ***Telephone (618) 876-6268. [www.cityofmadisonil.com](http://www.cityofmadisonil.com)***

All proposals shall provide for the property to be used for purposes which is a permitted use in the zoning district, and the real estate shall be conveyed by the City subject to a restrictive covenant that will run with the title requiring both parcels to be used exclusively for entertainment, hospitality and tourism purposes unless otherwise approved by the City Council of the City. All proposals shall include planned improvements and a requirement that selected developer pay for a Tax Increment Financing (TIF) overlay of the the tracts contained in this (RFP). It is expected that any improvements will conform to City of Madison regulations. Deviating from these standards must be approved by the Madison City Council.

The proposal must be received at the above address no later than 4pm, central time, November 22, 2024. The proposal shall be sealed and clearly marked on the outside of the proposal package "Purchase and Develop City owned land – 2024 RFP Response".

**Said proposal shall contain the following:**

- A statement as to the tracts identified by the tract numbers and the address of the real estate as to which the proposal is being made.
- Description of project being proposed and the proposed use or uses of the real estate.
- Estimated size and cost of proposed project.
- General schedule for project.
- Developer background and financial capability to successfully complete the project.
- A \$50,000 deposit
- Offer amount to purchase the real estate including the offer price and any other terms and conditions of the offer, if any.
- Contact person and contact information of the developer.

The selected developer must purchase the parcels within 45 days of the award. If the development of the parcels does not start within six (6) months of the award, the City has the right to repurchase the property within 30 days after the expiration of the development.

The City reserves the right to reject any and all proposals, to waive informalities, and to select the proposal and developer for each tract that, in the City's sole discretion, is the best fit for the City and is in the best interest of the City of Madison.

**The City Reserves the right to:**

- Publicly disclose all the terms of the disposition and all bids and proposals made in response to this RFP;
- Amend, modify or withdraw this RFP;
- Revise any requirements under this RFP;
- Require supplemental statements of information from any responding party;
- Extend the deadline for submission of responses to this RFP;
- Negotiate or hold discussions with all bidders;
- Waive any nonconformity with this Request for Proposal;
- Rescind the award to selected developer if the selected developer has not started the project within 6 months from date of selection by the City; and
- Cancel, in whole or in part, this RFP, if the City deems it is in its best interest to do so.

The City may exercise the foregoing rights at any time without notice and without liability to any bidder or any other party for its expenses incurred in the preparation of responses hereto or otherwise. Responses hereto will be prepared at the sole cost

and expenses of the bidder.

The RFP does not commit the City to select a developer, to pay the cost incurred in preparation of any response hereto, or to procure or contract for the sale or lease of the land described herein. Nothing stated at any time by any representative of the City will effect a change in or constitute an addition to this RFP unless confirmed in writing by the City.