



**To:** David Plyman  
**From:** Michelle Pease  
**Date:** February 18, 2016  
**Re:** Land Purchase Agreement- Patterson Properties

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A land purchase agreement is requested to acquire property in the downtown area for the Street Department to utilize the space. The properties contain a building of 15,386 square feet. The purchase price is \$50,000.00, with the anticipated closing to be held on or before March 18, 2016.

Contingencies include demolition/removal of the fire-damaged floors and foundation of the structure located on the property and the removal of all fencing. Grading of the property to a level grade and planting of grass seed are also required. An \$80,000.00 check which is held by the City as a guarantee for the completion of the demolition of the fire-damaged structure located on the Property will also be released.

This property has been approved by the EPA as a Brownfields property and a Phase I ESA has been completed by an independent environmental consultant, INDEVCON, Inc. out of DeKalb, Illinois. A Letter of Reliance for the Phase I ESA was released by CDBNA LLC (American Midwest Bank). Community Development capital funds for Brownfields properties are available to cover the purchase price.

The Patterson building would allow the storage of all equipment and materials inside at a location that is conveniently located close to the Street Department's home base.

Location and size of the Patterson Building is more practical for the Street Department's needs than the current rental space at 8834 S.IL Rte. 251. Currently, the Street Department's home base has several pieces of equipment and materials, even with the Windstar storage facility; equipment sits outside and deteriorates in the elements. Due to the Street Department's home base being located in the floodway, expansion is not an option.

The Rochelle Street Department, Rochelle Airport and Police Department currently rent a 6,000 square feet building from Windstar Van lines at 8834 S. IL Rte. 251. This building is rented for \$5,850.00 per year with a lease expiration date of 5-1-2016.



The 6 properties owned by CDBNA LLC (American Midwest Bank) are:

Parcel: 24-24-386-001 201 N Washington (15,386 square feet)

Parcel: 24-24-386-002 Gravel parking lot behind 201 N Washington (.737 acre)

Parcel: 24-24-386-005 512 W 2nd Ave Patterson building that was demolished (7962 square feet)

Parcel: 24-24-386-005 vacant lot west of demolished building.

Parcel: 24-24-386-003 Quonset structure on property (2120 square feet)

Parcel: 24-24-386-008 vacant lot south of Quonset structure

Parcel: 24-24-386-009 vacant lot south of demolished building. (7134 square feet)