
THE CITY OF ROCHELLE
Ogle County, Illinois

RESOLUTION
NO. _____

**A RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT FOR THE REAL
ESTATE LOCATED AT 413 W. 4TH AVENUE, ROCHELLE, ILLINOIS**

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City Council

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WHEREAS, the City of Rochelle is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5-1-1, et seq.; and

WHEREAS, previously the City has formed the Downtown Tax Increment Financing (“TIF”) area for the redevelopment of the City’s downtown area; and

WHEREAS, the City is the owner of the real estate located at 413 W. 4th Avenue, Rochelle, Illinois; and

WHEREAS, the property located at 413 W. 4th Avenue, Rochelle, Ogle County, Illinois (“Property”) is located within and is part of the City of Rochelle Downtown Tax Increment Financing District (“Downtown TIF”); and

WHEREAS, the City previously entered into an agreement for the sale of this property that did not result in the sale of the property; and

WHEREAS, on July 9, 2017, the City issued a notice in the local newspaper of the intent to sell the property pursuant to a sales agreement, to which the City received no written responses or additional offers for the purchase of the Property; and

WHEREAS, on February 4, 2018 a Request for Proposal (“RFP”) was issued for the Property and published in the local newspaper; and

WHEREAS, following the publication of the RFP, four potential respondents to the RFP inspected the Property with staff; and

WHEREAS, only two respondents submitted written proposals pursuant to the deadline in the RFP; and

WHEREAS, City staff reviewed the proposals, interviewed the respondents, and determined that the proposal of Jana Gruben, doing business as Storybook Gardens, LLC, submitted the proposal that best suits the redevelopment of the City’s downtown area.

WHEREAS, in order to facilitate the redevelopment of the downtown area, it is necessary to enter into a Redevelopment Agreement (“Agreement”) with Storybook Gardens LLC, including the sale of the Property (attached hereto as Exhibit 1); and

WHEREAS, the City Council finds it to be in the best interests of its citizens and residents to enter into this Agreement for the redevelopment of the downtown area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ROCHELLE, ILLINOIS as follows:

SECTION ONE: That City hereby incorporates all of the recitals above into this Resolution as if fully set forth herein.

SECTION TWO: The City hereby authorizes the City Manager to execute the Redevelopment Agreement for the property located at 413 W. 4th Avenue, Rochelle, Illinois attached hereto as Exhibit 1.

SECTION THREE: All prior Ordinances, Resolutions and Personnel Policies in conflict or inconsistent herewith are hereby expressly repealed but only to the extent of such conflict or inconsistency.

SECTION FOUR: This Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS _____ day of May, 2018.

AYES:

NAYS:

ABSENT:

APPROVED THIS _____ day of May, 2018.

MAYOR

ATTEST:

CITY CLERK