

**VILLAGE OF HOMER  
CHAMPAIGN COUNTY, ILLINOIS**

**REQUEST FOR PROPOSALS FOR  
THE PURCHASE AND DEVELOPMENT  
OF 305 S. CAROLINE**

**RFP SPECIFICATIONS**

**Dated: January 11, 2021**

**Final Proposal Due: March 8, 2021**  
**All Proposals Due No Later Than 5:00 P.M. Central Standard Time**

**NOTICE OF SALE OF REAL AND DEVELOPMENT PROPERTY OWNED BY THE  
VILLAGE OF HOMER AND AN INVITATION TO BID THEREON**

PLEASE TAKE NOTICE THAT the Village of Homer, Illinois has received inquiries for the purchase of Village-owned real property identified as 305 S. Caroline, Homer, Illinois, comprised of an unimproved lot. The Village of Homer has determined that all of said property is no longer deemed necessary or required for public use and it is the intent of the Village of Homer sell said property if a responsible individual/entity is found to be willing and able to purchase and develop said property.

In compliance with state statues, including but not limited to, 65 ILCS 5/11-76-1, 5/11-76-2 and 5/11-76-4, alternative proposals for the purchase and development of the aforesaid real estate are being requested. The parcel of real estate intended to be included in this proposed sale of municipal property owned by the Village of Homer is legally described as follows:

305 S. Caroline, Homer, Illinois

Lot 6 in Mortimore Smith Subdivision as per plat recorded in Book "G" at Page 166,  
situated in Champaign County, Illinois.

PIN: 26-30-09-166-002

Proposals for purchase shall include a total purchase price and shall also include additional commitments of the purchaser to assure the construction of a single-family residence on the premises to be completed within a year of the date of sale. Proposals should summarize the details required in the RFP including but not limited to interior square footage of the improvements, the exterior materials, a description of a garage, and any other improvements.

All proposals for the purchase of the aforesaid real and personal property shall follow the format of the "Village of Homer RFP" document attached hereto and by reference is incorporated herein, will be received by the Village Clerk of the Village of Homer, Illinois, between the hours of 8:00 A.M. and 4:00 P.M. on each regular business day until March 8, 2021. Proposals may be mailed or delivered to:

Village President and Board of Trustees  
Village of Homer, Illinois  
c/o Village Clerk  
500 E. Second Street  
Homer, IL 61849

and shall bear the legend "PROPOSAL/SALE OF 305 S. CAROLINE" and shall contain the full name and address of the person/entity tendering any proposal.

All proposals received may be publicly opened and discussed at the (regular) meeting of the Village of Homer Board of Trustees to be held at 7:00 P.M. on March 8, 2021. A contract for the purchase of the real estate herein described above may be awarded to the proposal found to be in the best interest of the Village of Homer. The final terms and conditions of the accepted proposal will be negotiated by the parties and will be subject to final approval of the Village Board of Trustees which shall reserve the right to reject such proposal if, in its sole discretion, it is not satisfied with the final terms. The Board of Trustees for the Village of Homer hereby reserves the right to accept or reject any and all proposals and to waive any and all informalities or irregularities in the process. The Village of Homer Board of Trustees further reserve the right to review and study any and all proposals and to make an award in an open meeting of the Village President and Board of Trustees within forty days after the proposals have been opened and publicly read.

VILLAGE OF HOMER, ILLINOIS

**VILLAGE OF HOMER RFP**  
**305 S. CAROLINE**

Individuals and companies responding to this Request for Proposals (RFP) must prepare their responses with section dividers corresponding to the following sections. Each section must be in the same order and numbered to correspond to the number of each section listed. Respondents submitted proposals must adhere to this form. Failure to do so could lead to non-consideration of a proposal.

1. Cash Purchase Price  
Cash purchase price and any contingencies with respect to closing. Pricing shall provide approach to be utilized in establishing value of the systems.
2. Timing.  
Closing available on the lot.
3. Proposed Improvements.  
A description of a proposed residence to be completed within one year of the date of closing including a summary detailing the interior square footage of the improvement, designation of either one or two story, specification of a slab, crawlspace or basement, the nature of exterior materials, a description of the garage, and a description of other materials.
4. Contact Person.  
Respondent shall provide one to three contact person(s) including address, phone number and email address.