

Request for Proposals to Acquire City Owned Real Estate
By the City of Mt. Vernon, Jefferson County, Illinois
Submission Deadline: Noon Friday, February 27, 2026

The City of Mt. Vernon, Illinois (hereinafter “City”) owns a tract of real estate within the corporate limits of the City and within the boundary of the City of Mt. Vernon Industrial Park Conservation Area Tax Increment Financing District (hereinafter the “TIF District”), which real estate is commonly described as Lot 3A of the Replat of Lot 3 of Chesley Industrial Park Subdivision in the City of Mt. Vernon.

That any conveyance involved as part of this process may or may not include all public right of ways and/or public easements necessary to support the proposed redevelopment within the City of Mt. Vernon, Jefferson County, Illinois with the City reserving any and all rights in regard to any necessary easements as well; (hereinafter all from time to time herein collectively referred to as the “Property”) the City is interested in receiving requests for proposals on the City’s interest in said “Property”.

The Illinois Tax Increment Allocation Redevelopment Act (hereinafter the “TIF Act”) authorizes the conveyance of municipal owned real estate in a manner and at such price as the municipality determines is reasonable and necessary to achieve the objectives of the TIF Redevelopment Plan and Project (65 ILCS 5/11-74.4-4).

The TIF Act further provides amongst other things that said conveyance must be made after the approval of an ordinance by the corporate authorities and after public disclosure of the terms of such proposed disposition and all bids and proposals received in response to the City’s Request for Proposals.

Therefore, it is authorized by the Mayor who has consulted with the City Council on behalf of the City of Mt. Vernon, Jefferson County, Illinois as follows:

1. The City intends to consider conveying the “Property” above described to expand upon existing recreational uses available in the City. To that end, the City is interested in receiving bids for proposed indoor recreational development of the “Property” with construction of a building of not less than 22,000 square feet. The City is hereby accepting Requests for Proposal from any party interested in acquiring said real estate. Any such proposal submitted shall be in regard to the entirety of the “Property”.
2. Any party that is interested in acquiring the “Property” shall submit a sealed proposal for said acquisition to: The City of Mt. Vernon City Manager Nathan McKenna, at Mt. Vernon City Hall, 1100 Main Street, Mt. Vernon, Illinois 62864. Any such proposal must be submitted and received at Mt. Vernon City Hall on or before Noon Friday, February 27, 2026 . The City may consider and potentially award a successful proposal at the next regular City Council Meeting thereafter, and/or at any additional regular or special City Council Meeting, which City Council Meetings take place at Mt. Vernon City Hall, 1100 Main Street, Mt. Vernon, Illinois; the City of Mt. Vernon may also refer

any proposal and/or proposals to committee, and/or take such other action as the City Council in the exercise of appropriate discretion deems just and appropriate in the circumstances.

3. Proposals shall contain the offered price and additional proposed terms of closing including but not limited to terms of acquisition. For your further information, the “Property” is zoned IPCA-PUD, Industrial Park Conservation Area – Planned Unit Development, as said term has been defined and interpreted under the City of Mt. Vernon Zoning Ordinances. For your further information the City will most likely require amongst other things that the “Property” to be acquired be for use that includes a commercial enterprise at least on the ground floor. Proposals should include but need not be limited to the following:
 - a. Description of planned use and/or uses;
 - b. Proposed development plans, site plans, design as prepared, including input by a professional engineer/architect and/or otherwise qualified representative and/or entity, or identification of retained engineers and architects for the project;
 - c. Timeline of construction and each phase of construction; including timeline in regard to completion of construction and each phase of construction, total proposed period within which to complete development;
 - d. Exterior construction material description;
 - e. Expected number of jobs created;
 - f. Proof of plan in regard to financing;
 - g. List of previous development projects completed;
 - h. Estimated increase in fair-market value assessment of real estate upon completion of each phase of proposed project and timeline in regard to thereto;
 - a. Estimated opening date of commercial enterprise;
 - j. Estimate in regard to potential sales tax and/or motel/hotel tax to potentially be received on an annual basis in regard to the proposed uses in regard to the “Property”;
 - k. Any other information which is relevant to the valuation, size and scope of the project to be developed on the “Property”;

Any questions regarding the RFP shall be directed to City Manager Nathan McKenna at (618) 242-5000, and/or at CityManager@mtvernon.com

4. The City of Mt. Vernon retains the right to select any Proposal received in accordance with the requirements of the TIF Act, to negotiate changes to any Proposal received, to waive any requirements of formalities, and further to reject any or all Proposals received and/or portions thereof.
5. The formal legal descriptions of the “Property”, includes the following:

Lot 3A of the Replat of Lot 3 of Chesley Industrial Park Subdivision, recorded in Plat Cabinet 3, Slide F-84, in the Recorder's Office of Jefferson County, Illinois,

being part of the South Half of Section 34, Township 2 South, Range 2 East of the Third Principal Meridian, Jefferson County, Illinois.

That any sale and/or transfer of the City's interest in the "Property" shall be "as is" with no representations and/or warranties of any kind or nature, the City additionally retains the right to include limitations or conditions in any ordinance and/or resolution related to the sale and/or transfer of the "Property", including potentially sanction clauses in regard to deadlines for completion of any proposed development, further including potentially rights of reversion or other sanctions should the successful proposer not complete the project or utilize the "Property" as proposed in its submitted documents. The proposed use of the "Property" following sale/transfer shall be a material factor in the City's evaluation of the submitted proposal.

The City also reserves the rights said to review all proposals and determine which proposal is in the best interest of the City and the public based upon consideration of the TIF Act and all available information regarding the proposal including the proposed use of the property following acquisition, timeline for improvement of the property, as well as any other relevant factors. The City may accept the highest price, lowest price or any other pricing in its sole discretion as well as reserving the right to reject any and all proposals. The City reserves the right in regard to exercising appropriate discretion to contract with any party in the City's sole discretion, provided there is compliance with the TIF Act and applicable law.

The City shall not provide any property tax proration of the "Property". Immediately following any closing and transfer of the premises, the termination of existing property exemption will be sought.

Any inspections of the premises by a potential purchaser regarding environmental due diligence will be at the expense of any potential purchaser and any potential transfer will again be stated "as is".

Buyers' customary costs will be paid and borne by the buyer as shall be any all costs of title insurance to be the potential buyer/transferees responsibility.

In the event of approval of a proposal with or without modification to the proposal as originally submitted as provided and allowed herein, any successful proposer shall be required to execute a contract and Redevelopment Agreement with the City.

Any party desiring a walk-thru of the "Property" prior to the due date of the request for proposal should contact City Manager Nathan McKenna to arrange that walk-thru.

Mt. Vernon City Clerk-Rebecca Barbour