Request for Proposals for Sale & Development of City-Owned & Optioned Property

RFP# 001

NOTICE: The City of Breese ("City") hereby gives notice of its intent to seek proposals from interested parties in response to this Request for Proposals for "RFP# 001- Sale & Development of City-Owned & Optioned Property." This RFP is for the sale and development of a residential subdivision in the R-1 zoning district of Holy Cross Ln., Breese Illinois, 62230, as described below. Said development of a residential subdivision development shall be subject to the City of Breese Code of Ordinances.

To be considered, interested respondents must hand deliver or mail in all requested materials by **December 11, 2026,** by 4:00 P.M. (CST). All proposals must be sealed and addressed to:

City of Breese
Attn: Mayor (RFP#001)
500 N. 1st Street, Breese, IL 62230

Emailed or faxed submittals will not be accepted. Late submittals will not be accepted.

ALL SUBMITTALS MUST BE FORMATTED AS FOLLOWS:

- One (1) original and 1 (one) copy of the proposal; each marked accordingly as "original" or "copy."
- One (1) Flash drive containing all materials submitted in PDF format.

All proposals shall be publicly opened and recorded on Tuesday, December 15, 2026, at 7:30 P.M. (CST) at the City Council meeting. Late submittals will not be accepted or considered.

The City of Breese reserves the absolute right to accept any response deemed to be in the City's best interest or to waive any technicality or irregularity in any response. The City may, at any time, reject any or all submittals and re-advertise. The City reserves the absolute right to enter into an agreement for all the below referenced land, any portion of the land, or none of the land.

For a copy of the RFP, please email jmhummert@breese.org or call 618-526-7731.

All addenda will be sent to RFP holders on file with the City. Failure to comply with addenda may result in rejection of a proposal.

PROJECT SUMMARY

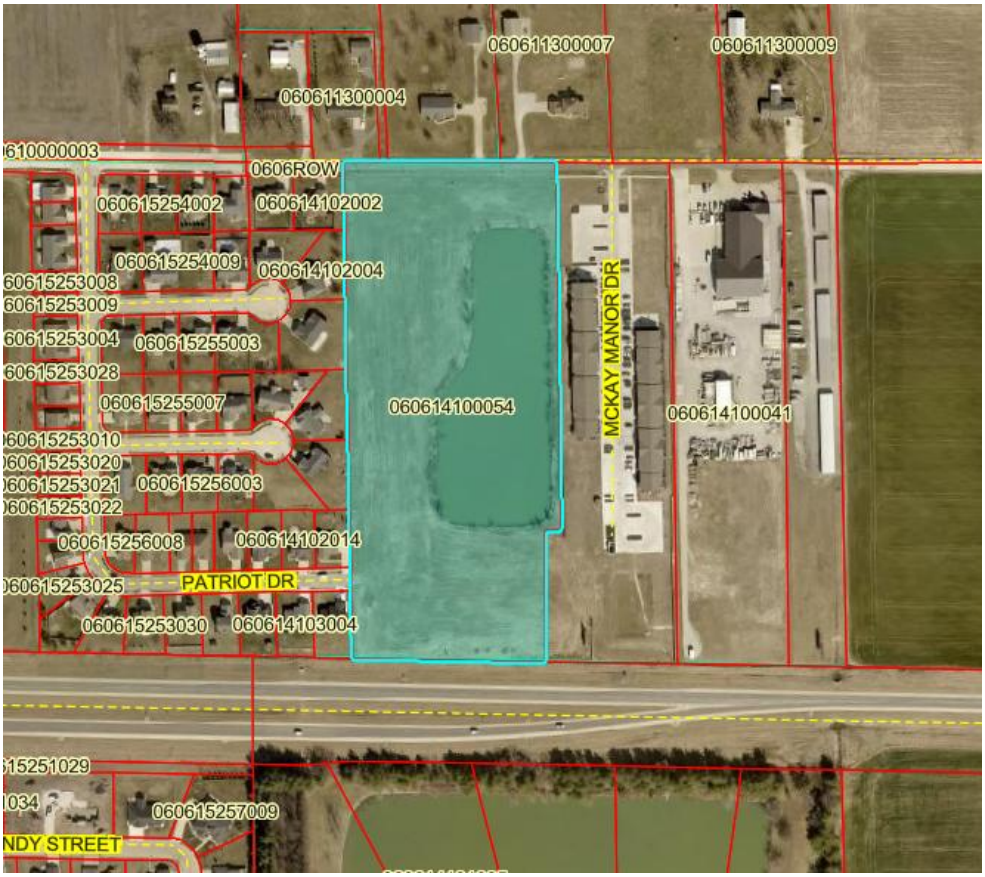
The City of Breese invites proposals for the purchase and development of prime real estate along Holy Cross Lane. The City is seeking development proposals ("Proposals") from qualified firms ("Developers") for the opportunity to purchase and develop approximately 11.73± acres of City-owned and optioned Property ("Property"), or a portion thereof, as described below.

The City considers this Property a significant asset that offers unique residential development opportunities, which highlight the need for residential development.

Legal Description:

Part of the Northwest Quarter of the Northwest Quarter of Section 14, Township 2 North, Range 4 West of the Third Principal Meridian, City of Breese, Clinton County, Illinois, further described as follows:
Commencing at the northwest corner of the Northwest Quarter of said Section 14; thence South 88 degrees 41 minutes 41 seconds East (bearing assumed) on the north line of the Northwest Quarter of the Northwest Quarter of said Section 14, 218.84 feet to the northeast corner of Lincoln Village – Phase 1 as recorded in Plat Envelope 617 of the Clinton County Illinois Recorder's Office, being the Point of Beginning; thence continuing South 88 degrees 41 minutes 41 seconds East on said north line, 472.88 feet to the northwest corner of a tract of land as recorded in Document Number 2021R07477; thence on the west line of said tract of land as follows: South 00 degrees 12 minutes 15 seconds West, 814.82 feet; thence North 89 degrees 47 minutes 45 seconds West, 36.27 feet; thence South 00 degrees 28 minutes 45 seconds West, 291.99 feet to the north right of way line of New U.S. Route 50; thence North 87 degrees 39 minutes 38 seconds West on said north right of way line, 435.42 feet to the southeast corner of the Resubdivision of Lincoln Village – Phase 4 as recorded in Plat Envelope 743; thence North 00 degrees 12 minutes 15 seconds East on the east line of said Resubdivision of Lincoln Village – Phase 4, the east line of Lincoln Village – Phase 3 as recorded in Plat Envelope 621 and on the east line of said Lincoln Village – Phase 1, 1099.67 feet to the Point of Beginning, containing 11.73 acres, more or less.

PPN: 06-06-14-100-054



DEVELOPMENT VISION

The complete vision for the Property's development is still emerging. The overall plan is for a primarily residential project that will provide residential housing opportunity, job creation, and increased EAV, and increased residential offerings for the community.

The City will look at Developer proposals and prioritize them according to highest economic benefit. Factors considered include, but are not limited to, total capital investment, project timeline, job creation, property tax generated, sales tax generated, and needs of the community. The City is not prioritizing proposals for uses such as farming or solar fields at this time.

Note: All zoning and land-use requests will require Planning Commission and City Council approvals as outlined in the Municipal Code. Accepting a Developer's proposal does not guarantee the proposed project meets the required standards or guarantee approval by the City. The obtaining of all approvals shall be at the sole risk of the proposer.

GENERAL PROJECT COMMENTS / STANDARD OF CONDITIONS OF APPROVAL

The intended outcome of this Request for Proposals ("RFP") process is to identify a Developer and enter a Development Agreement that will establish terms and conditions and further define the scope, design, general use, and development program for the Project upon which the selected Developer can obtain title to the land develop the Property. The City, at its discretion, could require a public presentation process. The City reserves the right to enter into contract negotiations with the selected Proposer(s). If the City and the Proposer(s) do not agree to the terms of the Purchase Agreement and the Development Agreement, then the City may elect to terminate negotiations and begin negotiating with the second highest ranked proposer and so forth. This process will continue until a contract has been executed, or all submittals have been rejected, although the City also maintains the right to reject all proposals at any time. No proposer shall have any claims and/or rights against the City arising from such negotiation and/or the qualification process.

During the RFP period, Developers and their employees, agents, or representatives, shall have the right of reasonable access to the Property during regular business hours upon reasonable advance notice, to inspect the Property, undertake any necessary testing, and otherwise conduct due diligence to ensure that the Property is suitable for the Developer's intended use. Notwithstanding anything else in this Request for Proposals, Developer shall defend, indemnify, and hold the City, its employees, officers, and agents, harmless from any injury, property damage, or liability arising out of the exercise by Developer of this right of access, other than injury, property damage or liability relating to the gross negligence or willful misconduct of the City or its officers, agents, or employees.

PROPOSAL QUESTIONS

To evaluate the alternatives and assist in the selection of a Developer, the City is requesting development proposals that will help the City finalize its vision and move ahead with the Property's disposition and development. Proposals must address the following items:

1. Description of Purchasing Entity Utilized by Developer:
    a. Type of entity (LLC, corporation, etc.)
    b. State in which the entity is registered
    c. List of all agents for entity
    d. List of key stakeholders (CEOs, investors, etc.)

2. Description of the Developer's proposed project:
    a. Some form of tract boundary definition, with dimensions, e.g., assessor's map, deed, etc.
    b. Adjoining land use and lot boundaries sketched.
    c. General topography superimposed with the tract boundary (not requiring full topographic field survey) including, but not limited to, bodies of water, creek banks, and vegetation, e.g., USGS map, aerials, sketched contours, etc.

d. Approximate location of existing water main, sanitary sewers, gas main, buried electric, storm sewers, and any other known utilities including easements, if these are known.
e. Proposed street layout (right-of-way) and lot boundaries superimposed on the approximate boundary and topography. Streets should be described and their classification noted.
f. Approximate location of proposed water main, sanitary sewers, storm sewers, and detention facilities.
g. Size in square footage of the proposed lots and all other uses and spaces, including required buffer zones

3. Resume from Developer:
   a. Development experience with residential-focused and residential subdivision projects.
   b. Experience in dealing with governmental agencies developing projects and/or purchasing government property for private development.

INQUIRIES

Please direct all inquiries concerning this RFP to:

Jackie Hummert, City Clerk & Collector
Jmhummert@breese.org
618-526-7731

PROPOSAL INSTRUCTIONS

A complete, concise, and professional response to this RFP will enable the City to evaluate and identify the Developer who will provide the highest benefit to the community and indicate the level of the Developer's experience and commitment to the proposed project. Proposals must demonstrate that the proposed project's plan will allow for the project's successful development and delivery.

To be considered, interested respondents must hand deliver or mail in all requested materials By December 15, 2026, by 4:00 P.M. (CST). All proposals must be sealed and addressed to:

City of Breese
ATTN: Mayor (RFP #001)
500 N. 1st Street, Breese, IL 62230

Emailed or faxed submittals will not be accepted. Late submittals will not be accepted.

ALL SUBMITTALS MUST INCLUDE:

- Description of applicant entity, including a list of all agents
- Detailed responses to proposal questions and any referenced supplemental material
- All forms included in packet

ALL SUBMITTALS MUST BE FORMATTED AS FOLLOWS:

- One (1) original and 1 (one) copy of the proposal; each marked accordingly as "original" or "copy."
- One (1) Flash drive containing all materials submitted in PDF format.

APPLICANT CERTIFICATION:

By signing below, the undersigned, acting as an authorized representative of the proposing entity, hereby certifies that all information provided in response to this Request for Proposal (RFP) is accurate and complete to the best of their knowledge. The proposer acknowledges that they have read, understood, and agree to comply with all terms, conditions, specifications, and requirements set forth in the City of Breese's RFP. The proposer further agrees, if selected, to enter into a binding agreement with the City of Breese and fulfill all obligations as outlined in the proposal and subsequent contract documents.

Authorized Signature: _____

Printed Name: _____

Title: _____

Entity Name: _____

Address: _____

Phone Number: _____

Email Address: _____

Date: _____