

## Central Illinois Land Bank Authority Request for Proposals 26-07

The Central Illinois Land Bank Authority (CILBA) seeks qualified Buyers to purchase a vacant lot located in Casey, Illinois.

### How to Respond

- **Notice is hereby given that CILBA is accepting applications for the purchase of vacant land as a “side lot sale” in the City of Casey. Applications will be received at:**

ATTN: Tom Daughetee, Economic Development Director  
City of Casey  
101 W. Alabama Ave.  
P.O. Box 425  
Casey, Illinois 62420

- **Incomplete submissions will not be accepted. Submissions require:**
  - **Complete Attachment A (“Application”) including respondent information and questions, and Attachment B (“Conflicts Form”).**
- Any developer that is 18 years or older and qualified may submit a response.
- The deadline for submitting a Response is **May 8th, 2026, at 1:00 PM** (local time) (“Submission Deadline”). After submissions are received, CILBA will take up to ten (10) days to score applications and make a decision.

### Contact

Mike Davis, Executive Director – [mdavis@cilba.org](mailto:mdavis@cilba.org) (217) 655-8190

### About Central Illinois Land Bank Authority

CILBA is an intergovernmental cooperative organization formed to assist its member communities in efforts to revitalize neighborhoods, raise property values, stabilize real estate markets and redevelop properties in central Illinois.

CILBA operates in a transparent manner and engages in strategic property acquisition, disposition, land use management and redevelopment while supporting and promoting broader community development objectives.

### Property Description and Sales Price

112 NW 5<sup>th</sup> Street, Casey,  
Illinois

PIN: 03-11-19-11-203-032

- Sales Price - \$1

The lot is 66 feet wide along NW 5<sup>th</sup> Street and 124 feet in length.

The CILBA Property Disposition Program is jointly administered by CILBA and its member municipalities and counties. Properties offered through the CILBA Property Disposition Program may be owned by CILBA or its member municipality or county and will be conveyed by Quit Claim Deed. The buyer is responsible for inspecting the property and assumes all responsibility for any hazards, risks, or liabilities associated with the property.

Submitting an Application does not guarantee the property will be sold to the Applicant.

**A. Instructions:**

Fill out the Application completely.

Please be aware that the information submitted will be verified. Submitting false or incomplete information can be grounds for your application to be rejected and for your eligibility to participate in the CILBA Property Disposition Program to be revoked.

**B. Eligibility Restrictions:**

To be considered for a piece of property, each Applicant and co-Applicant:

- May not have any open violations of local building or property maintenance codes or delinquent municipal water bills or delinquent property taxes on any property you own.
- Not have lost a property to the County for nonpayment of taxes, nor had a foreclosure or personal bankruptcy within the past seven (7) years.
- If applying for a side lot, applicant and co-Applicant must be the owner of a property that shares a common lot line with the subject property.

**C. Our Process:**

Once we receive a completed Application, our staff will review the Application to verify the Application is complete and meets minimum requirements. Applications that are approved by CILBA are given Conditional Approval, subject to Final Approval by the CILBA Member municipality or county with jurisdiction over the Property ("Member"). CILBA will strive to review and process all applications within five (5) business days.

CILBA will forward the Application to the Member with Conditional Approved. The Member will have not more than 30 days to act on the recommendation and either reject the Application or grant Final Approval. Any Application that is not acted on by the Member within 30 days is considered Rejected.

CILBA will notify the Applicant of the CILBA and Member response. If Final Approval is granted, CILBA will contact the Applicant to come to the CILBA office to make payment via a certified check, sign closing documents, and receive the Quit Claim Deed. The Applicant will have 30 days from the date of Final Notification to complete the closing and accept deed to the property.

## Applicant Information

Type of Applicant (check box):

Individual	
Organization or business	

How do you intend to use the property? (Check all that apply):

Maintain as is	
Expand my yard/open space	
Remove a structure or structures	
Rehab existing structure	
Build new structure	
Add an accessory structure (parking, garage shed, fence)	
Other	

Please review and CHECK for each TRUE STATEMENT. For any item not checked, please provide an explanation via email or signed letter.

Applicant is current on all property taxes for all properties owned	
Applicant has not had a bankruptcy or foreclosure within the last 7 years	
Applicant owned property has no open housing or building code violations	
Applicant has not lost a property for non payment of property taxes	
Applicant agrees to maintain property in compliance with all local codes (building, zoning, etc)	
Applicant agrees to pay property taxes going forward	
Applicant agrees to be responsible for conducting due diligence and accepting property "as-is" with no warranty as to title or condition	
Co-Applicant is current on all property taxes for all properties owned	
Co-Applicant has not had a bankruptcy or foreclosure within the last 7 years	
Co-Applicant owned property has no open housing or building code violations	
Co-Applicant has not lost a property for non payment of property taxes	
Co-Applicant agrees to maintain property in compliance with all local codes (building, zoning, etc)	
Co-Applicant agrees to pay property taxes going forward	
Co-Applicant agrees to be responsible for conducting due diligence and accepting property "as-is" with no warranty as to title or condition	

Does the applicant or co-applicant have any financial or familial relationship with any staff or director of CILBA or the former owner of the subject Property? If yes, the nature of the relationship must be disclosed for evaluation by the Land Bank.

Yes	
No	

### **Form of Deed and Deed Restrictions**

CILBA will convey fee simple title to the Property to the awarded Respondent by Special Warranty Deed, subject to: 1) property taxes that are not due and payable at the time of the Closing; 2) utility easements and public rights of way; and 3) local, state and federal laws. Conveyances to the awarded Respondent must close within sixty (60) days of the Submission Deadline.

### **Contract of Purchase and Sale**

After the award, Seller's attorneys will prepare and send a Purchase Agreement to the awarded Respondent. Such Purchase Agreement shall be consistent with the terms in this Request for Proposals and shall include other material terms, conditions and representations that are agreed to by the parties in writing. The Respondent will have seven (7) business days from the date the Respondent receives the Purchase Agreement to return a signed Purchase Agreement to the Seller's attorneys. Electronic copies are acceptable. Notwithstanding any other provision, if a signed Purchase Agreement is not returned within seven (7) business days, CILBA may withdraw its award. This RFP is **not** a contract to sell or purchase real estate.

### **Withdrawal**

Responses may be withdrawn at any time before the bid opening but may not be resubmitted. Bids may not be modified after submittal. Seller's sole discretion, Seller may allow resubmission if a bid was turned in prior to issuance of Addenda or other conditions merit consideration. Bids may not be withdrawn or modified after bid opening unless CILBA has not awarded the Contract within ninety (90) days of the Submission Deadline.

### **Opening and Award Process**

Within ten (10) business days after the Submission Deadline, CILBA will review the applications and award the vacant lot.

CILBA reserves the right to accept or reject any or all bids, waive any technicalities or informalities in the bidding, postpone the bid opening and to reject bids and/or award the Contract as determined to be in CILBA's best interests.

### **Disqualifications**

Any one or more of the following causes may be considered sufficient for the disqualification of a Respondent and rejection of the response:

- any open violations of local building or property maintenance codes or delinquent municipal water bills or delinquent property taxes on any property that Respondent owns (including Respondent's members/managers, if an LLC).
- lost a property due to nonpayment of taxes, a mortgage or lien foreclosure, or

personal bankruptcy, within the past seven (7) years.

- evidence of criminal activity tied to Respondent's past construction services.
- evidence of Respondent's default in previous agreements with CILBA, one of its members, or the State of Illinois.
- evidence of a conflict of interest.
- evidence that a gratuity was provided or offered to secure contracts from CILBA or one of its municipal members
- evidence of Respondent's unprofessionalism or lack of professional responsibility as demonstrated in past work

## **Appeals**

Within five (5) days of CILBA's award decision, respondents may appeal CILBA's decision to the CILBA Executive Committee. Appeals must be in writing and include an explanation of why they believe CILBA's rejection was improper. The CILBA Executive Committee will review the appeal and provide a final decision.

## **Communications**

Any request for clarification or additional information regarding this RFP should be directed to Mike Davis at [mdavis@cilba.org](mailto:mdavis@cilba.org) or (217) 655-8190.

## **Reserved**

CILBA expressly reserves the right to reject any and all responses, waive any non-conformity, re-advertise or reissue bids, withhold the awarding of contracts or bids for any reason CILBA determines, or accept responses that in CILBA's opinion are in the best interest of CILBA and its members.

## **Other**

- Respondent is responsible for all costs incurred to prepare and submit its Responses.
- Responses may be subject to FOIA.
- All items submitted in the Response shall be the property of CILBA and no submissions will be returned.

## **Attachment A RFP Application**

### ***Eligibility Note:***

Respondents are ineligible if they have:

- any open violations of local building or property maintenance codes or delinquent municipal water bills or delinquent property taxes on any property that Respondent owns (including Respondent's members/managers, if an LLC).
- lost a property due to nonpayment of taxes, a mortgage or lien foreclosure, or personal bankruptcy, within the past seven (7) years.
- been convicted for criminal activity tied to Respondent's past construction services.
- defaulted on previous agreements with CILBA, one of its members, or the State of Illinois.

### **Application:**

Project Address: 112 NW 5th  
Street, Casey, Illinois

Project PIN: 03-11-19-11-203-032

Date:

### **Respondent (Entity) Information**

Respondent's Name:

Contact Person for this Response ("Contact"):

Respondent's Phone and Email:

Respondent's Mailing Address:

Respondent's Chief Executive Officer (if applicable):

Names of all Owner(s) holding more than 5% ownership interest (if applicable):

Employer Identification Number (if applicable):

Registered name with the State of Illinois (if applicable):

Registered Agent Name and Address, if different from above

1. Please complete Attachment B (“Conflicts Form”) and attach in Response.

The rest of this page is intentionally left blank.

## Attachment B: CONFLICTS FORM

Please answer the following completely and truthfully. All conflicts indicated on this form will be reviewed by CILBA. No Respondent will be automatically disqualified, unless the conflict meets a standard for disqualification under this RFP. During the evaluation process, CILBA may request clarification or additional information regarding your responses to this form. Please be prepared to promptly address any such request.

1. Have you or any shareholder, manager, employee, member, partner, director, or board member of the Respondent ever been employed by CILBA or any CILBA member?

*If yes, please explain:*

**YES** \_\_\_\_\_

**NO** \_\_\_\_\_

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2. Do you or any shareholder, manager, employee, member, partner, director, or board member of the Respondent have a business relationship of any kind or familial relationship (by marriage or blood) with a current employee or official of CILBA or any CILBA member?

**YES** \_\_\_\_\_

**NO** \_\_\_\_\_

*If yes, please explain:*

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By signing, I attest under penalty of law that this information is complete and correct to the best of my ability.

Signed: \_\_\_\_\_ Title: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_