
THE CITY OF ASSUMPTION

CHRISTIAN COUNTY, ILLINOIS

ORDINANCE NUMBER 809

**AN ORDINANCE AUTHORIZING THE PURCHASE CERTAIN REAL PROPERTY
LOCATED IN THE CITY OF ASSUMPTION**

DEREK PAGE, Mayor
JANET WALLER, City Clerk

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DONNY WALDEN
ROSS WORKMAN
City Aldermen

Published in pamphlet form by authority of the Mayor and Aldermen of the City of Assumption
on December 6, 2023

Sorling Northrup – One North Old State Capitol Plaza, Suite 200, Springfield, IL 62701

ORDINANCE NO. 809

**AN ORDINANCE AUTHORIZING THE PURCHASE CERTAIN REAL PROPERTY
LOCATED IN THE CITY OF ASSUMPTION**

WHEREAS, the City of Assumption, Christian County, State of Illinois, (“City”) is a duly organized and existing City created and operating under the provisions of the Illinois Municipal Code and laws of the State of Illinois; and,

WHEREAS, the City is authorized by the Illinois Municipal Code, 65 ILCS 5/11-61-3, to purchase real property; and

WHEREAS, the Village has recently amended its TIF District to include, among other tracts, a parcel of undeveloped property of approximately 12.8 acres that the City intends to develop into residential lots all as a part of the approved TIF Project (hereinafter the “Development Property”), currently owned by John and Julie Holthaus (hereinafter collectively “Sellers”); and

WHEREAS, the City has annexed the Development Property into the City limits, and has taken many additional steps in the process of preparing to develop the Development Property; and

WHEREAS, the City is now prepared to finalize the purchase of the Development Property from Sellers for a purchase price of \$20,000 per acre, for a total purchase price of \$256,000, after which the City will begin the process of developing the property to be subdivided into residential lots for sale to individual building contractors and homeowners; and

WHEREAS, the purchase terms have been negotiated and agreed upon between the City and Sellers, and the agreed terms are set forth on the Real Estate Purchase Contract attached hereto as Exhibit A; and

WHEREAS, Section 11-74.4-4(c) of the Illinois Municipal Code, 65 ILCS 5/11-74.4-4(c), authorizes a non-home rule municipality to acquire by loan secured by a mortgage real property

for purposes of a TIF redevelopment project in the manner and at such price that the municipality determines to be “reasonably necessary” to achieve the objectives of the redevelopment plan and project, so long as the City enacts an ordinance authorizing execution of the mortgage and public disclosure of the terms of the proposed mortgage; and

WHEREAS, the City is or has already, by separate Ordinances, authorized the borrowing of money and the execution of a mortgage upon approved terms for the purchase of the Development Property, and at this time all steps necessary prior to the purchase by the City of the Development Property have been finalized; and

WHEREAS, the corporate authorities of the City find it is now in the best interests of the City to approve the purchase of the Development Property on the terms and conditions set forth in Exhibit A.

NOW THEREFORE, BE IT ORDAINED by the Corporate Authorities of the City of Assumption, Christian County, Illinois, as follows:

Section 1. Recitals. The above recitals are incorporated herein by this reference.

Section 2. Approval of Purchase. The City hereby approves the purchase of the Development Property in an amount not to exceed \$256,000 plus any closing costs and fees and expenses relating to finalizing the transaction, and hereby authorizes the Mayor and City Clerk to execute all documents and to take all actions required for the purchase of said of real property upon the terms and conditions contemplated herein.


Section 3. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 4. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the City of Assumption prior to the effective date of this ordinance.


Section 5. Effectiveness. The ordinance shall be effective after it is printed in book or pamphlet form and published by the authority of the corporate authorities.

SO ORDAINED this 6 day of December, 2023 at the City of Assumption, Christian County, Illinois.

	YES	NO	ABSENT	PRESENT
NELSEN		✓		
REED	✓			
SMITH	✓			
SULLIVAN	✓			
WALDEN	✓			
WORKMAN	✓			
PAGE	—	—		
TOTAL	5	1		

CITY OF ASSUMPTION


 DEREK PAGE, Mayor

Attest:


 JANET WALLER, City Clerk