



VILLAGE OF COAL VALLEY, ILLINOIS

REQUEST FOR PROPOSALS

DEVELOPMENT OF NEW COMMERCIAL RETAIL FACILITY ON CERTAIN VACANT PROPERTY WITHIN THE COAL VALLEY RT. 6 TIF DISTRICT

PURPOSE. The Village of Coal Valley, Illinois (the “Village”) is requesting proposals from qualified buyers interested in acquiring vacant Village-owned Commercial Property within the Village of Coal Valley and upon which new commercial retail facilities shall be constructed thereon. This Request for Proposals (“RFP”) invites all qualified buyers to submit proposals and offers to buy all or a portion of said Commercial Property in accordance with the requirements described in this RFP.

PROJECT DESCRIPTION. Since 2021, the Village has acquired tracts consisting of approximately 2 acres of land located at the southeast corner of 1st Street and U.S. Highway 6 (1st Avenue), Coal Valley, Illinois which is identified as **PIN 17-23-202-002, 17-23-202-003, 17-23-203-001 and 17-23-203-006**, more particularly described as Lots 1 and 2 in the River Park Acres Subdivision Second Addition and Lots 2, 11 and 12 in the River Park Acres Subdivision (the “Commercial Property”), and as depicted below. Said Commercial Property is on the north end of the Village and assigned to Rock Island County real estate tax code 12003T1, which is within the Coal Valley Route 6 Tax Increment Financing (TIF) District Redevelopment Project Area. The Village hereby presents public disclosure of the availability of all or a portion of the Commercial Property for sale by the Village pursuant to 65 ILCS 5/11-74.4 *et. seq.* (the “TIF Act”). The Commercial Property has access to Village water and sanitary sewer.

The Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*) 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 Projects (65 ILCS 5/11-74.4-4). The TIF Act further provides that said conveyance must be made after approval of an ordinance by the corporate authorities and after public disclosure of the terms of such disposition and all bids and proposals received in response to the Village’s Request for Proposals.

Therefore, the Village is seeking qualified buyers to purchase all or a portion of said Commercial Property for the construction of new commercial facilities, which must fully comply with all applicable Village codes, ordinances, and subdivision covenants. The Village shall initially give preference to proposals for the acquisition of the Commercial Property, on which commercial retail facility(ies) employing 10 or more full time employees shall be constructed. The Village will consider providing TIF assistance to qualified buyers upon acceptance of a proposal submitted in response to this RFP. TIF District Applications are available upon request from the Village and all TIF assistance, if any, is subject to approval of a written redevelopment agreement that is approved by Village ordinance.

The Village of Coal Valley is not responsible for providing any environmental documentation, survey work, topography information, or soil conditions reports it does not already possess. All due diligence, regarding the existing condition of the Commercial Property, will be the sole responsibility of the buyer at their own expense.



PROPOSAL SUBMISSION. All respondents to this RFP are required to follow the requirements described below. The contents of the submittal must be clear, concise, and complete. Acceptance of a proposal submitted in response to this RFP, if any, and subsequent conveyance of all or a portion of the Commercial Property shall be subject to the approval of the Coal Valley Village Board. The Village reserves the right to publish the availability of the Commercial Property again following the close of this RFP. Please note the following:

1. Proposals shall be in writing and contain: a cover letter describing the proposed use of the Commercial Property, an offered price for a specified square footage or acreage of the Commercial Property to be purchased, the proposed terms of acquisition, a description of the type of commercial development to be constructed, the estimated square footage of the facility(ies) that are to be constructed on the Commercial Property, the approximate total project cost as relates to proposed land and building improvements, the number of full time employees to be employed at this site, and any other information relevant to the proposed project.
2. **Proposals are**

61240. Village Hall office hours are M-Th, 8:00 a.m. to 4:30 p.m. and Fri 7:00 a.m. to 3:30 p.m.; or

- b. submitted in digital (pdf) format as an attachment to an email to Penny Mullen at the Village of Coal Valley at pmullen@coalvalleyil.org.
3. The Village will review all proposals beginning at Noon on April 30, 2025 and will consider proposals submitted in response to this RFP at its regularly scheduled Village Board Meeting on May 7, 2025. By submission of its proposal, the Respondent to this RFP shall thereby consent to the disclosure of its proposal to Village personnel and advisors for the purpose of evaluation; and the Village reserves the right to request additional information.
4. All submittals become the property of the Village upon delivery, even if the delivery is made after the initial due date. The Village will receive submittals delivered after the initial RFP due date and shall consider such proposals on a *first-come-first-serve* basis after all responses to the initial RFP that are received on or before April 30, 2025 have been considered by the Village. Following the initial due date for this initial RFP and disposition of such proposals as may be received by the Village, all remaining portion(s) of the Commercial Property shall then remain available for sale by the Village until sold, or until a new Request for Proposals, if any, is published.
5. The Village of Coal Valley further reserves the right to accept or reject any and all bids and proposals submitted, either in whole or in part, with or without cause, to waive any informalities, elect to conduct interviews of buyers, developers, and investors, and to negotiate the terms of a redevelopment agreement as may be deemed necessary pursuant to the TIF Act.

This RFP has been published on the Village of Coal Valley's website at:
<https://www.coalvalleyil.org>
and in hardcopy form at Village Hall by order of the Village of Coal Valley, Illinois

Ms. Elissa Bundy, Village Clerk

March 26, 2025