

***Note: Deadline has been extended to  
Tuesday, September 5th.***

**P2017-17 - City of Salem Notice of Surplus Real Estate**  
**“Former Armory Property”**  
**June 19, 2017**

**Introduction of Request**

Pursuant to 65 ILCS 5/11-76-2, the City of Salem requests proposals for the residential development of real estate associated with the former Salem Armory, generally located along North College Street between Warmoth and Lovell Streets. The subject property is comprised of six tracts (parcel IDs noted below) which in total make up approximately 88,000 square feet. The property is currently vacant, without structures; however two parcels have an asphalt parking lot located thereon. The subject property is zoned RS2, within which single family homes are a permitted, and duplexes are a special use.

Parties interested in submitting proposals are asked to submit responses to questions and requests specified below.

***Proposals must be submitted in a sealed envelope no later than 6:00 pm on Monday, August 7, 2017 which is the first, regularly-scheduled City Council meeting in August.*** Parties submitting proposals will be asked to present them to the City Council at this meeting.

**Contents of Proposal**

Parties submitting a proposal are asked to provide the following information, both in writing prior to deadline and in a presentation to the City Council (the City acknowledges the subject property is currently subdivided in a manner which is not likely conducive to the type of development sought and that certain information requested below may be approximate):

1. Explain that portion of the subject real estate the interested party seeks to develop (ie – the entirety of the property; or number of lots, etc).
2. Describe the type of residential develop the interested party seeks to develop. For example, will the development create a single family home or homes, duplex(es), or a combination of both?
3. Provide key details associated with the proposed residential units to be developed, including:
  - a. Type of construction proposed.
  - b. Square footage associated with each residential unit.
  - c. Number and types of rooms associated with each unit.
  - d. Number of off-street parking spaces associated with each unit to be provided.
  - e. Whether the proposal entails the sale or lease of each unit.
  - f. Visual representations of structures proposed, if available.
4. Identify the code to which each structure will be built.
5. Will development comply with Division 3 of Zoning Code (Sec 23-156 through 160) or will the development contemplated require variances?
6. Provide as much information as possible regarding how the property may be subdivided (ie, number and size of lots). Does the interested party have a surveyor or firm he/she would use to submit a subdivision of property?
7. Provide the price point at which the interested party expects he/she expects to be able to sell or lease each unit.

8. Please specify any external contingencies (ie bank financing, completion of other projects, etc) to which the proposal may be subject.
9. Please specify the approximate date the interested party believes he/she will be able to commence development and the approximate date units would be available for sale or lease.
10. The City has not assigned a cash value to the subject real estate. However, the City of Salem may accept a cash purchase price for real estate in conjunction with sale meant to offset any costs incurred by the City in conjunction with proposals submitted. A cash payment to the City for purchase of the property may also be used to make a determination on making an award to parties who submit otherwise equal projects.
11. Please provide any other information the interested party would like to present to the City Council.

#### **Parcel IDs**

The following parcels make up the property for which the City of Salem is seeking proposals.

<u>Parcel ID</u>	<u>Description (for tax purposes, according to Marion County GIS)</u>
11-00-018-820	IRWIN HULL REPLAT LOT 35 418/487 DOC 91-61-10
11-00-018-730	HULL SUB DIV 1 LOTS 9 & 10 418/487 DOC #92-61-10
11-00-018-725	HULL SUB DIV 1 LOTS 6 & 7 & 8 AND PART OF LOT 4 SURV 4
11-00-020-310	IRWIN HULL REPLAT LOTS 175 & 176 & 177 & 178 429/491 DOC 92-61-9
11-00-018-720	HULL SUB DIV 1 LOT 5 92/2909 DOC #92-61-11
11-00-018-715	HULL SUB DIV 1 LOT 4 429/491 DOC #92-61-9

#### **Contact Information**

Name, address, and contact information for questions, requests, submission of proposals is provided below:

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