



MEMORANDUM

TO: Mayor Diane Wolfe Marlin and Members of City Council
FROM: Scott R. Tess, Sustainability & Resilience Officer
DATE: June 17, 2021
RE: Sale of City-Owned Real Estate

Action Requested

Approval of AN ORDINANCE AUTHORIZING SALE OF CITY-OWNED REAL ESTATE.

Background and Facts

Staff has found that the City has owned a number of real estate parcels for which it has made no use for decades. These parcels cost the City money to provide landscape maintenance while providing no real estate tax revenue.

Sec. 2-118 of the City of Urbana Code of Ordinances provides the following requirements to sell real estate owned by the City include:

- That “a public hearing is held on the question of the sale before the city council or some regular standing committee of the council, and provided further that notice that such public hearing will be held is published in a local newspaper having a general circulation within the city, at least fifteen (15) days prior to the holding of such meeting;”
- That such real estate “may be sold in any manner prescribed by the city council in an ordinance authorizing such sale;”
- That such ordinance “shall expressly find and declare that the real estate, or interest therein, that is therein authorized to be sold is no longer needed for governmental purposes, or proprietary activity of the city;” and
- That such ordinance “shall require a three-fourths vote of all the alderpersons then holding office and the mayor.”

902 Eads Street

This parcel was originally part of Tract “A” of O.A. Fraileys 2nd Subdivision created in 1955. Tract “A” was 100’ wide by 435’ east/ west and was “reserved for access” between this subdivision and Lincoln Avenue to the east. In 1990, Eads 1st Subdivision was created. As a part of that subdivision, the original Tract “A” became the 60’-wide street known as Eads Street, part of the new lots south of Eads Street, and a 25’-wide remnant north of Eads Street. The 25’ remnant was split into Outlots 1, 2, and 3. Outlot 3 is present-day 902 Eads Street. While Outlots 1 and 2 were gradually conveyed to private owners via later subdivisions

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and sales, Outlot 3 remained “right-of-way reserve” and hence, city-owned. The City has made no use of the property while the current owner adjacent to the north has used and maintained this property for several years.

1108 Eads Street

This triangular-shaped parcel was created as Outlot “A” in Eads 2nd Subdivision in 1992 when Eads Street was extended westward. The City has made no use of the property.

909 and 911 North Lincoln Avenue

These two parcels are located at the southeast corner of the Urbana Park District’s King Park. These two parcels were deeded from private owners to the City of Urbana in 2011 and 2007, respectively, and are currently used only as an extension of the larger surrounding park. The City has made no use of this property.

Financial Impact

The City will save a modest amount of money each year as the City would no longer have to mow the turf grass of these properties. Additionally, two of these parcels will generate a modest amount of real estate tax revenue.

Recommendations

It is recommended Council approve AN ORDINANCE AUTHORIZING SALE OF CITY-OWNED REAL ESTATE.

AN ORDINANCE AUTHORIZING SALE OF CITY-OWNED REAL ESTATE

WHEREAS, the City of Urbana (hereinafter, the "City") is an Illinois home rule unit of local government pursuant to Section 6 of Article VII of the Illinois Constitution of 1970 and the Statutes of the State of Illinois; and

WHEREAS, Subsection (a), entitled "Sale of real estate," of Section 2-118, entitled "Purchase, sale, lease, etc., of real estate," of the Code of Ordinances, City of Urbana, Illinois, provides that any real estate owned by the City of Urbana may be sold in any manner prescribed by the City Council in an ordinance authorizing such sale; and

WHEREAS, the City now desires to sell the real estate commonly known as 902 Eads Street, 1108 Eads Street, 909 North Lincoln Avenue, and 911 North Lincoln Avenue; and

WHEREAS, the City Council expressly finds and declares that the real estate, or interest therein, that is therein authorized to be sold is no longer needed for governmental purposes or proprietary activity of the city; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Urbana, Champaign County, Illinois, as follows:

Section 1.

That 902 Eads Street and 1108 Eads Street may be sold to the adjacent property owners having the longest shared property line with said real estate for \$1.00 each.

Section 2.

That 909 North Lincoln Avenue and 911 North Lincoln Avenue may be sold to the Urbana Park District for \$1.00 each.

Section 3.

That the Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute all necessary agreements, deeds, and documents required for the sale of said real estate on behalf of the City.

PASSED BY THE CITY COUNCIL this _____ Day of _____, 2021.

AYES:

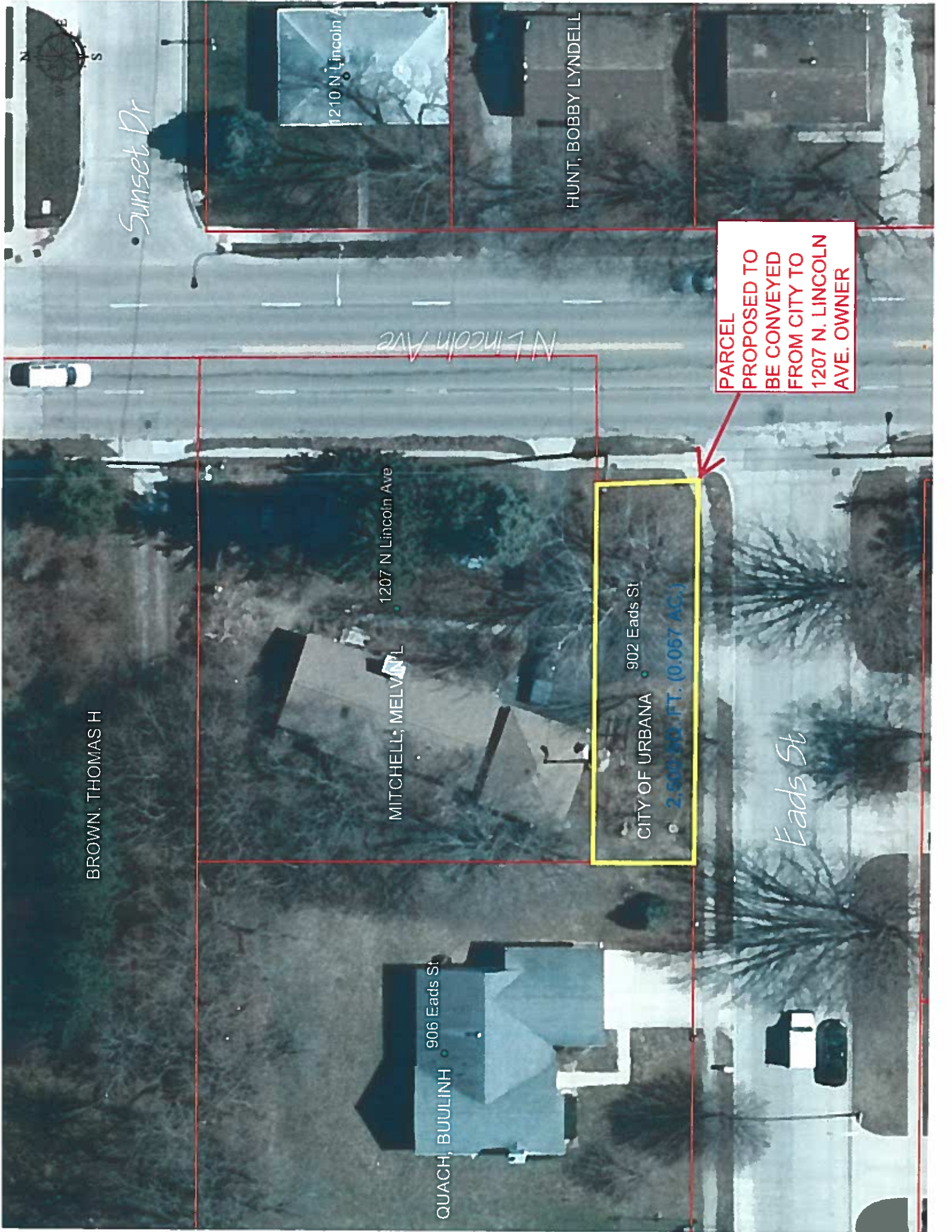
NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk.

APPROVED BY THE MAYOR OF THE CITY OF URBANA, ILLINOIS this ____ Day of _____, 2021.

Diane Wolfe Marlin, Mayor.



Sunset Dr

1210 N Lincoln Ave

HUNT, BOBBY LYNDELL

PARCEL
PROPOSED TO
BE CONVEYED
FROM CITY TO
1207 N. LINCOLN
AVE. OWNER

N Lincoln Ave

BROWN, THOMAS H

1207 N Lincoln Ave

MITCHELL, MELVIN L

902 Eads St

CITY OF URBANA

2,500 SQ. FT. (0.067 AC.)

Eads St

906 Eads St

QUACH, BUULINH




6,993 SQ. FT. (0.160 AC.)

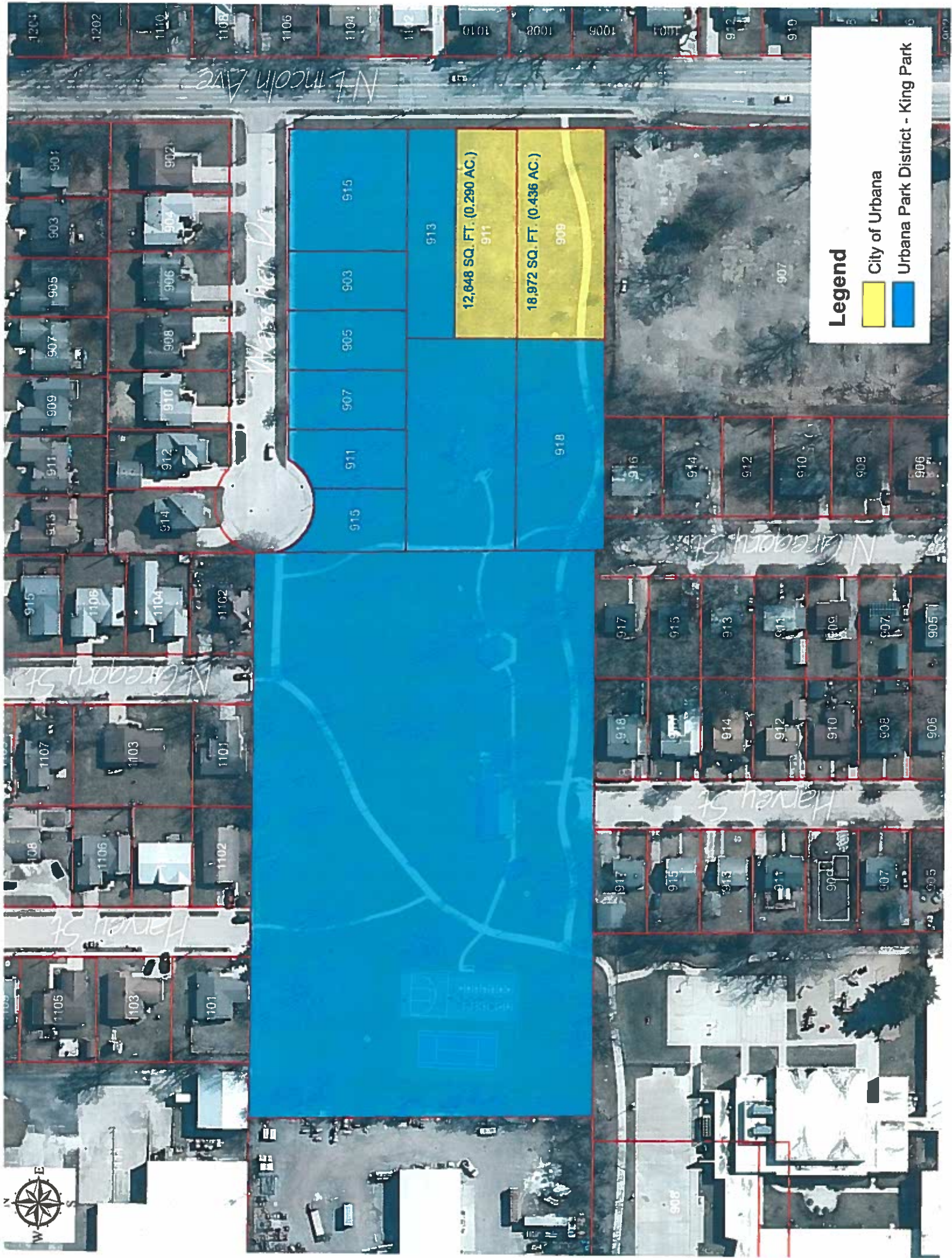
1108

N Goodwin Ave

Eads St

Legend

 1108 Eads Street



Legend

- City of Urbana
- Urbana Park District - King Park

12,648 SQ. FT. (0.290 AC.)
911

18,972 SQ. FT. (0.436 AC.)
909

1204, 1202, 1110, 1108, 1106, 1104, 1102, 1008, 1006, 1004, 912, 910, 908, 906, 904, 902, 901, 903, 905, 907, 909, 911, 913, 915, 903, 905, 907, 909, 911, 913, 915, 918, 907, 908, 910, 912, 914, 916, 918, 917, 915, 913, 911, 909, 907, 905, 915, 1106, 1104, 1102, 915, 1108, 1106, 1104, 1102, 1107, 1103, 1101, 1108, 1106, 1104, 1102, 1107, 1103, 1101, 917, 915, 913, 911, 909, 907, 905, 917, 915, 913, 911, 909, 907, 905, 105, 103, 101, 109, 908, 906, 904, 902, 900