

MINUTES OF THE MEETING  
SOUTH ROCK ISLAND TOWNSHIP BOARD

---

STATE OF ILLINOIS  
County of Rock Island  
South Rock Island Township

The South Rock Island Township Board held a special meeting at the Township Clerk's Office, 4330 11th Street, Rock Island, IL, on June 2, 2021, at 4:15 pm.

Roll Call:

Officials present: Trustee Frank Skafidas as Chair, Trustee Mark Parr, Jr, Trustee Bill Sowards, and Trustee KJ Whitley, with Supervisor Grace Diaz Shirk present by phone as allowed by Executive Orders regarding COVID-19. No officials absent. Township Clerk Nick Camlin noted the presence of a quorum. Assessor Nichole Parker was also present.

Approval of the Agenda:

Whitley moved, and Sowards seconded, to approve the Agenda (*Record*). Voice vote. Motion carried.

New Business:

Whitley moved, and Parr seconded, to approve the Resolution re: Sale of Real Property at 1019 27th Avenue, Rock Island, IL (*Record*). Voice vote. Motion carried.

Whitley moved, and Sowards seconded, to accept the bid from Bree Sat Mat Ywa Karen Baptist Church in the amount of \$102,400 for the sale of the Township real property at 1019 27th Avenue, Rock Island, IL. Roll call vote. Five votes in favor: Parr, Sowards, Skafidas, Whitley, and Shirk. No votes in opposition. Motion carried.

Public Comments:

Supervisor Shirk asked David Levin of Ruhl Commercial Company how the \$1000 earnest money would be received. Levin replied that it is held in trust by Ruhl and will be turned over at closing.

Supervisor Shirk stated that June 15, 2021, is the goal for closing on the sale at Rock Island County Abstract and Title Guaranty Co, Rock Island, IL.

Levin stated that the inspection of the property seemed to have gone smoothly, and was just awaiting the inspection report and hearing from the title company to proceed.

Supervisor Shirk informed the Township Board that she is in contact with the legal council regarding COVID guidelines.

Adjournment:

At 4:24 pm Skafidas adjourned the meeting.

**THIS IS A CERTIFIED COPY OF THE MINUTES OF THE MEETING APPROVED  
BY THE SOUTH ROCK ISLAND TOWNSHIP BOARD ON JUNE 28, 2021.**

Seal-->

\_\_\_\_\_  
Nick Camlin, Township Clerk

\_\_\_\_\_  
Date

# **AGENDA**

**South Rock Island Township  
Board Meeting  
June 2, 2021  
4:15 p.m.**

**I. Call to Order/Roll Call**

**II. Pledge of Allegiance**

**III. Supervisor Prayer**

**IV. Approval of Agenda**

**V. New Business**

**A.** Consideration of Approval of Resolution re: Sale of Property at 1019 27th Avenue, Rock Island, IL

**B.** Consideration of Accepting the Bid for the Sale of Township Real Property at 1019 27th Avenue, Rock Island, IL

**X. Public Comments**

**XI. Adjournment**

**SOUTH ROCK ISLAND TOWNSHIP  
RESOLUTION RE: SALE OF REAL PROPERTY**

**WHEREAS**, South Rock Island Township owns real estate located at 1019 27th Avenue, Rock Island, Illinois, being legally described as follows:

A tract of land located in the Northwest Quarter of Section Eleven (11), Township Seventeen (17) North, Range Two (2) West of the Fourth (4th) Principal Meridian, described as follows: Commencing at the Southwest corner of the North Half of the Northwest Quarter of Section Eleven (11), Township Seventeen (17) North, Range Two (2) West of the Fourth (4th) Principal Meridian; thence North along the center line of Ninth (9th) Street, 326.5 feet to the Southwest corner of Lot Two (2), according to the Assessor's Plat of 1870; thence East along the South line of said Assessor's Lot Two (2), 308.5 feet; thence North parallel with the West line of said Lot Two (2), (the center line of 9th Street), 177.15 feet; thence East parallel with the North line of said Assessor's Lot Two (2), 458.5 feet to the place of beginning of this description; thence North parallel with the West line of Eleventh (11th) Street, 152.0 feet to the North line of said Assessor's Lot Two (2); thence West along the North line of said Assessor's Lot Two (2), 50.0 feet; thence South parallel with the West line of Eleventh (11th) Street, 152.0 feet; thence East parallel with the North line of said Assessor's Lot Two (2) 50.0 feet to the place of beginning;

AND

A tract of land located in the Northwest Quarter of Section Eleven (11), Township Seventeen (17) North, Range Two (2) West of the Fourth (4th) Principal Meridian, described as follows: Commencing at the Southwest corner of the North Half of the Northwest Quarter of Section Eleven (11), Township Seventeen (17) North, Range Two (2) West of the Fourth (4th) Principal Meridian; thence North along the center line of Ninth (9th) Street 326.5 feet to the Southwest corner of said Lot Two (2), according to the Assessor's Plat of 1870; thence East along the South line of said Assessor's Lot Two (2), 308.5 feet; thence North parallel with the West line of said Lot Two (2) (the center line of 9th Street) 177.15 feet; thence East parallel with the North line of said Assessor's Lot 2, 408.5 feet to the place of beginning of this description; thence continuing East, fifty (50) feet; thence South parallel with the West line of Eleventh (11th) Street, 25 feet; thence West parallel with the South line of said Assessor's Lot Two (2), 50 feet; thence North, 25 feet to the place of beginning;

AND

That part of Lot Two (2) according to the Assessor's Plat of 1870 in the Northwest Quarter of Section Eleven (11), Township Seventeen (17) North, Range Two (2) West of the Fourth (4th) Principal Meridian, beginning at a point at the Northwest corner of the intersection of Eleventh (11th) Street and Twenty-seventh (27th) Avenue in the City of Rock Island, County of Rock Island and State of Illinois, measuring West along the North side of said Twenty-seventh (27th) Avenue for a distance of 200 feet; thence North 151.66 feet; thence East 50 feet; thence South 151.66 feet; thence West along the North side of said 27th Avenue 50 feet to the place of beginning;

All of the foregoing being situated in the City of Rock Island, County of Rock Island and State of Illinois.

P.I.N.: 16-11-100-004;

**WHEREAS**, the property at 1019 27th Avenue, Rock Island, IL, is comprised of a multi-user office building;

**WHEREAS**, the above parcel of real estate totals approximately 16,427 square feet, zoned "B-1" Neighborhood Business District;

**WHEREAS**, South Rock Island Township intends to sell the above-described real property in accordance with 60 ILCS 1/30-50;

**WHEREAS**, an appraisal of said property by state licensed real estate appraiser, said appraisal dated February 4, 2019, has been publicly available since February 25, 2019;

**WHEREAS**, 60 ILCS 1/30-50 authorizes the electors to delegate authority to the Township Board for the sale of the Township's corporate property that may be deemed conducive to the interests of all inhabitants and sets for the procedures by which the sale process must be conducted;

**WHEREAS**, pursuant to 60 ILCS 1/30-50, electors at the Annual Town Meeting of April 13, 2021, adopted Annual Town Meeting Resolution #2021-01 Delegating the Power to Purchase, Sell, or Lease Property to the Township Board.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED** by the South Rock Island Township Board as follows:

**SECTION 1.** That the following described real estate is to be sold by South Rock Island Township:

A tract of land located in the Northwest Quarter of Section Eleven (11), Township Seventeen (17) North, Range Two (2) West of the Fourth (4th) Principal Meridian, described as follows: Commencing at the Southwest corner of the North Half of the Northwest Quarter of Section Eleven (11), Township Seventeen (17) North, Range Two (2) West of the Fourth (4th) Principal Meridian; thence North along the center line of Ninth (9th) Street, 326.5 feet to the Southwest corner of Lot Two (2), according to the Assessor's Plat of 1870; thence East along the South line of said Assessor's Lot Two (2), 308.7 feet; thence North parallel with the West line of said Lot Two (2), (the center line of 9th Street), 177.15 feet; thence East parallel with the North line of said Assessor's Lot Two (2), 458.5 feet to the place of beginning of this description; thence North parallel with the West line of Eleventh (11th) Street, 152.0 feet to the North line of said Assessor's Lot Two (2); thence West along the North line of said Assessor's Lot Two (2), 50.0 feet; thence South parallel with the West line of Eleventh (11th) Street, 152.0 feet; thence East parallel with the North line of said Assessor's Lot Two (2) 50.0 feet to the place of beginning;

AND

A tract of land located in the Northwest Quarter of Section Eleven (11), Township Seventeen (17) North, Range Two (2) West of the Fourth (4th) Principal Meridian, described as follows: Commencing at the Southwest corner of the North Half of the Northwest Quarter of Section Eleven (11), Township Seventeen (17) North, Range Two (2) West of the Fourth (4th) Principal Meridian; thence North along the center line of Ninth (9th) Street 326.5 feet to the Southwest corner of said Lot Two (2), according to the Assessor's Plat of 1870; thence East along the South line of said Assessor's Lot Two (2), 308.5 feet; thence North parallel with the West line of said Lot Two (2) (the center line of 9th Street) 177.15 feet; thence East parallel with the North line of said Assessor's Lot 2, 408.5 feet to the place of beginning of this description; thence continuing East, fifty (50) feet; thence South parallel with the West line of Eleventh (11th) Street, 25 feet; thence West parallel with the South line of said Assessor's Lot Two (2), 50 feet; thence North, 25 feet to the place of beginning;

AND

That part of Lot Two (2) according to the Assessor's Plat of 1870 in the Northwest Quarter of Section Eleven (11), Township Seventeen (17) North, Range Two (2) West of the Fourth (4th) Principal Meridian, beginning at a point at the Northwest corner of the intersection of Eleventh (11th) Street and Twenty-seventh (27th) Avenue in the City of Rock Island, County of Rock Island and State of Illinois, measuring West along the North side of said Twenty-seventh (27th) Avenue for a distance of 200 feet; thence North 151.66 feet; thence East 50 feet; thence South 151.66 feet; thence West along the North side of said 27th Avenue 50 feet to the place of beginning;

All of the foregoing being situated in the City of Rock Island, County of Rock Island and State of Illinois.

**SECTION 2.** That the Township Clerk, upon publication of this resolution, shall publish notice of the date by which bids must be received, which shall be not less than 30 days after the date of publication, and of the place, time, and date of which bids shall be opened, which shall be at a regular meeting of the Township Board;

**SECTION 3.** That the Township Board may accept the high bid, or any other bid determined to be in the best interests of the Township by a vote of three-fourths of the Township Board then holding office, but in no event at a price less than 80% of the appraised value. The Township Board may reject any and all bids and can waive any technicalities or irregularities.

**SECTION 4.** That following acceptance of a bid, the South Rock Island Township Board is authorized to negotiate the final terms and conditions of the sale, based on the terms and conditions of sale approved by the Township Board herein, and approve a sale if the Township Board determines such sale is in the best interest of the Township.

**SECTION 5.** That the South Rock Island Township Supervisor and the Township Clerk are hereby authorized to execute all documents in connection with the sale of said real estate, including listing with an Illinois-licensed real estate agent whose compensation shall not exceed 7% of the sale price of the property.

**SECTION 6.** That the Township Board sets the minimum sale price of the property at 80% of the appraised value of \$128,000. Priority will be placed on the Township's ability to continue to provide services without interruption.

**APPROVED** in open meeting June 2, 2021.

---

**Grace Diaz Shirk**, Supervisor  
South Rock Island Township

**ATTEST:**

  

---

**Nick Camlin**, Township Clerk  
South Rock Island Township