

Village of Rossville
Special Board Meeting
January 27, 2025
5:00 p.m.

Mayor Queen called the special board meeting to order at 5:00 p.m. at the Rossville Municipal Building, located at 120 East Attica Street in Rossville, Illinois. The special board meeting was called to discuss/approve a resolution authorizing Village staff to sell real property owned by the Village and commonly known as 217 Perry, approve realtor/auctioneer agreement for selling 217 Perry, discuss to reject/approve bids for 106 E. Attica, discuss how to proceed in selling 106 E. Attica, CD rates and possibly adding a financial depository and discuss 306/308 Maple properties after demolition, lien and possible foreclosure of lien.

Members physically present – Mayor Queen, Trustees Wallace, Daniel, Cornell, Black, Jones and Gammon.

Members absent – None

Guests present – Clerk White, Ken Gammon and Jodie Sollars

Roll call was taken and a quorum was established.

A resolution authorizing Village staff to sell real property owned by the Village and commonly known as 217 Perry was presented. The property is zoned R-2, has been appraised and the property will be sold “as is” for no less than \$20,000. The property will be listed on MLS listing. If not sold on the MLS listing, an auction will be scheduled for March 21, 2025. Upon approval, the Village attorney will publish the resolution in a newspaper as required by statute 65 ILCS 5/11-76-4.1. Upon receiving an approved bid on the property, Village expenses will be deducted, then the proceeds will be sent to the previous owner as agreed. Motion was made by Black, seconded by Gammon to approve the resolution authorizing Village staff to sell real property owned by the Village and commonly known as 217 Perry. Vote: Wallace, yes; Daniel, yes; Cornell, yes; Black, yes; Jones, yes; Gammon, yes. Resolution 2025-03 passed.

An auction listing agreement for sale of real estate was presented. The agreement between the Village of Rossville and Priority 1 Real Estate & Auctions (Martin Lipa), for the sale of 217 Perry was presented, with a reserve price of \$20,000. The auctioneer’s fee/commission is 10% or \$500 for a “No Sale” fee. The auction is scheduled for March 21, 2025, if the property is not sold on the MLS listing. The auctioneer will pay for all of the advertising. Motion was made by Jones, seconded

by Daniel to approve the Auction listing agreement with Priority 1 Real Estate & Auctions. Vote: Daniel, yes; Cornell, yes; Black, yes; Jones, yes; Gammon, yes; Wallace, yes.

Sealed bids were opened at the regular board meeting held December 16, 2024, for the property located at 106 E. Attica Street. There were not enough board members present to obtain a $\frac{3}{4}$ of the corporate authorities to vote on approving bids. Therefore, since a full board is present, the bid of \$3,000 for the property at 106 E. Attica Street, may be voted upon. Village Attorney Andy Mudd advertised the property 3 times in November (once a week for 3 consecutive weeks). Motion was made by Black, seconded by Gammon to accept, upon approval from the Village attorney, the bid of \$3,000 from Amanda Plonka for the property located at 106 E. Attica. Vote: Cornell, yes; Black, yes; Jones, yes; Gammon, yes; Wallace, yes; Daniel, yes. Ordinance 2025-01 passed.

A gas CD, for the Panhandle settlement, valued at approximately \$413,000, at Iroquois Federal will mature February 1, 2025. CD rates were obtained from Iroquois Federal and Longview Bank for 3 month and 6 month CDs. Motion was made by Black, seconded by Jones to invest the maturing CD funds into a CD at Longview Bank for 3 months at a rate of 4.5% APY and add Longview Bank as a depository for the Village of Rossville with the mayor, clerk and treasurer listed as authorized persons to sign. Vote: Black, yes; Jones, yes; Gammon, yes; Wallace, yes; Daniel, yes; Cornell, yes.

The buildings on 306 Maple and 308 Maple (except the shed) have been demolished. Once the invoice for the demolition is received and paid, a demolition lien will be placed on both properties, the owner will have 45 days to pay the lien then the Village of Rossville has the option to foreclose on the lien. Superintendent Lusk has spoken with the daughter of the owner and offered them to quitclaim the deed to the Village but the owner did not agree. Motion was made by Black, seconded by Jones to proceed with foreclosure proceedings on 306 & 308 Maple Street, after the lien is placed and the owner has had the allotted time to pay the lien. Vote: Jones, yes; Gammon, yes; Wallace, yes; Daniel, yes; Cornell, yes; Black, yes.

Motion was made by Daniel, seconded by Jones to adjourn the meeting. Vote: Wallace, yes; Daniel, yes; Cornell, yes Black, no; Jones, yes; Gammon, yes. The meeting adjourned at 5:23 p.m.

Respectfully submitted,

Chris White
Village Clerk

Board approved 2/17/2025