

**ORDINANCE NO. 2022-3**

**AN ORDINANCE APPROVING THE SALE OF  
APPROXIMATELY 0.104 ACRES OF LAND  
NEAR FINCH DRIVE, EAST ALTON, ILLINOIS**

**WHEREAS**, the St. Louis Regional Airport Authority ("Airport") is a municipal corporation formed and operating pursuant to the Airport Authorities Act (70 ILCS 5/1, et seq.); and

**WHEREAS**, the Airport has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and that protect the public health, safety and welfare of its citizens; and

**WHEREAS**, pursuant to Section 16.1 of the Airport Authorities Act (70 ILCS 5/16.1) the Airport is authorized to sell, transfer, or otherwise dispose of real property which is no longer needed by, appropriate to, required for the use of, or profitable to the authority, or the continued ownership of which is not in the best interest of the authority; and

**WHEREAS**, pursuant to Section 16.1 of the Airport Authorities Act (70 ILCS 5/16.1), if the estimated value of the real property exceeds \$1,000, the Board shall cause a notice of its intention to sell and inviting offers to purchase such property, and any such sale may be on the basis of written sealed bids or by negotiation; and

**WHEREAS**, pursuant to Section 16.1 of the Airport Authorities Act (70 ILCS 5/16.1) the Airport Board of Commissioners shall adopt an ordinance or resolution designating the person authorized to make the sale, transfer, or to otherwise dispose of the property; and

**WHEREAS**, the approximately 0.104 acres of real property at Finch Drive, East Alton, IL, and more particularly described herein, is currently occupied without Airport consent by the adjoining property owner; and

**WHEREAS**, a notice has been published with the Telegraph on September 3, 2022, and a copy of the Notice and Certificate of Publication is attached hereto as **Exhibit A**; and

**WHEREAS**, the corporate authorities of the Airport have determined that the approximately 0.104 acres of real property at Finch Drive, East Alton, IL, and more particularly described herein is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the Airport, and that it is in the best interests of the Airport that the real estate be sold; and

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the St. Louis Regional Airport as follows:

**Section 1. Recitals.** The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

**Section 2.** Airport Director Daniel Adams is authorized to select a bidder that submitted a proposal in accordance with the published notice, with or without Board consent, with which to negotiate a real estate purchase and sale agreement that is acceptable to the Airport. Should a negotiation fail, the Airport Director may select another such bidder with which to negotiate. In the event no bidders respond to the aforementioned published notice, the Airport Director is authorized to negotiate with any other individual or entity interested in the purchase of the land.

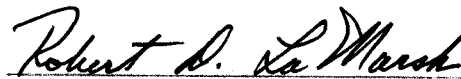
**Section 3.** Airport Director Daniel Adams, Board of Commissioners Chairman Matthew Kelly, and/or Board of Commissioners Secretary Robert LaMarsh of the Airport are authorized and directed to execute a real estate contract, special warranty deed on behalf of the Airport to the purchaser, and to sign any and other documents that may be necessary to effect the sale and conveyance in accordance with this ordinance. Said deed shall be provided to the purchaser only upon the Airport's receipt of the full and agreed purchase price which shall be no less than fair market value.

**Section 4.** This Ordinance shall be published in pamphlet form as authorized by state law.

**Section 5.** That all code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict with this ordinance are, to the extent of such conflict, hereby superseded.

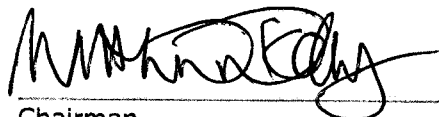
Passed and approved this 15<sup>th</sup> day of September, 2022.

AYES: 6  
NAYS: 0  
ABSTAINED: 0



Secretary  
St. Louis Regional Airport Authority  
Madison County, Illinois

Approved by the Chairman of the St. Louis Regional Airport, Madison County, Illinois this 15<sup>th</sup> day of September, 2022.



Chairman  
St. Louis Regional Airport Authority  
Madison County, Illinois

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF MADISON    )

**CERFITICATE**

The undersigned, Secretary of the St. Louis Regional Airport Authority, Madison County, Illinois, organized and existing under the laws of the State of Illinois, certifies that on the day and date hereof, the undersigned was the duly appointed, acting and qualified Secretary of the said Airport; that in the undersigned's capacity as Secretary the undersigned is the official keeper of the ordinances, records, minutes, and resolutions of said Airport and that the document attached hereto is a true and correct copy of Ordinance No. 2022-3 entitled:

**AN ORDINANCE APPROVING THE SALE OF  
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which was passed by the Board of Commissions of the St. Louis Regional Airport Authority, at a regular meeting thereof held on the 15<sup>th</sup> day of September 2022 and was approved by the Chairman of said Airport on said date, to be published in pamphlet form on the 15th day of September 2022.

  
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Secretary

# CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS

Madison COUNTY } ss

This is to Certify that a notice, a true copy of which is hereto attached, was published in **The Telegraph**, a secular newspaper of general circulation in the County of **Madison** and the State of Illinois, by **The Telegraph**, a corporation existing under the laws of said state and that said notice was published on the 3 day/s of September, 2022.

And this is to Further Certify that said newspaper has been regularly published for 50 weeks prior to the publication of said notice therein, and that the person who signs the name of said company to this certificate is as appears by the records of said company, its duly authorized agent for such purpose.

Dated this, 3rd day of September, 2022.

Signature: Angela Hasamear

Authorized Agent Name: Angela Hasamear

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22-0794 \$ 202.20

Exhibit A

ST. LOUIS REGIONAL AIRPORT AUTHORITY  
NOTICE OF INTENT TO SELL REAL ESTATE

In accordance with 70 ILCS 5/16-1, the St. Louis Regional Airport Authority intends to sell the real estate more particularly described below and is hereby inviting offers to purchase the same.

Subject real estate:

A tract of land lying in the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 5 North, Range 9 West of the Third Principal Meridian, Madison County, Illinois, being that portion of land conveyed to the St. Louis Regional Airport Authority, lying Northeastly of and abutting Lot 35, in Audubon Acres No. 2, according to the plat thereof recorded in Plat Book 34, Page 94, in said Madison County Records, and being more particularly described as follows: BEGINNING at a found concrete monument at the Northeastly corner of the Oriole Drive right-of-way (60 feet wide), being the Southeast corner of said Lot 35, THENCE N 25° 49' 22" W, 143.20 feet along the Northeastly line of said Lot 35 (basis of bearings is the IL State Plane Coordinate System, West Zone, NAD83) to the Northwestly line thereof; THENCE N 64° 11' 12" E, 31.67 feet along said Northwestly line and the Northeastly extension thereof to a set 5/8" iron pin with cap stamped "SMS FIRM #184-00992" (hereinafter referred to as "set iron pin"); THENCE S 25° 49' 22" E, 143.20 feet to a set 5/8" iron pin on the Northeastly extension of the Northwestly right-of-way line of said Oriole Drive; THENCE S 64° 11' 12" W, 31.67 feet along said Northwestly extension to the PLACE OF BEGINNING, containing 4,535 square feet, or 0.104 acre of land, more or less. Subject to all rights-of-way, easements, covenants and restrictions of record, if any.

Pt. of 19-1-08-13-03-301-020 adjoining Audubon Acres  
Subdivision

The will be sold on an "AS IS" basis and will be subject to a real estate purchase and sale contract prepared by the Airport. The individual or entity purchasing the real estate will receive a special warranty deed with certain reservations.

Any interested persons may deliver by mail or personal delivery a written offer by 4:30 p.m. on September 14, 2022 to #8 Terminal Drive, East Alton IL 62024, and the outside of the package must be clearly marked "REAL ESTATE FINCH BID", and the name, address, telephone number, and email address (if any) of the bidder must be included with the bid. Purchase price offer may be no less than \$8,000.00. Late or incomplete proposals will not be eligible for consideration. A sale will not be based upon sealed bids, but by negotiation from the written offers received by the Airport in accordance with this Notice, and as selected by the Airport in its sole discretion. The Authority reserves the right to reject any and all offers, to waive any informalties or irregularities in the bidding, and the Authority reserves the right to negotiate directly with any bidder after bid opening, in its sole discretion, with respect to a potential sale.

22-0794 9/3