



CITY COUNCIL

AGENDA ITEM STAFF REPORT

MEETING DATE:	October 28, 2025
TITLE:	Ordinance Authorizing A Contract to Purchase Residential Real Estate for the Sale of Property Owned by the City of Collinsville, Illinois (126 Collinsville Avenue)
DEPARTMENT:	Community Development
PROJECT MANAGER:	Travis Taylor, AICP, Community Development Director
REQUESTED ACTION:	Approval
STRATEGIC PLAN GOALS:	#1 Preserve and Improve Existing Neighborhoods
ATTACHMENTS:	Ordinance, Contract to Purchase Real Estate

SUMMARY RECOMMENDATION

The City of Collinsville is seeking authorization to execute a sales contract for 126 Collinsville Avenue.

EXECUTIVE SUMMARY

On September 22, 2025, the City of Collinsville, in coordination with Realtor Laura Dochwat, listed the City-owned property at 126 Collinsville Avenue for sale. The property at 126 Collinsville Avenue was transferred to the City of Collinsville by the heirs of the deceased owner, at no cost to the City. The previous property owner had been working with the City for several years to remediate property maintenance issues on the property. Since this transfer, the City coordinated the cleanup of the property, in preparation for an eventual sale.

Since its listing, the property was shown five times and received one offer for \$79,000. This offer included the following provisions:

1. Purchase Price: \$79,000
2. Earnest Money: \$1,000
3. Seller to pay buyer agent costs of 2.5%
4. Tentative closing: On or before 11/14/2025
5. Buyer waiving inspections and accepting property "As-Is"
6. Home Warranty or other seller concessions: None

Based on the offer, staff is requesting authorization from the City Council to execute the sales contract for the sale of property at 126 Collinsville Avenue. The sale of the property will allow the City to recoup its costs related to cleanup of the property and allow the property to be appropriately rehabbed and sold. It is staff's opinion that the sale is in the best interest of the City and its residents as it will bring the property back onto the tax roles and the initial investment by the buyer will invite future occupants to continue investment into the property.

RECOMMENDATION

Staff recommends approval of the ordinance authorizing a contract to purchase residential real estate for the sale of property owned by the City of Collinsville, Illinois (126 Collinsville Avenue).