



Community Development Department

December 8, 2017

Jane Genzel
Peoria Opportunities Foundation
512 E. Kansas
Peoria, IL 61603

Re: Letter of Intent to Sell Land to Peoria Opportunities Foundation

Dear Ms. Genzel:

This letter is to state that the properties located at the addresses listed below in Peoria, Illinois, are currently owned by the City of Peoria. The City intends to sell these properties to Peoria Opportunities Foundation or its affiliate for \$1.00 per lot. It is our understating that the properties will be redeveloped with single family homes or duplex units that will be rented to low-income households.

Address	PIN	Legal Description
1002 E Behrends, Peoria, IL	18-03-106-001	MILLER & LYON'S SUB & RESURVEY NW 1/4 SEC 3-8N-8E N 95' OF W 55' LOT 33
1017 E. Behrends, Peoria, IL	18-03-104-038	MILLER & LYON'S SUB & RESURVEY NW 1/4 SEC 3-8N-8E LOT 25
910 E. Behrends, Peoria, IL	18-03-105-005	SPECK PLACE NW 1/4 SEC 3-8N-8E LOT 9
911 E. Behrends, Peoria, IL	18-03-104-030	SPECK PLACE NW 1/4 SEC 3-8N-8E LOT 4
915 E. Behrends, Peoria, IL	18-03-104-031	SPECK PLACE NW 1/4 SEC 3-8N-8E LOT 5
919 E. Behrends, Peoria, IL	18-03-104-032	SPECK PLACE NW 1/4 SEC 3-8N-8E LOT 6
1707 N. California, Peoria, IL	18-04-210-020	MAPLE RIDGE ADD NE 1/4 SEC 4-8-8E LOT 6 (95-01653)
2201 N. Delaware, Peoria, IL	14-34-308-030	WILLA'S WAY SW 1/4 SEC 34-9N-8E LOT 100
2206 N. Delaware, Peoria, IL	14-34-309-004	TABLE GROVE ADD EXT'D SW 1/4 SEC 34-9N-8E LOT 15 BLK 7
2215 N. Delaware, Peoria, IL	14-34-308-025	EDWARDS ADD SW 1/4 SEC 34-9N-8E LOT 11 BLK 9
2402 N. Delaware, Peoria, IL	14-34-302-011	MEIDROTH'S SUB SW 1/4 SEC 34-9-8E LOT 12
414 E. Frye, Peoria, IL	14-33-455-005	COMMISSIONER'S SUB OF S 1/2 SE 1/4 SEC 33-9-8E BEG 48' W OF NE COR LOT 9: TH W 48' S 142' E 48' N 142' TO POB PT LOT 9 (97-37375)
1205 E. Kansas, Peoria, IL	14-34-381-013	JESSIE'S PLACE SW 1/4 SEC 34-9N-8E LOT 100
726 E. Kansas, Peoria, IL	14-33-483-034	EXCELSIORS ADDN SE 1/4 SEC 33-9N-8E W 36' LOT 5 & E 4' LOT 6 BLK 6
2411 N. Missouri, Peoria, IL	14-33-403-019	COMM SUB MARTHA A KEY EST SE 1/4 SEC 33-9-8E LOT 37 (90-29747)
1008 E. Nebraska, Peoria, IL	18-03-104-014	MILLER & LYON'S SUB NW 1/4 SEC 3-8N-8E LOT 15 (EXC W 3' THEREOF)
505 E. Thrush, Peoria, IL	14-33-429-013	HEIDRICH & AVERY ADD SE 1/4 SEC 33-9-8E LOT 8 BLK 3

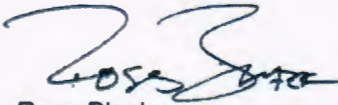
The term of the letter is in effect until October 31, 2018 and may be extended by mutual agreement.

City Hall
419 Fulton Street, Suite 300
Peoria, IL 61602
309.494.8600

Environmental Review Notwithstanding any other provision of this Letter of Intent, Purchaser shall have no obligation to purchase the Property, and no transfer of title to the purchaser may occur, unless and until Illinois Housing Development Authority has provided Purchaser and/or Seller with a written notification that: 1) It has completed a federally required environmental review and its request for release of federal funds has been approved and, subject to any other contingencies in this Letter of Intent, a) The purchase may proceed, or b) The purchase may proceed only if certain conditions to address issues in the environmental review shall be satisfied before or after the purchase of the property; or 2) It has determined that the purchase is exempt from federal environmental review and a request for release of funds is not required. Illinois Housing Development Authority shall use its best efforts to conclude the environmental review of the property expeditiously.

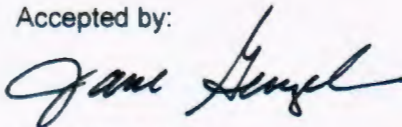
Voluntary Acquisition: Purchaser is interested in acquiring property for a proposed project which may receive funding assistance from the U.S. Department of Housing and Urban Development (HUD). Purchaser does not have authority to acquire property by eminent domain. In the event Purchaser and Seller cannot reach an amicable agreement for the purchase of property, Purchaser will not pursue this proposed acquisition. Purchaser is prepared to offer the Seller \$ 1.00 per property to purchase the property. In accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), owner-occupants who move as a result of a voluntary acquisition are not eligible for relocation assistance. Tenant-occupants displaced as a result of a voluntary acquisition may be entitled to URA relocation assistance and must be so informed per 49 CFR 24.2(a)(15)(iv) – Initiations of negotiations, and 49 CFR 24 Appendix A - 24.2(a)(15)(iv).

Respectfully,



Ross Black
Community Development Department Director
City of Peoria, Illinois

Accepted by:



Jane Genzel
Executive Director, Peoria Opportunities Foundation

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