

RESOLUTION 25- 47
OF THE FORD COUNTY BOARD

**RATIFYING THE SALE OF UNNECESSARY AND SURPLUS PROPERTY OF THE FORD COUNTY
BOARD OF HEALTH**

WHEREAS, the Ford County Board of Health (the "FCBH") purchased real property located at 650 E State Street, Paxton, Ford County, Illinois (the "Property") on March 9, 2022 for use by the Ford County Public Health Department (the "Health Department"); and

WHEREAS, the FCBH, after acquiring new accommodation for the Health Department finds that the Property is no longer necessary for the Health Department to fulfil its statutory obligations and is surplus property; and

WHEREAS, the FCBH passed a resolution, 2025-001 dated April 15, 2025 authorizing the sale of the Property; and

WHEREAS, after the FCBH listing the Property for sale by and through RE/MAX Choice, an offer was made by Gibson Area Hospital and Health Services ("GAHHS") for \$120,000.00; and

WHEREAS, the FCBH accepted the offer by GAHHS and entered into a contract for the sale of the Property dated April 23, 2025; and

WHEREAS, the FCBH passed resolution 2025-002 in open session on the 3rd day of June 2025 (see Exhibit 1 attached hereto and incorporated herein); and

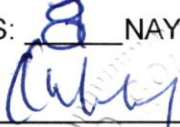
WHEREAS, the Ford County Board wishes to ratify the actions of the FCBH in the sale of the Property to GAHHS as set forth in Exhibit 1.

NOW THEREFORE BE IT RESOLVED that the Ford County Board does hereby formally approve of and ratify the sale of 650 E State Street, Paxton, Ford County, Illinois by the Ford County Board of Health to Gibson Area Hospital and Health Services pursuant to the terms set forth in Exhibit 1.

FURTHERMORE, BE IT RESOLVED that the Ford County Board authorizes Chase McCall, its Chairman to execute the deed transferring 650 E State Street, Paxton, Ford County, Illinois to Gibson Area Hospital and Health Services.

Passed in open session this 9 day of June, 2025

AYES: 8 NAYS: 0 PRESENT: 8



Chase McCall, its Chairman



Amy Frederick, its Clerk

EXHIBIT 1

RESOLUTION 25- 002
OF THE FORD COUNTY BOARD OF HEALTH
A RESOLUTION AUTHORIZING THE SALE OF UNNECESSARY AND SURPLUS PROPERTY

WHEREAS, the Ford County Board of Health (the "Board") purchased real property located at 650 E State Street, Paxton, Ford County, Illinois (the "Property") on March 9, 2022 for use by the Ford County Public Health Department (the "Health Department"); and

WHEREAS, the Board, after acquiring new accommodation for the Health Department finds that the Property is no longer necessary for the Health Department to fulfil its statutory obligations and is surplus property; and

WHEREAS, the Board passed a resolution, 2025-001 dated April 15, 2025 authorizing the sale of the Property (see Exhibit A attached hereto and incorporated herein); and

WHEREAS, after listing the Property for sale by and through RE/MAX Choice, an offer was made by Gibson Area Hospital and Health Services ("GAHHS") for \$120,000.00; and

WHEREAS, the Board accepted the offer by GAHHS and entered into a contract for the sale of the Property dated April 23, 2025 (the "Contract") (see Exhibit B attached hereto and incorporated herein); and

WHEREAS, the Board desires to finalize the sale of the Property to GAHHS.

NOW THEREFORE BE IT RESOLVED that the Ford County Board of Health does hereby formally accept the offer by the Gibson Area Hospital and Health Services for the purchase of the real property located at 650 E State Street, Paxton, Ford County, Illinois, along with all fixtures and personal property as set forth in Exhibit B.

FURTHERMORE, BE IT RESOLVED that that the Ford County Board of Health hereby authorizes Michael A Short, as its President, to execute the warranty deed and all other documents necessary to finalize the sale of 650 E State Street to GAHHS.

Passed in open session this 3rd day of June, 2025

AYES: 4 NAYS: PRESENT: 1


Michael A Short, its President

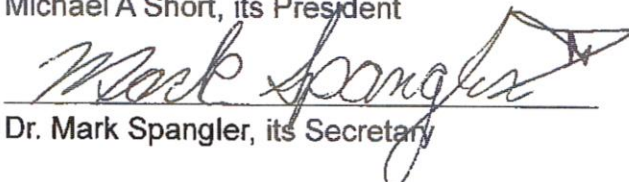

Dr. Mark Spangler, its Secretary

EXHIBIT A

Resolution 2025-001

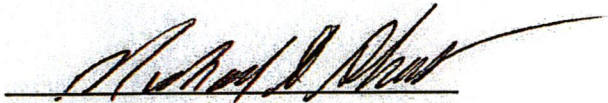
Ford County Board of Health

WHEREAS The Ford County Board of Health owns real estate at 650 E State Street in Paxton, IL

That is no longer needed for the operation of the Ford County Public Health Department and that it would further be desirous to sell said real estate:

RESOLVED, that the Board sell above referenced real estate, that the Board will enter into an agreement with a licensed real agent to sell such real estate.

Resolution to be approved by the Board of Health at Its regularly scheduled meeting on April 15, 2025.

A handwritten signature in dark ink, appearing to read "Michael A Short", is written over a horizontal line.

Michael A Short

President Ford County Board of Health

EXHIBIT B

CHAMPAIGN COUNTY ASSOCIATION OF REALTORS®
MEMORANDUM OF PURCHASE
FOR COMMERCIAL TRANSACTIONS

This Memorandum and any Addendum between the parties is not a binding contract and the parties acknowledge that a contract does not and will not exist until a formal written contract is signed by all the parties. This information is to be delivered to the parties' attorneys for preparation of a formal written contract.

The undersigned hereby express their desire and intent to purchase the following described real estate: Approximate lot size 120' x 88'
located at 650 E. State St. Davenport, FL legally described as PT LTS 17 18 + 19 BEG 19' W
NE COR LT 19 W 120' S 88' E 120' N 88' TO POB LARSONS SUB
PIN # 11-14-08-383-015
FORD County, State of Illinois, for the sum of \$ 120,000, and tender herewith the sum of
\$ 0 in escrow with NA the purchase price at the time of delivery of possession. The aforementioned sum will be deposited as BUYERS' earnest money upon the execution by the
parties of a CONTRACT TO PURCHASE. In the event this memorandum is not signed by the Seller(s) on or before 5/14/25 o'clock — M.,
said sum shall be returned to the Buyer(s).

Seller(s) will have a CONTRACT TO PURCHASE prepared and delivered to the Buyer(s) within 7 working days of the date of execution
of this memorandum. If the Buyer(s) do not receive the CONTRACT TO PURCHASE within this time period, the Buyer(s) may ask for and receive an
immediate return of the \$ 5/14/25 earnest money deposit. If a contract is not signed by both Buyer(s) and Seller(s) by
5/14/25 negotiations may be terminated by either party and the earnest money returned to the Buyer(s).

CONDITIONS

I. Possession and Closing

- A. Possession shall be on closing
B. Closing shall be on or before 5/30/25

II. Method of payment of balance of purchase price (Financing Contingency)

- ☒ A. Cash sale: This transaction is a cash sale — With contingency (See Attached Amendment)
— Without contingency
☐ B. Property Exchange:
Address of property to be exchanged —
Legal Description —
Permanent Index Number —
Price of Property to be exchanged: \$ — Balance: \$ —
Balance due to — Seller(s) — Buyer(s), Payable — in cash — to be financed.
☐ C. Conventional Financing
☐ Conventional Mortgage Loan. This Contract is contingent upon Buyer(s) obtaining a mortgage commitment for — % of the
— purchase price — exchange balance, at an initial interest rate not greater than — %, for an amortization term not less than
— years (with a balloon, if applicable, of not less than — years).
☐ Loan Origination Fees and Points. Loan origination fee (points) to Buyer(s) not greater than — % of loan amount and with points to
Seller not greater than — % of loan amount.
☐ Adjustable Rate. On an adjustable rate mortgage the adjustment shall be no more than — % per adjustment period and — % for the
lifetime of the loan.
☐ D. Contract for Deed
1. Additional down payment at closing \$ —
2. Contract Balance \$ —
3. Interest Rate of — % from date of possession.
4. First monthly payment \$ —, due and payable on (date) —, 20 —
5. — subsequent monthly payments, including Principal and Interest \$ —, due and payable on the same day of each month,
thereafter.
6. Remaining Balance, (balloon payment) due and payable on (date) —, 20 —

III. The contract of sale shall contain provisions mutually acceptable to Buyer(s) and Seller(s) regarding the following:

- ☐ A. Diligent Effort to secure financing
☐ B. Condition of Premises
☒ 1. As-is condition.
☐ 2. As-is condition except Seller(s) warrant(s) the plumbing, heating, electrical and air conditioning systems, septic and water systems
to be in normal working condition on date of possession, except as follows:
—
—
—
☐ C. Professional Inspection(s).
☒ 1. Buyers may have the right to have the building inspected
☒ 2. at buyers expense
☐ 3. —
☐ 4. Wood Infestation
☒ a. Inspection at expense of — Seller(s) ☒ Buyer(s)
☐ b. Treatment at expense of — Seller(s) — Buyer(s)
☐ c. Repair of damage at expense of — Seller(s) — Buyer(s)

- ☒ D. Deed of Conveyance.
☒ E. Encumbrances.
☒ F. Taxes, Assessments and Notices.
☒ G. Insurance and Risk of Loss.
☒ H. Evidence of Title.
☒ I. Condominium.
☒ J. Default.
☒ K. Compliance with all disclosure requirements, applicable laws, and building codes and other codes affecting the property.
☒ L. Availability of appropriate zoning for Buyer's intended use
☐ M. Appraisal of the property satisfactory to the Buyer.
☐ N. Sale of Buyer(s)' real estate.
☐ O. Availability of cash contingency.

IV. Agreements pending closing

A. Pertaining to leasing.

Seller(s) shall provide to Buyer(s):

- ☐ 1. A list of existing tenants indicating length of tenancy, and expiration dates of tenants' leases.
☐ 2. Copies of all then current leases with a schedule of all rents and deposits including dates deposits were paid to Seller(s).
☐ 3. Seller(s): ☐ a. may continue leasing. ☐ b. may not continue leasing. ☐ c. may continue leasing with Buyer(s) agreement

B. Pertaining to the property.

Seller(s) shall provide to Buyer(s):

- ☒ 1. Copies of all service agreements and warranties to be assigned.
☒ 2. Seller(s) shall provide to Buyer(s) any disclosure required by state or federal law.
☐ 3. A statement disclosing code violations of which notice has been given within the past ____ year(s).
☐ 4. A copy of any existing Plat of Survey within the possession or control of Seller(s).
☐ 5. Other: _____

V. Other Conditions: PERSONAL Property included:

1- conference table 1- 8 drawer credenza
1- customer service counter
5- desk worktops 6- swivel office chairs
1- computer desk
1- 9 drawer desk 1- kitchen table w/ 4 chairs
3- 5 drawer desks

VI. Pre-printed Addenda included in this Memorandum:

☐ Repair Addendum ☐ Non-Real Property Addendum

X _____ (Buyer)

X DATED this _____ day of _____,
 20_____, at _____ o'clock _____ M.

(Buyer)

We hereby agree to the terms of the foregoing memorandum.

DATED this _____ day of _____,
 20_____, at _____ o'clock _____ M.

(Seller)

(Seller)

ADDITIONAL INFORMATION

(M.L.S. Listing Number 12343147)

Seller's Attorney Andrew L. Killian Phone 217-379-9460 Buyer's Attorney _____ Phone _____
 REALTOR® (Listing Office) RE/MAX Choice Ph. 217-781-5337 Co-Broker (Office) RE/MAX Choice Ph. _____
 REALTOR® (Listing Agent) Rex Roy Ph. _____ Co-Broker (Agent) Rex Roy Ph. 217-781-5337

PRINT BUYER'S NAMES AS THEY ARE TO APPEAR ON DEED

Ford County Board of Health 217-379-9281 Health
 (Seller) Print Gibson Area Hospital Services Ph. 217-784-2611
 Address 1500 W. Ottawa Rd (Buyer) Print 1120 N. Melvin St
Paxton, IL 60957 Address Gibson City, IL 60936

(Seller) Print _____ Ph. _____
 Address _____

(Buyer) Print _____ Ph. _____
 Address _____

- ☒ D. Deed of Conveyance.
☒ E. Encumbrances.
☒ F. Taxes, Assessments and Notices.
☒ G. Insurance and Risk of Loss.
☒ H. Evidence of Title.
☒ I. Condominium.
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V. Other Conditions: PERSONAL PROPERTY included:

1- conference table 1- 8 drawer credenza
1- customer service counter 6- small office chairs
5- desk work tops 1- kitchen table w/ 4 chairs
1- computer desk
1- 9 drawer desk
3- 5 drawer desks

VI. Pre-printed Addenda included in this Memorandum:

☐ Repair Addendum ☐ Non-Real Property Addendum

X DATED this 23rd day of April
 20 25 at 4:10 o'clock P.M.

We hereby agree to the terms of the foregoing memorandum.

DATED this 24th day of April
 20 25 at 8:00 o'clock A.M.

ADDITIONAL INFORMATION

Seller's Attorney Andrew L. Killian Phone 217-374-9460 Buyer's Attorney Jessica DeLoist Phone 217-784-4251
 REALTORS (Listing Office) RE/MAX Choice 217-781-5337 Co-Broker (Office) RE/MAX Choice Ph. _____
 REALTOR (Listing Agent) Rey Roy Ph. _____ Co-Broker (Agent) Rey Roy Ph. 217-781-5337

PRINT BUYER'S NAMES AS THEY ARE TO APPEAR ON DEED

Ford County Board of Health 217-374-9281 Hartth
 (Seller) Print Gibson Area Hospital + Services Ph. 217-784-2611
 Address 1800 W. Ottawa Rd (Buyer) Print
Paxton, IL 60957 Address 1120 N. Melvin St
Gibson City, IL 60936

(Seller) Print _____ Ph. _____
 Address _____

(Buyer) Print _____ Ph. _____
 Address _____