

ORIGINAL

ORDINANCE NO. CO-2017-01

**AN ORDINANCE AUTHORIZING CERTAIN EXPENDITURES
FROM THE MADISON STREET / 5TH AVENUE TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA FUND
TO PAY FOR THE 2017 ROADWAY IMPROVEMENTS PROJECT**

**(Project: Roadway Improvements
to 19th Avenue from Maywood Drive to Madison Street,
to Quincy Street from Alley West of 5th Avenue to Alley East of 5th Avenue,
and to 4th Avenue From Prairie Path to Wilcox Street,
Including Sidewalk, Driveway Aprons, ADA Ramps And Drainage Improvements)**

WHEREAS, the President and Board of Trustees (the "Corporate Authorities") of the Village of Maywood, Cook County, Illinois (the "Village"), in an effort to revitalize the Village's local economy and provide for the comprehensive and coordinated development of an underutilized and blighted area within the Village, has adopted a redevelopment plan and project, designated a redevelopment project area, and adopted the use of tax increment finance ("TIF") in accordance with the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act"), for the Madison Street / 5th Avenue Tax Increment Financing Redevelopment Project Area (the "Project Area"); and

WHEREAS, the Corporate Authorities have determined that, in order to encourage private investment and restore and enhance the tax base of the Village and affected taxing districts, certain blighting and adverse conditions within the Project Area must be removed, certain infrastructure improvements must be made, and the Project Area must be redeveloped; and

WHEREAS, the removal of blight and adverse conditions, the completion of infrastructure improvements and the redevelopment of the Project Area require the expenditure of redevelopment project costs as defined in the Act, as summarized in the Madison Street / 5th Avenue Tax Increment Financing Redevelopment Project and Plan (the "Plan") by the Village; and

WHEREAS, under Ordinance No. CO-2013-12, approved at a public meeting on March 13, 2013, the Corporate Authorities extended the estimated date of completion of the Original Plan and Project, and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined by the Original Plan and Project, to December 31, 2020, subject to receipt of year 2020 incremental real estate tax revenues during calendar year 2021; and

WHEREAS, it is necessary to consider and approve the use of TIF Funds during calendar year 2017 to complete certain infrastructure improvement projects in order to stimulate reinvestment in the Project Area. The Corporate Authorities have identified and approved the completion of the following infrastructure improvement projects within the Project Area (collectively, the "Infrastructure Improvement Projects"), using TIF funds to pay for such Infrastructure Improvement Projects, in whole or in part:

2017 Roadway Improvements for the Madison TIF District. This Project will involve the replacement of certain streets, sidewalks, driveway aprons, ADA ramps and drainage improvements for 19th Avenue from Maywood Drive to Madison Street, for Quincy Street from Alley West of 5th Avenue to Alley East of 5th Avenue, and for 4th Avenue From Prairie Path to Wilcox Street (the "2017 Roadway Improvements Project" or "Project"). The Village will also hire Edwin Hancock Engineering Company to perform preliminary and design engineering services and construction engineering services associated with the Project. The estimated construction cost of the Project is One Million One Hundred Forty-Six Thousand and No/100 Dollars (\$1,146,000.00). The fee for the Preliminary and Design Engineering Services for the Project is Ninety-Four Thousand and No/100 Dollars (\$94,000.00), and the "not to exceed" fee for the Construction Engineering Services for the Project is Seventy-Three Thousand Seven Hundred and No/100 Dollars (\$73,700.00). The overall estimated cost of the Project, including construction costs and professional engineering services, is One Million Three Hundred Thirteen Thousand Seven Hundred and No/100 Dollars (\$1,313,700.00); and

WHEREAS, it is desirable and in the best interests of the residents of the Village to authorize the Corporate Authorities to cause the expenditure of TIF Funds in the completion of the Infrastructure Improvement Projects within the Project Area, which expenditures will be paid on or after the date of passage of this Ordinance (the "Expenditures").

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: Recitals. The statements set forth in the preambles of this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

SECTION 2: Authority.

(a) The Village is a duly constituted and organized home rule municipality, as described in Division 6 of Article VII of the Illinois Constitution of 1970, and, as such, may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to tax and incur debt.

(b) This Ordinance is adopted in connection with implementing the Plan in accordance with the Act.

(c) This Ordinance is a declaration of official intent under Treasury Regulation Section 1.150-2.

SECTION 3: Estimate of Expenditures.

(a) The Village intends to incur Expenditures in connection with the Infrastructure Improvement Projects within the Plan and Project Area including, but not limited to, the following:

1. Professional services including legal, zoning, redevelopment, consulting, architectural and engineering services, landscape architectural services, design guidelines, appraisals, surveys, market studies, traffic studies, and environmental and geotechnical services; and

2. Costs for the construction of the Project.

(b) A preliminary estimate of Expenditures to be incurred and reimbursed, in connection with the Infrastructure Improvement Projects, as provided by the Village Engineer and the Village Manager, are as follows:

2017 Roadway Improvements Project. Estimated total project cost: \$1,313,700.00. This Project will involve the replacement of certain streets, sidewalks, driveway aprons, ADA ramps and drainage improvements for 19th Avenue from Maywood Drive to Madison Street, for Quincy Street from Alley West of 5th Avenue to Alley East of 5th Avenue, and for 4th Avenue From Prairie Path to Wilcox Street (the "2017 Roadway Improvements Project" or "Project"). The Village will also hire Edwin Hancock Engineering Company to perform preliminary and design engineering services and construction engineering services associated with the Project.

The Preliminary Project Cost Estimate, as set forth in a Memorandum dated December 28, 2016 and prepared by the Village Engineer for the Project, is attached hereto as **Exhibit "A"** and made a part hereof.

SECTION 4: Authorization of Expenditures. The expenditure of funds from the TIF is authorized up to the amounts set forth in Section 3, or such additional amounts necessary to complete any of the specified projects as subsequently approved or authorized by the Corporate Authorities.

SECTION 5: Public Inspection. This Ordinance shall be immediately available for inspection by the public at the office of the Village Clerk.

SECTION 6: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

SECTION 7: Severability. Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

SECTION 8: Ratification. All actions of the Corporate Authorities, agents and employees of the Village that are in conformity with the purpose and intent of this Ordinance, whether taken before or after the adoption of this Ordinance, are ratified, confirmed and approved.

SECTION 9: Effective Date. This Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as required by law.

ADOPTED this 10th day of January, 2017, pursuant to a roll call vote as follows:

AYES: Mayor Edwenna Perkins, Trustee(s) H. Yarbrough, Sr.,
I. Brandon, M. Rogers, M. Lightford and R. Rivers.
NAYS: None
ABSENT: Trustee A. Dorris

APPROVED by me as Village President, and attested to by the Village Clerk, on the 12th day of January, 2017.

Edwenna Perkins
Village President



ATTEST:

[Signature]
Village Clerk

Published by me in pamphlet form this 12th day of January, 2017

[Signature]
Village Clerk

Exhibit "A"

Preliminary Cost Estimate for the 2017 Roadway Improvements Project

- Memorandum dated December 28, 2016 and prepared by the Village Engineer

(attached)

MEMO

Date: December 28, 2016

To: Village of Maywood

Attn: Willie Norfleet, Jr., Village Manager

cc: David Myers, Assistant Village Manager
John West, Director of Public Works

From: Bill Peterhansen, P.E., CFM

Re: 2017 Roadway Improvements Project
Madison Street TIF – 19th Avenue, Quincy Street, and 4th Avenue
Recommendations / Engineering Agreement

Attached is our proposed engineering agreement to provide preliminary, design and construction engineering services related to the construction of the referenced improvements. The project to be constructed consists of roadway improvements to the following sections of street within the Madison Street TIF boundary, with the included highlights:

Summary of Project Scope

1. 19th Avenue - south limits of Winfield Scott Park to Madison Street

19th Avenue, from the south property line of Winfield Scott Park to Maywood Drive will be resurfaced for a length of approximately 400'. Pavement patching will be performed as needed. 19th Avenue, from Maywood Drive to Madison Street will be fully reconstructed with a new base course and surface course designed to carry industrial truck traffic loading, for a length of approximately 500'. The intersection at Maywood Drive will also be fully reconstructed.
2. Quincy Street - alley west of 5th Avenue to the alley east of 5th Avenue

Quincy Street will be resurfaced, with the on-street parking area to be reconstructed for a length of approximately 150' on each side of 5th Avenue.
3. 4th Avenue - Prairie Path to Wilcox Street

4th Avenue will be fully reconstructed with a new base course and surface course designed to carry industrial truck traffic loading for a length of approximately 400'.

The common improvements to all of the roadways will include full removal and replacement of concrete curb and gutter, replacement of concrete driveways, intermittent replacement of deteriorated sidewalk, placement of ADA compliant roadway crossings, repair/replacement of utility structures as needed, landscape restoration, pavement markings and other appurtenant improvements.

Summary of Street Selection

At the December 14th LLOC meeting, the Village indicated that both 19th Avenue and Quincy Street should be included in the improvements project. Hancock Engineering met with Village staff to discuss an additional street to include amongst the improvements to be constructed in 2017. The Village expressed an interest in completing approx. approximately one million dollars of road improvements within the Madison Street TIF. It was agreed upon to include 4th Avenue amongst the streets within the "Prairie Path to Wilcox Street Corridor". 4th Avenue was given priority over both neighboring 3rd and 2nd Avenues, as 4th Avenue fronts more businesses than the others and also fronts several residential properties. Furthermore, per the 2016 Village-Wide Street Survey, 4th Avenue was rated as "1 – Pavement in Very Poor Condition". Streets rated a 1 on the 1 to 5 scale are considered in need of immediate repair.

Summary of Construction Costs

A higher level detailed estimate of cost of the recommended streets has been performed, as the original preliminary estimate of cost was for general budgetary purposes only. The breakdown of costs for the construction of the selected streets is as follows:

19 th Avenue – south limits of Winfield Scott Park to Madison Street:	\$	717,000
Quincy Street – alley west of 5 th Avenue to alley east of 5 th Avenue:	\$	184,000
4 th Avenue – Prairie Path to Wilcox Street:	\$	<u>245,000</u>
	\$	1,146,000

Summary of Engineering Agreement

The Preliminary & Design Engineering Fee for this project is \$94,000, which represents the time to collect and draft existing topographical survey information of the site; design new curb and gutter grades, sidewalk improvements, and underground utility improvements; prepare detailed proposed plans of the improvements; prepare specifications and bid documents in accordance with respective policies and procedures of the Village of Maywood; the submittal and obtainment of permits to the Metropolitan Water District of Greater Chicago regarding storm sewer improvements within a combined sewer area, the submittal and obtainment of permits to the IEPA regarding erosion control practices, assisting the Village staff in reviewing received proposals and making a recommendation of award to the Village Board; and the preparation of contract documents upon award by the Village Board.

The Construction Engineering Services are proposed to be completed as an hourly rate, which includes an upper limit not to exceed of \$73,700. The Construction Engineering Services include attending a preconstruction conference; administration of the construction documentation per IDOT standards; construction layout of the improvements; construction inspection of proposed improvements noting compliance and deficiencies in work; documentation of quantities completed; preparation of pay estimates; review of contractor's submittal of invoices and waivers; completion of contractor employee interviews and review of certified payrolls in accordance with IDOL procedures; final closeout documentation associated with the MWRDGC; a final walk through with Village staff and creation of a

punchlist (if necessary) of items requiring further attention; and the making of a recommendation of final acceptance of the project upon conclusion.

Project Funding

The project is being funded through the Madison Street TIF.

Project Schedule

The proposed project schedule will complete the project by September 15, 2017 and will involve coordination with the associated businesses along the project limits. In order to complete the above work by the completion date the following schedule is proposed:

Approval of Engineering Agreement	January 10, 2017
Completion of Design	March 15, 2017
Advertisement of Project	March 22, 2017
Opening of Proposals	April 6, 2017
Award of Contract	April 18, 2017
Begin Construction	May 15, 2017
Construction Completion	September 15, 2017

We are available, at your convenience, to answer any questions regarding this project and our proposal.

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Viola Mims, the duly elected, qualified and acting Village Clerk of the Village of Maywood, Cook County, Illinois, certify that attached hereto is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. CO-2017-01

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and to 4th Avenue From Prairie Path to Wilcox Street,
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which was passed by the Board of Trustees of the Village of Maywood at a Regular Meeting of the Board of Trustees held on the 10th day of January, 2017, at which meeting a quorum was present, and approved by the President of Maywood on the 12th day of January, 2017.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Maywood was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Maywood, and that the result of the vote was as follows, to wit:

AYES: Mayor Edwenna Perkins, Trustee(s) H. Yarbrough, Sr.,
I. Brandon, M. Rogers, M. Lightford and R. Rivers.
NAYS: None
ABSENT: Trustee A. Dorris

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Maywood, this 12th day of January, 2017.



By: 
Village Clerk