

**ORIGINAL**

**ORDINANCE NO. CO-2014-32**

**AN ORDINANCE AUTHORIZING CERTAIN EXPENDITURES  
FROM THE ST. CHARLES ROAD TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AREA FUND TO PAY FOR  
A PORCH REPAIR PROJECT AT THE SOLDIERS' WIDOWS HOME  
(Soldiers' Widows Home – 224 North 1<sup>st</sup> Avenue)**

**WHEREAS**, pursuant to Ordinance No. PRO905, adopted on August 23, 1990, 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, adopted a redevelopment plan and project, designated a redevelopment project area, and adopted the use of tax increment financing relative to a designated area tax increment financing district known as the "St. Charles Road TIF District" ("TIF District") 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 St. Charles Road Tax Increment Financing Redevelopment Project Area (the "Project Area"). A copy of the Project Area Boundary Map is on file with the Village Clerk's Office and is incorporated by reference into this Ordinance; 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. 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 St. Charles Road Tax Increment Financing Redevelopment Plan and Project (the "Plan") by the Village. A copy of the Plan is on file with the Village Clerk's Office and is incorporated by reference into this Ordinance; and

**WHEREAS**, it is necessary to consider the use of TIF funds in the completion of the following project(s) in order to stimulate reinvestment in the Project Area: the Soldiers' Widows Home Porch Repair Project, which involves the performance of certain reconstruction and repair work (carpentry, electrical, painting and other related improvements) to the existing porch of the Soldiers' Widows Home (collectively, the "Soldiers' Widows Home Porch Repair Project" or the "Project"); 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 above Project 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 Project within the Plan and Project Area including, but not limited to, the following:

1. One or more of the following professional services including Village staff time and resources, 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 paid by the Village in connection with the Project, as provided by the Village Engineer / Village Architect, is as follows:

**Soldiers Widows Home Porch Repair Project:** Up to \$69,900.00, which is the lowest, responsive and qualified competitive bid received for the Project budget and which shall be paid out of St. Charles Road TIF Funds. A copy of a letter dated October 8, 2014 and prepared by the Village Project Architect (Frank E. Heitzman, AIA), that summarized the submitted competitive bids for the Project, is on file with the Village Clerk's Office and is incorporated by reference 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 above, or such additional amounts necessary to complete any of the specified Project 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 21<sup>st</sup> day of October, 2014, pursuant to a roll call vote as follows:

**AYES:** Mayor E. Perkins, Trustee(s) A. Jaycox, M. Rogers, M. Lightford, and R. Rivers.

**NAYS:** Trustee C. Ealey-Cross

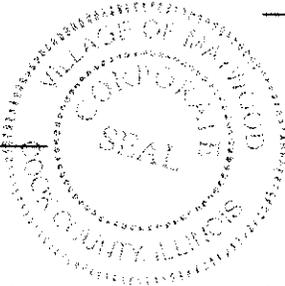
**ABSTAIN:** Trustee A. Dorris

**ABSENT:** None

**APPROVED** by me as Village President, and attested to by the Village Clerk, on the 27<sup>th</sup> day of October, 2014.

**ATTEST:**

  
\_\_\_\_\_  
VILLAGE CLERK



  
\_\_\_\_\_  
VILLAGE PRESIDENT

Published by me in pamphlet form this 27th day of October, 2014.

  
\_\_\_\_\_  
VILLAGE CLERK

**Exhibit "A"**

**Summary of Competitive Bids dated October 8, 2014  
Prepared by Village Project Architect Frank E. Heitzman, AIA**

(On file with the Village Clerk's Office  
and incorporated herein by reference)

H E I T Z M A N  
A R C H I T E C T S

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111 NORTH MARION STREET  
OAK PARK, ILLINOIS 60301  
VOICE (708) 848-8844  
frank@heitzman.org

October 8, 2014

David Myers, Acting Village Manager  
Village of Maywood  
40 Madison Street  
Maywood, IL 60153

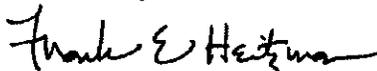
Re: Bid recommendation for the Maywood Home for Soldiers Widows Porch Remodeling

Dear David:

After analysis of the three bids received for the Maywood Home for Soldiers Widows Porch Remodeling project on October 8, 2014, I recommend that you contract with the low bidder, d'Escoto Builders, LLC., 420 North Wabash, suite 200-A, Chicago, IL 60611. The contract sum will be \$69,900.00.

Attached is the bid matrix.

Sincerely,

  
Frank E. Heitzman, AIA

/att

Maywood Home for Soldiers Widows Porch Remodeling													
Bid matrix													
October 8, 2014													
Number	Bidder	Base Bid	Alternate No. 1 (delete Electrical)	Carpentry	Painting	Electrical	Other Miscellaneous Work	General Conditions	Overhead & Profit	Total of breakdown	Bid Bond	Qualifications	Signed
1	d'Escoto Builders, LLC.	\$69,900.00	\$62,900.00	\$21,000.00	\$17,800.00	\$7,000.00	\$8,600.00	\$6,500.00	\$9,000.00	\$69,900.00	yes (check for \$3,200.00)	no	yes
2	ATP Enterprise Group	\$96,000.00	\$90,000.00	\$42,000.00	\$5,000.00	\$7,000.00	\$22,000.00	\$9,000.00	\$11,000.00	\$96,000.00	yes	yes	yes
3	Rafalo Corporation	\$109,920.00	\$99,970.00	\$38,500.00	\$15,250.00	\$9,950.00	\$28,000.00	\$4,480.00	\$13,740.00	\$109,920.00	no	yes	yes

