

ORDINANCE NO. 2018-18

**AN ORDINANCE AUTHORIZING CERTAIN EXPENDITURES
FROM THE MADISON STREET / 5TH AVENUE TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA FUND TO PAY FOR
THE TELEVISIONING AND CLEANING OF CERTAIN SEWERS**

**(Project: Televisioning and Cleaning of Certain Sewers as Part of 2018 Alley and Roadway
Improvements Project, 20th Avenue and Warren Street CDBG Improvements Project, and
Madison Street LAFO Resurfacing Project)**

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, have adopted a redevelopment plan and project, designated a redevelopment project area, and adopted the use of tax increment financing ("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 2018 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 Sewer Cleaning and Televisioning Project (the "Project"), using TIF funds to pay for such the Sewer Cleaning and Televisioning Project, in part:

Sewer Cleaning and Televising Project. This Project involves the detailed inspection and cleaning of existing sewers to identify any sections in need of replacement in an effort to provide for the proper planning of any necessary sewer repair and inclusion of sewer repairs within 2018 improvement projects. The project will include the detailed inspection and cleaning of sewers within the 2018 Alley and Roadway Improvements Project, 20th Avenue and Warren Street CDBG Improvements Project, the Madison Street LAFO Resurfacing Project, and the sewer located along Harrison Street. The total cost of the Project is approximately Sixty Eight Thousand and No/100 Dollars (\$68,000.00). The cost of the project within the Madison Street TIF is approximately Thirty Two Thousand and No/100 Dollars (\$32,000.00), and Thirty Six Thousand and No/100 Dollars (\$36,000.00) for the sewers located outside of the Madison Street TIF; 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 Sewer Cleaning and Televising Project within the Plan and Project Area including, but not limited to, the following:

1. Performance of detailed inspection of sewers and cleaning of existing sewers.
2. Costs for professional services related to the Project, including but not limited to, legal, zoning, redevelopment, consulting, architectural and engineering services, landscape architectural services, design guidelines, appraisals, surveys, market studies, traffic studies, and environmental and geotechnical services.

(b) A Preliminary Estimate of Expenditures to be incurred and reimbursed, in connection with the Sewer Cleaning and Televising Project, as provided by the Village Engineer and/or the Village Manager, is as follows:

Sewer Cleaning and Televising Project. Estimated Total Project Cost: **\$32,000.00**. The total estimated cost to perform the detailed inspection and cleaning of existing sewers within the 2018 Alley and Roadway Improvements Project, 20th Avenue and Warren Street CDBG Improvements Project, the Madison Street LAFO Resurfacing Project, and sewers located along Harrison Street is approximately Sixty Eight Thousand and No/100 Dollars (\$68,000.00). The cost of the project within the Madison Street TIF is approximately Thirty Two Thousand and No/100 Dollars (\$32,000.00); and

The Preliminary Project Cost Estimate, as set forth in a Memorandum dated February 14, 2018, 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 Fund 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 17th day of April, 2018, pursuant to a roll call vote as follows:

AYES: Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington,
M. Lightford and R. Rivers

NAYS: None

ABSENT: None

APPROVED by me as Village President, and attested to by the Village Clerk, on the 17th day of April, 2018.

Edwenna Perkins, Village President

ATTEST:

Viola Mims, Village Clerk

Published by me in pamphlet form this 18th day of April, 2018.

Viola Mims, Village Clerk

Exhibit "A"

Preliminary Cost Estimate for the Project

**Memorandum dated February 14, 2018
and prepared by the Village Engineer (Edwin Hancock Engineering Company)**

(attached)

MEMO

Date: February 14, 2018

To: Village of Maywood

Attn: Mr. Willie Norfleet, Jr., Village Manager
Mr. John West, Director of Public Works

From: Bill Peterhansen, P.E., CFM

Re: Sewer Cleaning and Televising

Background

Recent discussions with staff indicated the need for Sewer Cleaning and Televising of the sewers within the limits of the various upcoming capital improvement projects to be constructed in 2018.

If budgetary restrictions allow, it would be advantageous to perform a detailed inspection and cleaning of the existing sewers in an effort to identify any sections in need of replacement. This should be done prior to commencing work on the roadways, in an effort to provide for the proper planning of any necessary sewer repairs and inclusion of the sewer repairs within the respective project contracts in 2018.

The projects include the 2018 Alley and Roadway Improvements, 20th Ave. and Warren Street CDBG Improvements, and Madison Street LAFO Resurfacing Project. Additionally desired to be included is the televising of the sewer along Harrison Street which is known to have a history of sinkholes. A total of approximately ten thousand (10,000) linear feet of sewer televising would be included in this project.

Costs

Based on preliminary pricing from contractors, it is estimated that the cost would be approximately \$32,000 for the areas within the Madison TIF, and \$36,000 for the areas outside of the TIF. If the budget does not allow for all of the work to be completed, we would recommend doing as much as the budget would allow for.

Schedule

The cleaning and televising work should be done as soon as possible so that the television inspection reports can be reviewed prior to putting the 2018 capital projects out for bid.

Action

Board approval is requested to move forward with advertising for contractor bids to perform sewer cleaning and televising work as described.

Please call our office with any questions.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

CLERK'S CERTIFICATE

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

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FROM THE MADISON STREET / 5TH AVENUE TAX INCREMENT FINANCING
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(Project: Televising and Cleaning of Certain Sewers as Part of 2018 Alley and Roadway Improvements Project, 20th Avenue and Warren Street CDBG Improvements Project, and Madison Street LAFO Resurfacing Project)

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 17th day of April, 2018, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 17th day of April, 2018.

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 Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington, M. Lightford and R. Rivers

NAYS: None

ABSENT: None

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 18th day of April, 2018.

Viola Mims, Village Clerk

SEAL