

**VILLAGE OF MAYWOOD
BOARD OF TRUSTEES
SPECIAL BOARD MEETING AND PUBLIC HEARINGS MINUTES
TUESDAY, MARCH 2, 2021**

Call to Order

The Special Regular Board Meeting of Tuesday, March 2, 2021 was called to order by Mayor Edwenna Perkins at 7:05 P.M. in the Council Chambers at 125 South 5th Avenue, Maywood, IL 60153.

Roll Call

Upon roll call by Viola Mims, Village Clerk, the following answered Present: Mayor Edwenna Perkins, Trustees I. Brandon (7:09 p.m.), M. Jones, A. Sanchez, K. Wellington (via zoom), M. Lightford and Trustee N. Booker.

Absent: None

Staff Attendance:

Willie Norfleet Jr., Village Manager
David Myers, Director of Community Development
Lanya Satchell, Director of Finance
Valdimir Talley Jr., Police Chief (via zoom)
John West, Public Works Director
Michael Jurusik, Village Attorney (via zoom)
William Peterhansen, Village Engineer
Angela Smith, Business Development Coordinator

Invocation - Trustee Jones

Pledge of Allegiance to the Flag - Everyone remained standing and recited the Pledge of Allegiance to the Flag of the United States of America.

AGENDA PUBLIC HEARING - PROPOSED FISCAL YEAR 2021/2022 BUDGET (MAY 1, 2021 THROUGH APRIL 30, 2022)

Motioned by Trustee Brandon and a Seconded by Trustee Jones to recess into the Public Hearing.

- Call to Order at 7:09 p.m.
- Roll Call - the following answered Present: Mayor Edwenna Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker. Absent: None.
- Acknowledgement of the Public Hearing Notice published in a local newspaper – Mr. Norfleet read the acknowledgement.
- Presentation on the proposed Fiscal Year 2021/2022 Operating Budget (May 1, 2021 through April 30, 2022) by Village Manager.
 - A. Discussion of an Ordinance approving the Fiscal Year 2021/2022 Village of Maywood Budget (May 1, 2021 through April 30, 2022). Ms. Satchell gave the presentation
- Questions and Comments by Board Members – Trustees Brandon and Booker made comments.
- Questions by the public and public comment – None
- Final Questions and comments by Board Member – None

Motion to recommend approval of an Ordinance approving the Fiscal Year 2021/2022 Village of Maywood Budget (May 1, 2001 through April 30, 2022).

Motioned by Trustee Sanchez and Seconded by Trustee Booker to approve.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carries

- * Motioned by Trustee Brandon and Seconded by Trustee Lightford to recess due the departure of Clerk Mims – approved by Mayor Perkins

Motioned by Trustee Brandon and Seconded by Trustee Lightford to open (reconvene) the meeting with a roll call by Trustee Jones (acting secretary in the absence of the Clerk), the following answered Present: Mayor Edwenna Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker. Absent: None

Motioned by Trustee Lightford and Seconded by Trustee Brandon to close the Budget Public Hearing

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carries

Return to the Agenda for the March 2, 2021 Village Board Meeting.

- * Old Business Item A discussed at this time.

Approval of minutes for the Special Board Meeting of the Board of Trustees on Tuesday, February 16, 2021.

Motioned by Trustee Brandon and Seconded by Trustee Sanchez to approve.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carried

Oaths, Reports, Proclamations, Announcements and Appointments - None

Finance Management Report(s)

- A. Approval of Village of Maywood Warrant List No. 200509 through February 24,, 2021 in the amount of \$202,730.71.

Motioned by Trustee Sanchez and Seconded by Trustee Lightford to approve.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carries

Mayor's Report and Theme: "A shift is coming; things are changing in our favor, when the people get a mind to work." - None

- A. Presentation, update and discussion regarding the formation of the Maywood/River Forest Twin Village Covenant Advisory Council.

Trustee Jones made comments and requests for recommendations.

Discussion Only

Public Comments - Comments were made by D. Williams, T. Ortiz and T. Claybrook (read by Trustee Brandon).
Response to Public Comments – Mr. Norfleet, Mayor Perkins, Trustees Jones and Booker.

Village Manager's Report

- A. Discussion and consideration regarding 2021 Cook County Community Development Block Grant (CDBG) Application for the 21st Avenue from Van Buren Street to Harrison Street Roadway Improvement Project.

Motioned by Trustee Booker and Seconded by Trustee Lightford to approve.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, M. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carries

- B. Discussion and consideration regarding Findings of Fact – PC/ZBA Case #21-001 and PCZBA Case 21-001-Group Exhibit A-Staff report and Petitioner's submittal requesting to re-zone property commonly known as 109 South 9th Avenue from R-3 Two Family Residential Housing Zoning District to Business Industrial Park Zoning District submitted by John Plavsic (application on behalf of AVW Equipment).

Motioned by Trustee Booker and Seconded by Trustee Brandon to approve.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, M. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carries

- C. Discussion and consideration to enter into an agreement with Jenkins Survey and Design, JSD Professional Services, Inc. for a Proposed Master Plan Scope for the development of Glenn "Doc" Rivers Family Basketball Court.

The item was removed from the agenda by Mr. Norfleet

Village Attorneys Report: None

Omnibus Agenda Items:

Motioned by Trustee Brandon and Seconded by Trustee Jones to approve Omnibus Agenda Items A – F.

A. Approval of a Resolution of the Village of Maywood to accept a Grant from the Illinois Housing Development Authority's Strong Communities (IHDA) Program in the amount of \$125,000 to be used for the acquisition, maintenance, rehabilitation and demolition of abandon residential properties in the Village.

B. Approval of payment to Allied Waste Service for garbage service provided to the Village of Maywood for the month of January 2021 in the amount of \$154,895.00. **C.** Approval of payment to City of Chicago for water services provided to the Village of Maywood from December 15, 2020 to January 20, 2021 in the amount of \$37,634.41. **D.** Approval of payment to Maywood Public Library for Personal Property Tax Replacement for the Calendar Year 2020 and January 2021 in the amount of \$64,927.36. **E.** Ordinance Amending Chapter 71 (Traffic Regulations) of Title 7 (Traffic) of the Maywood Village Code Relative to Local Enforcement of Overweight and Over dimension Vehicles. **F.** Approval of payment to Valor Systems, Inc. for IMS - Named User Licenses/Data Center Sustainment in the amount of \$41,519.76.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carries

New Business

- A.** Consideration and action on: Resolution Authorizing and Approving the Execution of a Labor Agreement between the Village of Maywood and Teamsters Local Union No. 705 (Affiliated with the International Brotherhood of Teamsters) for all Public Works Employees Represented By Local No. 705 (Term: January 1, 2021 to December 31, 2023), with a cover memo dated February 24, 2021 from Klein, Thorpe and Jenkins, Ltd.

Motioned by Trustee Brandon and Seconded by Trustee Booker to approve.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carries

- B.** Consideration and action on: Resolution Approving and Authorizing the Execution of an Intergovernmental Grant Agreement with the Illinois Department of Commerce and Economic Opportunity ("Deco") for Grant Award to exceed \$382,375.00 for the Madison Street Water Main Improvements from 21st Avenue to 17th Avenue Project, and Authorizing Certain Expenditures of Village General Funds, Grant Funds and Madison Street / 5th Avenue Tax Increment Financing Redevelopment Project Area Fund to pay for the Eligible Project Improvements within the TIF District, including Village Matching Fund Obligations, with a cover memo dated February 24, 2021 from Klein, Thorpe and Jenkins, Ltd.

Motioned by Trustee Booker and Seconded by Trustee Sanchez to approve.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carries

- C. Discussion on criteria for Honorary Street Sign Designation developed in partnership with Operation Uplift and the West town Museum.

Per the recommendation of Trustee Booker, Attorney Jurusik will provide a revisable copy of the current Ordinance to allow Trustee Jones to make amendments as needed without attorney approval.

No Action Taken

- D. Discussion and consideration of 1300 Block of 4th and 5th Avenue in the Village of Maywood. (Trustee Booker)

Mr. Myers mentioned the proposal in the Boardbook does not follow protocol, the proposal was not presented to Ms. Smith or Community Development and mentioned prior conversations with Mr. Miranda regarding his ineligibility to purchase additional property or present a proposal application for Board recommendation with code violations on his current property. Ms. Smith mentioned conversations with Mr. Miranda, the Village Attorney and the Village Engineer regarding procedures. Mr. Miranda gave positive confirmations regarding the above discussions. Discussion ensued.

Community Development will work with Mr. Miranda regarding the proper process to submit a proposal.

- E. Consideration and action on: Resolution Authorizing and Approving the Execution of and the Filing of an Application by the Village of Maywood for a Project to be Funded Under the Community Development Block Grant Program for the 2021 Community Development Block Grant Program Year (Project: 21st Avenue from Van Buren Street to Harrison Street Roadway Improvements), with a cover memo dated February 24, 2021 from Klein, Thorpe and Jenkins, Ltd.

Motioned by Trustee Booker and Seconded by Trustee Jones to approve.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carries

Old Business

- A. Public Hearing to consider a Redevelopment Agreement for the Purchase of Real Property and Construction of a Mixed Use Development to be Located In the Madison Street / Fifth Avenue Tax Increment Financing District, and an Invitation to Submit Alternative Proposals, for the Development Site at 1002 South 6th Avenue, Maywood, Illinois. This Item was discussed during the TIF Public Hearing.
- Cover Memo dated February 24, 2021 from Klein, Thorpe and Jenkins, Ltd.
 - Agenda from TIF District Public Hearing
 - Notice of TIF District Public Hearing
 - Redevelopment Agreement for the Purchase of Real Property and Construction of a Mixed Use Development to be located in the Madison Street/Fifth Avenue Tax Increment Financing District For The Development Site At 1002 South 6th Avenue, Maywood, Illinois

***AGENDA PUBLIC HEARING: CALL TO ORDER AT 7:57 P.M.**

Roll Call: Upon roll call by the Trustee Jones (acting secretary in the absence of the Clerk), the following answered Present: Mayor Edwenna Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker. Absent: None

- Presentation by developer (Access Health and Housing LLC) – Mr. Myers made the presentation for IFF seeking a request for tax exempt. Ms. Deena Bell made comments.
- Attorney Jurusik gave an overview of the request.
- Comments and Recommendation by Village Staff - None
- Questions and Discussion by Village Board Members – Trustees Brandon, Booker, Sanchez and Lightford raised concerns regarding tax exempt status. Ms. Bell responded to their concerns.
- Questions by the public – D. Harvey
- Final statement by Developer – Ms. Bell made additional comments
- Discussion of Alternate Development proposals for the Property submitted by other interest parties. – None
- Recommendation by Village Board Members – Trustees Brandon and Booker made comments

No Action Taken

Public Comment - None

Adjournment – Motioned by Trustee Brandon and Seconded by Trustee Sanchez to adjourn the TIF Public Hearing at 8:32 p.m.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carries

Motioned by Trustee Brandon and Seconded by Trustee Sanchez to reconvene the Special Board Meeting at 8:33 p.m.

Discussion: None

Ayes: Mayor Perkins, Trustees I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

Nays: None

Abstain: None

Absent: None

Motion Carries

- B. Consideration and action on: Resolution approving the Sale and Redevelopment of Real Property commonly known as 1002 South 6th Avenue and Execution of a Redevelopment Agreement regarding same (Purchaser / Developer: Access Health and Housing, LLC).

No Action Taken

- C. Discussion and Reconsideration for approving a Redevelopment Agreement for the construction and operation of a commercial building with a drive-thru facility and related infrastructure and parking and landscaping improvements for a restaurant use located in the former St. Charles Road Tax Increment Financing District at the Southeast Corner of 1st Avenue and Ohio Street pursuant to the Maywood Equity Group LLC. (Mayor E. Perkins)

Mr. Brett Paul commented on the request to modify the RDA (Redevelopment Agreement) for parcel construction drawing drive-thru and the withdrawal of the Class 8 Tax Incentive. Discussion ensued. Mayor Perkins asked Mr. Paul to bring a complete request for the RDA extension to the next Board meeting for discussion and review.

- D. Discussion and Reconsideration of the Maywood Equity Group LLC, requesting modifications to the Redevelopment Agreements (RDA) for (parcel A) and our planned RDA for (parcel C) (Mayor E. Perkins)
No Action Taken

Board of Trustees Comments: Trustee Booker mentioned an Explorer Program at the park district.

For Information Only: None

Closed Session: Canceled

Adjournment

Mayor Perkins and the Board of Trustees adjourned the March 2, 2021 Special Regular Board Meeting with a Motion by Trustee Brandon and a Second by Trustee Booker at 11:07 p.m. in the Village of Maywood Council Chambers.

The Vote was affirmed unanimously by the Board of Trustees at 11: 07 P.M.


Edwenna Perkins, Mayor




Viola Mims, Village Clerk

cc: Mayor Perkins
Board of Trustees
Village Clerk, Viola Mims
Willie Norfleet Jr, Village Manager