

ORDINANCE NO. CO-2020-25

**AN ORDINANCE AUTHORIZING CERTAIN EXPENDITURES
FROM THE MADISON STREET / 5TH AVENUE TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA FUND TO PAY FOR
THE VILLAGE'S SHARE OF A FAÇADE IMPROVEMENT PROJECT**

**(Façade Improvements by Neder Capital Services, LLC
at 1416 South 5th Avenue Maywood, Illinois)**

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, in 2003, the Corporate Authorities established a "Commercial Property Improvement Program" (known as the "Façade Improvement Program") (the "Program") and the Program is funded, in part, on an annual basis with Madison Street / 5th Avenue TIF Funds in order to pay for eligible façade improvements as applied for by business owners and property owners of property located within the Project Area; and

WHEREAS, Neder Capital Services, LLC, located at 370 West Dundee Road, Wheeling, Illinois, filed a Façade Improvements Application (the "Application") with the Village for the above-listed improved property, which has an existing building, and Village Staff has issued a Memorandum dated August 18, 2020 recommending that the requested façade improvements set forth in the Application be approved and that the Village pay its fifty percent (50%) share of the proposed façade improvements for the Property. Copies of the Application and the Village Staff Memorandum are attached to this Ordinance as **Group Exhibit "A"** and made a part hereof. After review of the Application and the Village

Staff Memorandum, the Corporate Authorities find it necessary and beneficial to approve the use of Madison Street / 5th Avenue TIF Funds to pay the Village's fifty percent (50%) share of eligible façade improvements for the Applicant, as follows:

Applicant:	Neder Capital Services, LLC
Improvements:	Removal and Replacement of Exterior Awnings and Windows, and Tuck Pointing for the building at 1416 South 5th Avenue, Maywood, Illinois (the "Project")
Estimated Total Project Cost:	\$55,990.00
Estimated Village's Share:	\$25,000.00 (the "Expenditures"); and

WHEREAS, it is desirable and in the best interests of the residents, businesses and property owners of the Village for the Corporate Authorities to approve the Application and to authorize the reimbursement of the Village's Share as set forth above, which Expenditures will be paid to the Applicant upon submittal of the required proof of completion of the façade improvements, releases of lien, and Village inspection and approval of the improvements as being compliant with the Village Code.

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: Approval of Application and Authorization of Expenditures.

The Corporate Authorities of the Village:

- (a) Approve the Façade Improvement Program Application of Neder Capital Services, LLC for the property located at 1416 South 5th Avenue, Maywood, Illinois, as attached hereto as **Group Exhibit "A"** and made a part hereof.
- (b) Authorize the use of Madison Street / 5th Avenue TIF Funds to pay the Village's fifty percent (50%) share of the total costs of the proposed façade improvements in an

amount not to exceed to \$25,000.00, subject to the Applicant complying with the conditions, terms and provisions of this Ordinance and the Façade Improvement Program.

SECTION 4: Public Inspection. This Ordinance shall be immediately available for inspection by the public at the office of the Village Clerk.

SECTION 5: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

SECTION 6: 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 7: 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 8: 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 1st day of September, 2020, pursuant to a roll call vote as follows:

AYES: Mayor Perkins, Trustee(s) I. Brandon, M. Jones, A. Sanchez, K. Wellington,
M. Lightford and N. Booker

NAYS: None

ABSENT: None

APPROVED by me as Village President, and attested to by the Village Clerk, on the 1st day of September, 2020.

Edwenna Perkins, Village President

ATTEST:

Viola Mims, Village Clerk

Published by me in pamphlet form this 2nd day of September, 2020.

Viola Mims, Village Clerk

GROUP EXHIBIT "A"

**Application for Façade Improvements
filed by Neder Capital Services, LLC for the building
at 1416 South 5th Avenue, Maywood, Illinois**

and

Village Staff Memorandum dated August 18, 2020

(attached)

Village of



MAYWOOD

40 MADISON STREET • MAYWOOD, ILLINOIS 60153 • (708) 450-4405
Community Development

TO: Willie Norfleet Jr., Village Manager
FROM: Angela Smith, Business Development Coordinator
DATE: August 18, 2020- BOT Agenda
RE: Façade Improvement – Tuck pointing: 1416 S. 5th Ave.

BACKGROUND:

The Village of Maywood has a Façade Improvement program for local businesses. The façade program has been a true partnership between business owners and the Village in order to increase investment within our business districts and show the Village's commitment to Maywood's business owners. The program uses TIF funds to match the owner's cost; the program can be used for just about any improvement to the building's façade i.e. windows, doors, awnings and lighting. The program is a 50% match program where the Village reimburses the business owner half of the cost at the end of the project after an inspection is completed.

Please find attached an application for 1416 S. 5th Ave. participation in the Façade Improvement Program. The owner is in the process of a total renovation; the building is an integral part of the 5th Ave redevelopment area the new building owner plans to renovate the building with new windows, doors, and interior lighting. The owner's attached application is for the finishing touches of tuck pointing/sandblasting. This renovation is an example of the business owner reaching out to multiple agencies in order to improve his property.

FISCAL IMPACT:

Improvement of this property will increase the property assessment whereby increasing tax revenue to the Village. Also, promotes other business owners to invest in the district.

RECOMMENDATION:

Authorization for 1416 S. 5th participation in the Façade Improvement Program: Tuck pointing, windows, and awnings with of approval of payment not to exceed \$25,000.00.

Attachments: Application

MAYWOOD

Village of Eternal Light

VILLAGE OF MAYWOOD - MAYWOOD COMMUNITY DEVELOPMENT CORPORATION
 MATCHING GRANT FAÇADE PROGRAM
 APPLICATION

APPLICANT INFORMATION

NEDER Capital Services LLC 847-229-1883 847-212-5781
 Applicant Name Phone (w) Phone (h)
370 W. Dundee Rd Wt IL 60090
 Mailing address (Street/City/State/Zip)
BOBIS@NEDERCAPITAL.COM 847-212-5781
 Email address Phone (c)

BUILDING INFORMATION

NEDER Capital Services LLC 1416 S 5th Ave 847-212-5781 Bobis@NEDERCAPITAL.COM
 Building/own Name Address Telephone Email
 Applicant is owner /Tenant Street Address(es) of building for which grant is sought
4 4 80.56
 Total number of storefronts Number of stories Building frontage (in feet)

ATTACHMENTS:

Photo Design/drawing 3 Bids/Estimates Lease Proof of Ownership Owners' Permission
 Tenant(s) Lease Expiration Date(s)
 Tenant(s) Lease Expiration Date(s)

STATEMENT OF AGREEMENT

The applicant (undersigned) agrees to comply with the guidelines and procedures of the Maywood Matching Grant Façade Program. The applicant understands that s/he must submit copies of the contract for work, design drawings, invoices/waivers of lien, copy of permits upon completion of the approved improvements.

[Signature] 391 12-24-2020
 Signature of Applicant Date

MAYWOOD

Village of Eternal Light

PROJECT INFORMATION

Proposed use of funds (Check all that apply and briefly describe work)

Type of Work	Egt. Cost
Brick Cleaning and tuck-pointing <i>See Attached R & A services for Scope 2</i>	<u>7,650</u> ⁰⁰
Storefront rehab/replacement <i>AS PART OF OVERALL PROJECT.</i>	\$ —
Window/door repair: <i>INSTALL 158 NEW WINDOW UNITS. -see attached scope</i>	\$ 34,760
Painting of exterior surface <i>SEE ATTACHED R & A SERVICES FOR SCOPE.</i>	\$ 5,580
Exterior lighting <i>AS PART OF OVERALL PROJECT.</i>	\$ —
Awning <i>REMOVE</i>	\$ —
Signage <i>See Attached Scope - PHOTOS</i>	\$ 8,000
Total Cost of Project	\$ 55,990
Total Grant Request	\$ 25,000

Note: Applicant must provide copy of proof of ownership, all proposed materials and design drawings for estimated scope of work and, upon completion, a copy of the contractors' waivers of lien for evidence of payment.

ATTACH:

- Building design
- Bids and/or estimates
- Color samples
- Catalog cuts of lighting fixtures
- Sign design
- Logo for business signage

4CDC/FacadeGuidelines.doc

Office Use Only:

Date Received:
Committee Meeting Date:
Funds Deposit into Account #:

Grant Awarded: 392

Applicant Notified:



K & A Environmental Services, Inc.

5734 S California Chicago, IL 60629 Off (773)661-3240 Fax (773) 661-3240 kuenvironmental@aol.com

This estimate includes labor and materials cost for the renovation work to be performed, which entails:

Homeowner names: Nedel Capital
Property Address: 1416 S Fifth Ave Maywood IL 60153

Description of work to be completed	Labor	Material	Total
REMOVE/REPLACE 5 LINTELS	\$ 2,400.00	\$ 1,350.00	\$ 3,750.00
TUCKPOINTING	\$ 1,800.00	\$ 900.00	\$ 2,700.00

Cost labor and materials	\$ 6,450.00
Estimated additional permits fees	\$ 1,200.00
Total cost of project	\$ 7,650.00


 Contractor signature _____ Date _____ Homeowner Signature _____
 Date _____



K & A Environmental Services, Inc.

5734 S California Chicago, IL 60629 Off (773)661-3240 Fax (773) 661-3240 kaenvironmental@gmail.com

This estimate includes labor and materials cost for the renovation work to performed, which entails:

Homeowner names: Nedel Capital
Property Address: 1416 S Fifth Ave Maywood IL 60153

Description of work to be completed	Labor	Material	Total
SCRAPE WALL ON THE SIDE OF THE ALLEY	\$ 1,480.00	\$ 300	\$ 1,780.00
WALLS REPAIRS	\$ 1,300	\$ 800.00	\$ 2,100.00
PAINT OF THE WALL	\$ 900.00	\$ 800.00	\$ 1,700.00

Cost labor and materials	\$ 5,580.00
Estimated additional permits fees	
Total cost of project	\$ 5,580.00


 Contractor signature _____ Date _____ Homeowner Signature _____
 Date _____

Topline windows & General construction
2917 W. Mclean Ave
Chicago, IL 60647
312-863-1299


06/29/2020

CLIENT: Nedel Capital
JOB ADDRESS: 1416 S. Fith ave
Maywood, IL 60153

Perform labor at the job site mentioned above with the following specifications:
Tuckpoint
Remove replace 5 lintels

haul away all job related debris
50% of the total price is due as a deposit, remaining balance will be due after the job is completed

TOTAL:	\$10,150.00
DEPOSIT:\$.00
BALANCE:\$.00

X 
Contractor's signature

X _____
Client's signature

Topline windows & General construction
2917 W. Mclean Ave
Chicago, IL 60647
312-863-1299

06/29/2020

CLIENT: Nedel Capital
JOB ADDRESS: 1416 S. Fith ave
Maywood, IL 60153

Perform labor at the job site mentioned above with the following specifications:
Scrape wall on the side of the alley

Wall repairs

Repaint the wall

haul away all job related debris

50% of the total price is due as a deposit, remaining balance will be due after the job is completed

TOTAL:	\$8,100.00
DEPOSIT:\$.00
BALANCE:\$.00

X Michelle Cendy
Contractor's signature

X _____
Client's signature

3117 W 63rd ST
 Chicago, IL 60629
 Phone (773) 640-3611

July 22, 2020

To: NEDEL CAPITAL
 Address: 1416 S FIFTH AVE
 MAYWOOD IL 60153
 Phone: 773-667-1000

Job Address: 1416 S FIFTH AVE
 MAYWOOD IL 60153
 Unit: BUILDING

This estimate is based on the following scope of work:

Building	K&A, Personal is going to perform the following scope of work. REMOVE REPLACE 5 LINTELS AND TUCKPOINTING NEEDED	9,600.00

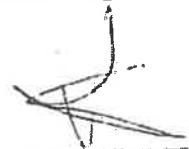
The job above will be completed for the lump sum of:

----- \$9,600.00

Should you find the above estimate acceptable, please sign and date on the acceptance part of the contract.

Specified herein: Furthermore, I agree to pay for the work as described in the payment terms and conditions part of this contract.

This contract is signed and accepted today, between K&A Environmental Services Inc. and our client as indicated below



 Ivan Avendano, President

07/22/2020

 Date

 Client

3117 W 63rd ST
 Chicago, IL 60629
 Phone (773) 640-3611

July 23, 2020

To: NEDEL CAPITAL
 Address: 1416 S FIFTH AVE
 MAYWOOD IL 60153
 Phone: 773-667-1000

Job Address: 1416 S FIFTH AVE
 MAYWOOD IL 60153
 Unit: BUILDING

This estimate is based on the following scope of work:

Building	K&A, Personal is going to perform the following scope of work: power washing wall on the side of the alley and scrape and painted, repair wall as needed.	4,700.00

The job above will be completed for the lump sum of:


Fourty seven Thousand Four hundred Dollars ----- \$4,700.00

2 Payment is to be made as follows: \$ 2350 Down payment, and \$ 2350

Should you find the above estimate acceptable, please sign and date on the acceptance part of the contract.

Specified herein: Furthermore, I agree to pay for the work as described in the payment terms and conditions part of this contract.

This contract is signed and accepted today, between K&A Environmental Services Inc. and our client as indicated below.


 Ivan Avendano, President

07/23/2020
 Date

Client

Estimate

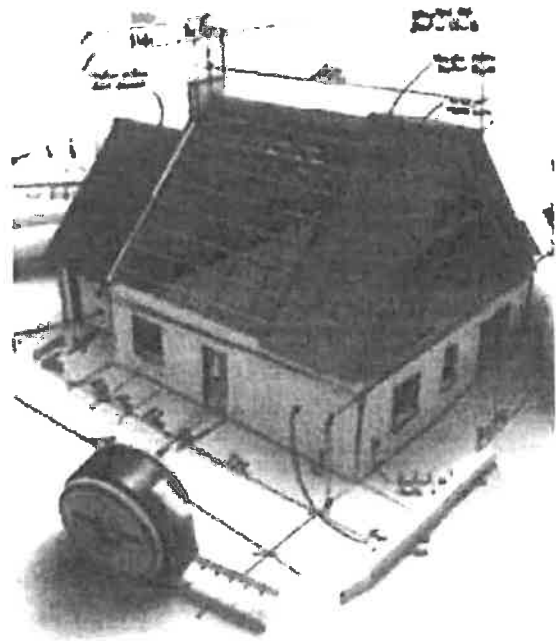
for

Boris/ Nedel capital

3646 W Wabansia Ave

Chicago, IL 60647-4743

8472125781



19000 Laramie Lane
Country Club Hills, IL 60478
773-640-3611
www.kaenvironmental.net

Estimate No. 184 Issued on Thu Mar 19, 2020

Qty	Name	Description	Rate	Amount	Tax
158	Material	Material	\$155.00	\$24,490.00	NON
2	Waste		\$500.00	\$1,000.00	NON
1	Service	Service	\$9,270.00	\$9,270.00	NON

tax	\$0.00
estimated total	\$34,760.00

Signature:

Signature Date:

399

Created with mHelpDesk

TOPLINE WINDOWS
2917 W MCLEAN AVE
CHICAGO, IL 60647
312-863-1299

06/16/2020

Client: Neder Capital services LLC
Address: 1416 S. Fifth ave
Maywood, IL 60153

Will remove and replace a total of: 159 windows into their existing frames into with the following specifications:

All white/white in. double hung windows from climate guard.

All windows have 1/2 screen

Double insulated glass with Lol/Argon for energy efficiency purposes, U. Value factor of 0.28

Installation includes removing existing windows
caulking in/out

All job related debris will be hauled away by installer,

Life time warranty for windows, 20 year warranty for glass and 1 year warranty for labor.

****50% down payment and 50% when the job is completed ****

TOTAL: \$290 each x 159= \$46,110.00

DEPOSIT:\$.00

BAL: \$.00

RIDI, INC
 251 MILWAUKEE AVE
 SUITE 1013
 IL 60089

Estimate

Date	Estimate #
5/6/2020	19

FILE COPY

Name / Address		Project		ID
Horis Strat				
MAY 6 - 2020		1416 S. 5th. Ave. MAYWOOD		
Description	Qty	Total		
Windows 18 x 36 material	128	14,208.00		
Windows 23.5 x 35.5 material	30	3,540.00		
Site Work delivery	2	700.00		
Windows 18 x 36 demolition 25 and installation 75 aluminum & caulking 50	158	23,700.00		
Site Work Dumpsters	2	900.00		
Management fee \$ 43,048 + 10 %	1	4,034.80		
		Total	\$47,082.80	

1 of 2



Chi Signs
7739316029

600 N Albany
Chicago, Ill

Billed To
Pumpkins Place &
New Illusions
1416 S 5th Ave
Maywood Ill
60153

Date of Issue
Apr 22, 2020

Invoice Number
000035

Amount Due

\$8,000.00

Due Date
Apr 22, 2020

Description	Rate	Qty	Line Total
Removing old Canopies and installing two new light boxes one is 10x3 and the other is 4x7 we put low voltage LED lights. We will put a timer on one box and the other will be having a solar sensor	\$8,000.00	1	\$8,000.00
We do require a deposit to begin the job.	\$0.00	1	\$0.00
	Subtotal		\$8,000.00
	Taxes		\$0.00
	Total		\$8,000.00
	Amount Paid		\$0.00
	Amount Due		\$8,000.00

Notes

Thank you for your business..

Mejias Bro's Co
7737277611

3308 W Dickens
Chicago, Ill
60647

Billed To
Pumpkins Place &
New Illusions
1416 S 5th Ave
Maywood Ill
60153

Date of Issue
Apr 17, 2020

Invoice Number
150

Amount Due
\$9,800.00

Due Date
May 17, 2020

Description	Rate	Qty	Line Total
Removing old awnings and installing two new light boxes one is 10x3 and the other is 4x7 we put low voltage LED lights. We will put a timer on one box and the other will be having a solar sensor	\$9,800.00	1	\$9,800.00
	Subtotal		\$9,800.00
	Taxes		\$0.00
	Total		\$9,800.00
	Amount Paid		\$0.00
	Amount Due		\$9,800.00

Notes

Deposit needed to begin work..

**Standard Signs Corp
8475896428**

**5622 S Francisco
Chicago, Ill
60629**

**Billed To
Pumpkins Place &
New Illusions
1416 S 5th Ave
Maywood Ill
60153**

**Date of Issue
May 1, 2020**

**Invoice Number
001475**

**Amount Due
\$10,250.00**

**Due Date
May 2, 2020**

Description	Rate	Qty	Line Total
Removing old Canopies and installing two new light boxes one is 10x9 and the other is 4x7 we put low voltage LED lights. We will put a timer on one box and the other will be having a solar sensor	\$10,250.00	1	\$10,250.00
50% Deposit	\$0.00	1	\$0.00
	Subtotal		\$10,250.00
	Taxes		\$0.00
	Total		\$10,250.00
	Amount Paid		\$0.00
	Amount Due		\$10,250.00

Notes

Your business is greatly appreciated!!!

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:

ORDINANCE NO. CO-2020-25

AN ORDINANCE AUTHORIZING CERTAIN EXPENDITURES
FROM THE MADISON STREET / 5TH AVENUE TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA FUND TO PAY FOR
THE VILLAGE’S SHARE OF A FAÇADE IMPROVEMENT PROJECT

(Façade Improvements by Neder Capital Services, LLC
at 1416 South 5th Avenue Maywood, Illinois)

which was passed by a roll call vote of the Board of Trustees of the Village of Maywood at a Special Meeting of the Board of Trustees held on the 1st day of September, 2020, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 1st day of September, 2020.

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) I. Brandon, M. Jones, A. Sanchez, K. Wellington,
M. Lightford and N. Booker

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 2nd day of September, 2020.

Viola Mims, Village Clerk

SEAL