

5/15/17

ORDINANCE NO. CO-2017-24

**AN ORDINANCE AUTHORIZING CERTAIN EXPENDITURES
FROM CHICAGO TITLE INSURANCE COMPANY ESCROW NUMBER 6
(ESCROW ACCOUNT NUMBER 201454334) ESTABLISHED FOR
THE ST. CHARLES ROAD TAX INCREMENT FINANCING REDEVELOPMENT
PROJECT AREA FUND TO PAY FOR CERTAIN IMPROVEMENTS OF
A TIF-ELIGIBLE IMPROVEMENT PROJECT**

(Escrow Number 6: Village Economic Incentives and Projects)

**(Interior and Exterior Improvements to West Town Museum of Cultural History
Located at 104 South 5th Avenue for Operation Uplift, Inc.)**

WHEREAS, pursuant to Ordinance No. PRO-90-5, 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" (the "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, pursuant to the Act, the Village established the St. Charles Road Special Tax Allocation Fund (the "TIF Fund") into which annual tax increment revenue from the Project Area have been deposited (the "TIF Funds") and from which expenditures have been and will continue to be made for eligible TIF redevelopment project costs, as authorized by the Act and in accordance with the Village-approved Redevelopment Plan and Budget for the Project Area (the "Plan"). The Corporate Authorities have determined that, in order to encourage private investment and restore and enhance the tax base of the Village and the 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. A copy of the Plan is on file with the Village Clerk's Office and is incorporated by reference into this Ordinance; and

WHEREAS, within Ordinance No. CO-2013-47, the Corporate Authorities identified and approved the completion of certain TIF improvement projects and TIF District related expenditures within the Project Area (collectively, the "TIF Improvement Projects") that were identified in a chart entitled "Updated St. Charles TIF Administration and Projects Sheet for 2013 and 2014 / Remaining TIF District Projects and Close Out Expenditures." The total estimated TIF Funds that were expected to be available to be contributed to the TIF Improvement Projects for calendar year 2014 was Six Million Eight Hundred Ten Thousand Three Hundred Twenty-Eight and No/100 Dollars (\$6,810,328.00); and

WHEREAS, under Ordinance No. CO-2014-47, the Corporate Authorities approved the establishment of construction escrows at Chicago Title Insurance Company for purposes of depositing TIF Funds to be used to pay for portions of the remaining TIF Improvement Projects,

in whole or in part, that were deemed to be TIF-eligible expenses by the Corporate Authorities and other costs associated with the close-out of the St. Charles TIF District and any related obligations ("Remaining TIF District Projects and Close Out Expenditures"). Based on the recommendation of Village staff and the Village Engineer, the Corporate Authorities approved the deposit of Seven Million One Hundred Sixty-Nine Thousand Nine Hundred Ninety and 12/100 Dollars (\$7,169,990.12), which constituted the Remaining TIF District Projects and Close Out Expenditures, into one or more construction escrows at Chicago Title Insurance Company. Of the six (6) escrows that were established and funded at Chicago Title Insurance Company, Escrow Number 6 was described and funded as follows:

Escrow Number 6 (Escrow Account Number 201454334): Economic Incentives and Projects (Village Matching Share of Grants for Approved TIF-related Projects; Return of Property Tax Payments to Cook County per Tax Appeals; New Businesses, Site Preparation Incentives and Environmental Remediation Costs Associated with Development of Village-Owned Parcels; Job Training; Maywood Library Drainage Improvements and Operation Uplift Building Improvements); and Façade Program Projects (Façade Improvement Program - generally; Mariella's; Try Our Pallets; 600 Lake Street; 1110 St. Charles and 1000 St. Charles) (Escrow Deposit: \$1,203,000.00); 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 St. Charles Road TIF Funds in order to pay for eligible façade improvements as applied for by business owners and property owners of property located within the St. Charles Road TIF District; and

WHEREAS, on January 19, 2016, the Corporate Authorities approved an agreement entitled: "DIRECT PAYMENT - REIMBURSEMENT AGREEMENT BETWEEN THE VILLAGE OF MAYWOOD AND OPERATION UPLIFT, INC. REGARDING TIF-ELIGIBLE PROJECT EXPENSES FROM THE ST. CHARLES ROAD TAX INCREMENT FINANCING DISTRICT (Interior and Exterior Improvements to West Town Museum of Cultural History)" (the "Agreement") to provide TIF Funds in an amount not to exceed \$37,589.00 to Operation Uplift, Inc. to pay the costs of certain TIF-eligible interior and exterior improvements (the "Project") to the building that houses the West Town Museum of Cultural History (the "Building") located at 104 South 5th Avenue (the "Property"), which is owned and operated by Operation Uplift, Inc. On August 16, 2016, the Corporate Authorities approved a request submitted by Operation Uplift, Inc. for an additional \$11,044.01 of TIF Funds to be spent on TIF-Eligible Expenses at the Property and the Building, which increased the "not to exceed TIF Fund benefits" payable to Operation Uplift, Inc. on a reimbursable basis to \$48,633.01. The Property is located within the TIF Project Area and most of the costs associated with the Project are TIF-eligible expenses payable from Escrow Number 6 (Escrow Account Number 201454334), which specifically includes a reference to this Project. Copies of Operation Uplift, Inc.'s Application dated December 16, 2014 and the Agreement are on file with the Village Clerk's Office and incorporated by reference into this Ordinance as **Group Exhibit "A"** and made a part hereof; and

WHEREAS, on behalf of Operation Uplift, Inc., Danny's Roofing & Remodeling has submitted to the Village a completed, executed Form Of Request For Reimbursement in the amount of \$6,000.00 for the performance of the installation of certain security doors, door hardware and panic devices to the Building and seeks reimbursement of the \$6,000.00 for work, services and materials once delivered and performed. A copy of the completed, executed Form

Of Request For Reimbursement is attached to this Ordinance as **Group Exhibit "A"** and made a part hereof. After review of the Form Of Request For Reimbursement and the Village Staff Memorandum dated June 8, 2017, confirming that the work was fully performed, the Corporate Authorities find it necessary and beneficial to approve the use of St. Charles Road TIF funds to pay for the below-listed improvements for the Applicant, as follows:

Applicant:	Operation Uplift, Inc., located at 104 South 5th Avenue, Maywood, Illinois
Improvements:	Installation of certain security doors, door hardware and panic devices to the Building
Contractor:	Danny's Roofing & Remodeling
Total Village Approved Project Costs:	\$48,633.01
Requested Partial Reimbursement:	\$6,000.00 (the "Expenditures")

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 payment of the Requested Reimbursement as set forth above from the TIF Funds held in Escrow Number 6 (Escrow Account Number 201454334), which Expenditures will be directly paid to Danny's Roofing & Remodeling upon submittal of the required proof of completion of the improvements, releases of lien, and Village inspection and approval of the improvements as being compliant with the applicable Village Code regulations.

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.

SECTION 3: Approval of Application and Authorization of Expenditures.

The Corporate Authorities of the Village:

- (a) Approve the Improvements Application of Operation Uplift, Inc., as attached hereto as **Group Exhibit "A"** and made a part hereof.
- (b) Authorize the use of St. Charles Road TIF Funds held in Escrow Number 6 (Escrow Account Number 201454334) to direct pay to Danny's Roofing & Remodeling the above listed Requested Partial Reimbursement in an amount not to exceed to \$6,000.00, subject to the Applicant and Danny's Roofing & Remodeling complying with the conditions, terms and provisions of this Ordinance and the Agreement, including 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 applicable Village Code regulations.
- (c) Direct the Village Manager to execute a Reimbursement Request form and the Village Attorney to execute and send a letter of direction to Chicago Title Insurance Company to authorize and direct the release of the Village's Share of the Project Costs (\$6,000.000) from the TIF Funds held in Escrow Number 6 (Escrow Account Number 201454334) for payment to the Danny's Roofing & Remodeling in accordance with this Ordinance and the Agreement.

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.

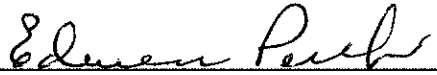
ADOPTED this 20th day of June, 2017, pursuant to a roll call vote as follows:

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

NAYS: None

ABSENT: Trustee R. Rivers.

APPROVED by me as Village President, and attested to by the Village Clerk, on the 22nd day of June, 2017.



Village President

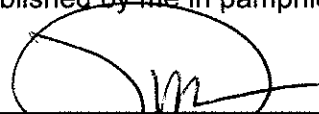
ATTEST:



Village Clerk

The seal is circular with a double border. The outer border contains the text "VILLAGE OF MAYWOOD" at the top and "COOK COUNTY, ILLINOIS" at the bottom. The inner border contains the text "INCORPORATED" at the top and "SEAL" at the bottom.

Published by me in pamphlet form this 22nd day of June, 2017.



Village Clerk

GROUP EXHIBIT "A"

**DIRECT PAYMENT - REIMBURSEMENT AGREEMENT BETWEEN
THE VILLAGE OF MAYWOOD AND OPERATION UPLIFT, INC.
REGARDING TIF-ELIGIBLE PROJECT EXPENSES
FROM THE ST. CHARLES ROAD TAX INCREMENT FINANCING DISTRICT
(Interior and Exterior Improvements to West Town Museum of Cultural History)**

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

and

**Application for Improvements dated December 16, 2014
and filed by Operation Uplift, Inc.**

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

and

**Form Of Request For Reimbursement executed
and submitted by Danny's Roofing & Remodeling in the amount of \$6,000**

(attached)

and

Village Staff Memorandum dated June 8, 2017

(attached)

EXHIBIT "B"

Form Of Request For Reimbursement

[Date]

Village of Maywood
40 Madison Street
Maywood, Illinois 60153
Attention: Village Engineer

Re: TIF Reimbursement Agreement, dated _____, 2016
By and Between the Village of Maywood, Illinois and
Operation Uplift ("REQUESTOR")

You are requested to disburse funds from the St Charles Avenue Tax Increment Allocation Fund pursuant to Section ___ of the Redevelopment Agreement described above in the amount(s), to the person(s) and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT NO.: Danny Roofing & Remodeling
2. PAYMENT DUE TO: Danny Roofing & Remodeling
3. AMOUNT TO BE DISBURSED: \$ 6,000.00
4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Requestor for those Redevelopment Project Costs detailed in Schedule I attached to this Request for Reimbursement.
5. The undersigned certifies that:
 - (i) the amounts to be reimbursed pursuant to this Request for Reimbursement were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the construction contracts, plans and specifications heretofore in effect;
 - (ii) the expenditures for which amounts are requisitioned represent proper, eligible Reimbursement Costs, have not been included in any previous Request for Reimbursement, have been properly recorded on the Requestor's books, and are set forth in Section ___, with paid invoices attached for all sums for which reimbursement is requested;
 - (iii) the moneys requisitioned are not greater than those necessary to reimburse Requestor for its funds actually advanced for eligible Reimbursement Costs;
 - (iv) the amount of eligible Reimbursement Costs to be reimbursed in accordance with this Request for Reimbursement, together with all amounts reimbursed to the Requestor pursuant to Section ___ of the Redevelopment Agreement is not in excess of \$____,000; and

to the Requestor pursuant to Section ____ of the Redevelopment Agreement is not in excess of \$~~200~~000; and

(v) The Requestor is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Requestor that would prevent the performance of its obligations under Redevelopment Agreement.

6. Attached to this Request for Reimbursement are copies of invoices or statements and other supporting documents that relate to all items for which reimbursement is being requested.

OPERATION UPLIFT, LLC

By: Northica Stone

Title:
Executive Director

APPROVED:

VILLAGE OF MAYWOOD, ILLINOIS

By: _____
Village Engineer

Date: _____

By the Corporate Authorities of the Village of Maywood

By: _____
Village President

Date: _____



Proposal
DANNY ROOFING & REMODELING

Roofing, Siding, Gutters, Windows, Doors & More

516 52nd Ave., Bellwood, IL 60104
Phone 708-670-9495 • Fax 708-343-2175

Proposal No. 10164

Date 4/28/17

Proposal Submitted To	Work To Be Performed At
Name <u>Operation UP LIFT</u>	Street _____
Street <u>104 S 5th ave</u>	City _____
City <u>Marywood</u>	State _____ Zip _____
State <u>IL</u> Zip <u>60153</u>	Date of Plans _____
Phone <u>708 287 4955</u>	Architect _____

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of

→ Removal of the north side door
"FRENCH Door" / Installation of new
STEEL Door with "Fogged glass"
Door opening will be of "76" X 86 1/2"

→ Removal of second entry door plain
steel door / Installation of a new
39 3/4 X 86 1/2 Door with "Eye" opening
Doors will be of "Fire Code Rating"
Follow state ordinances.

Total Sum For Material & Labor \$ 6000.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars 6000.00 with payments to be made as follows:

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by _____

Respectfully submitted _____

Per _____

Note - This proposal may be withdrawn by us if not accepted within _____ days
Note - Prices subject to change after 30 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified above. Payment(s) will be made as outlined above.

Accepted L. Jeri W. Stenson Signature _____

Date 4/28/2017 Signature _____

FRAMA BUILDING PRODUCTS
1105 WEST NATIONAL AVENUE
ADDISON, IL 60101
USA

Detailed Quotation

Quote Number:
2777

Quote Date:
 Apr 27, 2017

PHONE (630) 543-8493
 FAX (630) 543-2365

Page:
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Quoted to:
 DANNY'S ROOFING
 NEED THIS INFO

Ship To/Job
 JOB = MAYWOOD MUSEUM
 DAN 708-262-1411

FAX #

SHIP VIA:	Good Thru	Payment Terms	Sales Rep
FRAMA TRUCK	5/27/17	C.O.D.	TOM WILLIFORD

Quantity	Item	Description	Unit Price	Extension
1	F16-534-6070-DS-FB	F16-4-5 3/4-6070-DS-F/B-WELDED-PAC-EOA	155.00	155.00
1	LABOR WELDING FACE	LABOR WELD FRAME [[FACE]]	35.00	35.00
8	LABOR E.O. ANCHOR	LABOR PUNCH AND DIMPLE JAMB	5.00	40.00
8	ANC 53 EO ANCHOR	5 3/4 EO ANCHOR	3.00	24.00
8	ANC DYNABOLT 5 IN.	3/8 X 5 SLEEVE ANCHOR	3.00	24.00

1	D18-3070-161-LH	D18-4-3070-161-G[22X33]-LH	288.00	288.00
1	D18-3070-86ED-RH	D18-4-3070-G[22X33]-86ED-RH - ASA X F/B	295.00	295.00
1	AST 70 ASA FB RH Z	Z ASTRAGAL ASA FB RH 7'	66.00	66.00
1	LABOR ASTRAGAL	LABOR TO PREP AND INSTALL AST & F/B	65.00	65.00
2	LABOR DOOR LITE	LABOR TO CUTOUT AND INSTALL LITE	40.00	80.00
2	LITE 24 X 35 VSL	24 X 35 SLIMLINE [22 X 33]	90.00	180.00
2	TG 23 X 34	23 X 34 X 1/4 CLEAR TEMPER	88.00	176.00

6	H ECBB1100 US26D NRP	ECBB1100 4.5 X 4.5 US26D NRP SECURITY PIN HINGES	10.00	60.00
2	FB 282D 12 US26D	282D 12 US26D FLUSHBOLT	15.00	30.00
1	CL 3453 WTN 626 SCC	3453 WTN 626 SCC ENTRY	175.00	175.00
1	C 5300 AL	5300 ALUM HAGER CLOSER	110.00	110.00
1	T 410SA 72 X 4 SADDL	410SA 72"X4" AL THRESHOLD	40.00	40.00
1	W 891SAV VINYL 6070	891SAV VINYL 72 X 84 WEATHER	25.00	25.00
1	DC 76 DRIP CAP	810S 76" ALUM DRIP CAP	35.00	35.00
2	SW 759SAV 36 AL SWEE	759SAV 36 AL SWEEP	12.00	24.00

1	DELIVERY	DELIVERY CHARGE	65.00	65.00

Subtotal	1,992.00
Sales Tax	154.16
Total	2,146.16

ACCEPTANCE _____
 DATE _____



LEGAL LICENSE ORDINANCE COMMITTEE AGENDA ITEM

To: Willie Norfleet, Village Manager

From: David Myers, Assistant Village Manager

Date: June 8, 2017

SUBJECT: Proposed TIF Project (Danny's Roofing and Remodeling) - Operation Uplift, 104 S. 5th Avenue, Maywood, IL

Operation Uplift submitted their requests for Building Improvements to install security doors, window and door hardware in August of 2016. F.W. Kline was selected to perform the work in at the October 18, 2016 RBM. F.W. Kline Inc. has declined to perform the work, due to the TIF Escrow Process. Operation Uplift has accepted a proposal from Danny's Roofing and Remodeling to perform the work. They are requesting to move forward with this vendor to complete the work. The estimates are as followed:

- | | | |
|---|--|------------|
| 1. Danny's Roofing and Remodeling - Installation of Security Doors, Door Hardware and | | |
| | Panic Devises | \$6,000.00 |
| 2. F. W. Kline, Inc. | -Installation of Security Doors, Door Hardware and | |
| | Panic Devises | \$7,618.75 |

The estimate from Danny's Roofing and Remodeling is \$1,618.75 less than F.W. Kline's proposal. The Village Board has authorized Operation Uplift \$37,589.00 for building improvements in January of 2016. The Village Board authorized Operation Uplift an additional \$11,044.01 for building improvement on August 16, 2016. As of today, Operation Uplift has been authorized to spend \$48,633.01. They will have \$151,366.99 remaining in Escrow #2 from the expired St. Charles TIF from 2013, out of \$200,000.00 the Village Board allocated.

Operation Uplift is requesting to replace F. W. Kline with Danny's Roofing and Remodeling to perform security upgrades in the amount of \$6000.00.

Motion to move the Proposed TIF Projects to the June 20, 2017 - Regular Board Meeting.

