

RESOLUTION NO. R-2020-38

**A RESOLUTION APPROVING THE RENEWAL OF
A COOK COUNTY CLASS 6(b) PROPERTY TAX RATE DESIGNATION FOR THE
PROPERTY COMMONLY KNOWN AS 15 NORTH 9TH AVENUE, MAYWOOD, ILLINOIS
(Seaway Supply Company)**

WHEREAS, the Cook County Board of Commissioners has amended the Cook County Real Property Classification Ordinance to provide real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used for industrial and/or commercial purposes; and

WHEREAS, the Village of Maywood (the "Village"), consistent with the Cook County Real Property Classification Ordinance, as amended, wishes to induce industry to continue to locate and expand in the Village by offering financial incentives in the form of property tax relief; and

WHEREAS, Tom Engoren (the "Owner") owns the real property located 15 North 9th Avenue, Maywood, Cook County, Illinois (the "Subject Property"), and also is the owner and operator of the Seaway Supply Company ("Seaway") which is currently located on the Subject Property. The property index numbers for the Subject Property are as follows: 15-11-132-005, 15-11-132-006, 15-11-132-007 and 15-11-132-031. The legal description of the Subject Property is set forth in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Owner has previously applied for and received a Cook County Class 6(b) Tax Incentive relative to the Subject Property (the "Existing Class 6(b) Tax Incentive"). In 2010, the President and Board of Trustees of the Village passed Resolution No. R-2010-08, which granted approval of the Existing Class 6(b) Tax Incentive; and

WHEREAS, the Existing Class 6(b) Tax Incentive is about to expire, and the Owner has filed an application dated September 29, 2020 for a renewal of the Existing Class 6(b) Tax Incentive ("Class 6(b) Tax Incentive Renewal"), relative to the Subject Property, with the Office of the Cook County Assessor. A copy of the Application is attached to this Resolution as Exhibit "B" and made a part hereof; and

WHEREAS, due to the recent increase in Cook County property tax burden that has been shifted to commercial and industrial properties, Seaway requests that the Village consent to the renewal of the Class 6(b) Eligibility Designation in order to assist with and encourage the continued occupancy and use of the Subject Property as a distributor of paper, packaging, and janitorial equipment and supplies, and a promoter of Green Seal Certified products, which are environmentally "green" products that promote better health for both human beings and the natural environment, and the continued operation of such business (the "Business Activities"); and

WHEREAS, pursuant to the Cook County Real Property Classification Ordinance, the Existing Class 6(b) Tax Incentive may be renewed for another twelve (12) years. As part of such renewal, the Village must approve a Resolution expressing its support and consent for the renewal and its determination that the use of the Subject Property is necessary and beneficial to the local economy; and

WHEREAS, if the renewal of the Cook County Class 6(b) Tax Designation is approved by the Village and by Cook County, the Subject Property will be assessed at 10% of market value as opposed to 25% of market value for a ten (10) year period, plus 15% of market value in the 11th year and 20% of market value in the 12th year; and

WHEREAS, as a condition of approval of the Cook County Class 6(b) Tax Incentive Renewal, the Owner agrees to continue occupy and utilize the Subject Property for commercial, manufacturing and industrial purposes, including the continuation of its current Business Activities. The Owner also agrees to continue to provide employment opportunities to Village residents, including provision of and/or participation in job training programs and hiring whenever possible, and further agrees to continue to participate in and support Maywood community initiatives and events. The Owner has signed the attached Acknowledgement, which confirms his agreement to comply with the foregoing commitments in exchange of the Village Board approval of the renewal of the Cook County Class 6(b) Tax Incentive. A copy of the Acknowledgement is attached as **Exhibit "C"** and made a part hereof; and

WHEREAS, at an October 6, 2020 public meeting, the President and Board of Trustees of the Village of Maywood granted preliminary approval of the renewal of the Cook County Class 6(b) Tax Designation after consideration of comments made by the Owner, Village staff and the public; and

WHEREAS, at an October 20, 2020 public meeting, the President and Board of Trustees of the Village of Maywood granted final approval of the renewal of the Cook County Class 6(b) Tax Designation, subject to the conditions of approval set forth below in Section 3 of this Resolution, after consideration of the request of the Owner and input by Village staff and the public. The Village Board expressly stated its support for and consent to the renewal of the Cook County Class 6(b) Tax Incentive in order to continue the Cook County Class 6(b) Eligibility Designation for the Subject Property after finding and determining that the continued commercial and industrial uses of the Subject Property by the Owner is necessary and beneficial to the local economy, and further finding such support and consent to be in the best interests of the Village and its residents and property owners.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Each of the Whereas paragraphs listed above is incorporated by reference and made a part of Section 1 of this Resolution.

SECTION 2: The President and Board of Trustees of the Village of Maywood find that the Subject Property is appropriate for renewal of a Cook County Class 6(b) Tax Incentive benefit pursuant to the Cook County Real Property Classification Ordinance, as amended, subject to the conditions set forth in Section 4 below.

SECTION 3: The President and Board of Trustees further find that the renewal of the Cook County Class 6(b) Tax Incentive for the Subject Property is necessary for continued occupancy and use of the Subject Property by the Owner, and that the continued occupancy and use of the Subject Property by Owner for the stated commercial, manufacturing and industrial purposes is necessary and beneficial to the local economy.

SECTION 4: Pursuant to the Cook County Real Property Classification Ordinance, as amended, the President and Board of Trustees approve, support and consent to the renewal of the Cook County Class 6(b) Tax Incentive for the Subject Property commonly known as 15 North 9th Avenue, Maywood, Illinois, and further identified as PINs: 15-11-132-005, 15-11-132-006, 15-11-132-007 and 15-11-132-031, and as legally described in Exhibit "A" attached hereto and made a part hereof, subject to the following conditions:

1. As a condition of approval of the Cook County Class 6(b) Tax Incentive Renewal, the Owner agrees to continue to:
 - A. Occupy and utilize the Subject Property for commercial, manufacturing and industrial purposes, including the continuation of its current Business Activities.
 - B. Provide employment opportunities to Village residents, including provision of and/or participation in job training programs and hiring whenever possible.
 - C. Participate in and support Maywood community initiatives and events, and Village partnerships that promote the health, welfare and safety of the Village and its residents.
2. The Owner agrees to sign the attached Acknowledgement, which confirms his agreement to comply with the foregoing commitments in exchange of the Village Board approval of the renewal of the Cook County Class 6(b) Tax Incentive.
3. The Owner agrees to complete, sign and file the Renewal Application for the Cook County Class 6(b) Tax Incentive, including the Affidavit regarding compliance with the Cook County Living Wage Ordinance, along with a certified, executed copy of this Resolution and such other documents required by Cook County.

SECTION 5: Upon approval and execution of this Resolution, the Clerk of the Village of Maywood is authorized to and shall immediately send a certified copy of this Resolution to the Office of the Cook County Assessor, Room 312, County Building, Chicago, Illinois 60602, or such other appropriate Cook County Office for filing purposes.

SECTION 6: This Resolution shall be effective immediately upon its passage and approval, or as otherwise provided by law.

ADOPTED this 20th day of October, 2020, pursuant to a roll call vote as follows:

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

NAYS: None

ABSENT: Trustee M. Lightford

APPROVED this 20th day of October, 2020, by the Village President of the Village of Maywood, and attested by the Village Clerk on the same day.

Edwenna Perkins, Village President

ATTEST:

Viola Mims, Village Clerk

Exhibit "A"

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

**PROPERTY COMMONLY KNOWN AS
15 NORTH 9TH AVENUE, MAYWOOD, ILLINOIS**

PINs: 15-11-132-005, 15-11-132-006, 15-11-132-007 and 15-11-132-031

(attached)

Exhibit "B"

**COOK COUNTY
CLASS 6(b) ELIGIBILITY APPLICATION
dated September 29, 2020
and signed by Tom Engoren (President of Seaway Supply Company)

(attached)**



CLASS 6B/7/8
RENEWAL APPLICATION

Control Number

62366

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

I. Identification of Applicant

Name: Tom Engoren Telephone: (708) 216-0000
Address: 15 N 9th Ave
City, State: MAYWOOD IL Zip Code: 60153
Email Address: tengoren@seawaysupplies.com

Agent/Representative (if any)

Name: _____ Telephone: () _____
Address: _____
City, State: _____ Zip Code: _____
Email Address: _____

II. Description of Subject Property

Street address: 15 N 9th Ave.
City, State: MAYWOOD IL Zip Code: 60153
Permanent Real Estate Index Number (s): 15-11-132-031-0000
15-11-132-005-0000 15-11-132-005-0000
15-11-132-006-0000
15-11-132-007-0000

Township: COOK

I, Tom Engoren the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

Tom Engoren
Signature

9/29/2020
Date

Thomas J. Engoren
Print Name

President
Title

02/10/2020

Exhibit "C"

**Acknowledgement of Conditions of Approval of
Cook County Class 6(b) Tax Incentive Renewal signed by Owner**

(attached)

**ACKNOWLEDGEMENT OF CONDITIONS OF APPROVAL OF
COOK COUNTY CLASS 6(b) TAX INCENTIVE RENEWAL SIGNED BY OWNER**

I, the undersigned Applicant and Owner of Seaway Supply Company, agree to comply with and fulfill each and every term, condition and obligation set forth in the above Resolution, in exchange for the Maywood Village Board's approval of the renewal of the Cook County Class 6(b) Tax Incentive Designation for the Subject Property, including each of the conditions set forth in Section 4 of the above Resolution.

Applicant / Owner of Seaway Supply Company

By: _____
Name: Tom Engoren

Title: President of Seaway Supply Company

Date: October ____, 2020

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

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

RESOLUTION R-2020-38

**A RESOLUTION APPROVING THE RENEWAL OF A
COOK COUNTY CLASS 6b PROPERTY TAX RATE DESIGNATION FOR THE
PROPERTY COMMONLY KNOWN AS_15 NORTH 9TH AVENUE, MAYWOOD, ILLINOIS
(Seaway Supply Company)**

which Resolution was passed by a roll call vote the Board of Trustees of the Village of Maywood at a Special Village Board Meeting on the 20th day of October, 2020, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 20th day of October, 2020.

I further certify that the vote on the question of the passage of said Resolution by the Board of Trustees of the Village of Maywood was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Maywood, and that the result of said vote was as follows, to-wit:

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

NAYS: None

ABSENT: Trustee M. Lightford

I do further certify that the original Resolution, of which the foregoing 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 21st day of October, 2020.

Viola Mims, Village Clerk