

**ORDINANCE NO. CO-2018-15**

**AN ORDINANCE AUTHORIZING CERTAIN EXPENDITURES  
FROM THE MADISON STREET / 5TH AVENUE TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AREA FUND TO PAY FOR REPLACEMENT OF OVERHEAD GARAGE DOORS  
AT THE 40 MADISON PUBLIC WORKS GARAGE**

**(House of Doors, Inc.: Not to Exceed Price of \$21,594.00)**

**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 infrastructure improvement project(s) within the Project Area (collectively, the "Infrastructure Improvement Projects"), using TIF Funds to pay for such Infrastructure Improvement Projects, in whole or in part:

**Replacement of 40 Madison Public Works Overhead Garage Doors Project.** This Project involves the purchase and installation of replacement overhead garage doors located at the east and west portions of the Village of Maywood Public Works Garage. House of Doors, Inc. has submitted a price quote to the perform the Project work for an amount not to exceed Twenty-One Thousand Five Hundred Ninety-Four and No/100 Dollars (\$21,594.00); 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 Project within the Plan and Project Area including, but not limited to, the following:
  - 1. Costs for the purchase and installation of replacement overhead garage doors located at the east and west portions of the Village of Maywood Public Works Garage.
  - 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 Project, as provided by the Village Engineer and/or the Village Manager, is as follows:
  - Replacement of 40 Madison Public Works Overhead Garage Doors Project.** House of Doors has submitted a price quote to perform the Project work for an amount not to exceed Twenty One Thousand Five Hundred Ninety Four and No/100 Dollars (\$21,594.00); and

Based upon a previous satisfactory relationship with House of Doors, the Village waived the competitive bidding process for this Project. The price quote provided by House of Doors, Inc. is attached hereto as **Exhibit "A"** and made a part hereof.

**SECTION 4: Authorization of Expenditures; Award of Contract.** 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 additional work related to Project as subsequently approved or authorized by the Corporate Authorities. The President and Board of Trustees award the contract for the Project to House of Doors, Inc., in an amount not to exceed Twenty One Thousand Five Hundred Ninety Four and No/100 Dollars (\$21,594.00).

**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 20<sup>th</sup> day of March, 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 20<sup>th</sup> day of March, 2018.

\_\_\_\_\_  
Edwenna Perkins, Village President

**ATTEST:**

\_\_\_\_\_  
Viola Mims, Village Clerk

Published by me in pamphlet form this 21<sup>st</sup> day of March , 2018.

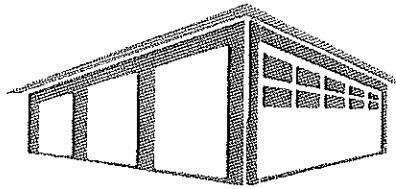
\_\_\_\_\_  
Viola Mims, Village Clerk

**Exhibit "A"**

**Quote from House of Doors, Inc. dated February 27, 2018  
for Overhead Garage Doors at the 40 Madison Public Works Garage**

(attached)

COMMERCIAL INDUSTRIAL  
SECTIONAL DOORS - ROLLING  
FIRE DOORS & SHUTTERS  
GRILLES & OPERATORS  
RESIDENTIAL SALES



9036 W. Ogden Ave  
Brookfield, IL, 60513  
Fax (708) 485-4110

**QUOTE**

**HOUSE OF DOORS INC.**

Your Garage Door and Dock Equipment Professionals

**(708) 485-5000**

**206594**

Date February 27, 2018

Attention: <b>John West</b>	Contact:
Invoice To: <b>Maywood Public Works</b>	Job: <b>Same As</b>
Address: <b>40 Madison St.</b>	Address:
Town & St.: <b>Maywood, IL 60153</b>	Town & St.:
Phone: <b>(708) 491-8842</b> Fax: <b>jwest2@maywood-il.org</b>	Main: Fax:

Customer Order No.:	HOD Order No.:	MFG. Order No.:
Approximate Shipping Date		

Quan	Model #	Door Size				Door Identification	Lite or Solid Sections	Track Type	Lift Type	Head Room	Jamb Type	Operation	
		Width		Height									
		ft	in	ft	in								

2	TS150	20	2	16	1	Main Doors	(3) Lites	3"	48"HL	OK	Steel	Motor	\$ 15,070
---	-------	----	---	----	---	------------	-----------	----	-------	----	-------	-------	-----------

As mfg. by Wayne Dalton Corporation  
 Section(s) are roll-formed from 27ga continuous steel coil  
 Section(s) are filled with polyurethane insulated with steel backers - "R" Value of 14.16  
Door sections are hot-dipped galvanized structural quality steel / polyurethane / steel sandwich type doors construction to include a thermal break and two built in struts per section that are completely filled with polyurethane insulation  
 Baked on factory finish in WHITE - BROWN - TAN  
 Heavy duty hardware to come standard with 14 ga. hinges and 10 ball rollers  
 3" Clip Mount Track with High Lift Mounting To Steel Jambs  
 3rd Section to come with three (3) thermolites - Lites are 24" wide x 06" tall x 1/2" thick  
 Locks have been omitted on motor operated doors because motor will keep doors shut  
 10,000 cycle torsion springs to come standard on all doors  
 Bottom section to come with bottom weather seal  
 Full perimeter seal by House of Doors

Included Remove, Haul and Dispose of existing garage door

Reconnect Existing Garage Door Opener

**Alternates:**

2	100K	Upgrade Springs To 100K Cycles										\$ 1,260
2	J75L5	Heavy Duty Industrial Jackshaft Operator - Center Mounted With Side Hoist 3/4 HP- Voltage to be verified 3 button control station to come standard on each operator (open, close, stop) Emergency disconnect at ground level for manual operation Manual operation by means of MANUAL PUSH UP Per UL325 Photo Safety Reversing Eyes to come standard Pneumatic Safety Device Reversing Edge  HOD TO RECONNECT THE EXISTING WIRING										\$ 4,284
2	CPS	Second Set Of Photo Eyes To Detect Vehicle Track (Primary Set Of Photo Eyes To Be Mounted 6" Off Ground To Project Life Not Property) HOD TO COMPLETELY WIRE IN THE PHOTO EYES										\$ 980

Note: Thank you for the opportunity to quote on your requirements. Above product and services provided by <b>Quality Union Labor</b>	CONTRACT PRICE	\$ 21,594
---	----------------	-----------

Fully Insured for: Workmen's Compensation and Public Liability. Agreements contingent on strikes, fire, accidents or delays beyond our control.  
 No jams or opening preparation -- No wiring of electric operators or controls included.  
 Acceptance of this order shall constitute a conditional sales contract. We are to retain title to and possession of all materials & equipment furnished by us under terms of this contract until final payment shall have been made. The right is specifically reserved by the seller & granted by the purchaser to remove from the premises materials not completely paid for in 30 days after installation without recourse for damage to the building or any of its parts in progress. An express mechanic's lien is hereby acknowledged on the above property described to secure the amount of labor and material supplied.

Salesman: **Wayne Hitt - Sr. Project Manager**

Accepted Purchaser

STATE OF ILLINOIS     )  
                                  )SS.  
COUNTY OF COOK     )

**CLERK’S CERTIFICATE**

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

ORDINANCE NO. CO-2018-15

AN ORDINANCE AUTHORIZING CERTAIN EXPENDITURES  
FROM THE MADISON STREET / 5TH AVENUE TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AREA FUND TO PAY FOR REPLACEMENT OF OVERHEAD GARAGE DOORS  
AT THE 40 MADISON PUBLIC WORKS GARAGE

(House of Doors, Inc.: Not to Exceed Price of \$21,594.00)

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 20<sup>th</sup> day of March, 2018, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 20<sup>th</sup> day of March, 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 21<sup>st</sup> day of March, 2018.

\_\_\_\_\_  
Viola Mims, Village Clerk

SEAL