

**ORDINANCE NO. CO-2018-44**

**AN ORDINANCE AUTHORIZING THE CONTINUATION OF CHICAGO TITLE INSURANCE COMPANY ESCROW NUMBER 2 (ESCROW ACCOUNT NUMBER 201454330) UNTIL DECEMBER 31, 2020 FOR THE EXPENDITURE OF ST. CHARLES ROAD TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA FUNDS FOR VARIOUS ELIGIBLE TIF IMPROVEMENT PROJECTS APPROVED UNDER ORDINANCE CO-2013-47 AND OTHER NECESSARY COSTS RELATIVE TO THE CLOSE OUT OF THE ST. CHARLES ROAD TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA FUND (ESCROW NUMBER 2 FOR VILLAGE TRAIN STATION PROJECT)**

**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**, under Ordinance No. CO-2013-20, approved at a public meeting on March 13, 2013, the Corporate Authorities extended the estimated date of completion of the Plan, and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined by the Plan, to December 31, 2013, subject to receipt and expenditure of 2013 incremental real estate tax revenues during calendar year 2014; and

**WHEREAS**, under Ordinance No. CO-2013-47, approved at a public meeting on December 17, 2013, the Corporate Authorities approved the use of the TIF Funds during calendar years 2013 and 2014 to complete certain infrastructure improvement projects in order to stimulate reinvestment in the Project Area, subject to receipt and expenditure of 2013 incremental real estate tax revenues during calendar year 2014; 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 were **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. The following six (6) escrows were established and funded as noted below at Chicago Title Insurance Company:

- Escrow Number 1 (Escrow Account Number 201454329): Fire Station Number 1 Project (Project Costs and Professional Fees) (**Escrow Deposit: \$1,681,000.00**);
- Escrow Number 2 (Escrow Account Number 201454330): Train Station Project (Project Costs and Professional Fees) (**Escrow Deposit: \$1,049,000.00**);
- Escrow Number 3 (Escrow Account Number 201454331): Railroad Avenue Water Main and Street Improvements Project (Project Costs and Professional Fees) (**Escrow Deposit: \$1,044,000.00**);
- Escrow Number 4 (Escrow Account Number 201454332): Village Projects (Project Costs and Architectural, Engineering and Other Professional Fees for Police Station Roof Repair; St. Charles / 5th Avenue Street Project; Lake Street ITEP Grant Share; 1st and Lake Environmental Remediation Work; Bataan Day – Memorial Park Landscape Improvements; Police Station Elevator Improvements; Police Station Lift Station Repair Work; Public Alley Improvements: Alley #136 (between 4th and 5th Avenues, Main Street to Lake Street), Alley #132 (between 8th and 9th Avenues, Main Street to Lake Street), Alley #135 (between 5th and 6th Avenues, Main Street to Lake Street); 1st and Ohio Environmental Remediation Work; 5th Avenue Parking Lot Pavement Work; Widows Home – Repair and Restoration Work (Portico Improvements); and Restoration of 11-13 South 5th Avenue) (**Escrow Deposit: \$1,568,546.12**);
- Escrow Number 5 (Escrow Account Number 201454333): Village Administration Costs / Audit Fees / Escrow Fees / Professional Fees Relating to Remaining TIF District Projects and Close Out Expenditures (**Escrow Deposit: \$624,426.00**);
- 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**, under Ordinance No. CO-2013-47 and Ordinance No. CO-2014-47, the Corporate Authorities anticipated that the Remaining TIF District Projects and Close Out Expenditures will be expended by the Village within twenty-four (24) months of December 31, 2014, except for certain known and future obligations, such as pending real estate tax appeals and future tax appeals that will pertain to the years in which the St. Charles TIF District was in existence and the Village's required share for projects funded with federal or State grant funds, which are expected to be expended within thirty-six (36) months of December 31, 2014. The Corporate Authorities also stated that once the Village's obligations are fully satisfied, the balance of the escrowed TIF Funds to pay for the Remaining TIF District Projects and Close Out Expenditures shall be declared "surplus" TIF Funds by adoption of an ordinance by the Corporate Authorities, and such surplus TIF Funds shall be promptly delivered to the Cook County Treasurer for payment to the taxing districts impacted by the St. Charles Road TIF District Redevelopment Project Area, in the same manner and proportion as the most recent distribution by the Cook County Treasurer to those taxing districts of real property taxes from real property in the St. Charles Road TIF District Redevelopment Project Area in accordance with Section 5/11-74.4-8 of the Act (65 ILCS 5/11-74.4-8); and

**WHEREAS**, after partially completing and paying for certain Remaining TIF District Projects and Close Out Expenditures in regard to Escrow Number 2 (Escrow Account Number 201454330), there is a balance of TIF Funds equal to \$292,099.63, as of July 19, 2018. A copy of Chicago Title Insurance Company's Office Escrow Ledger Card dated July 19, 2018 for Escrow Number 2 (Escrow Account Number 201454330) is attached hereto as **Exhibit "A"** and made a part hereof. The Chicago Title Office Escrow Ledger Card contains a summary of the TIF Funds initially deposited by the Village into the Escrow Account and a list of the withdrawals from the Escrow Account by date, payee/payor, and withdrawal dollar amount and retained balance of TIF Funds in the Escrow Account; and

**WHEREAS**, the Corporate Authorities of the Village make the following findings in regard to Escrow Number 2 (Escrow Account Number 201454330) and the current balance of funds:

- (a) The Village's obligations are not fully satisfied in regard to all of the Remaining TIF District Projects and Close Out Expenditures, specifically the Train Station Project improvements. The Train Station Project improvements have been completed in 2017, but the final payments by the Village in regard to the Project improvements are anticipated to be finalized in calendar year 2019 or calendar year 2020 due to federal grant funding and State of Illinois grant funding that is being managed by the Illinois Department of Transportation ("IDOT"). The Village will be required to pay its matching funds relative to the grant funding to IDOT during calendar year 2019 or calendar year 2020 to close out the Project. The Village plans to use the TIF Funds from Escrow Number 2 (Escrow Account Number 201454330) to make the matching grant fund payments in calendar year 2019 or in calendar year 2020;
- (b) The current balance of funds in Escrow Number 2 (Escrow Account Number 201454330) is not adequate to pay for the completion and close out of the Escrow 2 Train Station Project and so it is necessary for Escrow Number 2 (Escrow Account Number 201454330) to receive a transfer of funds from Escrow Number 6 (Escrow Account Number 201454334) equal to \$65,000.00, which is anticipated to be an adequate

amount of funds to complete and close out of the Village Train Station Project and to pay for any Remaining TIF District Projects and Close Out Expenditures, including all Village TIF Administration Costs and Fees and Professional Fees related to Escrow 2 (Escrow Account Number 201454330);

- (c) Since the Village plans to use the TIF Funds from Escrow Number 2 (Escrow Account Number 201454330) to make the matching grant fund payments in calendar year 2019 or calendar year 2020, the Village desires to extend the term of Escrow Number 2 (Escrow Account Number 201454330) until December 31, 2020 in order to complete the Remaining TIF District Projects and Close Out Expenditures being funded out of Escrow Number 2 (Escrow Account Number 201454330) and to pay for any Remaining TIF District Projects and Close Out Expenditures, including all Village TIF Administration Costs and Fees and Professional Fees related to any remaining Escrows; 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 extend the term of Escrow Number 2 (Escrow Account Number 201454330) until December 31, 2020, to continue to pay for certain Remaining TIF District Projects and Close Out Expenditures relating to the Train Station Project that are being funded by Escrow Number 2 (Escrow Account Number 201454330).

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, AS FOLLOWS:**

**Section 1: Recitals.** Each Whereas statement set forth in the preambles of this Ordinance is incorporated into this Ordinance as material provisions.

**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: Extend the Term of Escrow Number 2 (Escrow Account Number 2014543340).** The Corporate Authorities of the Village extend the term of Escrow Number 2 (Escrow Account Number 201454330) until December 31, 2020, to continue to pay for certain Remaining TIF District Projects and Close Out Expenditures relating to the Train Station Project that are being funded by Escrow Number 2 (Escrow Account Number 201454330) and to pay for any Remaining TIF District Projects and Close Out Expenditures, including all Village TIF Administration Costs and Fees and Professional Fees related to any remaining Escrows.

**Section 4: Authority to Act.** The Corporate Authorities of the Village authorize and direct the Village President, the Village Clerk, the Village Treasurer, the Village Manager, the Village Finance Director, the Village Engineer and the Village Attorney, or their designees, to take such action and

execute and deliver such documents as are necessary to fulfill the Village's obligations and directives under this Ordinance.

**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 13th day of November, 2018, pursuant to a roll call vote as follows:

**AYES:** Mayor Perkins, Trustee(s) H. Yarbrough, 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 14th day of November, 2018.

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

**ATTEST:**

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

Published by me in pamphlet form this 14<sup>th</sup> day of November, 2018.

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

**EXHIBIT "A"**

**Chicago Title Insurance Company's  
Office Escrow Ledger Card dated July 19, 2018  
for Escrow Number 2 (Escrow Account Number 201454330)**

(attached)

ESCROW #2 (TRAIN STATION)

REPORT NO EARP7050  
 RUN DATE: 07/19/18

CHICAGO TITLE AND TRUST COMPANY  
 CHICAGO TITLE INSURANCE  
 OFFICE ESCROW LEDGER CARD

PAGE: 0001  
 RUN TIME: 15:16:09

ESCROW ACCOUNT: 01401-201454330-001  
 ORDER NUMBER: 01401-201454330  
 BUYER:  
 SELLER:  
 PROPERTY 1:  
 PROPERTY 2:

DESCRIPTION: RD/DR 12.18 SO/MAYWOOD \*DA  
 RECEIPT BANK: 102  
 DISBURSEMENT BANK: 120  
 ESCROW ADMINISTRATOR: KC4

CASH BALANCE: 292,099.63

NOTE: A STAR DENOTES RECEIPT HAS BEEN DISTRIBUTED TO THIS DRAW

DATE	TYP	DOCUMENT	CLEARED	BANK	PAYEE/PAYOR	RECEIPTS	DISBURSEMENT	BALANCE	OFF
01/06/15	RX	000000685518		120	TRAIN STATION PROJECT FUNDS	1,049,000.00		1,049,000.00	01401
01/07/15	RX	000000685672		120	INITIAL ESCROW FEE	1,000.00		1,050,000.00	01401
01/07/15	FV	000000604681		120	FEE VOUCHER		1,000.00	1,049,000.00	01401
05/26/15	D	001201247671	06/01/15	120	VILLAGE OF MAYWOOD		32,894.91	1,016,105.09	01401
08/07/15	D	001206005285	08/26/15	120	VILLAGE OF MAYWOOD		460.00	1,015,645.09	01401
10/30/15	D	001206005467	11/09/15	120	VILLAGE OF MAYWOOD		380.00	1,015,265.09	01401
12/17/15	D	001206005566	12/24/15	120	VILLAGE OF MAYWOOD		57,017.41	958,247.68	01401
01/14/16	D	001206005647	01/27/16	120	VILLAGE OF MAYWOOD		160.00	958,087.68	01401
01/26/16	D	001206005670	02/04/16	120	VILLAGE OF MAYWOOD		81,867.08	876,220.60	01401
02/18/16	D	001206005718	02/29/16	120	VILLAGE OF MAYWOOD		230.00	875,990.60	01401
03/09/16	D	001206005778	03/29/16	120	VILLAGE OF MAYWOOD		19,663.66	856,326.94	01401
05/23/16	FV	000000615026		120	FEE VOUCHER		200.00	856,126.94	01401
06/15/16	D	001206006042	06/24/16	120	VILLAGE OF MAYWOOD		8,645.56	847,481.38	01401
06/29/16	D	001206006117	07/08/16	120	VILLAGE OF MAYWOOD		1,540.00	845,941.38	01401
07/17/16	D	001206006203	07/22/16	120	VILLAGE OF MAYWOOD		3,937.50	842,003.88	01401
08/08/16	D	001206006397	08/16/16	120	VILLAGE OF MAYWOOD		2,773.00	839,230.88	01401
08/08/16	FV	000000616258		120	FEE VOUCHER		100.00	839,130.88	01401
09/07/16	D	001206006566	09/23/16	120	VILLAGE OF MAYWOOD		1,650.00	837,480.88	01401
09/07/16	FV	000000616784		120	FEE VOUCHER		25.00	837,455.88	01401
10/04/16	D	001206006737	10/11/16	120	VILLAGE OF MAYWOOD		59,897.31	777,558.57	01401
10/04/16	FV	000000617311		120	FEE VOUCHER		25.00	777,533.57	01401
11/11/16	D	001206007040	11/29/16	120	VILLAGE OF MAYWOOD		572.00	776,961.57	01401
11/11/16	FV	000000617930		120	FEE VOUCHER		25.00	776,936.57	01401
11/22/16	D	001206007173	11/29/16	120	VILLAGE OF MAYWOOD		616.00	776,320.57	01401
11/22/16	FV	000000618066		120	FEE VOUCHER		25.00	776,295.57	01401
01/05/17	D	001206007508	01/12/17	120	VILLAGE OF MAYWOOD		654.00	775,641.57	01401
01/05/17	FV	000000619014		120	FEE VOUCHER		25.00	775,616.57	01401
03/02/17	D	001206007917	03/10/17	120	VILLAGE OF MAYWOOD		110,387.87	665,228.70	01401
03/02/17	FV	000000619820		120	FEE VOUCHER		25.00	665,203.70	01401
03/06/17	RX	000000774559		120	TRANSFER AS DIRECTED	230,000.00		895,203.70	01401
04/05/17	D	001206008084	04/12/17	120	VILLAGE OF MAYWOOD		32,216.00	862,987.70	01401
04/05/17	FV	000000620361		120	FEE VOUCHER		25.00	862,962.70	01401
05/31/17	D	001206008396	06/06/17	120	VILLAGE OF MAYWOOD		22,457.95	840,504.75	01401
05/31/17	FV	000000621071		120	FEE VOUCHER		25.00	840,479.75	01401
07/25/17	D	001206008800	07/31/17	120	VILLAGE OF MAYWOOD		25,449.58	815,030.17	01401
07/25/17	FV	000000621886		120	FEE VOUCHER		25.00	815,005.17	01401
09/26/17	D	001206009338	10/11/17	120	VILLAGE OF MAYWOOD		836.00	814,169.17	01401
09/26/17	FV	000000622797		120	FEE VOUCHER		25.00	814,144.17	01401
01/03/18	D	001206009995	01/09/18	120	VILLAGE OF MAYWOOD		228.40	813,915.77	01401
01/03/18	FV	000000624432		120	FEE VOUCHER		25.00	813,890.77	01401
02/20/18	D	001206010249	03/07/18	120	VILLAGE OF MAYWOOD		40,176.00	773,714.77	01401
02/20/18	D	001206010250	03/07/18	120	VILLAGE OF MAYWOOD		5,737.80	767,976.97	01401
02/20/18	FV	000000625091		120	FEE VOUCHER		50.00	767,926.97	01401

REPORT NO: EARP7050  
RUN DATE: 07/19/18

CHICAGO TITLE AND TRUST COMPANY  
CHICAGO TITLE INSURANCE  
OFFICE ESCROW LEDGER CARD

PAGE: 0002  
RUN TIME: 15:16:09

ESCROW ACCOUNT: 01401-201454330-001  
ORDER NUMBER: 01401-201454330  
BUYER:  
SELLER:  
PROPERTY 1:  
PROPERTY 2:

DESCRIPTION: RD/DR 12.18 SO/MAYWOOD \*DA  
RECEIPT BANK: 102  
DISBURSEMENT BANK: 120  
ESCROW ADMINISTRATOR: KC4

CASH BALANCE: 292,099.63

NOTE: A STAR DENOTES RECEIPT HAS BEEN DISTRIBUTED TO THIS DRAW

DATE	TYP	DOCUMENT	CLEARED	BANK	PAYEE/PAYOR	RECEIPTS	DISBURSEMENT	BALANCE	OFF
04/23/18	D	001206010832	04/27/18	120	VILLAGE OF MAYWOOD		462.00	767,464.97	01401
04/23/18	D	001206010837	04/27/18	120	VILLAGE OF MAYWOOD		475,315.34	292,149.63	01401
04/23/18	FV	000000625914		120	FEE VOUCHER		50.00	292,099.63	01401
04/23/18	FV	000000625907		120	VOID - \$25.00+ CHICAGO TITLE			292,099.63	01401

SECURITY BALANCE: 0.00

SECURITY NO.	SEC	E/	REDEEM	DESCRIPTION	DATE	DATE	TYPE	DEBIT	CREDIT	SECURITY BALANCE
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\*\*\* NO RECORDS FOUND \*\*\*

\*\*\* REPORT SUCCESSFUL \*\*\*

\*\*\* END OF REPORT \*\*\*

-Copyright 1987 Chicago Title and Trust



STATE OF ILLINOIS     )  
                                      )SS.  
COUNTY OF COOK     )

**CLERK’S CERTIFICATE**

I, Viola Mims, the duly elected, qualified and acting Village 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-2018-44**

**AN ORDINANCE AUTHORIZING THE CONTINUATION OF CHICAGO TITLE INSURANCE COMPANY ESCROW NUMBER 2 (ESCROW ACCOUNT NUMBER 201454330) UNTIL DECEMBER 31, 2020 FOR THE EXPENDITURE OF ST. CHARLES ROAD TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA FUNDS FOR VARIOUS ELIGIBLE TIF IMPROVEMENT PROJECTS APPROVED UNDER ORDINANCE CO-2013-47 AND OTHER NECESSARY COSTS RELATIVE TO THE CLOSE OUT OF THE ST. CHARLES ROAD TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA FUND (ESCROW NUMBER 2 FOR VILLAGE TRAIN STATION PROJECT)**

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 13th day of November, 2018, at which meeting a quorum was present, and approved by the President of Maywood on the 13th day of November, 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 and M. Lightford

**NAYS:** None

**ABSENT:** Trustee R. Rivers

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 14th day of November, 2018.

By: \_\_\_\_\_  
Viola Mims, Village Clerk

SEAL