

ORDINANCE NO. 2017- 38

**AN ORDINANCE AUTHORIZING CERTAIN EXPENDITURES
FROM CHICAGO TITLE INSURANCE COMPANY ESCROW NUMBER 4
(ESCROW ACCOUNT NUMBER 201454332) ESTABLISHED FOR
THE ST. CHARLES ROAD TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA FUND TO PAY
FOR CERTAIN VILLAGE PROJECTS**

(Escrow Number 4: Village Projects)

(New Vertical Wheel Chair Lift for Maywood Police Station)

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 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);and

WHEREAS, the Corporate Authorities of the Village of Maywood desire to approve the Proposal / Contract issued by Maple Management LLC (d/b/a RAE Lifts) (the “Contractor”) relative to the purchase and installation of a new vertical wheel chair lift for the Maywood Police Station (the “Project”). The total Project cost, as set forth in the Proposal / Contract, is an amount not to exceed Twenty-Six Thousand One Hundred Fourteen and No/100 Dollars (\$26,114.00) (the “Contract Price” or “Project Costs”). A copy of the Proposal / Contract is attached hereto as **Exhibit “1”** and made a part hereof; and

WHEREAS, the Corporate Authorities of the Village find that the Project was specifically included as one of the Village-approved “Remaining TIF District Projects and Close Out 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 Proposal / Contract for the Project and to authorize the execution of the Proposal / Contract for the Project and the payment of the Project costs from the TIF Funds held in Escrow

Number 4 (Escrow Account Number 201454332), which Expenditures will be paid to the Contractor upon submittal of the required proof of completion of the improvements, releases of lien, and Village inspection and approval of the Project 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 any necessary, related professional services including legal, zoning, redevelopment, consulting, architectural and engineering services, landscape architectural services, design guidelines, appraisals, surveys, market studies, traffic studies, and environmental and geotechnical services that are required for the completion of the Project.
- (b) Approve and authorize the execution of the Proposal / Contract issued by Maple Management LLC (d/b/a RAE Lifts) (the "Contractor") for the purchase and installation of a new vertical wheel chair lift for the Maywood Police Station (the "Project") for an amount to not exceed Twenty-Six Thousand One Hundred Fourteen and No/100 Dollars (\$26,114.00) (the "Contract Price" or "Project Costs") (the Proposal / Contract is attached hereto as **Exhibit "1"**).
- (c) Authorize the use of St. Charles Road TIF Funds held in Escrow Number 4 (Escrow Account Number 201454332) to pay the Project Costs.

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 3rd day of October, 2017, pursuant to a roll call vote as follows:

AYES: Mayor Perkins, Trustee(s) I. Brandon, A. Sanchez, K. Wellington and R. Rivers

NAYS: None

ABSENT: Trustee(s) H. Yarbrough and M. Lightford

APPROVED by me as Village President, and attested to by the Village Clerk, on the 4th day of October, 2017.

Village President

ATTEST:

Village Clerk

Published by me in pamphlet form this 4th day of October, 2017.

Village Clerk

Exhibit "1"

**Maple Management LLC (d/b/a RAE Lifts)
Proposal / Contract**

(attached)

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 attached hereto is a true and correct copy of the Ordinance now on file in my office, entitled:

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AN ORDINANCE AUTHORIZING CERTAIN EXPENDITURES
FROM CHICAGO TITLE INSURANCE COMPANY ESCROW NUMBER 4
(ESCROW ACCOUNT NUMBER 201454332) ESTABLISHED FOR
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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 3rd day of October, 2017, at which meeting a quorum was present, and approved by the President of Maywood on the 4th day of October, 2017.

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, A. Sanchez, K. Wellington and R. Rivers

NAYS: None

ABSENT: Trustee(s) H. Yarbrough and M. Lightford

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 4th day of October, 2017.

By: _____
Village Clerk

SEAL

MAPLE MANAGEMENT LLC
RAE LIFTS
PROPOSAL/CONTRACT

Customer:

Name: Village of Maywood
Address: 40 Madison Street
Maywood, IL 60153
Phone: 708/450-4429-David Myers
Email: DMycrs@Maywood-IL.ORG

Date: September 11, 2017

Project: Maywood Police Department Bldg.
125 S. 5th Ave/ Maywood-IL

Maple Management LLC, dba RAE Lifts HEREBY PROPOSES TO FURNISH THE FOLLOWING LIFT EQUIPMENT:

MANUFACTURER: Savaria
MODEL: V-1504
LOAD CAPACITY: 750 LBS
HEIGHT (lift rise): 125" s
COLOR: Custom Black
PLATFORM SIZE: 59.5 x 60" s
CAB Configuration: On/Off Opposite side - Existing shaft - Hydraulic Powered

INCLUDED IN PROPOSAL:

- > EMERGENCY STOP/ALARM BUZZER
- > HANDS FREE ADA TELEPHONE SYSTEM
- > NO BATTERY BACK-UP
- > CAB WALL HEIGHT 42 1/8" s
- > ALL CONTROLS/BOTH LANDINGS/PLATFORM KEYED
- > 1-AUTOMATIC COMMANDER DOOR OPENER
- > EXISTING GLASS DOORS REMAIN
- > UNIT SPEED UP/DOWN 20 FPM
- > SURFACE MOUNTED KEYED CALL/SEND BUTTONS
- > EXISTING INTERIOR EMERGENCY LIGHTING
- > STANDARD MODULAR TOWER
- > CUSTOM BLACK COLOR
- > PLATFORM RAIL
- > DECOMMISSION/DIS-ASSEMBLE/REMOVE EXISTING AND DISPOSAL OF EXISTING UNIT
- > CUSTOM VENTED DOME OPTIONAL. [\$4,655.00]

WARRANTY INFORMATION:

- > 3 Years on all parts Warranty
- > 1 Year Labor Warranty
- > 1 Year Preventative Maintenance

DELIVERY, INSTALLATION AND REMOVAL OF ALL EQUIPMENT. OTHER CONSTRUCTION MUST BE COMPLETED AND READY FOR INSTALLATION OF LIFT SYSTEM. MAPLE LLC RESERVES THE RIGHT TO VOID THIS CONTRACT AND WILL NOT BE RESPONSIBLE FOR ANY JOB SITE MODIFICATIONS, RE-CONSTRUCTION OR NECESSARY 24 VOLT ELECTRICAL WORK

FURNISHED & INSTALLED COST \$ 26,114.00
+ PERMIT, SHIPPING COSTS

BY: Jennifer Dehke
Maple Management LLC
Dbas; RAE Lifts

PAYMENT TERMS:

SEE ATTACHED PART "A"

* Checks are Payable to Maple, LLC

*The above proposed cost is good if accepted within 15 days of proposal/contract date.

*An agreed upon, signed proposal/contract amount is subject to change if the equipment installation is not completed within 120 DAYS from the date of acceptance. THIS ORDER IS SUBJECT TO CANCELLATION CHARGES AFTER RECEIPT OF SIGNED PROPOSAL

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY, UNDERSTOOD, AND ARE HEREBY ACCEPTED. MAPLE MANAGEMENT LLC IS AUTHORIZED TO PROCEED AS SPECIFIED. PAYMENT TO BE MADE AS AGREED.

SIGNED: _____ DATE: _____

PRINT NAME: _____ TITLE: _____ COMPANY: _____

245 W. Roosevelt Road, Building 9, Suite 66-West Chicago, IL. 60185
Phone: (331) 240-2453 • (331) 240-2458 fax
www.RaeLifts.com

RAE LIFTS

ATTACHMENT " A "

PROJECT NAME: VILLAGE OF MAYWOOD PD BUILDING

DATE: SEPTEMBER 11, 2017

TO PLACE AN ORDER, A SIGNED PROPOSAL/CONTRACT, ATTACHMENT "B", AND THE INITIAL PAYMENT DRAW MUST BE SUBMITTED. THE BALANCE OF THE CONTRACT AMOUNT MUST BE PAID PER THE FOLLOWING SCHEDULE:

PAYMENT/DRAW SCHEDULE

TOTAL CONTRACT AMOUNT	\$ 26,114.00
1. INITIAL PAYMENT - SHOP DRAWINGS, ENGINEERING, COORDINATION, PERMITS IF NECESSARY	\$ 3,000.00
2. EQUIPMENT ORDERING/PRODUCTION DRAW	\$ 17,468.00
3. FINAL PAYMENT - EQUIPMENT ARRIVAL/INSTALLATION	\$ 6,646.00

+ Permit, Shipping Costs

NOTE: FINAL TURNOVER OF EQUIPMENT TO BE PERFORMED ONLY AFTER THE ABOVE PAYMENT DRAWS HAVE BEEN MADE.

Note: Total contract amount and draw schedule apply to payments by check. All payments made via credit or debit card are subject to an additional 3.75 % charge to satisfy card interchange fees.

MAKE CHECKS PAYABLE TO MAPLE MANAGEMENT LLC

Customer Approval _____ Date _____

Jennifer Dehke
RAE LIFTS

Print Name _____

Customer Company _____

245 W. ROOSEVELT-BUILDING 9/SUITE 66-W. CHICAGO/IL. 60185
(331) 243-2453 • (331) 240-2458 fax
www.RAELIFTS.com

2016RAEAB

ATTACHMENT " B "

RAE LIFTS

SCOPE OF WORK

VERTICAL WHEELCHAIR LIFTS/ELEVATORS INSTALLED IN DRYWALL OR MASONRY ENCLOSURE/SHAFTS

- A. The General Contractor is providing the wheelchair lift enclosure/shaft. Some of the shaft must be completed prior to lift installation in order to fasten the lift to the wall and floor. The shaft must remain open at the floor level that will be used to deliver the Wheelchair Lift tower. Contact RAE LIFTS to determine which level will be used. At that level, the shaft way wall that incorporates the door system needs to be left open the full width of the shaft, and to the ceiling above. { USE EXISTING STRUCTURE }
- B. The wall that the machine housing is attached to must be completed prior to the installation. The enclosure is to be of stud/drywall construction. This wall should be drywalled and taped prior to the arrival of the wheelchair lift. It also must have solid backing behind the drywall, see shop drawings for placement. Option: Paint existing cement walls. { DNA }
- C. A lift can either be installed on grade or in a pit/recess. { NO PIT / USE EXISTING PERMANAT PLATFORM }
 - 1. If a pit/recess is used, it must be 3" deep.
 - 2. If the wheelchair lift is to be installed on grade, the platform will require a permanent ramp at the lower level. This ramp can be provided by RAE LIFTS for an additional cost. The responsibility for this ramp is the General Contractor's.
 - 3. Floor or pit/recess surface must be smooth, solid and level.

DOORS/GATE INSTALLATIONS { USE EXISTING GLASS DOORS }

- A. Fire rated door units in masonry or stud enclosures { Type 3 }
 - 1. IF RAE LIFTS is providing a "B" label fire rated door unit for this installation. The unit includes the frame, hinges, hydraulic door closer, door interlock and associated dead latch.
 - 2. The face of the door and the frame must be installed flush with the inside shaft wall to meet code requirements. The frame is similar to other hollow metal frames and is installed in a standard manner with an additional sheet of drywall applied to make the frame flush.
 - 3. Installation of the entire door unit, including the mechanical attachment to the surrounding work of the piping of the 24V wiring to the frame is by the General Contractor.
 - 4. See Attachment "C" for door drawing and specs. { DNA }

ELECTRICAL WIRING

- A. Code requires all wiring to be installed by a licensed electrical contractor.
 - 1. Final hook-up of 115V wiring from the building source to the fused disconnect in the enclosure/shaft to the machine housing terminal block is by RAE LIFTS. Piping and pulling of wire by RAE LIFTS.
 - 2. Final wiring hook-up of all 24V wiring from landing call/send controls, gate/door interlocks to machine housing terminal block is the responsibility of RAE LIFTS.
 - 3. RAE LIFTS will provide electrical wiring diagrams and instructions upon delivery.
 - 4. Necessary main lighting and emergency lighting over the lift area is by others.
 - 5. All necessary permits and fees will be supplied by RAE Elevators & Lifts, costs are by others.

SPECIAL CODE REQUIREMENTS

- A. The code authority covering this installation site may require that a battery back-up light system be installed in or above the wheelchair lift shaft/enclosure. This light installation is by the General Contractor.
- B. The code authority requires that a telephone be installed on the wheel chair lift platform. RAE LIFTS is providing an ADA Cell telephone system. It is the responsibility of the General Contractor to provide dedicated telephone service for the platform and connect the same.
- C. The code authority requires that a Heavy Duty Fused disconnect be provided in the shaft approximately 36" above the lower floor level.

USE OF WHEELCHAIR LIFT PRIOR TO INSPECTION

- A. It is illegal for anyone to use the wheelchair prior to inspection for any purpose after it has been installed, other than that required to finish the wheelchair lift installation. If the wheelchair lift is used for any other purpose, RAE LIFTS reserves the right to cancel the warranty of the lift and the General Contractor and owner may be subject to a penalty from local authority.
- B. When all the work at the lift installation has be completed, please call RAE LIFTS at 844-283-0019 to arrange for the final inspection of the lift by the code authority.
- C. RAE LIFTS will be glad to answer any technical questions you may have during construction.

INSTALLATION

- A. Installation can take place after the building is secure and permanent power is installed.
- B. General Contractor is to provide an attachment point for RAE LIFTS temporary chain hoist above the area. (IF NEEDED)
- C. General Contractor to provide clear, level path to installation site.
 - 1. If extra manpower, site modifications or equipment are required to install the lift due to site conditions, (i.e. stairs, elevated levels from entry grade, etc.) the General Contractor will provide extra manpower equipment at no cost to RAE LIFTS.

Signature: _____ Print name: _____ Date: _____