

VILLAGE OF
STEGER

BOARD OF TRUSTEES
REGULAR MEETING AGENDA

Also being held VIA Teleconference/Zoom

Meeting ID: 858 6484 8467

Passcode: 209542 312-626-6799
3320 Lewis Avenue, Steger IL 60475

MONDAY, APRIL 18, 2022 7:00pm

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. AWARDS, HONORS, AND SPECIAL RECOGNITION
- D. MINUTES of APRIL 4, 2022 Regular Board Meeting
- E. AUDIENCE PARTICIPATION
- F. REPORTS
 - 1. Administrator
 - 2. Department Heads
 - a. Public Infrastructure/Code Enforcement Director
 - b. Fire Chief
 - c. Police Chief
 - d. Community Center Director
 - e. EMA Chief
 - 3. Attorney
 - 4. Treasurer

The Village of Steger, in compliance with the Americans With Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Human Resource Department at (708) 754-3395 to allow the Village to make reasonable accommodations for those persons

MONDAY, APRIL 18, 2022 BOARD OF TRUSTEE REGULAR MEETING AGENDA

- 5. Mayor's Report
 - Appointments
- 6. Clerk's Report
- 7. Trustee/Liaison Report

G. PAYING OF THE BILLS:

H. CORRESPONDENCE

I. UNFINISHED BUSINESS:

ORDINANCE NO. 1268 –

AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR PROPERTY MARKETING SERVICES CONCERNING THE PARCEL OF LAND LOCATED AT 3222 KEENEY AVENUE, STEGER, IL 60475, BETWEEN THE VILLAGE OF STEGER AND THE STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP., FOR THE VILLAGE OF STEGER, COUNTIES OF COOK/WILL, STATE OF ILLINOIS.

ORDINANCE NO. 1269 -

AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR PROPERTY MARKETING SERVICES CONCERNING THE PARCEL OF REAL ESTATE LOCATED AT 670 E. SAUK TRAIL BETWEEN THE VILLAGE OF STEGER AND THE STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP., FOR THE VILLAGE OF STEGER, COUNTIES OF COOK/WILL, STATE OF ILLINOIS.

ORDINANCE NO. 1270 -

AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR PROPERTY MARKETING SERVICES CONCERNING THE PARCEL OF REAL ESTATE LOCATED AT 3301 UNION AVENUE BETWEEN THE VILLAGE OF STEGER AND THE STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP., FOR THE VILLAGE OF STEGER, COUNTIES OF COOK/WILL, STATE OF ILLINOIS.

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MONDAY, APRIL 18, 2022 BOARD OF TRUSTEE REGULAR MEETING AGENDA

J. NEW BUSINESS

Business License Application Pawtastic Spa & Resort at 3218 Chicago Rd, Ste B

Business License Application Kaylee Lynn Photography at 3201 Union Avenue

Business License Application Chico Construction LLC at 3044 Chicago Rd

Business License Application Smoke Up BBQ at 34 W 34th Street

Special Events License St. Liborius Parish Summer Picnic on Halsted Boulevard July 24, 2022

Special Events License Steger American Legion Bean Bag League every Tues, Wed, Thurs 5/3-10/30 at 34 W 34th St

Special Events License Steger American Legion live music event June 25, 2022 from 6:30-10:30 at 34 W 34th St

Special Events License Steger American Legion live music event July 16, 2022 from 6:30-1030 at 34 W 34th St

Special Events License Steger American Legion live music event August 27, 2022 from 6:30-10:30 at 34 W 34th St

Special Events License Steger American Legion live music event September 9, 2022 from 6:30-10:30 at 34 W 34th

Discussion on Village Sticker fees for the 2023-2024 sticker year.

Discussion on Village Sticker late fees.

K. ADJOURNMENT

The Village of Steger, in compliance with the Americans With Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Human Resource Department at (708) 754-3395 to allow the Village to make reasonable accommodations for those persons

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF TRUSTEES OF THE
VILLAGE OF STEGER, WILL & COOK
COUNTIES, ILLINOIS

The Board of Trustees convened in regular session at 7:00 P.M. on this 4th day of April, 2022 in the Municipal Building of the Village of Steger and via Teleconference that was made available to all residents. Mayor Peterson led all in attendance in the Pledge of Allegiance to the flag.

Mayor Peterson called for the roll. The following Trustees were present; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson was present via zoom. Trustee Kozy was absent.

Also present: Village Administrator Mary Jo Seehausen, Director of Public Infrastructure Dave Toepper, Police Chief Greg Smith, Assistant Fire Chief Mike Long and EMA Chief Tom Johnston. Community Center Director Diana Rossi was absent.

AWARDS, HONORS AND SPECIAL RECOGNITION

None

MINUTES

Trustee Perchinski made a motion to approve the minutes of the March 23rd Public Hearing as all members have copies. Trustee Lopez seconded the motion. Voice vote; all ayes. Motion carried.

Trustee Perchinski made a motion to approve the minutes of the March 23rd Regular Meeting as all members have copies. Trustee Joyce seconded the motion. Voice vote; all ayes. Motion carried.

AUDIENCE PARTICIPATION

None

REPORTS

Village Administrator Mary Jo Seehausen I have an update on a grant we applied for back in 2018 through the STP Local Fund. The grant was for \$1.6 million. We were originally approved in Phase I and Phase II for a total of \$240,000. The balance put on contingency list for future consideration. Last week we were awarded the \$1.46 million which is for reconstruction of Sauk Trail (Steger portion) from State to Cottage Grove

and Cottage Grove south to Steger Road. Phase I is this year and Phase II is next year. We will go to construction in 2025. Additionally, construction is scheduled to begin on April 11th on repaving of Steger Road from Union Avenue west to Kings Road.

Director of Public Infrastructure Dave Toepper The past two weeks we had 3 water main breaks, Code Enforcement did 23 various inspections, issuing 6 tickets. We issued 14 building permits. We are putting out signs for flushing hydrants starting next week. B&K has begun reviewing the Dixon Report in an effort to survey the water tower and prepare the documents to go out for bid for the water tower. We are waiting for more information from Robinson Engineering to help with the discovery of lead water lines. Trustee Perchinski asked if there was anything more on the flooding. There is nothing at this time. Trustee Perchinski also mentioned poor conditions in the bathrooms at the Community Center during basketball games. This issue will be addressed.

Assistant Fire Chief Mike Long So far year to date we have had 472 calls for the year which is about 75 above average. Want to remind everyone that the Fire Department is having their Easter Egg Hunt this year on Sunday April 10th at 8 am. I also want to express our condolences to the Baine family on the loss of their son.

Police Chief Greg Smith Gave a report on officer training that is ongoing or has recently completed. Some of this training regards unfunded state mandates and some is for our new officers. These new certifications will help our officers better serve our community. I will be meeting Wednesday with Bloom Township Center to discuss The Wall That Heals. The event will be July 7- 10 and we are discussing support needs to escort it to this area. Friday there is a meeting with the Crisis Center of South Suburbia to discuss the programs they offer to local Police Departments.

EMA Chief Tom Johnston I want to offer my condolences to the Baine Family.

Community Center Director Diana Rossi No Report.

Village Attorney

Treasurer

MAYORS REPORT

For my report I would also like to give my condolences to the Baine Family, our thoughts and prayers are with them. Mayor Peterson made the appointment of Ryan Buxton as Trustee on the Police Pension Board.

Trustee Perchinski made a motion to approve the appointment of Ryan Buxton to the Steger Police Pension Board. Trustee Lopez seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

VILLAGE CLERK No Report.

TRUSTEES' REPORTS

Trustee Thurmond I would like to extend my condolences to the Baine Family. Trustee Thurmond asked when Hydrant Flush Devices will be re-installed. Dave Toepper stated that they will go in after hydrant flushing is completed. Trustee Thurmond stated that he has spoke with Desiderio Landscaping regarding the new Welcome to Steger signs. Will be meeting with them in the next week or so to address what will be done. I want to applaud Public Works for their efforts in repairing main breaks. There are two Fish Fries remaining at the American Legion on the 8th and the 22nd of April from 4-7 pm. I can give a report on the Volleyball Program. Steve Zeman had voiced his gratitude for all of the sponsors, participants and the Village for the awesome year they had. Finally, I would like to point out that communication is key to a successful team. Moving forward I am asking that Trustee Perchinski when asked about information regarding Village matters, please offer that information. Trustee Perchinski responded that street goes both ways, I have asked you for information and you did not want to give it to me. Trustee Thurmond thanked the Mayor.

Trustee Trotier Speaking of environmental issues, Trustee Lopez and I are still working with Village Administrator Seehausen on our Earth Day initiative. It will take place on Saturday April 23rd. We encourage residents, clubs, organizations to volunteer to help with this. Call Village Hall to sign up. I also want to convey my condolences to the Baine Family.

Trustee Joyce Presented a press release from MWRD regarding recommended water use during periods when heavy rains occur. Trustee Joyce also reminded fellow trustees and residents to contact their state senator asking them to support Senate Bill 3189, the Southland Reactivation Act. It will deal with underutilized properties in the south suburbs. Intended to spur economic growth and get businesses to come back to the area. Trustee Perchinski stated that this is a great program, but falls short for the Village of Steger since it relates to land bank properties that are not prevalent in our community. Trustee Joyce went on to thank the Police Department, the Fire Department and ESDA for all they did for the Baine Family. Mayor Peterson thanked Trustee Joyce for the information regarding MWRD, but remind everyone that Village of Steger runs into Thorn Creek so we are not experiencing the same issues that MWRD is experiencing. We are supposed to get connected with MWRD at some point, but we still drain to Thorn Creek.

Trustee Lopez I would like to give my condolences to the Baine Family. Just want to remind everyone that April 23rd is our clean-up day in cooperation with the Earth Day Weekend. We need volunteers and I want to thank Administrator Seehausen and Public Works for the job they are doing to set this up. Public works is donating ash tray garbage cans for the bus shelters. Yard Waste service begins this Wednesday. Street sweeping will occur the week of April 25th. Thank you to everyone for their time helping with these upcoming projects.

Trustee Trotier also offered thanks to Public Works and Administrator Seehausen for working together because we did send a long list of needs for the upcoming Clean-up. Mayor Peterson added that when we all work together, we can address more issues.

Trustee Perchinski I would like to offer my condolences to the Baine Family on the loss of their son Travis. Then, I just have a few requests: Is there a way we can put together a list of Village owned properties and determine what they are valued? I am still looking for a list of registered vehicles. Administrator Seehausen stated that the request for the list is with the State of Illinois and we are awaiting their response. Trustee Perchinski also asked to start getting together the sales tax figures for Liquor Licenses. Because of COVID restrictions last year, I don't think we should pull licenses, but I think going out for the figures will get them ready for next year dealing with minimum requirements for liquor and food in order to maintain the liquor license. Mayor Peterson stated we can do what we can to get that information starting with asking businesses for the numbers. Trustee Perchinski also stated that we have to make sure all businesses are being properly charged for the licenses they hold. Also, we are voting to dispose of property, being an old squad car, how about the old Fire Trucks? Administrator Seehausen stated that they are currently up for auction and AC Long stated that auction ends soon. Trustee Trotier offered her assistance as a realtor to gather information regarding vacant or Village owned properties. Village Administrator Seehausen will update the list of Village owned properties and get it out to the Trustees.

Trustee Kozy No Report.

BILLS

Trustee Joyce made a motion to approve the bills listed when funds are available. Trustee Lopez seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

CORRESPONDENCE

None

UNFINISHED BUSINESS

Trustee Perchinski made a motion to table consideration of Ordinance Numbers: 1268, 1269 and 1270. Trustee Joyce seconded the motion. Voice vote; all ayes. Motion carried.

Trustee Thurmond made a motion to approve the 2022 Steger Summer Band program. Trustee Joyce seconded the motion.

Discussion: Trustee Perchinski asked if got any feedback from the Village of South Chicago Heights regarding their contributing to this. Administrator Seehausen stated that she did not get any feedback, but I believe it is on their agenda tonight. The request has been made for \$500.

Roll was called. The following Trustees voted aye; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

NEW BUSINESS:

Trustee Perchinski made a motion to adopt ORDINANCE NO. 1274: AN ORDINANCE AMENDING CHAPTER 86, SECTION 86-4 OF THE MUNICIPAL CODE OF STEGER, ILLINOIS REGARDING UTILITY RATES FOR THE VILLAGE OF STEGER, ILLINOIS. Trustee Lopez seconded the motion.

Discussion:

Mayor Peterson stated that last time we amended our water rates, we only went out to 2021. This revisits this for 2022 and 2023.

Roll was called. The following Trustees voted aye; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

Trustee Lopez made a motion to adopt ORDINANCE NO. 1275: AN ORDINANCE AMENDING CHAPTER 6, SECTION 6-46 OF THE MUNICIPAL CODE OF STEGER, ILLINOIS REGARDING VIDEO GAMING FOR THE VILLAGE OF STEGER. Trustee Perchinski seconded the motion.

Discussion:

Mayor Peterson stated that this amends the fee that the Village charges for video gaming. The law has changed so there is a recommendation to change the ordinance to update it to the current law. Trustee Thurmond asked if we could go with incremental increase over time. His concern is for VFW and American Legion. Trustee Lopez stated that this is the first time we have been able to raise them. Mayor Peterson stated if you look at the revenue each machine produces, it should not be an issue. I don't like taxing either, but these machines have been very lucrative for the businesses and for the community and the Village. The law originally allowed \$25 per machine. The law now provides for \$250 per machine. Trustee Joyce asked when the change would take effect. The response is not until December.

Roll was called. The following Trustees voted aye; Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Trustee Thurmond voted no. Motion carried.

Trustee Joyce made a motion to adopt ORDINANCE NO. 1276: AN ORDINANCE AUTHORIZING AND APPROVING THE DISPOSAL OF PERSONAL PROPERTY FOR THE VILLAGE OF STEGER, ILLINOIS. Trustee Perchinski seconded the motion. Roll

was called. The following Trustees voted aye; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

Trustee Perchinski made a motion to adopt ORDINANCE NO. 1277: AN ORDINANCE AMENDING CHAPTER 6, SECTION 6-76 OF THE MUNICIPAL CODE OF STEGER, ILLINOIS REGARDING LIQUOR LICENSES FOR THE VILLAGE OF STEGER, ILLINOIS. Trustee Lopez seconded the motion.

Discussion:

Village Administrator Seehausen stated we are currently redoing the liquor licenses for next year and our ordinance is wrong for the classifications and the total number of licenses we currently have had on the books since 2019. Without any additional licenses, we have a total of 24. Reading the current list of different licenses, it was determined to increase total licenses to 27 and to adjust which should have entertainment. Trustee Perchinski amended his motion to include these adjustments. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

Trustee Joyce made a motion to adopt ORDINANCE NO. 1278: AN ORDINANCE AUTHORIZING THE VILLAGE OF STEGER TO ENTER INTO A THIRD AMENDMENT TO THAT CERTAIN SITE LEASE WITH OPTION BETWEEN THE VILLAGE OF STEGER AND T-MOBILE USA TOWER LLC FOR THE VILLAGE OF STEGER, ILLINOIS. Trustee Perchinski seconded the motion.

Discussion:

Trustee Thurmond asked if he understands, T-Mobile is going to sub-lease to another? The answer is that it is being subleased to a Dish provider, and the Village gets 30% of that lease in addition to our lease with T-Mobile. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

Discussion was held regarding Water Main Break Notifications.

Trustee Perchinski stated that a recent water main break affected a local business and wondered if there is a way to let businesses know when this occurs. Dave Toepper stated that the affected business owner was there watching the repair. It was questioned if Code Red could be used. Administrator Seehausen suggested that the topic be discussed at next Staff Meeting to seek a solution.

Trustee Joyce made a motion to approve a Special Events license application for the Boy Scouts of America Calumet Spring Camporee. Trustee Perchinski seconded the motion. Roll was called. The following Trustees voted aye; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

Trustee Joyce made a motion to approve the Liquor License Application for Raspberry's Restaurant at 3145 Chicago Road. Trustee Thurmond seconded the motion.

Discussion:

Trustee Perchinski asked if it will still be Breakfast and Lunch? At this time there is no plan to open for dinner. They will take out three booths to accommodate an area for video gaming. Mayor Peterson stated that this an attempt to keep this business financially viable in our community.

Roll was called. The following Trustees voted aye; Thurmond, Lopez, Trotier, Joyce and Perchinski. Mayor Peterson voted aye. Motion carried.

Being no further business:

Trustee Joyce made a motion to adjourn the meeting. Trustee Perchinski seconded the motion. Voice vote; all ayes. Motion carried.

Meeting adjourned at 7:40 pm.

Kenneth A. Peterson, Jr., Village President

Joseph M. Zagone, Jr., Village Clerk

SYS DATE:04/14/22

VILLAGE OF STEGER
A / P W A R R A N T L I S T
REGISTER # 48

SYS TIME:13:30
[Nw2]

DATE: 04/14/22

Thursday April 14, 2022

PAGE 1

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
GUARANTEED TECHNICAL SERV & CONSULT INC	2022-0169	01-00-32901		MAINT-COMPUTERS	770.00
COMED	34133 4-5-22	01-00-33100		ELECTRICITY	19.95
NICOR GAS	8-5283 8 4-5-22	01-00-33200		HEAT	108.64
ABSOLUTE BEST CLEANING SERVICES, INC.	13756	01-00-33502		CLEANING SERVICE	608.33
COMCAST	81708 4-1-22	01-00-33700		TELEPHONE	78.86
COMCAST	81708 4-1-22	01-00-33701		CABLE/INTERNET	151.36
PROVEN BUSINESS SYSTEMS	888985	01-00-33901		RENTAL-EQUIPMENT	1170.00
T & T BUSINESS SYSTEMS, INC.	110759	01-00-33901		RENTAL EQUIPMENT	141.00
PROSHRED SECURITY	990107752	01-00-34102		PROFESSIONAL SERV	49.50
PROSHRED SECURITY	990110177	01-00-34102		PROFESSIONAL SERV	49.50
CHICAGO TRIBUNE COMPANY	051414369000	01-00-35700		NOTICES-ALL OTHER	51.00
CDW GOVERNMENT INC	T825816	01-00-37902		NEW-COMPUTER HARD	75.99
TOTAL FOR FUND 01		DEPT. 00			3274.13
MUNICIPAL SYSTEMS LLC	MS 2022-03-74	01-06-34901		C-TICKET EXPENSES	556.25
TOTAL FOR FUND 01		DEPT. 06			556.25
MUNICIPAL SYSTEMS LLC	MS 2022-03-73	01-07-34902		ADMIN BLDG MOVE E	285.00
INTERNATIONAL CODE COUNCIL, INC.	1001444011	01-07-38900		TRAINING EXPENSE	59.00
INTERNATIONAL CODE COUNCIL, INC.	1001444011	01-07-38901		DUES AND SUBSCRIP	69.00
TOTAL FOR FUND 01		DEPT. 07			413.00
OVERDOORS OF ILLINOIS INC	28922	01-20-31100		MAINT-BUILDING	570.00
MUNICIPAL EMERGENCY SERVICES DEPOSITORY	IN1651458	01-20-31800		MAINT-TOOLS/WORK	1466.88
MONARCH AUTO SUPPLY INC	6981-555546	01-20-31805		MAINT-VECHICLES	199.98
R & R MAINTENANCE FIRE & FLEET	13265	01-20-31805		MAINT-VECHICLES	250.00
GUARANTEED TECHNICAL SERV & CONSULT INC	2022-0169	01-20-32901		MAINT-COMPUTERS	500.00

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Thursday April 14, 2022

PAGE 2

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
HERITAGE F/S, INC.	35009999	01-20-33300		GAS	275.56
RUNCO OFFICE SUPPLIES AND EQUIP CO.	863804-0	01-20-33500		OFFICE SUPPLIES	199.83
ACE HARDWARE IN STEGER	152864	01-20-33501		SHOP SUPPLIES	22.49
ACE HARDWARE IN STEGER	152896	01-20-33501		SHOP SUPPLIES	9.51
O'REILLY AUTO PARTS					
FIRE/POLICE		01-20-33501		SHOP SUPPLIES	14.64
AIRGAS USA LLC	9122395162	01-20-33702		AMBULANCE SUPPLIE	95.06
AIRGAS USA LLC	9123346059	01-20-33702		AMBULANCE SUPPLIE	378.63
AIRGAS USA LLC	9985731835	01-20-33702		AMBULANCE SUPPLIE	130.90
AIRGAS USA LLC	9986491222	01-20-33702		AMBULANCE SUPPLIE	137.60
AIRGAS USA LLC	9987170227	01-20-33702		AMBULSNCE SUPPLIE	140.42
STRYKER SALES CORPORATION	3719282M	01-20-33702		AMBULANCE SUPPLIE	390.40
DME ELEVATORS AND LIFTS	108339	01-20-33703		MAINT CONTRACTS	405.00
LAMARCO SYSTEMS, INC.	98457	01-20-33704		SECURITY SYSTEM	165.00
LAMARCO SYSTEMS, INC.	98460	01-20-33704		SECURITY SYSTEM	165.00
CANON FINANCIAL SERVICES, INC	28422092	01-20-33901		RENTAL EQUIPMENT	238.20
WORKING WELL	00376026-00	01-20-34200		MEDICAL SERVICES	45.00
COUNTY OF WILL	MARCH 2022-001	01-20-34252		EASTCOM DISPATCH	4580.34
COUNTY OF WILL	MARCH BLD REPAY	01-20-34252		EASTCOM DISPATCH	188.16
STRYKER SALES CORPORATION	3725493M	01-20-37800		NEW TOOLS/WORK EO	1505.61
PRAIRIE STATE COLLEGE	FIRE FEES	01-20-38401		FIREFIGHTER TRAIN	1298.00
PRAIRIE STATE COLLEGE	FIRE FEES	01-20-38401		FIREFIGHTER TRAIN	1449.01
ILLINOIS DEPARTMENT OF PUBLIC HEALTH	Ambul 01/02	01-20-38901		DUES, SUBSCRIPTIO	50.00
TOTAL FOR FUND 01			DEPT. 20		14871.22
STANLEY CONVERGENT SECURITY SOLUTIONS	6002339400	01-40-31100		MAINT-BUILDING	3.81
STANLEY CONVERGENT SECURITY SOLUTIONS	6002340030	01-40-31100		MAINT-BUILDING	129.78
GAS N WASH	3000	01-40-31805		MAINT-VECHICLES	92.00
SCOTT'S-U-SAVE	409558	01-40-31805		MAINT-VECHICLES	58.00

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PAGE 3

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
SCOTT'S-U-SAVE	412349	01-40-31805		MAINT-VECHICLES	330.72
GUARANTEED TECHNICAL SERV & CONSULT INC	2022-0169	01-40-32901		MAINT-COMPUTERS	500.00
HERITAGE F/S, INC.	35009999	01-40-33300		GAS	704.70
DACAV INDUSTRIES	1737	01-40-33400		PRINTING, SUPPLIE	101.94
O'REILLY AUTO PARTS	FIRE/POLICE	01-40-33500		SHOP SUPPLIES	14.64
ABSOLUTE BEST CLEANING SERVICES, INC.	13756	01-40-33502		CLEANING SERVICE	1216.67
COMCAST	75247 4-3-22	01-40-33700		TELEPHONE	154.54
COMCAST	95698 4-6-22	01-40-33700		TELEPHONE	13.73
COMCAST	94774 4-6-22	01-40-33700		TELEPHONE	130.85
COMCAST	94774 4-6-22	01-40-33700		CABLE/INTERNET	276.00
COMCAST	75247 4-3-22	01-40-33701		TELEPHONE	107.49
MOTOROLA SOLUTIONS-STARCOM13108 COLLECTI	6442720220301	01-40-33702		RADIO SERVICE	1318.00
TECHNOLOGY MANAGEMENT REV FUND	T2221841	01-40-33703		MAINT. CONTRACTS	5.00
RUNCO OFFICE SUPPLIES AND EQUIP CO.	862627-0	01-40-33900		ALL OTHER SUPPLIE	530.15
CANON FINANCIAL SERVICES, INC	28422092	01-40-33901		RENTAL EQUIPMENT	238.20
COUNTY OF WILL	MARCH 2022-001	01-40-34252		EASTCOM DISPATCH	20999.16
COUNTY OF WILL	MARCH BLD REPAY	01-40-34252		EASTCOM DISPATCH	188.16
THE EAGLE UNIFORM COMPANY INC	INV-7008	01-40-37302		NEW UNIFORMS	182.75
THE EAGLE UNIFORM COMPANY INC	INV-7080	01-40-37302		NEW-UNIFORMS	83.00
THE EAGLE UNIFORM COMPANY INC	INV-7260	01-40-37302		NEW UNIFORMS	78.50
JCM UNIFORMS	783905	01-40-37302		NEW UNIFORMS	129.95
SHI INTERNATIONAL CORP	469449276	01-40-38901		DUES, SUBSCRIPTIO	712.80
TOTAL FOR FUND 01		DEPT. 40			28300.54
TOTAL FOR FUND 01				47415.14	
UNIFIRST CORPORATION	062 0498315	03-30-32900		MAINT-MATS/	51.04
GUARANTEED TECHNICAL SERV & CONSULT INC	2022-0169	03-30-32901		MAINT-COMPUTERS	500.00
COMED	19001 4-4-22	03-30-33100		ELECTRICITY	44.20

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Thursday April 14, 2022

PAGE 4

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT	DIST
NICOR GAS	4-1000 4	4-8-22	03-30-33200	HEATING	781.34	
ABSOLUTE BEST CLEANING SERVICES, INC.	13756		03-30-33502	CLEANING SERVICE	1825.00	
CYNTHIA LEWIS	YOGA MARCH 2022		03-30-33504.01	INSTRUCTOR-AEROBI	120.00	
SMITHEREEN COMPANY	2712539		03-30-33703	MAINT. CONTRACTS	64.00	
ADT COMMERCIAL LLC	4-30-22	CARD AC	03-30-33704	SECURITY SYSTEMS	82.48	
ADT COMMERCIAL LLC	4/21/22	ALARM	03-30-33704	SECURITY SYSTEMS	56.74	
TOTAL FOR FUND 03			DEPT. 30		3524.80	
COMED	29006	4-5-22	03-31-33100	ELECTRICITY	179.59	
COMED	66000	4-5-22	03-31-33100	ELECTRICITY	138.03	
COMED	82008	4-4-22	03-31-33100	ELECTRICITY	75.39	
NICOR GAS	5-1000 4	4-8-22	03-31-33200	HEATING	311.29	
STANLEY CONVERGENT SECURITY SOLUTIONS	6002336378		03-31-33704	SECURITY SYSTEM	171.39	
TOTAL FOR FUND 03			DEPT. 31		875.69	
TOTAL FOR FUND 03				4400.49		
THORN CREEK BASIN SANITARY DISTRICT						
MARCH 2022			06-00-15800	A/P-THORN CREEK S	31819.61	
MURRAY OVERHEAD DOORS	42773		06-00-31100	MAINT-BUILDING	1030.00	
BRITES TRANSPORTATION LTD	78803		06-00-31204	MAINT-PATCHING	1875.63	
GALLAGHER MATERIALS CORP	23552		06-00-31204		1030.40	
CORE & MAIN	Q570086		06-00-31504	MAINT-MAINS	1040.00	
M&J UNDERGROUND, INC	M22-0088		06-00-31504.01		675.00	
M&J UNDERGROUND, INC	M22-0103		06-00-31504.01	MAINT-MAINS-OUTSI	7690.00	
JAMES HERR & SONS	118055		06-00-31805	MAINT-VECHICLES	292.38	
TRL TIRE SERVICE CORP	273993		06-00-31805	MAINT-VECHICLES	21.00	
TRL TIRE SERVICE CORP	273995		06-00-31805	MAINT-VECHICLES	126.98	
TRL TIRE SERVICE CORP	29634		06-00-31805	MAINT-VECHICLES	111.14	

SYS DATE:04/14/22

VILLAGE OF STEGER
A / P W A R R A N T L I S T
REGISTER # 48
Thursday April 14, 2022

SYS TIME:13:30
[NW2]

DATE: 04/14/22

PAGE 5

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
GEMINI II SEWER RODDING IRRIGATION, LLC 3443 HAL3-30-22		06-00-32900		MAINT-OTHER	475.00
GEMINI II SEWER RODDING IRRIGATION, LLC 4-6-22		06-00-32900		MAINT-OTHER	425.00
GEMINI II SEWER RODDING IRRIGATION, LLC VET MEM 3-30-22		06-00-32900		MAINT-OTHER	1175.00
GUARANTEED TECHNICAL SERV & CONSULT INC 2022-0169		06-00-32900		MAINT-COMPUTERS	500.00
COMED 80004 4-5-22		06-00-33100		ELECTRIC	30.71
NICOR GAS 5-1000 1 4-8-22		06-00-33200		HEATING	189.62
NICOR GAS 5-1000 2 4-5-22		06-00-33200		HEATING	114.87
HERITAGE F/S, INC. 35009999		06-00-33300		GAS	674.18
ACE HARDWARE IN STEGER 152845		06-00-33501		SHOP SUPPLIES	12.58
ACE HARDWARE IN STEGER 152857		06-00-33501		SHOP SUPPLIES	19.95
ACE HARDWARE IN STEGER 152883		06-00-33501		SHOP SUPPLIES	8.08
ACE HARDWARE IN STEGER 152888		06-00-33501		SHOP SUPPLIES	8.99
ACE HARDWARE IN STEGER 152892		06-00-33501		SHOP SUPPLIES	17.98
ACE HARDWARE IN STEGER 152893		06-00-33501		SHOP SUPPLIES	27.82
ACE HARDWARE IN STEGER 152909		06-00-33501		SHOP SUPPLIES	41.38
ACE HARDWARE IN STEGER 152910		06-00-33501		SHOP SUPPLIES	20.18
ACE HARDWARE IN STEGER 152923		06-00-33501		SHOP SUPPLIES	36.88
ACE HARDWARE IN STEGER 152925		06-00-33501		SHOP SUPPLIES	43.18
USA BLUE BOOK 931647		06-00-33501		SHOP SUPPLIES	105.19
USA BLUE BOOK 932094		06-00-33501		SHOP SUPPLIES	509.09
QUADIANT, INC 16659221		06-00-33600		POSTAGE	894.65
WATER SOLUTIONS UNLIMITED 102062		06-00-33907		CHEMICALS	3747.50
SUBURBAN LABORATORIES INC 201145		06-00-34800		WATER TESTING FEE	225.80
WATER RESOURCES INC 35533		06-00-37507			4349.70
TOTAL FOR FUND 06		DEPT. 00			59365.47
TOTAL FOR FUND 06				59365.47	
MURRAY OVERHEAD DOORS 42773		07-00-31100		MAINT-BUILDING	1030.00

SYS DATE:04/14/22

VILLAGE OF STEGER
A / P W A R R A N T L I S T
REGISTER # 48
Thursday April 14, 2022

SYS TIME:13:30
[NW2]

DATE: 04/14/22

PAGE 6

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO DESCRIPTION	AMOUNT DIST
HERITAGE F/S, INC.	35009999	07-00-33300		GAS	674.19
COMCAST	72327 4-1-22	07-00-33700		TELEPHONE	128.18
COMCAST	72327 4-1-22	07-00-33701		CABLE/INTERNET	107.77
TOTAL FOR FUND 07		DEPT. 00			1940.14
TOTAL FOR FUND 07				1940.14	
EXCEL ELECTRIC INC	126466	08-00-31400		MAINT-TRAFFIC STR	480.00
EXCEL ELECTRIC INC	126474	08-00-31400		MAINT-TRAFFIC	403.70
COMED	22049 4-4-22	08-00-33102		ELECTRICITY-TRAFF	141.66
COMED	24002 4-5-22	08-00-33102		ELECTRIVITY-TRAFF	136.82
COMED	73007 4-4-22	08-00-33102		ELECTRICITY-TRAFF	142.93
COMED	80004 4-4-22	08-00-33102		ELECTRICITY-TRAFF	38.72
COMED	81001 4-4-22	08-00-33102		ELECTRICITY-TRAFF	23.37
TOTAL FOR FUND 08		DEPT. 00			1367.20
TOTAL FOR FUND 08				1367.20	
PRO-AM TEAM SPORTS	1266	13-50-37305		NEW-UNIFORMS	2568.00
TROPHIES & AWARDS PLUS	572	13-50-38102		TROPHIES	124.00
TOTAL FOR FUND 13		DEPT. 50			2692.00
ZEMAN, STEVE	4-7-22	13-55-33930		CONCESSION EXPENS	205.33
TOTAL FOR FUND 13		DEPT. 55			205.33
TOTAL FOR FUND 13				2897.33	
ACE HARDWARE IN STEGER	152881	16-00-31100		MAINT-BUILDING	17.99

SYS DATE:04/14/22

VILLAGE OF STEGER

SYS TIME:13:30

A / P W A R R A N T L I S T

[NW2]

DATE: 04/14/22

REGISTER # 48
Thursday April 14, 2022

PAGE 7

PAYABLE TO	INV NO	G/L NUMBER	CHECK DATE	CHECK NO	DESCRIPTION	AMOUNT	DIST
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HERITAGE F/S, INC.	35009999	16-00-33300			GAS	305.94	
ACE HARDWARE IN STEGER	152916	16-00-33501			SHOP SUPPLIES	4.94	
TOTAL FOR FUND 16		DEPT. 00				328.87	

TOTAL FOR FUND 16						328.87	
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M & M HOME REMODELING SERVICES	261412	20-00-38900			PAYOUT EXPENSE	3350.00	
TOTAL FOR FUND 20		DEPT. 00				3350.00	

TOTAL FOR FUND 20						3350.00	
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** TOTAL CHECKS TO BE ISSUED						121064.64	
01	CORPORATE					47415.14	
03	PLAYGROUND/RECREATION					4400.49	
06	WATER/SEWER FUND					59365.47	
07	ROAD & BRIDGE					1940.14	
08	MOTOR FUEL TAX					1367.20	
13	BOOSTER CLUB					2897.33	
16	H.S.E.M.					328.87	
20	TIF #1 (WILL TIF #1)					3350.00	
TOTAL FOR REGULAR CHECKS:						121,064.64	

**THE VILLAGE OF STEGER
COOK AND WILL COUNTIES, ILLINOIS**

ORDINANCE NUMBER 1268

**AN ORDINANCE AUTHORIZING AND APPROVING A
CONTRACT FOR PROPERTY MARKETING SERVICES
CONCERNING THE PARCEL OF LAND LOCATED AT 3222
KEENEY AVENUE, STEGER, IL 60475, BETWEEN THE
VILLAGE OF STEGER AND THE STEGER ECONOMIC
DEVELOPMENT CORPORATION, NFP., FOR THE VILLAGE
OF STEGER, COUNTIES OF COOK/WILL, STATE OF
ILLINOIS.**

**KENNETH A. PETERSON, JR., Village President
JOSEPH M. ZAGONE, JR., Village Clerk
MARY JO SEEHAUSEN, Village Administrator**

**ERNIE LOPEZ JR.
TIM PERCHINSKI
MARK KOZY
WILLIAM J. JOYCE
CINDY TROTIER
STEVE THURMOND
Trustees**

ORDINANCE NUMBER: 1268

AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR PROPERTY MARKETING SERVICES CONCERNING THE PARCEL OF LAND LOCATED AT 3222 KEENEY AVENUE, STEGER, IL 60475, BETWEEN THE VILLAGE OF STEGER AND THE STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP., FOR THE VILLAGE OF STEGER, COUNTIES OF COOK/WILL, STATE OF ILLINOIS.

WHEREAS, the Village of Steger (the “Village”) is an Illinois non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1, et seq.) (the “Code”); and

WHEREAS, Article VII, Section 10(a) of the Illinois Constitution authorizes units of local government to contract or otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or by ordinance; and

WHEREAS, the Village President and the Village Board (collectively, the “Corporate Authorities”) are committed to the health, safety and general welfare of the residents of the Village and the efficient operation of the government; and

WHEREAS, the Village is in need of property marketing services that will aid in the expeditious disposition of Village owned property for tax purposes to benefit the Village, specifically, for the property commonly known as 3222 Keeney Avenue, Steger, IL 60475 (the “Services”); and

WHEREAS, The Village and the Steger Economic Development Corporation, NFP, (hereinafter “EDC”) have reached a written agreement for the provision of such marketing services by the EDC, attached hereto and incorporated herein as Exhibit A, whereby the EDC will perform the Services for the Village, the Village agreeing to transfer ownership of the property by a quitclaim to the EDC for a period not to exceed 36 months; and

WHEREAS, based on the foregoing, the Corporate Authorities find that it is necessary for the health, safety, morals and welfare of the public and necessary for conducting Village business and the effective administration of government that the Village execute, enter into and approve an agreement with terms substantially the same as the terms of the Services Agreement;

NOW THEREFORE, BE IT ORDAINED by the Village President and Trustees of the Village of Steger, Cook/Will County, Illinois, as follows:

Section 1. The foregoing recitals are incorporated as though fully set forth herein.

Section 2. Purpose. The purpose of this Ordinance is to authorize the Village President or his designee to enter into and approve the Services Agreement/Contract, to further authorize the Village President or his designee to take all steps necessary to carry out the terms of the Services Agreement/Contract and the intent of this Ordinance, and to ratify any steps taken to effectuate those goals.

Section 3. Approval and Authorization. That the Corporate Authorities approve the Services Agreement/Contract. The Corporate Authorities further authorize and direct the Village President or his designee to enter into and approve the Services Agreement/Contract, or any modifications thereof, and to ratify any and all previous action taken to effectuate the intent of this Ordinance. The Corporate Authorities further authorize and direct the Village President or his designee to execute the Contract with such insertions, omissions and changes as shall be approved by the Village President and the Village Attorney. The Village Clerk is hereby authorized and directed to attest to and countersign the Services Agreement/Contract and any other documentation as may be necessary to carry out and effectuate the purpose of this Ordinance. The Village Clerk is also authorized and directed to affix the Seal of the Village to such documentation as is deemed necessary. The officers, agents and/or employees of the Village shall take all action necessary or

reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Ordinance and shall take all action necessary in conformity therewith.

Section 4. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 5. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village prior to the effective date of this Ordinance.

Section 6. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

Adopted this 18th Day of April, 2022 pursuant to a roll call vote as follows:

TRUSTEE/OFFICIAL	YES	NO	ABSENT
Ernie Lopez Jr.			
Tim Perchinski			
Mark Kozy			
William J. Joyce			
Cindy Trotier			
Steve Thurmond			
Kenneth A. Peterson, Jr., Village President			

APPROVED by the Village President on April 18, 2022.

Kenneth A. Peterson, Jr.
Village President

ATTEST:

Joseph M. Zagone, Jr.
Village Clerk

EXHIBIT A

MUNICIPAL SERVICES AGREEMENT; 3222 KEENEY AVENUE MARKETING AND DEVELOPMENT

This MUNICIPAL SERVICES AGREEMENT (this "MSA"), with an effective date of March 23, 2022 (the "Effective Date"), sets forth certain agreements between the Village of STEGER, ILLINOIS, an Illinois municipal corporation (the "Village"), and the STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP, an Illinois Corporation, and its affiliates or assigns (the "EDC") to enter into an exclusive agreement whereby the EDC takes ownership of, repairs and markets the property for sale, said property being situated at **3222 KEENEY AVENUE**, Steger, IL 60475, transferring same by a Quit Claim Deed restricted by a Right to Reversion after a period not to exceed 36 months. This MSA is an expression of intent to allow the EDC to promote the subject property for sale with the intention of placing it back on the tax rolls for the benefit of the Village of Steger.

I. PROPERTY DESCRIPTION

The Property has an address of **3222 KEENEY AVENUE**, Steger, IL 60475, as shown on Exhibit "A" attached hereto and incorporated herein by reference.

II. GENERAL TERMS OF AGREEMENT

For a period not to exceed thirty-six (36) months from the Effective Date of this MSA (the "OWNERSHIP PERIOD"), the Village shall grant the EDC ownership of the Property for purposes of having the property restored to marketable condition and for marketing the property to a potential buyer for sale of same. The Village agrees to convey ownership by a Quit Claim Deed that memorializes both the terms of transfer being limited to 36 months as well as the purpose of said transfer as contemplated in this agreement. During the thirty-six (36) month ownership period, the EDC will attempt in good faith to market the property for sale for purposes of furthering economic development of the Property so that the Village can benefit from placing it back on the property tax rolls ("Purchase Agreement"); any such Purchase Agreement will describe the compensation that will be paid to EDC for the sale of the Property, the specific terms of which will be memorialized in a separate, written agreement between the EDC and the buyer.

III. RESPONSIBILITIES

(a) During the Ownership Period, the EDC will have the lead role in marketing the property, including, but not limited to, development planning and consulting, negotiations with any potential purchaser for the Property, design, plan preparation, entitlements, permitting, and providing information to the Village on a regular and consistent basis.

(b) During the term of this Ownership by the EDC, including any extensions of the Ownership Period, the Village shall refer any inquiries concerning the Property to the EDC and shall identify the EDC as its exclusive agent for purposes of any communications or negotiations with respect to the Property.

(c) Without EDC's and Village's joint approval, the Property shall not be sold, leased, or marketed to any potential third party buyer. Additionally, if the EDC cannot find a suitable buyer for the property within the contemplated 36 month period, ownership of the property shall revert back to the Village, and any and all recorded documents of conveyance between the Village and the EDC must memorialize this "Right to Reversion."

(d) The Village and the EDC agree that the EDC will use its best efforts to increase revenue streams for the Village and any net profits gained from the sale of the subject property will be split evenly between the Village and the EDC, with an uneven amount accruing the greater of the split to the Village.

(e) In undertaking to rehabilitate the subject property, the EDC is empowered to compensate any third party contractors for work done in the form of money or in real property of up to equal value.

(f) Any value coming into the hands of the EDC shall first be used to compensate and satisfy the EDC's costs incurred in the marketing of the property.

IV. DOCUMENTS

The EDC may provide the Village with a request of certain Property documents to assist with its due diligence and analysis, and the Village will provide all non-proprietary information, including surveys and maps, environmental studies, geotechnical reports, title documents, and other governmental records (except to the extent that the same may be proprietary or confidential) that the EDC shall reasonably request.

The parties agree to negotiate in good faith and diligently pursue the necessary and appropriate documents and agreements contemplated by this MSA, including, without limitation, the Deed, the Property Entity documents, assignment agreements, and any third party documents and agreements.

V. COSTS

In consideration of the mutual agreements and understandings set forth in this MSA, the time and effort that the EDC will be committing in connection with this undertaking, and in recognition of the time necessary to successfully market and close a sale of the property, the Village agrees that it will compensate the EDC in the form of money or in Real Property worth the same value, in addition to allowing the EDC to have its actual expenses compensated from the first monies coming to it as a result of any sale. Any profits from the sale of said property shall be thereafter shared equally between the Village and the EDC.

VI. LIEN RIGHTS

This agreement shall allow for the EDC to have the right to lien the said property for any uncompensated amount in an instance where the value of services rendered are not otherwise adequately compensated.

IN WITNESS WHEREOF, the Village and EDC have executed this MSA as of the Effective Date.

VILLAGE OF STEGER, COUNTIES OF COOK/WILL ILLINOIS
an Illinois Municipal corporation.

By: _____

Name: Kenneth A. Peterson, Jr.

Its: Village President

STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP.
an Illinois corporation.

By: _____

Name: James Vasselli

Its: Attorney for the Steger Economic Development Corp., NFP.

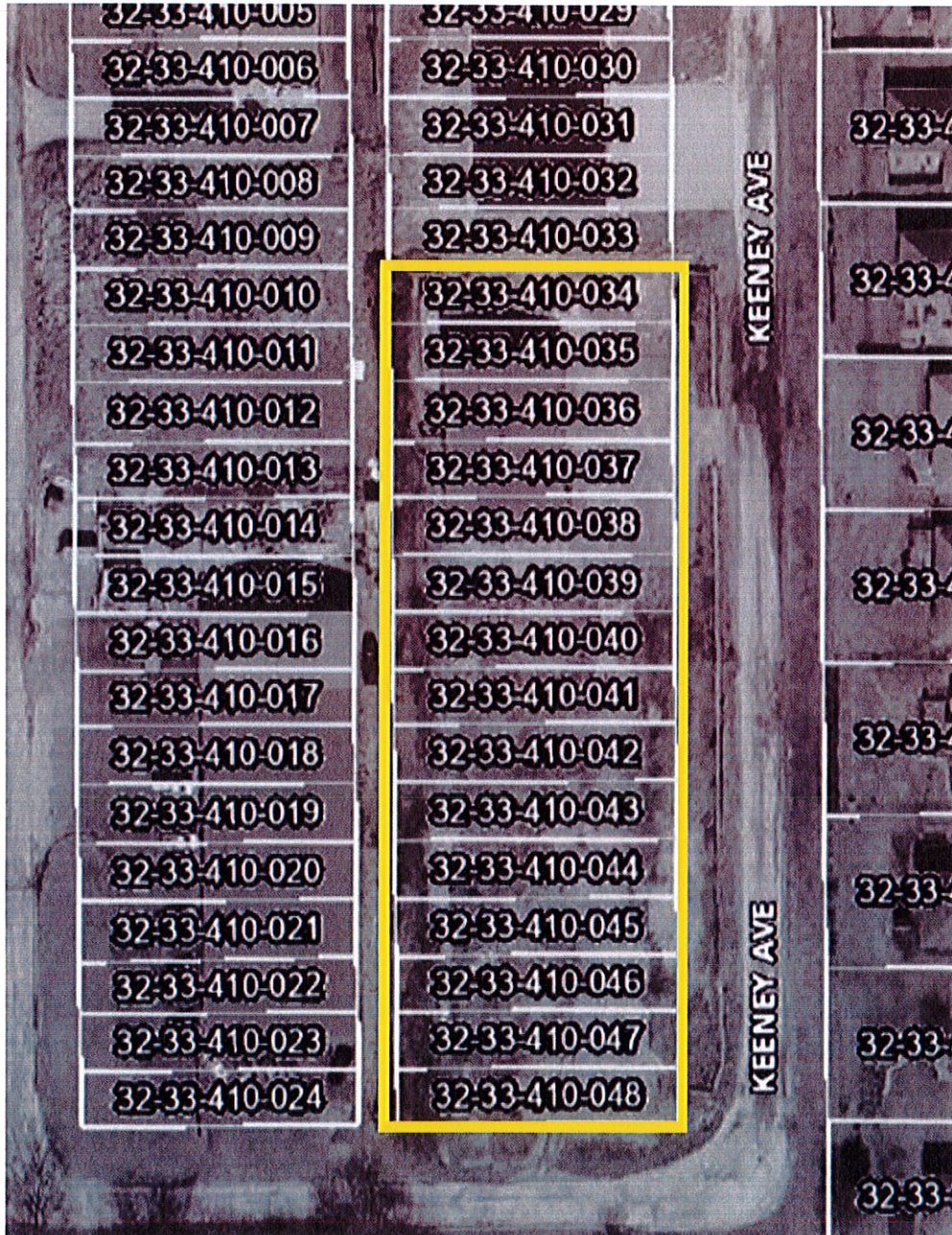
Exhibit "A"

Property Address: 3222 KEENEY AVENUE, Steger, IL 60475.

Legal Description

LOTS 10-24, INCLUSIVE IN BLOCK 18 ALL IN KEENEY'S SUBDIVISION OF CHICAGO HEIGHTS, A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ AND THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 32-33-410-034 through 048-0000.



**Quit Claim Deed
Statutory (ILLINOIS)
(Corporation to Corporation)**

Above Space for Recorder's Use Only

THE GRANTOR (S)

THE VILLAGE OF STEGER

a Municipal Corporation created and existing under and by the virtue of the laws of the State of Illinois, having its principal office in the Village of Steger, County of Cook/Will, and State of Illinois, and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid,

CONVEYS and QUIT CLAIMS to

STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP,

a Not For Profit Corporation created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOTS 10 THROUGH 24, INCLUSIVE IN BLOCK 18 ALL IN KEENEY'S SUBDIVISION OF CHICAGO HEIGHTS, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Restrictions contained in the Municipal Services Agreement Dated April 18, 2022, including but not limited to the thirty-six month "Right of Reversion" if property is not disposed of as contemplated in the said agreement; Covenants, conditions and restrictions of record, and to General Taxes for 2020 and subsequent years.

Permanent Real Estate Tax Number: 32-33-410-034 through 048-0000

Address of Real Estate: 3222 Keeney Avenue, Steger, Illinois.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Village President, and attested by its Village Clerk, this 18th day of April, 2022.

IMPRESS CORPORATE
SEAL HERE

The Village of Steger, a municipal corporation,

By: _____
Kenneth A. Peterson, Jr., President

ATTEST:

Joseph M. Zagone, Jr., Clerk

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: _____

Signature: _____

Subscribed and Sworn to before me
This 18th day of April, 2022.

Notary Public _____

The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: _____

Signature: _____

Subscribed and sworn to before me
this 18th day of April, 2022.

Notary Public _____

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**THE VILLAGE OF STEGER
COOK AND WILL COUNTIES, ILLINOIS**

ORDINANCE NUMBER 1269

**AN ORDINANCE AUTHORIZING AND APPROVING A
CONTRACT FOR PROPERTY MARKETING SERVICES
CONCERNING THE PARCEL OF REAL ESTATE LOCATED
AT 670 E. SAUK TRAIL BETWEEN THE VILLAGE OF STEGER
AND THE STEGER ECONOMIC DEVELOPMENT
CORPORATION, NFP., FOR THE VILLAGE OF STEGER,
COUNTIES OF COOK/WILL, STATE OF ILLINOIS.**

**KENNETH A. PETERSON, JR., Village President
JOSEPH M. ZAGONE, JR., Village Clerk
MARY JO SEEHAUSEN, Village Administrator**

**ERNIE LOPEZ JR.
TIM PERCHINSKI
MARK KOZY
WILLIAM J. JOYCE
CINDY TROTIER
STEVE THURMOND
Trustees**

ORDINANCE NUMBER: 1269

AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR PROPERTY MARKETING SERVICES CONCERNING THE PARCEL OF REAL ESTATE LOCATED AT 670 E. SAUK TRAIL BETWEEN THE VILLAGE OF STEGER AND THE STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP., FOR THE VILLAGE OF STEGER, COUNTIES OF COOK/WILL, STATE OF ILLINOIS.

WHEREAS, the Village of Steger (the “Village”) is an Illinois non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1, et seq.) (the “Code”); and

WHEREAS, Article VII, Section 10(a) of the Illinois Constitution authorizes units of local government to contract or otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or by ordinance; and

WHEREAS, the Village President and the Village Board (collectively, the “Corporate Authorities”) are committed to the health, safety and general welfare of the residents of the Village and the efficient operation of the government; and

WHEREAS, the Village is in need of property marketing services that will aid in the expeditious disposition of Village owned property for tax purposes to benefit the Village, specifically, for the property commonly known as 670 E. SAUK TRAIL, Steger, IL 60475 (the “Services”); and

WHEREAS, The Village and the Steger Economic Development Corporation, NFP, (hereinafter “EDC”) have reached a written agreement for the provision of such marketing services by the EDC, attached hereto and incorporated herein as Exhibit A, whereby the EDC will perform the Services for the Village, the Village agreeing to transfer ownership of the property by a quitclaim to the EDC for a period not to exceed 36 months; and

WHEREAS, based on the foregoing, the Corporate Authorities find that it is necessary for the health, safety, morals and welfare of the public and necessary for conducting Village business

and the effective administration of government that the Village execute, enter into and approve an agreement with terms substantially the same as the terms of the Services Agreement;

NOW THEREFORE, BE IT ORDAINED by the Village President and Trustees of the Village of Steger, Cook/Will County, Illinois, as follows:

Section 1. The foregoing recitals are incorporated as though fully set forth herein.

Section 2. Purpose. The purpose of this Ordinance is to authorize the Village President or his designee to enter into and approve the Services Agreement/Contract, to further authorize the Village President or his designee to take all steps necessary to carry out the terms of the Services Agreement/Contract and the intent of this Ordinance, and to ratify any steps taken to effectuate those goals.

Section 3. Approval and Authorization. That the Corporate Authorities approve the Services Agreement/Contract. The Corporate Authorities further authorize and direct the Village President or his designee to enter into and approve the Services Agreement/Contract, or any modifications thereof, and to ratify any and all previous action taken to effectuate the intent of this Ordinance. The Corporate Authorities further authorize and direct the Village President or his designee to execute the Contract with such insertions, omissions and changes as shall be approved by the Village President and the Village Attorney. The Village Clerk is hereby authorized and directed to attest to and countersign the Services Agreement/Contract and any other documentation as may be necessary to carry out and effectuate the purpose of this Ordinance. The Village Clerk is also authorized and directed to affix the Seal of the Village to such documentation as is deemed necessary. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Ordinance and shall take all action necessary in conformity therewith.

Section 4. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 5. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village prior to the effective date of this Ordinance.

Section 6. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

Adopted this 18th Day of April, 2022 pursuant to a roll call vote as follows:

TRUSTEE/OFFICIAL	YES	NO	ABSENT
Ernie Lopez Jr.			
Tim Perchinski			
Mark Kozy			
William J. Joyce			
Cindy Trotier			
Steve Thurmond			
Kenneth A. Peterson, Jr., Village President			

APPROVED by the Village President on April 18, 2022.

Kenneth A. Peterson, Jr.
Village President

ATTEST:

Joseph M. Zagone, Jr.
Village Clerk

EXHIBIT A

MUNICIPAL SERVICES AGREEMENT; 670 E. SAUK TRAIL MARKETING AND DEVELOPMENT

This MUNICIPAL SERVICES AGREEMENT (this "MSA"), with an effective date of March 23, 2022 (the "Effective Date"), sets forth certain agreements between the Village of STEGER, ILLINOIS, an Illinois municipal corporation (the "Village"), and the STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP, an Illinois Corporation, and its affiliates or assigns (the "EDC") to enter into an exclusive agreement whereby the EDC takes ownership of, repairs and markets the property for sale, said property being situated at **670 E. SAUK TRAIL**, Steger, IL 60475, transferring same by a Quit Claim Deed restricted by a Right to Reversion after a period not to exceed 36 months. This MSA is an expression of intent to allow the EDC to promote the subject property for sale with the intention of placing it back on the tax rolls for the benefit of the Village of Steger.

I. PROPERTY DESCRIPTION

The Property has an address of **670 E. SAUK TRAIL**, Steger, IL 60475, as shown on Exhibit "A" attached hereto and incorporated herein by reference.

II. GENERAL TERMS OF AGREEMENT

For a period not to exceed thirty-six (36) months from the Effective Date of this MSA (the "OWNERSHIP PERIOD"), the Village shall grant the EDC ownership of the Property for purposes of having the property restored to marketable condition and for marketing the property to a potential buyer for sale of same. The Village agrees to convey ownership by a Quit Claim Deed that memorializes both the terms of transfer being limited to 36 months as well as the purpose of said transfer as contemplated in this agreement. During the thirty-six (36) month ownership period, the EDC will attempt in good faith to market the property for sale for purposes of furthering economic development of the Property so that the Village can benefit from placing it back on the property tax rolls ("Purchase Agreement"); any such Purchase Agreement will describe the compensation that will be paid to EDC for the sale of the Property, the specific terms of which will be memorialized in a separate, written agreement between the EDC and the buyer.

III. RESPONSIBILITIES

(a) During the Ownership Period, the EDC will have the lead role in marketing the property, including, but not limited to, development planning and consulting, negotiations with any potential purchaser for the Property, design, plan preparation, entitlements, permitting, and providing information to the Village on a regular and consistent basis.

(b) During the term of this Ownership by the EDC, including any extensions of the Ownership Period, the Village shall refer any inquiries concerning the Property to the EDC and shall identify the EDC as its exclusive agent for purposes of any communications or negotiations with respect to the Property.

(c) Without EDC's and Village's joint approval, the Property shall not be sold, leased, or marketed to any potential third party buyer. Additionally, if the EDC cannot find a suitable buyer for the property within the contemplated 36 month period, ownership of the property shall revert back to the Village, and any and all recorded documents of conveyance between the Village and the EDC must memorialize this "Right to Reversion."

(d) The Village and the EDC agree that the EDC will use its best efforts to increase revenue streams for the Village and any net profits gained from the sale of the subject property will be split evenly between the Village and the EDC, with an uneven amount accruing the greater of the split to the Village.

(e) In undertaking to rehabilitate the subject property, the EDC is empowered to compensate any third party contractors for work done in the form of money or in real property of up to equal value.

(f) Any value coming into the hands of the EDC shall first be used to compensate and satisfy the EDC's costs incurred in the marketing of the property.

IV. DOCUMENTS

The EDC may provide the Village with a request of certain Property documents to assist with its due diligence and analysis, and the Village will provide all non-proprietary information, including surveys and maps, environmental studies, geotechnical reports, title documents, and other governmental records (except to the extent that the same may be proprietary or confidential) that the EDC shall reasonably request.

The parties agree to negotiate in good faith and diligently pursue the necessary and appropriate documents and agreements contemplated by this MSA, including, without limitation, the Deed, the Property Entity documents, assignment agreements, and any third party documents and agreements.

V. COSTS

In consideration of the mutual agreements and understandings set forth in this MSA, the time and effort that the EDC will be committing in connection with this undertaking, and in recognition of the time necessary to successfully market and close a sale of the property, the Village agrees that it will compensate the EDC in the form of money or in Real Property worth the same value, in addition to allowing the EDC to have its actual expenses compensated from the first monies coming to it as a result of any sale. Any profits from the sale of said property shall be thereafter shared equally between the Village and the EDC.

VI. LIEN RIGHTS

This agreement shall allow for the EDC to have the right to lien the said property for any uncompensated amount in an instance where the value of services rendered are not otherwise adequately compensated.

IN WITNESS WHEREOF, the Village and EDC have executed this MSA as of the Effective Date.

VILLAGE OF STEGER, COUNTIES OF COOK/WILL ILLINOIS
an Illinois Municipal corporation.

By: _____

Name: Kenneth A. Peterson, Jr.

Its: Village President

STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP.
an Illinois corporation.

By: _____

Name: James Vasselli

Its: Attorney for the Steger Economic Development Corp., NFP.

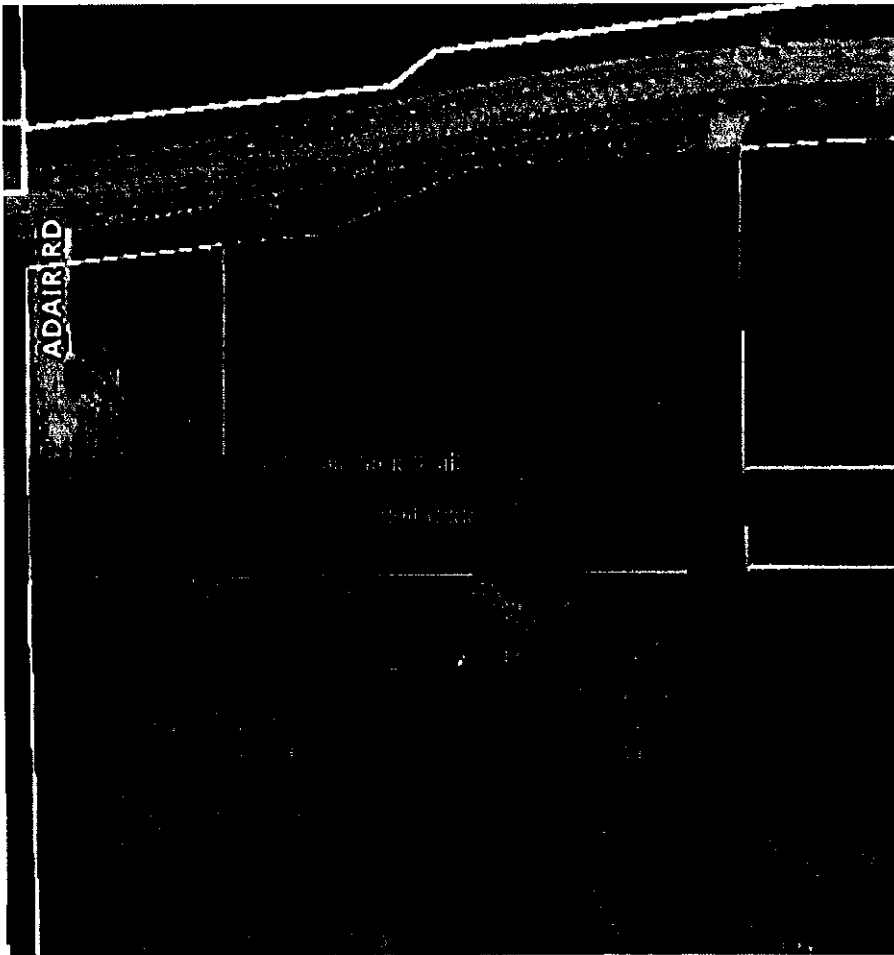
Exhibit "A"

Property Address: 670 E. SAUK TRAIL, Steger, IL 60475.

Legal Description

A TRACT OF LAND IN THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH AND SOUTH CENTER LINES OF THE SOUTH EAST ¼ OF SAID SECTION 27, AND THE SOUTH LINE OF SECTION 27; THENCE EAST ALONG THE SOUTH LINE OF SECTION 27, A DISTANCE OF 726.05 FEET TO A POINT; THENCE NORTH ALONG A LINE WHICH MAKES AN ANGLE OF 90 DEGREES WITH THE SOUTH LINE OF SECTION 27 A DISTANCE OF 490 FEET TO A POINT IN THE CENTER LINE OF SAUK TRAIL ROAD; THENCE WESTERLY ALONG THE CENTER LINE OF SAUK TRAIL ROAD A DISTANCE OF 528.50 FEET TO A POINT; THENCE SOUTH ALONG A LINE EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF THE SOUTH EAST ¼ OF SECTION 27, A DISTANCE OF 300 FEET TO A POINT; THENCE WESTERLY ALONG A LINE SOUTH OF AND PARALLEL TO THE CENTER LINE OF SAUK TRAIL ROAD, A DISTANCE OF 200 FEET TO A POINT IN THE NORTH AND SOUTH CENTER LINE OF THE SOUTH EAST ¼ OF SAID SECTION 27; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF THE SOUTH EAST ¼ OF SECTION 27 A DISTANCE OF 126.5 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PIN: 32-27-403-004-0000



**Quit Claim Deed
Statutory (ILLINOIS)
(Corporation to Corporation)**



Above Space for Recorder's Use Only

THE GRANTOR (S)

THE VILLAGE OF STEGER

a Municipal Corporation created and existing under and by the virtue of the laws of the State of Illinois, having its principal office in the Village of Steger, County of Cook/Will, and State of Illinois, and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid,

CONVEYS and QUIT CLAIMS to

STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP,

a Not For Profit Corporation created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

A TRACT OF LAND IN THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH AND SOUTH CENTER LINES OF THE SOUTH EAST ¼ OF SAID SECTION 27, AND THE SOUTH LINE OF SECTION 27; THENCE EAST ALONG THE SOUTH LINE OF SECTION 27, A DISTANCE OF 726.05 FEET TO A POINT; THENCE NORTH ALONG A LINE WHICH MAKES AN ANGLE OF 90 DEGREES WITH THE SOUTH LINE OF SECTION 27 A DISTANCE OF 490 FEET TO A POINT IN THE CENTER LINE OF SAUK TRAIL ROAD; THENCE WESTERLY ALONG THE CENTER LINE OF SAUK TRAIL ROAD A DISTANCE OF 528.50 FEET TO A POINT; THENCE SOUTH ALONG A LINE EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF THE SOUTH EAST ¼ OF SECTION 27, A DISTANCE OF 300 FEET TO A POINT; THENCE WESTERLY ALONG A LINE SOUTH OF AND PARALLEL TO THE CENTER LINE OF SAUK TRAIL ROAD, A DISTANCE OF 200 FEET TO A POINT IN THE NORTH AND SOUTH CENTER LINE OF THE SOUTH EAST ¼ OF SAID SECTION 27; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTER LINE OF THE SOUTH EAST ¼ OF SECTION 27 A DISTANCE OF 126.5 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

SUBJECT TO: Restrictions contained in the Municipal Services Agreement Dated April 18, 2022, including but not limited to the thirty-six month "Right of Reversion" if property is not disposed of as contemplated in the said agreement; Covenants, conditions and restrictions of record, and to General Taxes for 2020 and subsequent years.

Permanent Real Estate Tax Number: PIN: 32-27-403-004-0000

Address of Real Estate: 670 E. SAUK TRAIL, Steger, Illinois.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Village President, and attested by its Village Clerk, this 18th day of April, 2022.

IMPRESS CORPORATE
SEAL HERE

The Village of Steger, a municipal corporation,

ATTEST:

By: _____
Kenneth A. Peterson, Jr., President

Joseph M. Zagone, Jr, Village Clerk

State of Illinois)
) ss,
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth A. Peterson, Jr., personally known to me to be the Village President of the Village of Steger, a municipal corporation, and Joseph M. Zagone, Jr., personally known to me to be the Village Clerk of the Village of Steger, a municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Clerk, they signed and delivered the said instrument as President and Clerk of said Corporation, and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority, given by said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of April, 2022.

Commission expires _____, _____
NOTARY PUBLIC

Exempt under provision of Paragraph B, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

Date

Buyer, Seller or Representative

This instrument was prepared by: Law Offices of Dennis G. Gianopolus P.C., 18511 Torrence Avenue Lansing, Illinois 60438

MAIL TO:
Law Offices of Dennis G. Gianopolus, P.C.
18511 Torrence Avenue
Lansing, IL 60438

SEND SUBSEQUENT TAX BILLS TO:
Village of Steger
3320 Lewis Avenue
Steger, IL 60475

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: _____

Signature: _____

Subscribed and Sworn to before me
this 18th day of April, 2022.

Notary Public _____

The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: _____

Signature: _____

Subscribed and sworn to before me
This 18th day of April, 2022.

Notary Public _____

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**THE VILLAGE OF STEGER
COOK AND WILL COUNTIES, ILLINOIS**

ORDINANCE NUMBER 1270

**AN ORDINANCE AUTHORIZING AND APPROVING A
CONTRACT FOR PROPERTY MARKETING SERVICES
CONCERNING THE PARCEL OF REAL ESTATE LOCATED
AT 3301 UNION AVENUE BETWEEN THE VILLAGE OF
STEGER AND THE STEGER ECONOMIC DEVELOPMENT
CORPORATION, NFP., FOR THE VILLAGE OF STEGER,
COUNTIES OF COOK/WILL, STATE OF ILLINOIS.**

**KENNETH A. PETERSON, JR., Village President
JOSEPH M. ZAGONE, JR., Village Clerk
MARY JO SEEHAUSEN, Village Administrator**

**ERNIE LOPEZ JR.
TIM PERCHINSKI
MARK KOZY
WILLIAM J. JOYCE
CINDY TROTIER
STEVE THURMOND
Trustees**

ORDINANCE NUMBER: 1270

AN ORDINANCE AUTHORIZING AND APPROVING A CONTRACT FOR PROPERTY MARKETING SERVICES CONCERNING THE PARCEL OF REAL ESTATE LOCATED AT 3301 UNION AVENUE BETWEEN THE VILLAGE OF STEGER AND THE STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP., FOR THE VILLAGE OF STEGER, COUNTIES OF COOK/WILL, STATE OF ILLINOIS.

WHEREAS, the Village of Steger (the “Village”) is an Illinois non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1, et seq.) (the “Code”); and

WHEREAS, Article VII, Section 10(a) of the Illinois Constitution authorizes units of local government to contract or otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or by ordinance; and

WHEREAS, the Village President and the Village Board (collectively, the “Corporate Authorities”) are committed to the health, safety and general welfare of the residents of the Village and the efficient operation of the government; and

WHEREAS, the Village is in need of property marketing services that will aid in the expeditious disposition of Village owned property for tax purposes to benefit the Village, specifically, for the property commonly known as 3301 Union Avenue, Steger, IL 60475 (the “Services”); and

WHEREAS, The Village and the Steger Economic Development Corporation, NFP, (hereinafter “EDC”) have reached a written agreement for the provision of such marketing services by the EDC, attached hereto and incorporated herein as Exhibit A, whereby the EDC will perform the Services for the Village, the Village agreeing to transfer ownership of the property by a quitclaim to the EDC for a period not to exceed 36 months; and

WHEREAS, based on the foregoing, the Corporate Authorities find that it is necessary for the health, safety, morals and welfare of the public and necessary for conducting Village business and the effective administration of government that the Village execute, enter into and approve an agreement with terms substantially the same as the terms of the Services Agreement;

NOW THEREFORE, BE IT ORDAINED by the Village President and Trustees of the Village of Steger, Cook/Will County, Illinois, as follows:

Section 1. The foregoing recitals are incorporated as though fully set forth herein.

Section 2. Purpose. The purpose of this Ordinance is to authorize the Village President or his designee to enter into and approve the Services Agreement/Contract, to further authorize the Village President or his designee to take all steps necessary to carry out the terms of the Services Agreement/Contract and the intent of this Ordinance, and to ratify any steps taken to effectuate those goals.

Section 3. Approval and Authorization. That the Corporate Authorities approve the Services Agreement/Contract. The Corporate Authorities further authorize and direct the Village President or his designee to enter into and approve the Services Agreement/Contract, or any modifications thereof, and to ratify any and all previous action taken to effectuate the intent of this Ordinance. The Corporate Authorities further authorize and direct the Village President or his designee to execute the Contract with such insertions, omissions and changes as shall be approved by the Village President and the Village Attorney. The Village Clerk is hereby authorized and directed to attest to and countersign the Services Agreement/Contract and any other documentation as may be necessary to carry out and effectuate the purpose of this Ordinance. The Village Clerk is also authorized and directed to affix the Seal of the Village to such documentation as is deemed necessary. The officers, agents and/or employees of the Village shall take all action necessary or

reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Ordinance and shall take all action necessary in conformity therewith.

Section 4. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 5. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village prior to the effective date of this Ordinance.

Section 6. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

Adopted this 18th Day of April, 2022 pursuant to a roll call vote as follows:

TRUSTEE/OFFICIAL	YES	NO	ABSENT
Ernie Lopez Jr.			
Tim Perchinski			
Mark Kozy			
William J. Joyce			
Cindy Trotier			
Steve Thurmond			
Kenneth A. Peterson, Jr., Village President			

APPROVED by the Village President on April 18, 2022.

Kenneth A. Peterson, Jr.
Village President

ATTEST:

Joseph M. Zagone, Jr.
Village Clerk

EXHIBIT A

MUNICIPAL SERVICES AGREEMENT; 3222 KEENEY AVENUE MARKETING AND DEVELOPMENT

This MUNICIPAL SERVICES AGREEMENT (this "MSA"), with an effective date of March 23, 2022 (the "Effective Date"), sets forth certain agreements between the Village of STEGER, ILLINOIS, an Illinois municipal corporation (the "Village"), and the STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP, an Illinois Corporation, and its affiliates or assigns (the "EDC") to enter into an exclusive agreement whereby the EDC takes ownership of, repairs and markets the property for sale, said property being situated at **3301 UNION AVENUE**, Steger, IL 60475, transferring same by a Quit Claim Deed restricted by a Right to Reversion after a period not to exceed 36 months. This MSA is an expression of intent to allow the EDC to promote the subject property for sale with the intention of placing it back on the tax rolls for the benefit of the Village of Steger.

I. PROPERTY DESCRIPTION

The Property has an address of **3301 UNION AVENUE**, Steger, IL 60475, as shown on Exhibit "A" attached hereto and incorporated herein by reference.

II. GENERAL TERMS OF AGREEMENT

For a period not to exceed thirty-six (36) months from the Effective Date of this MSA (the "OWNERSHIP PERIOD"), the Village shall grant the EDC ownership of the Property for purposes of having the property restored to marketable condition and for marketing the property to a potential buyer for sale of same. The Village agrees to convey ownership by a Quit Claim Deed that memorializes both the terms of transfer being limited to 36 months as well as the purpose of said transfer as contemplated in this agreement. During the thirty-six (36) month ownership period, the EDC will attempt in good faith to market the property for sale for purposes of furthering economic development of the Property so that the Village can benefit from placing it back on the property tax rolls ("Purchase Agreement"); any such Purchase Agreement will describe the compensation that will be paid to EDC for the sale of the Property, the specific terms of which will be memorialized in a separate, written agreement between the EDC and the buyer.

III. RESPONSIBILITIES

(a) During the Ownership Period, the EDC will have the lead role in marketing the property, including, but not limited to, development planning and consulting, negotiations with any potential purchaser for the Property, design, plan preparation, entitlements, permitting, and providing information to the Village on a regular and consistent basis.

(b) During the term of this Ownership by the EDC, including any extensions of the Ownership Period, the Village shall refer any inquiries concerning the Property to the EDC and shall identify the EDC as its exclusive agent for purposes of any communications or negotiations with respect to the Property.

(c) Without EDC's and Village's joint approval, the Property shall not be sold, leased, or marketed to any potential third party buyer. Additionally, if the EDC cannot find a suitable buyer for the property within the contemplated 36 month period, ownership of the property shall revert back to the Village, and any and all recorded documents of conveyance between the Village and the EDC must memorialize this "Right to Reversion."

(d) The Village and the EDC agree that the EDC will use its best efforts to increase revenue streams for the Village and any net profits gained from the sale of the subject property will be split evenly between the Village and the EDC, with an uneven amount accruing the greater of the split to the Village.

(e) In undertaking to rehabilitate the subject property, the EDC is empowered to compensate any third party contractors for work done in the form of money or in real property of up to equal value.

(f) Any value coming into the hands of the EDC shall first be used to compensate and satisfy the EDC's costs incurred in the marketing of the property.

IV. DOCUMENTS

The EDC may provide the Village with a request of certain Property documents to assist with its due diligence and analysis, and the Village will provide all non-proprietary information, including surveys and maps, environmental studies, geotechnical reports, title documents, and other governmental records (except to the extent that the same may be proprietary or confidential) that the EDC shall reasonably request.

The parties agree to negotiate in good faith and diligently pursue the necessary and appropriate documents and agreements contemplated by this MSA, including, without limitation, the Deed, the Property Entity documents, assignment agreements, and any third party documents and agreements.

V. COSTS

In consideration of the mutual agreements and understandings set forth in this MSA, the time and effort that the EDC will be committing in connection with this undertaking, and in recognition of the time necessary to successfully market and close a sale of the property, the Village agrees that it will compensate the EDC in the form of money or in Real Property worth the same value, in addition to allowing the EDC to have its actual expenses compensated from the first monies coming to it as a result of any sale. Any profits from the sale of said property shall be thereafter shared equally between the Village and the EDC.

VI. LIEN RIGHTS

This agreement shall allow for the EDC to have the right to lien the said property for any uncompensated amount in an instance where the value of services rendered are not otherwise adequately compensated.

IN WITNESS WHEREOF, the Village and EDC have executed this MSA as of the Effective Date.

VILLAGE OF STEGER, COUNTIES OF COOK/WILL ILLINOIS
an Illinois Municipal corporation.

By: _____
Name: Kenneth A. Peterson, Jr.
Its: Village President

STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP.
an Illinois corporation.

By: _____
Name: James Vasselli
Its: Attorney for the Steger Economic Development Corp., NFP.

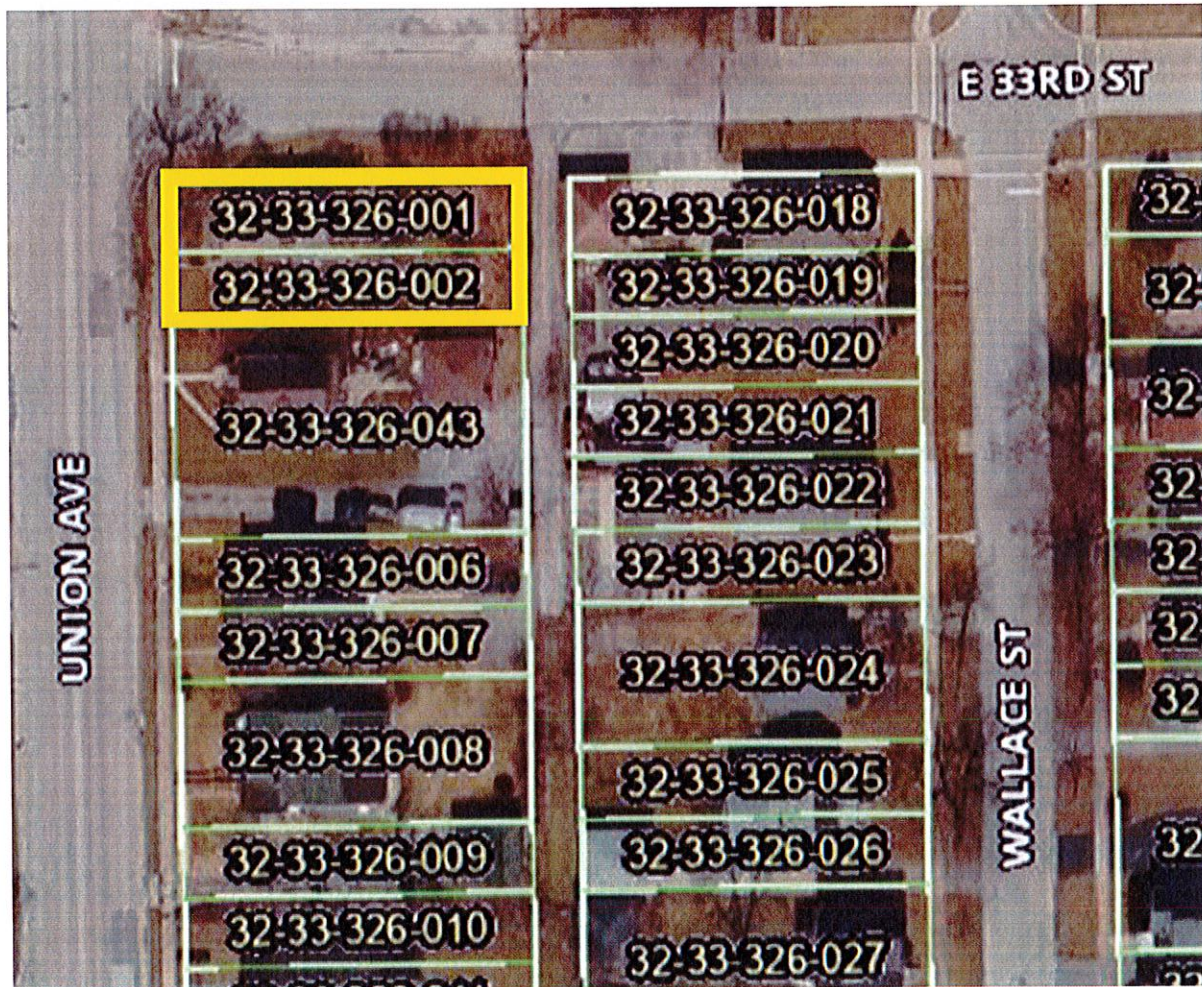
Exhibit "A"

Property Address: 3301 UNION AVENUE, Steger, IL 60475.

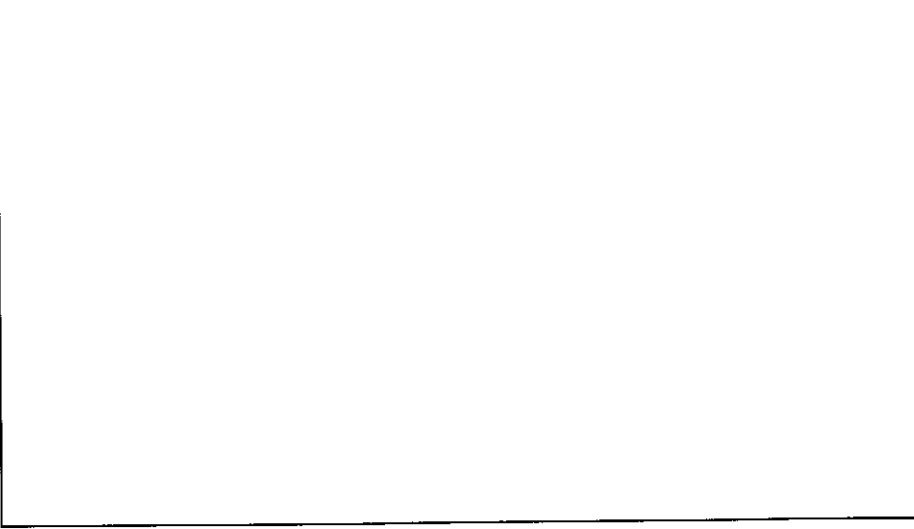
Legal Description

LOTS 45 & 46, IN BLOCK 27 IN KEENEY'S FIRST ADDITION TO COLUMBIA HEIGHTS, A SUBDIVISION OF THE SOUTH HALF (S1/2) OF THE SOUTH EAST QUARTER (SE1/4) OF SECTION THIRTY-TWO (32), AND THE SOUTH WEST QUARTER (SW1/4) OF THE SOUTH WEST QUARTER (SW1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 32-33-326-001 & 002-0000.



**Quit Claim Deed
Statutory (ILLINOIS)
(Corporation to Corporation)**



Above Space for Recorder's Use Only

THE GRANTOR (S)

THE VILLAGE OF STEGER

a Municipal Corporation created and existing under and by the virtue of the laws of the State of Illinois, having its principal office in the Village of Steger, County of Cook/Will, and State of Illinois, and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid,

CONVEYS and QUIT CLAIMS to

STEGER ECONOMIC DEVELOPMENT CORPORATION, NFP,

a Not For Profit Corporation created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Village of Steger Village Board, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOTS 45 & 46, IN BLOCK 27 IN KEENEY'S FIRST ADDITION TO COLUMBIA HEIGHTS, A SUBDIVISION OF THE SOUTH HALF (S1/2) OF THE SOUTH EAST QUARTER (SE1/4) OF SECTION THIRTY-TWO (32), AND THE SOUTH WEST QUARTER (SW1/4) OF THE SOUTH WEST QUARTER (SW1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Restrictions contained in the Municipal Services Agreement Dated April 18, 2022, including but not limited to the thirty-six month "Right of Reversion" if property is not disposed of as contemplated in the said agreement; Covenants, conditions and restrictions of record, and to General Taxes for 2020 and subsequent years.

Permanent Real Estate Tax Number: 32-33-326-001 & 002-0000

Address of Real Estate: 3301 Union Avenue, Steger, Illinois.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Village President, and attested by its Village Clerk, this 18th day of April, 2022.

IMPRESS CORPORATE
SEAL HERE

The Village of Steger, a municipal corporation,

By: _____
Kenneth A. Peterson, Jr., President

ATTEST:

Joseph M. Zagone, Jr., Clerk

State of Illinois)
) ss,
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth A. Peterson, Jr., personally known to me to be the Village President of the Village of Steger, a municipal corporation, and Joseph M. Zagone, Jr., personally known to me to be the Village Clerk of the Village of Steger, a municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Clerk, they signed and delivered the said instrument as President and Clerk of said Corporation, and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority, given by said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of April, 2022.

Commission expires _____, _____
NOTARY PUBLIC

Exempt under provision of Paragraph B, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

Date

Buyer, Seller or Representative

This instrument was prepared by: Law Offices of Dennis G. Gianopolus P.C., 18511 Torrence Avenue Lansing, Illinois 60438

MAIL TO:
Law Offices of Dennis G. Gianopolus, P.C.
18511 Torrence Avenue
Lansing, IL 60438

SEND SUBSEQUENT TAX BILLS TO:
Village of Steger
3320 Lewis Avenue
Steger, IL 60475

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: _____ Signature: _____

Subscribed and Sworn to before me
this 18th day of April, 2022.

Notary Public _____

The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: _____ Signature: _____

Subscribed and sworn to before me
this 18th day of April, 2022.

Notary Public _____

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.