

4/8/2015

41-R-15

A RESOLUTION

**Authorizing the City Manager to Negotiate and Execute an
Amendment to the TIF Construction Loan Agreement with the
Evanston North Shore Contractors Cooperative, LLC**

WHEREAS, the City Council adopted Ordinance 107-O-11 on January 9, 2012 approving the sale of City owned property located at 1817 Church Street ("Subject Property") to the Evanston North Shore Contractors Cooperative ("ENSCC") for the purpose of ENSCC rehabilitating the Subject Property to make it suitable for use as offices for a home repair and improvement/building trades cooperative (the "Intended Use"); and

WHEREAS, the City Council adopted Resolution 64-R-11 on January 9, 2012 approving the execution of a TIF Construction Loan Agreement (the "Loan Agreement") to ENSCC in the amount of Two Hundred Thousand Dollars (\$200,000) to fund, in part, the aforementioned renovations of the Subject Property; and

WHEREAS, ENSCC has completed the renovations to the Subject Property and the Intended Use outlined in the purchase and sale agreement and the Loan Agreement is implemented on the first floor of the Subject Property and the second and third floor has commercial tenants which deviates from the Intended Use; and

WHEREAS, the City Council of the City of Evanston has determined it is in the best interests of the City to amend the Agreement to permit the lease of the second and third floor use by including additional responsibilities from ENSCC in the Loan Agreement to further community goals of mentorship, job training, youth employment, and apprenticeship programs for individuals seeking experience in trades

within the cooperative and in consideration the City acknowledges compliance with the project goals,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: The City Manager is hereby authorized and directed to negotiate and execute an amendment to the Loan Agreement by and between the City of Evanston and the ENSCC in conformance with the terms outlined in Section 2 of this Resolution.

SECTION 2: ENSCC acknowledges and agrees that the terms listed below will be added to Section III "Borrower's Responsibilities" of the Loan Agreement. Except for ENSCC's responsibility to pay the Loan and the additional conditions added below, ENSCC is in compliance with the terms of the Loan Agreement. The additional requirements by the Borrower to fulfill under Section III of the Loan Agreement will be as follows:

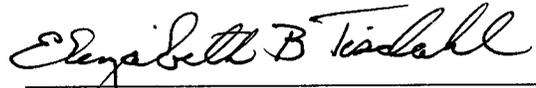
- (a) Mayor's Summer Youth Employment Program: ENSCC agrees to participate in the Mayor's Summer Youth Employment Program for three years. ENSCC and staff will develop specific plans for participation by May 15, 2015 for 2015 and by September 1, 2015 for 2016 and 2017 participation.
- (b) ENSCC Apprenticeship Program: Members of the ENSCC will mentor three (3) Evanston residents in an apprenticeship program for a period of six months each in the trades practiced by members of the cooperative through 2017.
- (c) Contractors Storage Space: ENSCC will address the need of storage space for contractors in the community by investigating, identifying, and advertising available storage space and use best efforts to locate space in Evanston for resident contractors to store their equipment and materials for projects at the market rental rate. If ENSCC cannot locate space in Evanston, it will consult City staff on Evanston locations prior to

identifying spaces in other communities. ENSCC will present a plan to the City for long term contractor storage within six months.

- (d) Evanston Rebuilding Warehouse Lease: ENSCC will lease office space at the Subject Property at a reduced rate of \$500 from the regular rate of \$750 per month for a period of two (2) years, beginning in 2015.
- (e) Event Space Rental for City of Evanston meetings: ENSCC will allow the City of Evanston to host four (4) meetings of City boards and commissions, ward meetings, or other community meetings at the Subject Property within two (2) years of the adoption of this Resolution at no charge.
- (f) ENSCC Job Development Mentoring: ENSCC will create a plan within three (3) months of adoption of this Resolution to identify community businesses and groups to create and implement workshops devoted to providing mentoring and networking for individuals seeking to enhance or develop their skill set to become a contractor.

SECTION 3: That the City Manager is hereby authorized and directed to negotiate the language of the Loan Agreement amendment and any additional terms as may be determined to be in the best interests of the City.

SECTION 4: That this Resolution 41-R-15 shall be in full force and effect from and after its passage and approval in the manner provided by law.


Elizabeth B. Tisdahl, Mayor

Attest:


Rodney Greene, City Clerk (HB)

Adopted: April 13, 2015