

RESOLUTION NO. 19 -2017

**A RESOLUTION AUTHORIZING AND APPROVING A CERTAIN AGREEMENT WITH
MUSIAL APPRAISAL COMPANY FOR THE VILLAGE OF STICKNEY**

WHEREAS, the Village of Stickney (the "Village") is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs, and to review, interpret and amend its ordinances, rules and regulations; and

WHEREAS, the Village President (the "President") and the Board of Trustees of the Village (the "Board" and with the President, the "Corporate Authorities") are committed to ensuring the general welfare of the Village and its residents; and

WHEREAS, the Village is the owner of certain real property located at 4131 South Home Avenue, Stickney, Illinois (the "Property"); and

WHEREAS, Corporate Authorities have determined that it is in the best interests of the Village to obtain an appraisal of the Property (the "Services"); and

WHEREAS, Musial Appraisal Company ("Musial") has provided the Village with an engagement letter (the "Agreement"), attached hereto and incorporated herein as Exhibit A, which sets forth the terms under which Musial will provide the Services to the Village; and

WHEREAS, the Corporate Authorities have determined that it is necessary, advisable and in the best interests of the Village and its residents to enter into and approve agreements with substantially the same terms as the terms of the Agreement; and

WHEREAS, the President is authorized to enter into and the Village Attorney (the "Attorney") is authorized to revise agreements for the Village making such insertions, omissions and changes as shall be approved by the President and the Attorney;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2: PURPOSE. The purpose of this Resolution is to authorize the President or his designee to enter into the Agreement whereby Musial will provide the Services to the Village and to further authorize the President or his designee to take all steps necessary to carry out the terms and intent of this Resolution and to ratify any steps taken to effectuate those goals.

SECTION 3: AUTHORIZATION. The Board hereby authorizes and directs the President or his designee to authorize, enter into and approve the Agreement in accordance with its

terms, or any modifications thereof, and to ratify any and all previous action taken to effectuate the intent of this Resolution. The Board further authorizes and directs the President or his designee to execute the Agreement with such insertions, omissions and changes as shall be approved by the President and the Attorney. The Village Clerk is hereby authorized and directed to attest to and countersign the Agreement and any other documentation as may be necessary to carry out and effectuate the purpose of this Resolution. 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 consummate the purpose of this Resolution and shall take all action necessary in conformity therewith. To the extent that any requirement of bidding would be applicable, the same is hereby waived.

SECTION 4: HEADINGS. The headings of the articles, sections, paragraphs and subparagraphs of this Resolution are inserted solely for the convenience of reference and form no substantive part of this Resolution nor should they be used in any interpretation or construction of any substantive provision of this Resolution.

SECTION 5: SEVERABILITY. The provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6: SUPERSEDER. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 7: PUBLICATION. A full, true and complete copy of this Resolution shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 8: EFFECTIVE DATE. This Resolution shall be effective and in full force immediately upon passage and approval as provided by law.

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PASSED this 7th day of November, 2017.

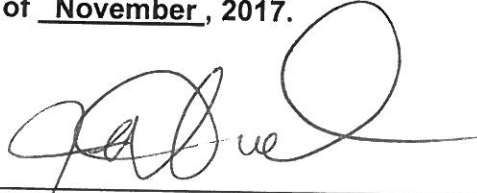
AYES: Trustees Hrejsa, Kapolnek, Milenkovic, Savopoulos, Torres and White

NAYS: None

ABSENT: None

ABSTENTION: None

APPROVED by me this 7th day of November, 2017.

A handwritten signature in black ink, appearing to read 'Jeff Walik', written over a horizontal line.

Jeff Walik, President

ATTESTED AND FILED in my
office this 8th day of
November, 2017.

A handwritten signature in black ink, appearing to read 'Audrey McAdams', written over a horizontal line.

Audrey McAdams, Village Clerk

EXHIBIT A

Musial Appraisal Company

418 Kent Road
Riverside, IL 60546
(708) 307-2707
(708) 447-0897 fax

Mr. Jeff Walik
Village Mayor
Village of Stickney
6533 Pershing Road
Stickney, IL 60402

October 24, 2017

RE: Market Value Appraisals for the following:

1. 4131 S. Home, Stickney, Illinois 60402
PIN: 19-06-115-010-0000 & 19-06-115-011-0000 (as if vacant & assembled)
2. 4131 S. Home, Stickney, Illinois 60402
PIN: 19-06-115-010-0000 (as if vacant)
3. 4131 S. Home, Stickney, Illinois 60402
PIN: 19-06-115-011-0000 (as if vacant)

Dear Mr. Walik:

This letter serves as confirmation of our agreement to complete the above referenced appraisal assignment. Two copies of each report will be delivered in narrative format and made as a market value appraisal in a summary report format. The scope of this assignment is to determine market value of the real property, land and building. No business interest is included in the analysis.

These "Appraisal Reports" will be made to conform to the Uniform Standards of Professional Appraisal Practice, Title XI of the Federal Financial Institutions Reform Recovery and Enforcement Act of 1989 (FIRREA), the OCC appraisal standards, and the Code of Professional Ethics and Standards of Professional Practice of the National Association of Independent Fee Appraisers and The Appraisal Institute. The appraisal fees (to be billed separately) for each will be as follows:

Property Address	Property Type	Appraisal Report Type	*Appraisal Fee
4131 S. Home Avenue PIN(s): 19-06-115-010-0000 & 19-06-115-011-0000	As if vacant & assembled	Narrative-Highest & Best Use Analysis	\$1,100.00
4131 S. Home Avenue PIN: 19-06-115-010-000	As if vacant	Narrative	\$675.00
4131 S. Home Avenue PIN: 19-06-115-011-000	As if vacant	Narrative	\$675.00

**The above stated fees are for the appraisal report involved in each case and does not include fees for appearances in court, interrogatories, discoveries, adjudications, or reviewing other materials related to this assignment. These fees are to be billed separately and on an hourly basis.*

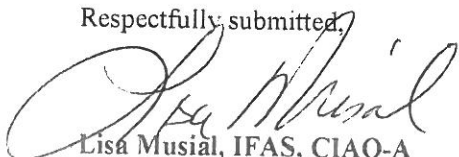
In addition to this signed letter of engagement, I will need the following in order to complete this assignment:

1. Copies of any and all violations for the above referenced property, provided by the proper village department(s). This is critical in determining the Highest & Best Use of the property.
2. Estimates, provided by an Engineering Firm engaged by the village, for demolition costs (considering utility cap-off costs & salvage value, if any) bifurcated between the two individual parcels.
3. Estimates, provided by an Engineering Firm engaged by the village, for costs associated with bringing any lacking utilities to each parcel. This is critical in order for each parcel to be considered as a marketable vacant "site".
4. A copy of any deed restrictions associated with the above referenced property. This is critical in determining the Highest & Best Use of the property.
5. Internal access to the subject property, accompanied by a representative from the Village of Stickney.

Please sign, date and return by fax, this engagement letter to complete the process.

Feel free to call me at 708.307.2707 if you have any further questions.

Respectfully submitted,



Lisa Musial, IFAS, CIAO-A
President- Musial Appraisal Company

Mr. Jeff Walik
Mayor, Village of Stickney

Cc: Jessica Fese, Del Galdo Law Group, LLC (fese@dlglawgroup.com)