



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2021-1645
Type: Ordinance
File created: 4/21/2021
Status: Passed
In control: City Council
Final action: 5/26/2021
Title: Sale of City-owned property at 1828 S St. Louis Ave to Ruth Wilson
Sponsors: Lightfoot, Lori E.
Indexes: Sale
Attachments: 1. O2021-1645.pdf

Date	Ver.	Action By	Action	Result
5/26/2021	1	City Council	Passed	Pass
5/18/2021	1	Committee on Housing and Real Estate		
4/21/2021	1	City Council	Referred	

OFFICE OF THE MAYOR

CITY OF CHICAGO

LORI E. LIGHTFOOT
MAYOR

April 21, 2021

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing the sale of city-owned property located at 1828 South St. Louis Avenue to Ruth Wilson.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours.

ORDINANCE

WHEREAS, the City of Chicago ("City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970, and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City is the owner of the vacant parcel of property located at 1828 South St. Louis Avenue, Chicago, Illinois 60623, which is legally described on Exhibit A attached hereto (the "Property"); and

WHEREAS, pursuant to ordinances adopted by the City Council of the City of Chicago ("City Council") on April 9, 2008, and published at pages 24221 through 24477 in the Journal of Proceedings of the City Council ("Journal") for such date, the City Council approved a certain redevelopment plan and project for the Ogden/Pulaski Redevelopment Project Area ("TIF Area"); and

WHEREAS, Ruth Wilson (the "Grantee"), who has a principal residence of 7035 South Cregier Avenue, Chicago, Illinois 60649, has offered to purchase the Property from the City for the sum of Six Thousand Seven Hundred Dollars (\$6,700.00), such amount being the appraised fair market value of the Property, to improve with landscaped open space thereon; and

WHEREAS, pursuant to Resolution No. 21-006-21 adopted on March 18, 2021, by the Plan Commission of the City (the "Commission"), the Commission approved the negotiated sale of the Property to the Grantee; and

WHEREAS, public notice advertising the City's intent to enter into a negotiated sale of the Property with the Grantee and requesting alternative proposals appeared in the Chicago Tribune, a newspaper of general circulation, on October 1 and October 8, 2019; and

WHEREAS, no alternative proposals were received by the deadline indicated in the aforesaid notice; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The City Council of the City hereby approves the sale of the Property to the Grantee for the amount of Six Thousand Seven Hundred Dollars (\$6,700.00).

SECTION 2. The Mayor or her proxy is authorized to execute, and the City Clerk or Deputy City Clerk is authorized to attest, a quitclaim deed conveying the Property to the Grantee. The quitclaim deed shall also contain language substantially in the following form: This conveyance is subject to the express condition that: the Property is improved with landscaped open space within six (6) months of the date of this deed. In the event that the condition is not met, the City of Chicago may re-enter the Property and re-vest title in the City of Chicago. Grantee, at the request of the City of Chicago, covenants to execute and deliver to the City a reconveyance deed to the Property to further evidence such re-vesting of title. This right of reverter in favor of the City of Chicago shall terminate upon the issuance of a certificate of completion, release or similar instrument by the City of Chicago. The Grantee acknowledges that if the Grantee develops the Property with a residential project, the project shall be subject to Section 2-44-080 of the Municipal Code of the City (the "2015 Affordable Requirements Ordinance"), the Grantee and such project shall be obligated to comply with the 2015 Affordable Requirements Ordinance.

SECTION 3. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 4. All ordinances, resolutions, motions or orders inconsistent with this ordinance are hereby repealed to the extent of such conflict.

SECTION 5. This ordinance shall take effect upon its passage and approval.

EXHIBIT A

Purchaser: Ruth Wilson

Purchaser's Address: 7035 South Cregier Avenue Chicago, Illinois 60649

Purchase Amount: \$6,700.00 Appraised

Value: \$6,700.00

Legal Description (Subject to Title Commitment and Survey):

Lot 36 in Woods Lawndale Subdivision of that part lying north of Ogden Avenue of the east half of the west half of the west half together with the north 265 feet of the west half of the west half of the west half of the southeast quarter of Section 23, Township 39 North, Range 13, east of the Third Principal Meridian, in Cook County, Illinois. Address: 1828 South St. Louis Avenue Chicago, Illinois 60623

Property Index Number: 16-23-408-030-0000

CTTY OF CHICAGO ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT

SECTION I - GENERAL INFORMATION

A. T. <%a\ nafflfl <if dm TWirntmg Party gnlwrfittig *m« png Include d/b/a/ if applicable:

Check ONE of ffee JoBoirfif three boxes:

Indicate wfceukr the Disclosing Party submitting this EDS is:

1. [v]fme Applicant

OR

2. [] alcgBlca%cpgeplyhoIdiife
oafatiac^ ttansaettoi or other
awta

"Matter^, a direct or iidh^i^^
name; , OR

State Ibe Applicant's legal

3. [J a Identity with a direct or md^^
State the legajnaire of fceiity

B- Business address of the Disclosing Party:

D. Name of contact person;

E. Federal Employer Identification Number

F. Brief description of the Matter to which this EDS pertains. (Include project number and location of property, if applicable):

If the Matter is a Disposition, complete the following:

Specification - . and Contract# -

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SECTION II - DISCLOSURE OF OWNERSHIP INTERESTS

A. NATURE OF THE DISCLOSING PARTY

1. Indicate the nature of the Disposer:

- | | |
|---|--|
| <input type="checkbox"/> Person | <input type="checkbox"/> Limited liability company |
| <input type="checkbox"/> Registered business corporation | <input type="checkbox"/> Limited liability partnership |
| <input type="checkbox"/> Privately held Swiss corporation | <input type="checkbox"/> Joint venture |
| <input type="checkbox"/> Sole proprietorship | <input type="checkbox"/> Non-profit corporation |
| <input type="checkbox"/> General partnership (Is it a for-profit corporation also a S01(cX3)? | |
| <input type="checkbox"/> Limited partnership | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Trust | <input type="checkbox"/> Other (please specify) |

2. For legal entities, the state (or foreign country) of incorporation or organization, if applicable:

3. For legal entities not organized in

12-monmperkxf preceding th^

[] Yes fyfko

Does the Disclosing Party reasonably expect to provide
elected official during the 12Hnonmrjeri«J following flie

[] Yes MNo

1?^" to either of title above, pie^
describe such income or compensation:

Does any City decteoVofiBcU
inquiry, any Cfty elected ©facial's spouse c* domestic
parm CSamter 2^256 of Mnnsch^ (JYea tfNo

If "yes," please identify below the name(s) of such City elected officer(s) and/or
spouse<sydomestic partner(s) and describe the financial interest(s).

SECTION IV - DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES

The Disclosing Party must disclose the name and business address of each subcontractor,
attorney,
lobbyist (as defined in MCE
whom the Disclosing Party has retained
the nature of the relationship, and the total amount of the fees paid or estimated to be **paid**
. The
Disclosing Party is not required to
Party's regular payroll. If the Disclosing Party is uncertain
Section, the Disclosing Party must disclose*

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Name indicate whether Business

Party

retained or anticipated

to be retained)

Fees for which the Party

Address

paid or anticipated. If MOTE;
lobbyist, etc.)

tlu)MAe. Ctnrafo ~ ft i\°

Relationship to Disclosing

(subcontractor, attorney.

"homlyrate" or the d.-is

^^*«*p^{OTM}

(Add sheets if necessary)

☐ Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities.

SECTION V - CERTIFICATIONS

A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

Under MCC Section 2-92¹⁵, substantial owners of

Has any person who directly or indirectly owns 10% or more of the Disclosing Party's arrears on any child support obligations by any Illinois court of competent jurisdiction?

☐ Yes ☐ No ☒ No person directly or indirectly owns 10% or more of the Disclosing Party.

If "Yes," has the person entered in the public record?

☐ Yes ☐ No

B. FURTHER CERTIFICATIONS

1. [This paragraph applies only if the Disclosing Party is a provider of Procurement Services.] For the 5-year period preceding the

Party nor any Affiliated Entity of the Disclosing Party has been found to be in violation of any public contract, performance of any public contract, or integrity compliance consultant (Lift, an individual or entity with legal, auditing, investigative, or other similar skills, designated by a public agency to help the agency monitor the activities of specified agencies) can be considered for a

2, The Disclosing Party and its Affiliated Entities are not delinquent in the payment of any fine, fee,

tax or other source of indebtedness owed to the City of Chicago, including, but not limited to, water

and sewer charges, license fees, parking tickets, property taxes and sales taxes, nor is the Disclosing

Party a provider of any of the services listed in the City of Chicago's Public Works Department's list of services.

3. The Disclosing Party and, if the D
identified in Section H(BX1) of mis EDS:

a. are not previously or/ debarred, suspended, proposed for debarment, declared ineligible or
voluntarily excluded from any transactions by any federal, state or

b. have not, during the 5 years before the date
adjudged guilty, attempted to obtain, or
public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement;
theft; forgery; bribery; falsification or destruction of records; making false statements, or
receiving stolen property;

& are not presently indicted for, or criminally or civilly charged by, a governmental entity
(federal, state or local) with committing

d. have not, during the 5 years before the date EDS, had one or more public transactions

d. (federal, state or local)

e. have not, during the 5 years before the date
civil proceedings, environmental violations,
instituted by any unit of local government.

4. The Disclosing Party shall comply with the applicable requirements of
MCC Chapters 2-56 (Inspector General) and 2-156 (Governmental Ethics).

5. Certifications (5), (6) and (7)]

- the Disclosing Party;

- any individual who

connected with the Matter, including but not limited to all persons or legal entities
disclosed under Section IV, "Disclosure of Subcontractor and Conflict"

any "Affiliated Individual" Disclosing

Party, is controlled by the

common ancestor of the person or entity

interlocking management or ownership; identity of interests among family members,
spouse

relationships and employment; common use of employees; or organization of a business
entity following

the formation of a business entity to do business with federal or state or local
government;

including the City, using substantially the same management, ownership, or principals
as the

business entity. With respect to Contractor

that directly or indirectly

Under common ownership of another person or entity;

- any responsible official of the Disclosing Party, any Contractor or any **Affiliated**

Entity or any other official, agent or employee of the Disclosing Party, any Contractor acting pursuant to the direction or authority of any Contractor or any Affiliated Entity

PegpSot IS

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor, respect to a Contract or, an Affiliated Entity, or an Affiliated Entity of a Contractor during the 5 years

before the date of such Contract or Affiliated Entity's termination or expiration of the Matter

a. bribed or attempted to bribe, or been bribed, as an Agent, either as a public officer or employee of the City, the State of Illinois or of any state or local government in the United States or America, in the officer's or employee's official capacity;

b. agreed or colluded with our bid or been convicted or adjudged guilty of agreement in restraint of trade

e. made an admission of such conduct a record, but have not been enjoined or

d. violated the provisions referenced in MCC Subsection 2-92-320(a)(4)(C) (Attorney's Fees Requiring a Base Wage); (a)(5)(D) (Debarment Regulations) or (a)(6)(B) (Minimum Wage Ordinance).

6. Neither the Disclosing Party, its officials, agents or partners, is barred from commencing or engaging in or being involved in any business or transaction in the State of America that contains the same elements as the offense of bid-rigging or bid tampering.

7. Neither the Disclosing Party nor any Affiliated Entity is listed on the United States Department of Commerce, State, or Treasury, or any successor federal agency.

8. IFOR APPLICANT ONLY) (i) Neither the Applicant nor any "conflicting person" [see MCC Chapter 1-23, Article I for applicability and] engaged in, or has admitted to, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or defraud. Applicant must answer the following questions: T4a a. If the Applicant is a business, is it a public utility? NOTE: If MCC Chapter 1-23, Article I applies to the

Applicant, uia Article's permanent compliance timeframe supersedes 5-year compliance timeframes in this Section V.

9. [FOR APPLICANT ONLY] The Applicant and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed as having an active exclusion by the US EPA on the federal System for Award Management ("SAM").

10. [FOR APPLICANT ONLY] The

OT to be in firm's name of the Contractor, and the Contractor will not, without the prior written consent of the City,

Certifications (2) and (9) above and will not, without the prior written consent of the City, use any such

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contractor/subcontractor

11. If the Disclosing Party is unable to certify to any of the above, the Disclosing Party must explain below:

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party

12. To the best of the Disclosing Party's knowledge and belief, complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the date of this EDS, any of Chicago (if any, include "N/A" or "none").

13. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a

complete list of all gifts received by the

the 12-month period preceding the

official, of the City of Chicago. For purposes of this statement, a

made generally available in

the case of official City political

contribution otherwise

"none"). As to any gift listed below, please also list the name of the

C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

certifies that the Disclosing Party (check one)

a "financial institution" as defined in MCC Section 2-

3^455(b). 2. If the Disclosing Party ^

"We are not and will not become a predatory lender as defined in MCC Chapter 2-32. We understand that becoming a predatory lender may result in the loss of the privilege of doing business with the City." We further

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If the Disclosing Party is unable to explain the meaning of MCC Chapter 2-32, explain below (attach additional pages if necessary):

If the Disclosing Party is unable to explain the meaning of MCC Chapter 2-32, explain below (attach additional pages if necessary):

D. CERTIFICATION REGARDING FINANCIAL INTEREST IN CITY BUSINESS

Any words or terms defined in MCC Chapter 2-156 have the same meanings if used in this Part D.

1. In accordance with MCC Section 2-156-U, to the best of the Disclosing Party's knowledge after a reasonable inquiry, does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity?

Yes [] No [x]

NOTE: If you checked "Yes" to Item D(1), proceed to Item D(2) and D(3). If you checked "No" to Item D(1), skip Items D(2) and D(3) and proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in connection with the payment of taxes or assessments, or (ii) is so much invested in the City Property Sale as to constitute a financial interest in the City Property Sale. Compensation for professional services rendered in connection with the City Property Sale does not constitute a financial interest within the meaning of this

power does not constitute a financial interest within the meaning of this

Part D. Does the Matter involve a City Property Sale? [] Yes [x] No

3. If you checked "Yes" to Item

or employees having such financial interest and identify the nature of the financial interest:

Name	Business Address	Nature of Financial Interest
------	------------------	------------------------------

4. The Disclosing Party further certifies that it has not acquired any financial interest in any City

Verifying Party
Pages of 15

E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS

Please check either (1) or (2) below, if the Disclosing Party is a business entity that is a contractor or subcontractor of the City or a business entity that is a contractor or subcontractor of the City.

The Disclosing Party certifies that it has not entered into any contract with the City in connection with the Matter.

The Disclosing Party verifies that the Disclosing Party and any agent or employee of the Disclosing Party have not entered into any contract with the City in connection with the Matter.

2. The Disclosing Party verifies that the Disclosing Party has no records of having entered into any contract with the City in connection with the Matter.

SECTION VT - CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS

NOTE: If the Matter is federally funded, the Disclosing Party must certify that it has not entered into any contract with the City in connection with the Matter.

A. CERTIFICATION REGARDING LOBBYING

1. list below the names of aUpe Disclosure Act of 1995, as Hmrndrfl, who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter. (Add surjeis if necessary):

(If no explanation appears or begins on the lines above, or if the letters "NA" or the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995, as amended, on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not any person or entity that is an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an Officer or employee of Congress, or an employee

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• of a member of Congress, in connection with the award of any federally funded contract, making any federal law, or modifying any federal law

3. The Disclosing Party will which there occurs any event that materially affects or will affect the Matter set forth in paragraphs A(1) and A(2) above.

4. The Disclosing Party certifies that it is not a "covered person" as that term is defined in the Lobbying Disclosure Act of 1995, as amended

5. The Disclosing Party is the Applicant in the Matter and has not received any financial benefit from the Applicant before it awards any contract and the duration of the Matter and must include such certification

B. OBTAINING INFORMATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

If the Matter is federally funded, federal regulation* require the Applicant and all proposed subcontractors to submit negotiations.

Is the Disclosing Party the Applicant?
Yes [] No []

If "Yes," answer the three questions below:

1. Have you developed and do you have

federal regulations? (See 41 CTR Part 60-2.)

LJ Yes No

2. Have you filed with the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?

☐ Yes ☐ No ☐ Reports not required

3. Have you participated in any contracts or subject to the equal opportunity clause?

☐ Yes ☐ No

If you checked "No" to question (1) or (2) above, please provide an explanation:

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SECTION VZI - FURTHER ACKNOWLEDGMENTS AND

CERTIFICATION The Disclosing Party understands and agrees to

A. The certification

extract or other

agree

procurement, City

of any contract or task. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

B. The City's Governmental Ethics Code, MCC Chapter 2-156, mirrors certain duties and obligations on persons who are elected or appointed to the City's Board of Ethics, 740N. Sedgwick St, Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party understands

C. If the City determines that any contract or contract

is void, at law, or in equity, the City may pursue any remedy available to it (including the Disclosing Party's participation in the Matter and/or deeming to affirm Remedies at law for a false statement damages).

D. It is the City's policy to make request for a copy of the

hrfbtmaa'ro
available on the Irder^ By
completing aods&rm^
damp which it rmay have ags^
c<mtBinedmfiu>E
jn this EDS.

E. Ttemfbixnationpf^ to the event of changes, tiu;
Disdosing

E. Parry rjrnj^supplemeWfhn IftteMatterisa

E. contract being bandied by the Cnys Dcpa rtrtyj H offtocMeraent Services, the
Disclosing Party must

E. update this EDS as fhecor^ NOTE: Wim respect to Matters
1-23, Article 1 (haposnujFEBJf^^ forcertainmspeco^oftorises^ the
mfbrmatkm provided hereto regardnige
by MCC Chapter 1-23 and Section 2-154-020.

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CERTIFICATION

Under penalty of rxarh^
ais EDS, and an applic^bte Append^
certifications and atateme
and complete as of me date funrished to the City.

(^_L^Siguhere)

Signed and sworn to before me on (dale) at Cc&\A Counts. ~CLUJK>& (8tete).

(Print or type name of person signing) (Print or type title of

person signing)

Q-If--lof

Notary Public VJ

f »cm£M caw/wo
OMcWSMI Netery - Sttto of HBnote

QHrmu^exmrCs: 1\ -2Q-ZP\C\ f

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(DO NOT SUBMIT THIS PAOT WITH YOUR

CTTY OF CHICAGO ECONOMIC DISCLOSURE
STATEMENT AND AFFIDAVIT
APPENDIX A

FAMILIAL RELATIONSHIPS WITH ELECTED CTTY
OFFICIALS' AND DEPARTMENT HEADS

TM's Appendix if to be completed osfy fay (a) fte
dJra* ownership latere Itigpottobeitnaplrtrdbyaaylegal eiirity whieb luu aa to

tfader MCC Section 2-154-015, me Discicaing Party
imist any "A|>lkabte Party*
relationshn^wima^ A 'familial rrlrtiflrBftip" exists if, as of
the date mis EDS is signed, toe Disctoamg Party or ar^
Parnxr thereof isrolated to
departmnntncadagsponsecrd
adoption: parerit,chi^
father-in-law, motoer-in-law, son-in-law, daughter-in-law, stepfather or stepmother,
stepson or rtfydai^gbtet, stepbrother or stepsister or half-hromer or half-sister.

■Applicable Party" means (1) all executive eij&ccn of the Discetosmg Party fisted
in Section ILB.1-a^tftheDisc4c<8tngP^
Party u agcaeralparmeridiir^ if the
Disclosing Party is a limited partnership; all rrurpagere, martflgrng numbers and
menibers of the Disclosing Baity, tffte
Disclosing Party; and (3) any person havb^moi
Patty. "Principal officers" means tto president, chief operating officer, executive
dvector, chief financial officer, treasurer or secretary of a legal entity or any person
exercising similar authority.

Does me Disclosing Party or any *Applkabk> Party" or aity Spouse
or Dora anjenttybavea"farailial

[] Yes [v/no

If yes, please identify below (1) 6^ nanw and title tf
which such persrai is connected
whom such person has a familial relationship, and (4) the precise nature of such familial
relationship.

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CTTY OF CHICAGO FXX)
KOMICDISCIAOSTJRBCTATEMECT

APPENDIX B

BOTJLDING CODE SCOFFXAW/PRGBLEM LANDLORD

CEimFICATION Tliis Appesaoc is to
owrjezship intend in to
legal entity which lavonh/sniodOTCtowa

It feiwt to be completed by any

1. Pursuant to MCC Section 2-154-010, is
the Applicant in violation of any law or ordinance?

2. If the Applicant is a U.S. citizen, is any officer or director of the Applicant identified as a sex offender under the Illinois Sex Offender Registration Act (705 ILCS 416-416)?

✓ [The Applicant is not publicly traded on any exchange.

3. If yes to (1) or (2) above, please identify the law or ordinance as a violation of the law or ordinance.

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CTTY OF CHICAGO ECONOMIC DISCLOSURE
STATEMENT AND AFFIDAVIT
APPENDIX C

prohibition ON WAGE a SALARY HISTORY SCREENING - CERTIFICATION

This Appendix is to be completed only by an Applicant that is completing this EDS as a "contractor" as defined in MCC Section 2-92-385. The Applicant, hereby certifies that

ammituri (^ ^ f ^ m] mny_t generally covers a party to an ^ corjgklcratk_m for service ^
cr(ii)r ^ tbeCiryraoneyfOT or cwKTSwon atkwmg them to conduct a basuiess
on
City promises.

On behalf of a fi Applicant mat is a contractor pmsuaut to MCC Section 2-92-385,1
hereby certify that the Applicant is m compliance with MCC Section 2-92-385 {bXI) and
(2% which prohibit: fi) screening job applicants based on fh ^
history from cnnerd or fbrnxre ^ I also certify mat fbaAppH ^
tfifbrdw* flf* ^ wf prohn* itiiif8f i

[JYes

CINo

[«f*N/A -I am not an Applicant that is a "cantractor " as defined in MCC Section
2-92-385. Tins certification shafts

If yon checked "no" to the above, please explain.