

**RESOLUTION NO. R-2018-25**

**A RESOLUTION AUTHORIZING CERTAIN EXPENDITURES  
FROM THE MADISON STREET / 5TH AVENUE TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AREA FUND TO PAY FOR  
THE MAYWOOD VILLAGE HALL ROOF REPLACEMENT PROJECT AND AWARD OF CONTRACT TO  
CENTIMARK INNOVATIVE ROOFING AND FLOORING SOLUTIONS**

**(Project: Village Hall Roof Replacement Project at 40 Madison Street)  
(Contractor and Contract Price: CentiMark Innovative Roofing and Flooring Solutions; \$130,565.00)**

**WHEREAS**, the Village of Maywood (the "Village") is a home rule municipality, having all of the powers and authority granted to such municipalities pursuant to Article VII, Section 6 of the Illinois Constitution of 1970, including the right to exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, Section 10 of Article VII of the Illinois Constitution of 1970 permits units of local government/public agencies to contract or otherwise associate among themselves in a manner not prohibited by law or by ordinance. Chapter 127, Section 741, *et seq.*, Illinois Revised Statutes, entitled the "Intergovernmental Cooperation Act," permits public agencies to exercise any power or powers, privileges or authority which may be exercised by such public agency individually to be exercised and enjoyed jointly with any other public agency in the State; and

**WHEREAS**, the President and Board of Trustees (the "Corporate Authorities") of the Village of Maywood, Cook County, Illinois (the "Village"), in an effort to revitalize the Village's local economy and provide for the comprehensive and coordinated development of an underutilized and blighted area within the Village, have adopted a redevelopment plan and project, designated a redevelopment project area, and adopted the use of tax increment financing ("TIF") in accordance with the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act"), for the Madison Street / 5th Avenue Tax Increment Financing Redevelopment Project Area (the "Project Area"); and

**WHEREAS**, the Corporate Authorities have determined that, in order to encourage private investment and restore and enhance the tax base of the Village and affected taxing districts, certain blighting and adverse conditions within the Project Area must be removed, certain infrastructure improvements must be made, and the Project Area must be redeveloped; and

**WHEREAS**, the removal of blight and adverse conditions, the completion of infrastructure improvements and the redevelopment of the Project Area require the expenditure of redevelopment project costs as defined in the Act, as summarized in the Madison Street / 5th Avenue Tax Increment Financing Redevelopment Project and Plan (the "Plan") by the Village; and

**WHEREAS**, under Ordinance No. CO-2013-12, approved at a public meeting on March 13, 2013, the Corporate Authorities extended the estimated date of completion of the Original Plan and Project, and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined by the Original Plan and Project, to December 31, 2020, subject to receipt of year 2020 incremental real estate tax revenues during calendar year 2021; and

**WHEREAS**, it is necessary to consider and approve the use of TIF Funds during calendar year 2018 to complete certain infrastructure improvement projects in order to stimulate reinvestment in the Project Area. The Corporate Authorities have identified and approved the completion of the following infrastructure improvement project(s) within the Project Area (the "Project Improvements" or the "Infrastructure Improvement Projects"), using TIF Funds to pay for such Infrastructure Improvement Projects, in whole or in part:

**Village Hall Roof Replacement Project.** This Project consists of the removal and replacement of the Village Hall Roof located at 40 Madison Street. Specifically, the Project consists of cutting the existing roof membrane, inspecting and removing structural deck and the installation of new insulation, roof membrane, and pitch pan/coping cap. CentiMark Innovative Roofing and Flooring Solution will also provide a 20 year warranty on workmanship and materials.

The Village staff solicited and received competitive quotes from two companies to perform the construction services required for the Project. CentiMark Innovative Roofing and Flooring Solutions submitted the lowest, responsive quote perform the Project work for an amount not to exceed One Hundred and Thirty Thousand Five Hundred and Sixty Five and No/100 Dollars (\$130,565.00); and

**WHEREAS**, pursuant to Section 36.08 (Contracts and Purchases) of the Village of Maywood Municipal Code ("MVC"), the Project is required to be competitively bid and awarded to the lowest qualified and responsible bidder, after due notice inviting bids, because the work is a public improvement paid for with public funds and the estimated cost exceeds \$20,000, unless competitive bidding is waived by a vote of two-thirds (2/3) of the corporate authorities. Under Section 36.08(B) (Solicitation of Competitive Proposal) of the MVC, the corporate authorities may waive the competitive bidding process by a two-thirds (2/3) vote and direct the Village Manager to solicit competitive proposals for the award of any eligible public works or public improvement contract. The justification for waiving the competitive bidding process in lieu of the solicitation of competitive proposals may include any of the considerations set forth in 36.08(A)(6)(e) of the MVC as well as the following: (1) Availability of only a single source vendor or a limited number of known vendors; and (2) Financial savings realized by not utilizing the competitive bidding process; and

**WHEREAS**, by soliciting competitive competitive proposals, Village staff was able to obtain competitive, responsive quotes for the Project and realize financial savings by not conducting a formal bidding process. The Corporate Authorities find that it is desirable and in the best interests of the residents of the Village to waive the competitive bidding process in lieu of the solicitation of competitive proposals process and award a contract to CentiMark Innovative Roofing and Flooring Solutions to perform the Project work based on its lowest, responsive quote; and

**WHEREAS**, the Corporate Authorities to find that it is desirable and in the best interests of the residents of the Village to approve the expenditure of TIF Funds to complete the Project Improvements within the Project Area, which expenditures will be paid on or after the date of passage of this Resolution (the "Expenditures").

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, THAT:**

**SECTION 1: Recitals.** The statements set forth in the preambles of this Resolution are found to be true and correct and are adopted as part of this Resolution.

**SECTION 2: Authority.**

- (a) The Village is a duly constituted and organized home rule municipality, as described in Division 6 of Article VII of the Illinois Constitution of 1970, and, as such, may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to tax and incur debt.
- (b) This Resolution is adopted in connection with implementing the Plan in accordance with the Act.
- (c) This Resolution is a declaration of official intent under Treasury Regulation Section 1.150-2.

**SECTION 3: Estimate of Expenditures.**

- (a) The Village intends to incur Expenditures in connection with Maywood Village Hall Roof Replacement Project within the Plan and Project Area including, but not limited to, the following:
  - 1. Costs for the construction of the Project.
  - 2. Costs for professional services related to the Project, including but not limited to, legal, zoning, redevelopment, consulting, architectural and engineering services, landscape architectural services, design guidelines, appraisals, surveys, market studies, traffic studies, and environmental and geotechnical services.
- (b) A Preliminary Estimate of Expenditures to be incurred and reimbursed, in connection with the Maywood Village Hall Roof Replacement Project, as provided by the Village Engineer and/or the Village Manager, is as follows:

**Village Hall Roof Replacement Project.** CentiMark Innovative Roofing and Flooring Solutions submitted a bid to perform the Project work for an amount not to exceed One Hundred Thirty Thousand Five Hundred and Sixty Five and No/100 Dollars (\$130,545.00); and

The Quote and Recommendation, as set forth in a Memorandum dated May 10, 2018, and prepared by the Village Manager for the Project, is attached hereto as **Exhibit "A"** and made a part hereof.

**SECTION 4: Authorization of Expenditures; Award of Contract.** The expenditure of funds from the TIF Fund is authorized up to the amounts set forth in Section 3, or such additional amounts necessary to complete any additional work related to the Project as subsequently approved or authorized by the Corporate Authorities. The President and Board of Trustees award the contract for the Project to CentiMark Innovative Roofing and Flooring Solutions in an amount not to exceed One Hundred Thirty Thousand Five Hundred and Sixty Five and No/100 Dollars (\$130,565.00).

**SECTION 5: Public Inspection.** This Resolution shall be immediately available for inspection by the public at the office of the Village Clerk.

**SECTION 6: Repealer.** All resolutions, or parts of resolutions, in conflict with the provisions of this Resolution, to the extent of such conflict, are repealed.

**SECTION 7: Severability.** Each section, paragraph, clause and provision of this Resolution is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Resolution, nor any part thereof, other than that part affected by such decision.

**SECTION 8: Ratification.** All actions of the Corporate Authorities, agents and employees of the Village that are in conformity with the purpose and intent of this Resolution, whether taken before or after the adoption of this Resolution, are ratified, confirmed and approved.

**SECTION 9: Effective Date.** This Resolution shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as required by law.

**ADOPTED** this 5<sup>th</sup> day of June, 2018, pursuant to a roll call vote as follows:

**AYES:** Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington  
and M. Lightford

**NAYS:** None

**ABSENT:** Trustee R. Rivers

**APPROVED** by me as Village President, and attested to by the Village Clerk, on the 6<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Edwenna Perkins, Village President

**ATTEST:**

\_\_\_\_\_  
Viola Mims, Village Clerk

Published by me in pamphlet form this 6<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Viola Mims, Village Clerk

**Exhibit "A"**

**Recommendation for the Project**

**Memorandum dated May 10, 2018  
and prepared by the Village Manager, Willie Norfleet, Jr.**

(attached)



# Village of Maywood

Village Manager's Office  
40 Madison Street, Maywood, IL 60153  
Telephone: (708) 450-6301 • Fax: (708) 681-8811

## MEMORANDUM

**TO:** Mayor and Board of Trustees

**FROM:** Willie Norfleet, Jr.  
Village Manager

**SUBJECT:** Discussion and approval of selecting CentiMark Innovative Roofing and Flooring Solutions to provide a Roof for the Village Hall at 40 Madison Street for \$130,565

**DATE:** May 10, 2018

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The Public Works Director has obtained two quotes to replace the roof at the Village Hall at 40 Madison Street.

The scope of the work was as follows:

- Cut existing membrane
- Inspect and remove (if necessary) existing installation
- Inspect and remove Structural deck
- Install new ½" high density polyisocyanurate insulation mechanically fastened
- Install 60 mil reinforced TPO roof membrane
- Install new 24 gage metal pitch pan/coping caps
- Provide 20 year warranty on workmanship and materials

The two quotes were from:

CentiMark Innovative Roofing and Flooring Solutions	\$130,565
Bennett & Brosseau	\$146,460

I recommend that the Village of Maywood approve CentiMark Innovative Roofing and Flooring Solutions to provide a roof at 40 Madison Street for \$130,565 and waive the bid requirement. The Funding Source will be the Madison/5<sup>th</sup> Avenue TIF District.

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

**CLERK'S CERTIFICATE**

I, Viola Mims, Clerk of the Village of Maywood, Cook County, Illinois, certify that the attached document is a true and correct copy of the Resolution now on file in my office, entitled:

**RESOLUTION NO. R-2018-25**

**A RESOLUTION AUTHORIZING CERTAIN EXPENDITURES  
FROM THE MADISON STREET / 5TH AVENUE TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AREA FUND TO PAY FOR THE MAYWOOD VILLAGE HALL ROOF  
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(Contractor and Contract Price: CentiMark Innovative Roofing and Flooring Solutions; \$130,565.00)

which was passed by the Board of Trustees of the Village of Maywood at a Regular Meeting of the Board of Trustees held on the 5<sup>th</sup> day of June, 2018, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 5<sup>th</sup> day of June, 2018.

I further certify that the vote on the question of the passage of the said Resolution by the Board of Trustees of the Village of Maywood was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Maywood, and that the result of the vote was as follows, to wit:

**AYES:** Mayor Perkins, Trustee(s) H. Yarbrough, I. Brandon, A. Sanchez, K. Wellington and M. Lightford

**NAYS:** None

**ABSENT:** Trustee R. Rivers

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Village of Maywood, this 6<sup>th</sup> day of June, 2018.

SEAL

\_\_\_\_\_  
Viola Mims, Village Clerk