

**RESOLUTION NO. R-2023-10**

**A RESOLUTION AUTHORIZING VARIOUS DEMOLITION ACTIONS,  
A WAIVER OF THE COMPETITIVE BID PROCESS IN LIEU OF SOLICITATION OF COMPETITIVE PROPOSALS  
AND AUTHORIZING THE APPROVAL AND EXECUTION OF EMERGENCY DEMOLITION BID ESTIMATE  
AND DEMOLITION CONTRACT WITH LOW BIDDER MASTER GUYS DEMOLITION, INC.  
TO DEMOLISH CERTAIN ABANDONED, DILAPIDATED STRUCTURES,  
AND APPROVING THE USE OF GRANT FUNDS FROM THE ILLINOIS HOUSING DEVELOPMENT  
AUTHORITY'S STRONG COMMUNITIES PROGRAM TO PAY FOR THE DEMOLITION WORK  
(Demolition Sites: 1205 South 16th Avenue Property, 1411 South 18th Avenue Property,  
134 South 9th Avenue Property, 227 South 19th Avenue Property,  
18 South 21st Avenue Property and 1304 South 21st Avenue Property)**

**WHEREAS**, with the passage of Resolution No. R-2022-17 (Approval of IDHA Grant and Funding Agreement for FY 2022 Strong Communities Program) on March 22, 2022, the President and Board of Trustees of the Village of Maywood, Illinois (the "Village Board") accepted a grant (the "Grant") from and approved a Funding Agreement ("Agreement") with the Illinois Housing Development Authority (the "Authority") under its Strong Communities Program (the "Program"), as authorized by Article 30, Section 5 of Public Act 101-0638 (the "Act"), in an amount not to exceed \$111,737.50 for use within the Village of Maywood ("Village") to preserve affordable housing efforts by assisting with the rehabilitation and/or demolition of abandoned properties. Copies of the Grant and the Agreement are incorporated herein by reference and are on file with the Village Clerk's Office; and

**WHEREAS**, based on a solicitation of competitive proposals in lieu of competitive bidding, the Village Board desires to hire low bidder Master Guys Demolition, Inc. of Hickory Hills, Illinois (the "Contractor") to perform the demolition of certain abandoned, dilapidated structures located at the following property addresses within the Village's corporate boundaries (collectively, the "Demolition Properties"), all in accordance with the terms and conditions set forth in the attached Emergency Demolition Bid Estimate and the Demolition Contract for total demolition price of \$114,500.00:

- A. 1205 South 16th Avenue Property (demolition bid in the amount \$17,950.00).
- B. 1411 South 18th Avenue Property (demolition bid in the amount \$17,950.00).
- C. 134 South 19th Avenue Property (demolition bid in the amount \$23,750.00).
- D. 227 South 19th Avenue Property (demolition bid in the amount \$17,950.00).
- E. 18 South 21st Avenue Property (demolition bid in the amount \$17,950.00).
- F. 1304 South 21st Avenue Property (demolition bid in the amount \$18,950.00).

Copies of the Emergency Demolition Bid Estimate and the Demolition Contract are attached hereto as Group Exhibit "A" and are made a part hereof; and

**WHEREAS**, the Village Board has received information from staff indicating that the residential structures on the Demolition Properties within the Village are dangerous, unsafe and/or abandoned, and constitute a serious threat to public safety; and

**WHEREAS**, the Village has the authority to initiate demolition and/or repair actions in order to protect the public health, safety and welfare pursuant to its home rule powers set forth at Article VII, Section 6 of the Illinois Constitution of 1970, Section 11-31-1 of the Illinois Municipal Code (65 ILCS 5/11-

31-1), and other authority under State law and Village ordinances, and to designate and abate nuisances within the Village; and

**WHEREAS**, the Village Board, pursuant to its home rule powers, Section 11-31-1 of the Illinois Municipal Code, and other authority under State law and Village ordinances, find the structures on the Demolition Properties to be dangerous, unsafe and/or abandoned, a threat to public safety, and in need of immediate and urgent action to facilitate their repair or removal. The Village Board therefore further finds it in the best interests of the Village and its residents and businesses to authorize legal actions by the Village Attorney to facilitate the demolition and/or repair of the dangerous, unsafe and/or abandoned structures on the Demolition Properties as soon as possible; and

**WHEREAS**, the Village will use the Grant funds to pay the Contractor to perform the demolition work, which qualifies as eligible activities in connection with the Program; and

**WHEREAS**, pursuant to Section 36.08 (“Contracts and Purchases”) of the Village of Maywood Municipal Code (“Village Code”), all purchase orders or contracts for supplies, materials, equipment or contractual services involving the expenditure of more than Ten Thousand Dollars (\$10,000.00) shall be let to the lowest responsible bidder after advertisement for bids, unless competitive bidding is waived by a vote of two-thirds (2/3rds) of the corporate authorities; and

**WHEREAS**, the Village Board finds that it is desirable and in the best interests of the Village and its residents, business owners, property owners and the public to waive the competitive bidding process for the purpose of approving the Emergency Demolition Bid Estimate and a Demolition Contract regarding the Demolition Properties with the low bidder Contractor for the following reasons:

Per Section 36.08(A)(6)(e) of the Village Code:

1. The ability, capacity and skill of the bidder to perform the contract to provide the service required;
  2. Whether the bidder can perform the contract or provide the service promptly, or within the time specified, without delay or interference;
  3. The character, integrity, reputation, judgment, experience and efficiency of the bidder;
  4. The quality of performance of previous contracts or services
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7. The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service; and

**WHEREAS**, the Village Board of the Village, a home rule Illinois municipal corporation, have the authority to approve and enter into the attached Emergency Demolition Bid Estimate and the Demolition Contract (**Group Exhibit “A”**) pursuant to their home rule powers and contracting authority provided by Section 6 (Powers of Home Rule Units) and Section 10(a) (Intergovernmental Cooperation) of Article VII (Local Government) of the Illinois Constitution of 1970, as well as the applicable provisions of the Illinois Municipal Code, 65 ILCS 5/8-1-7; 65 ILCS 5/8-9-2, and find that entering into the Agreement is in the best interests of the Village, its employees, residents, business owners, property owners and the public.

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1: Incorporation.** Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

**SECTION 2: Authority to Initial Demolition Actions.** The Village Board, pursuant to the home rule powers as provided by Article VII, Section 6 of the Illinois Constitution of 1970, Section 11-31-1 of the Illinois Municipal Code, and other authority under State law and Village ordinances, find that it is in the best interests of the Village and its residents and businesses to authorize legal actions by the Village Attorney to facilitate the demolition and/or repair of any structures on the Demolition Properties as listed above. The Village Attorney is hereby directed to initiate such legal actions, which may include the use of the "fast track" demolition process pursuant to Section 65 ILCS 5/11-31-1(E) of the Illinois Municipal Code, or emergency actions in court, and to take such other steps as are necessary to facilitate the repair and/or demolition of dangerous, unsafe or abandoned structures on the Demolition Properties.

**SECTION 3: Bid Waiver and Approval of Documents; Notice to Proceed.** The Village Board waives competitive bidding in lieu of solicitation of competitive proposals and authorizes the Village President, the Village Manager and the Village Clerk, or their designees, to accept and execute the Emergency Demolition Bid Estimate and to execute and enter into the Demolition Contract (**Group Exhibit "A"**) with the low bidder Contractor to perform the demolition of the certain abandoned, dilapidated structures located at the above-referenced property addresses within the Village's corporate boundaries, all in accordance with the terms and conditions set forth in the Emergency Demolition Bid Estimate and the Demolition Contract, **SUBJECT TO THE VILLAGE, IN ITS SOLE DISCRETION, DECIDING TO MOVE FORWARD WITH THE DEMOLITION OF EACH OF THE STRUCTURES AT THE ABOVE-REFERENCED PROPERTIES.** If the Village does not obtain authorization to demolish each of the above-referenced properties, or its grant funding source to be used to pay for the demolition work expires or is reduced, or the Village, in its sole discretion, decides to not demolish any one or all of the structures on the above-referenced properties, then the Village's above approval of one or more or all of the Emergency Demolition Bid Estimate and the Demolition Contract may be declared null and void. The Contractor shall commence demolition work on the structures on the above-referenced properties only after receiving from the Village Manager a written notice to proceed with the demolition work. The Contractor agrees to perform the demolition work for each of the above-referenced properties for which a written notice to proceed is issued by the Village Manager within ten (10) calendar days of receipt of the notice to proceed. **THE CONTRACTOR SHALL SIGN THE ACKNOWLEDGEMENT PAGE ATTACHED TO THIS RESOLUTION AGREEING TO THE TERMS SET FORTH IN THIS SECTION 2.**

**SECTION 4: Approval of Financial Obligations and Other Documents.** The Village Board further authorizes and directs the Village President, the Village Manager and the Village Clerk, or their designees, to execute such other documents as are necessary to fulfill the Village's obligations under the Emergency Demolition Bid Estimate and the Demolition Contract, and to pay all budgeted and appropriated costs that are necessary to fulfill the Village's obligations under the Emergency Demolition Bid Estimate and the Demolition Contract using Grant funds or such other lawful, eligible Village funds.

**SECTION 5: Delivery of Signed Documents.** The Village Board directs the Village Clerk's Office to forward a certified copy of this Resolution and a fully executed copy of the Emergency Demolition Bid Estimate and the Demolition Contract to the Contractor and to the Illinois Housing Development Authority for record retention purposes.

**SECTION 6: Effective Date.** This Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

**ADOPTED** this 7th day of February, 2023, pursuant to a roll call vote as follows:

**AYES:** Mayor Booker, Trustee(s) A. Sanchez, S. Reyes-Plummer, M. Jones,  
A. Peppers and I. Brandon

**NAYS:** None

**ABSENT:** Trustee M. Lightford

**APPROVED** this 7th day of February, 2023, by the Village President of the Village of Maywood, and attested by the Village Clerk on the same day.

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Nathaniel George Booker, Village President

**ATTEST**

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Gwaine Dianne Williams, Village Clerk

**ACKNOWLEDGEMENT AND CONSENT TO COMPLY WITH THE  
TERMS, CONDITIONS, OBLIGATIONS AND PROVISIONS SET FORTH IN SECTION 2 OF  
A RESOLUTION AUTHORIZING VARIOUS DEMOLITION ACTIONS,  
A WAIVER OF THE COMPETITIVE BID PROCESS IN LIEU OF SOLICITATION OF COMPETITIVE PROPOSALS  
AND AUTHORIZING THE APPROVAL AND EXECUTION OF EMERGENCY DEMOLITION BID ESTIMATE  
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AND APPROVING THE USE OF GRANT FUNDS FROM THE ILLINOIS HOUSING DEVELOPMENT  
AUTHORITY'S STRONG COMMUNITIES PROGRAM TO PAY FOR THE DEMOLITON WORK  
(Demolition Sites: 1205 South 16th Avenue Property, 1411 South 18th Avenue Property,  
134 South 19th Avenue Property, 227 South 19th Avenue Property,  
18 South 21st Avenue Property and 1304 South 21st Avenue Property)**

I, \_\_\_\_\_, (President or Authorized Corporate Officer) of Master Guys Demolition, Inc. have read and understand each of the above terms, conditions, obligations and provisions contained in the foregoing Resolution, including Section 2, and agree to be bound by the same.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_, 2023.

**ATTEST:**

By: \_\_\_\_\_

Notary Public

Date: \_\_\_\_\_, 2023.

**Group Exhibit "A"**

**Emergency Demolition Bid Estimate and the Demolition Contract  
from Master Guys Demolition, Inc. for demolition work at:**

- A. 1205 South 6th Avenue Property**
- B. 1411 South 8th Avenue Property**
- C. 134 South 19th Avenue Property**
- D. 227 South 19th Avenue Property**
- E. 18 South 21st Avenue Property**
- F. 1304 South 21st Avenue Property**

(attached)

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

**CLERK'S CERTIFICATE**

I, Gwaine Dianne Williams, Clerk of the Village of Maywood, in the County of Cook and State of Illinois, certify that the attached document is a true and correct copy of that certain Resolution now on file in my Office, entitled:

**RESOLUTION NO. R-2023-10**

**A RESOLUTION AUTHORIZING VARIOUS DEMOLITION ACTIONS,  
A WAIVER OF THE COMPETITIVE BID PROCESS IN LIEU OF SOLICITATION OF COMPETITIVE PROPOSALS  
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(Demolition Sites: 1205 South 16th Avenue Property, 1411 South 18th Avenue Property,  
134 South 19th Avenue Property, 227 South 19th Avenue Property,  
18 South 21st Avenue Property and 1304 South 21st Avenue Property)**

which Resolution was passed by a roll call vote the Board of Trustees of the Village of Maywood at a Special Village Board Meeting on the 7th day of February, 2023, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 7th day of February, 2023.

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

**AYES:** Mayor Booker, Trustee(s) A. Sanchez, S. Reyes-Plummer, M. Jones,  
A. Peppers and I. Brandon

**NAYS:** None

**ABSENT:** Trustee M. Lightford

I do further certify that the original Resolution, of which the foregoing 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 8<sup>th</sup> day of February, 2023.

\_\_\_\_\_  
Gwaine Dianne Williams, Village Clerk

[SEAL]