

VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY, JUNE 10, 2025  
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: President Hofeld led trustees in the Pledge of Allegiance.

ROLL CALL: Clerk Nakina Flores called the roll. Those present were Village President Richard Hofeld, Trustee Vivian Harris-Jones, Trustee Julie Willis, Trustee Jay Heiferman, Trustee Patrick Siemsen, Trustee Phillip Mason and Trustee Lauren Roman.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Director of Community and Economic Development Angela Mesaros, Director of Public Works Josh Burman, Police Chief Denise McGrath, Director of Finance Amy Zukowski and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of May 27, 2025, were presented. There were no comments or corrections.

A motion was made by Trustee Roman and seconded by Trustee Harris-Jones to approve the minutes as presented.

**Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen, Mason, and Roman. NAYS – None.**

CLAIMS LIST: The Claims List in the amount of \$1,456,414.19 was presented. There were no questions from the Trustees.

A motion was made by Trustee Willis and seconded by Trustee Mason to approve the Claims List as presented.

**Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen, Mason, and Roman. NAYS – None.**

President Hofeld said three items totaled 77 percent of the Claims List: \$285,000 to the City of Chicago Heights for Lake Michigan water; \$579,000 for the street patching program; \$259,000 for one month of employee's health insurance.

PRESENTATION: Communication and Engagement Manager Antonia Steinmiller presented certificates to the 3<sup>rd</sup> Cohort spring 2025 Citizen Academy participants.

HEAR FROM THE AUDIENCE: Agnes Troop suggested that the village put more information in the chronicle about TIFs and other matters so the public can be more informed.

Dr. Kristine Condon thanked Chief McGrath and the Homewood Police Department for enforcing the laws banning fireworks. Fireworks can be harmful to humans and pets. In 2024 her neighbor's deck was damaged. Please continue to support this ban as the holiday approaches.

Resident Amy Crump read additional passages from the book “On Tyranny: Twenty Lessons from the Twentieth Century” by Timothy D. Snyder regarding suspect actions by secret police. She encouraged residents to join the upcoming protest against the Trump administration's policies.

Brendon De Boer requested that the Village incorporate design elements to make crosswalks safer, including the Ridge Road crosswalks at Gottschalk and Highland. He suggested raised curbs or some other physical deterrent to slow down vehicles and make these areas safer for pedestrians.

OMNIBUS VOTE: The board was asked to pass, approve, authorize, accept, or award the following item(s):

- A. Bid Award/Valve Exercising and Fire Hydrant Flow Testing Program/M.E. Simpson Company, Inc.: Award a bid for Valve Exercising and Fire Hydrant Flow Testing Program to M.E. Simpson Company, Inc., of Valparaiso, IN, the lowest responsible bidder, for a three-year contract in an amount not to exceed \$146,286.
- B. Agreement/Jurisdictional Transfer/Harwood Avenue from Pine Road to Ridge Road: Authorize the Village President to enter into an agreement for the jurisdictional transfer of Harwood Avenue, from Pine Road to Ridge Road, from the Illinois Department of Transportation to the Village of Homewood, providing the Village with direct control over a critical roadway in the heart of the downtown business district.
- C. Intergovernmental Agreement/Maintenance of State-owned Municipal Streets/Illinois Department of Transportation: Authorize the Village President to enter into a 10-year Intergovernmental Agreement with the Illinois Department of Transportation for Maintenance of State-owned Municipal Streets located in Homewood.
- D. M-2358/Public Water Supply Loan Program/Lead Service Line Replacement Program: Pass an ordinance providing authorization to borrow funds from the Public Water Supply Loan Program in an amount not to exceed \$4,137,498 to be used to fund the Village’s Lead Service Line Replacement Program in the year 2026.
- E. R-3225/Assignment and Assumption/Business Development Agreement/17748-17956 Halsted Street: Pass a resolution authorizing assignment and assumption of the Business Development Agreement for the Washington Park Plaza Shopping Center located at 17748-17956 Halsted Street.
- F. M-2359/Solicitation of Alternate Bids and Proposals/18155 Dixie Highway: Pass an ordinance directing the Village Manager to solicit alternate bids and proposals for the sale and development of the property at 18155 Dixie Highway (former Delanoe's).
- G. MC-1088/Municipal Grocery Retailers' Occupation Tax: Pass an ordinance approving the implementation of a 1% municipal grocery retailers’ occupation tax and a 1% municipal grocery service occupation tax effective January 1, 2026. *Although at first glance it may appear to be more than a 1% tax, each type of sale would only be taxed under one of the categories, for a maximum of 1%.*

Before the vote, President Hofeld invited questions from the audience. Resident Amy Crump asked if a portion of the \$4 million lead service line replacement loan would not have to be repaid. Manager Haney said that was correct.

Trustee Heiferman asked if the Village already had an agreement with IDOT to maintain state highways within the village. Manager Haney said yes, there was a previous 10-year agreement that is set to expire. In response to another question from Trustee Heiferman, Manager Haney said the jurisdictional transfer of Harwood Ave. from the state to the village would have minimal impact on the agreement's financial terms since the amount of roadway involved is small.

Trustee Mason asked if the Washington Park Plaza agreement transfer would affect the terms of the agreement. Attorney Cummings said the transfer would not impact the sales tax sharing agreement. Trustee Mason asked if there were two separate sales taxes on item H. Attorney Cummings said a transaction is taxed under the sales tax or the use tax, not both, and that most purchases would be considered sales tax.

Trustee Roman stated that the 1% grocery tax was already in place and the state repealed it effective January 1, 2026, resulting in a \$650,000 budget loss to the village. The law gave the local municipalities the authority to put it back in place. This tax does not increase the sales tax; it will only change from a state-imposed tax to a local tax. President Hofeld said that as of May 15, 2025, over 200 communities had restored the grocery tax. Eliminating it would have created a \$650,000 impact on the Village. This is grandstanding by the Governor since none of this tax was paid to the state. If he was sincere about cutting taxes, the state should have reduced taxes paid to the state. This grocery tax does not affect the state at all.

A motion was made by Trustee Mason and seconded by Trustee Siemsen to approve the Omnibus Report as presented.

**Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen, Mason, and Roman. NAYS – None.**

**BID OPENING-17701 Bretz Drive:** Director of Community and Economic Development Angela Mesaros said that at the April 22, 2025 meeting there was an ordinance passed to solicit bids for property the Village owns at 17701 Bretz Dr. The Village published notices soliciting bids as required by law and received one bid from Bearfoot Land Company offering \$750,000. The bidder proposes to construct a self-storage facility on the site. President Hofeld asked staff to review the bid and return to the Village Board with a recommendation.

**GENERAL BOARD DISCUSSION:** Trustees thanked farmer's market coordinator Christine Banks, Event Manager Marla Youngblood, public works, police, and fire for doing a good job with the farmers market on May 31<sup>st</sup>. Trustees thanked Event Manager Marla Youngblood, public works, police, and fire for doing a good job with the Art and Garden Fair held on June 6-7. They also congratulated the Civics Academy participants for completing the course. Trustees agreed that the fireworks are a problem; they are prohibited by state law, and the maximum fine for the local ordinance violation is \$750.

Trustee Mason said to maintain situational awareness when dealing with protests.

President Hofeld asked the HF Chronicle to publicize the fireworks ordinance.

EXECUTIVE SESSION: A motion was made by Trustee Mason and seconded by Trustee Heiferman to enter into executive session to discuss: Collective bargaining and the purchase or lease of real property.

**Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen, Mason, and Roman. NAYS – None.**

The board moved to Executive Session at 7:41 p.m.

The board returned from Executive Session at 8:13 p.m.

ADJOURN: A motion was made by Trustee Roman and seconded by Trustee Mason to adjourn the regular meeting of the Board of Trustees.

**Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen, Mason, and Roman. NAYS – None.**

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Nakina Flores

Village Clerk