

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 23, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Amendment to Contract/Agreement – Homewood Science Center

PURPOSE

In 2020, the Village acquired the property at 2018-2020 Ridge Road (former ATA Karate for Kids) through a donation with the intent of making it available to the Homewood Science Center (Science Center Annex).

PROCESS

In 2020, the former owner of Karate for Kids at 2018-2020 Ridge Road donated the building to the Village of Homewood. In October 2020, the Village amended our lease with the Homewood Science Center to add the donated property to the lease with the Homewood Science Center. The intended use of the building was to expand the Science Center’s educational programs and sale of merchandise into that space.

Upon inspection of the property, the Village determined that the building required major repairs and updates before it could be occupied. In 2022, the Village completed roof replacement, tuck-pointing, rear deck removal, replacement of the rear door, and demolition of the interior space. In spite of these budgeted improvements, many upgrades still remain before the building can be occupied, including ADA bathroom installation, HVAC purchase and installation, asbestos remediation, plumbing, electrical, and gas upgrades, etc.

Since that time, the Science Center has focused its attention on improvements and programming needs at its existing facility at 18022 Dixie Highway. The Village and Science Center have nearly completed installation of the fire sprinkler system and buildout of that facility. The Science Center does not have the capacity and resources to assist with the remaining repairs and upgrades needed to extend its services to the 2018-2020 Ridge Road buildings.

OUTCOME

The property is located in the center of downtown Homewood and presents an opportunity for the Village. Use of this property as a commercial space brings in tax revenue (currently the building is tax exempt), potential sales tax, additional foot traffic, and adds to the vitality of downtown. The Village is now in the position to repurpose the property as a possible commercial

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or retail use. The first step of this repurposing is to remove the 2018-2020 Ridge Road property from the Science Center lease.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance authorizing the deletion of the building at 2018-2020 Ridge Road from the Village's lease to the Homewood Science Center.

ATTACHMENT(S)

- Ordinance
- Lease amendment