

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: April 28, 2026**

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**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Economic Development Incentives – 17560 Dixie Highway

## **PURPOSE**

The Village created the Business Incentive Program to provide financial assistance for the improvement and maintenance of commercial buildings that would increase the assessed valuation and marketability of the area. The goals of this program include promoting the revitalization of properties, assisting with upgrades to buildings and retail attraction and expansion.

Mary Jung, one of the managers of 17560 Dixie Highway, LLC, has applied for incentives to offset the cost of improvements to the property at 17560 Dixie Highway, Stepping Stones Child Care Center. The project includes the installation of solar lighting for signage. Staff is recommending approval of \$1,320 from the non-TIF Business Incentive Program to cover 50% of the lowest bid for the cost (approximately \$2,640).

## **PROCESS**

The owner plans to invest approximately \$4,500 in improvements to the property at 17560 Dixie Highway, operated as Stepping Stones Child Care. The childcare center has been in operation at this location for the past 33 years. They have made several upgrades and renovations in that time. The property owner proposes to install solar lighting to increase the visibility of the signage.

Staff reviewed the application for eligibility under the Business Incentive Program, which was established to provide incentives to properties outside of a TIF district through three (3) programs: Façade and Property Improvements, Go Green, and Retail Enhancements. These programs allow reimbursement of up to 50% of the eligible costs.

The Go Green Program aims to encourage upgrading of properties with environmentally sustainable initiatives that will benefit the environment. The maximum incentive available under this program is \$5,000. This project meets the qualifications of the Go Green Reward.

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## **OUTCOME**

This business is a long-standing Homewood service business. Stepping Stones Child Care has been in Homewood for many years and serves local families. The recommended funding will enable environmentally sustainable improvements to the property that will increase the long-term viability of the space. Costs would be reimbursed only after receipt of the payments are submitted to and approved by staff.

## **FINANCIAL IMPACT**

- **Funding Source:** General Fund
- **FY 2026-2027 Budgeted Amount:** \$50,000
- **Total Incentive Amount:** \$1,320

## **LEGAL REVIEW**

Completed

## **RECOMMENDED BOARD ACTION**

Pass a resolution authorizing the Village President to enter into an incentive agreement with 17560 Dixie Highway LLC to reimburse eligible expenses from the non-TIF Business Incentive Program for improvements to the property located at 17560 Dixie Highway in the amount of \$1,320, subject to Board approval of the Fiscal Year 2026-2027 Village budget.

## **ATTACHMENT(S)**

- Resolution
- Reimbursement Agreement
- Application for Incentives