

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, OCTOBER 13, 2026
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: Village Clerk Nakina Flores called the roll. Those present were Trustee Vivian Harris-Jones, Trustee Julie Willis, Trustee Jay Heiferman, Trustee Patrick Siemsen, Trustee Phillip Mason, Trustee Lauren Roman, and Village President Richard Hofeld.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Fire Chief Bob Grabowski, Director of Finance Amy Zukowski, Director of Economic and Community Development Noah Schumerth, Director of Public Works Joshua Burman, Assistant Village Manager Terence Acquah, and Assistant to the Village Manager Anne Mitchell.

MINUTES: The minutes of the September 22, 2026 Village Board Meeting were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$1,900,097.66 was presented. There were no questions from the Trustees.

A motion was made by Trustee Harris-Jones and seconded by Trustee Heiferman 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 60 percent of the Claims List: : \$362,000 to the City of Chicago Heights for water, \$353,000 for one month's employee health insurance, and \$394,000 for tree services.

OATHS OF OFFICE: Village Clerk Flores administered the oath of office to Danielle Stewart for the position of Assistant Director of Economic and Community Development for the Village of Homewood.

PRESENTATION: Village Clerk Flores read a proclamation from Village President Hofeld declaring October 2026 as Domestic Violence Awareness Month in the Village of Homewood.

HEAR FROM THE AUDIENCE: Roger Warner, who wants speed calming measures for Idlewild Lane, said Glenwood has a petition that residents can sign for suggested speed bumps and maybe Homewood can do this also. Latanya complained about the upkeep of her neighborhood where cars park on the parkway and in their grass, garbage cans are left out for a week, and they put place holders to hold public parking spaces on streets. Shirley said the parkways on Ashland Avenue has a lot of weeds and there are still many speeders on the street. Amy Crump said she fills the little free library by the train station and thanked all who also supply books. Amy also said the election is less than one month away so don't take your vote for granted. She announced a "No Kings Rally" at Jewel on Kedzie.

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

- A. Budget Amendment/HVAC Upgrade/Water Plant 1: Approve a budget amendment of \$8,567.50 for the HVAC Upgrade at Water Plant 1; and, approve a change order in the amount of \$8,567.50 with Kraemer Contracting Group of Bensenville, IL for the installation of a steel lintel beam that was needed to support the ventilation for the HVAC system.
- B. Budget Amendment/175th Street Resurfacing Project/Illinois Department of Transportation: Approve a budget amendment for \$27,080.54 for the final payment due to the Illinois Department of Transportation (IDOT) for the 175th Street Local Agency Functional Overlay Resurfacing Project completed in 2020, fulfilling the Village's 30% funding obligation pursuant to the Joint Local Public Agency Agreement for Federal Participation.
- C. Budget Amendment/Hydro-Excavation Services/Calumet City Plumbing: Waive competitive bidding due to the time-sensitive and emergency nature of initiating the Village's 2026 Lead Service Line Replacement (LSLR) Program; approve a budget amendment in the amount of \$102,480; and, approve Calumet City Plumbing of Calumet City, IL to perform hydro-excavation services at approximately 244 locations at a cost of \$420 per location, for a total amount not to exceed \$102,480.
- D. Purchase approval/Server Equipment and Installation/AIS Labs: Waive competitive bidding due to the availability of the equipment; and, authorize the purchase of server hardware, licensing, installation, and configuration for the Public Works Department and Police Department from AIS Labs, of Oakbrook Terrace, IL in the amount of \$37,680.
- E. R-3276/Class 6b Property Tax Incentive Renewal/1205 W. 175th Street: Pass a resolution supporting the renewal of a Cook County Class 6b real estate tax incentive for property located at 1205 W. 175th Street and owned by the Francis and Crnich General Real Estate Partnership.
- F. Agreement/North Halsted TIF Bond Feasibility/SB Friedman Development Advisors: Approve a budget amendment for \$40,000; and, authorize the Village Manager to enter into an agreement with SB Friedman Development Advisors of Chicago, IL in an amount not to exceed \$40,000 to continue supporting the Village by providing TIF bond feasibility for the North Halsted TIF district.
- G. R-3277/Redevelopment Agreement/Third Amendment/Wind Creek Casino: Pass a resolution approving a third (3rd) amendment to the redevelopment agreement between the Village of Homewood, the Village of East Hazel Crest, and Wind Creek IL, LLC for the redevelopment of property to construct a casino, hotel, and parking garage within the

Northeast Tax Increment Redevelopment Project Area in Homewood and the Halsted Street Redevelopment Project Area in the Village of East Hazel Crest.

Before the omnibus vote, President Hofeld invited comments. Item G: Amy Crump asked what is included in the amendment and Cummings provided clarification on the history of the extension.

A motion was made by Trustee Heiferman 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.

OLD BUSINESS: Noah Schumerth requested a vote on the selected developer to redevelop the Village-owned property located at 18157 Dixie Highway, choosing from the four bids received on September 22, 2026. The four applicants are Munir Bawadi, Justin Mahwikizi, Jerry Castro, and Tracy Lance.

A motion was made by Trustee Heiferman and seconded by Trustee Willis to award Munir Bawadi the property located at 18157 Dixie Hwy.

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

NEW BUSINESS:

- A. No motion from the Board for a Class 8 Property Tax Incentive for Healthy Hounds at 18646 Dixie Highway.
- B. No motion from the Board for a Class 8 Property Tax Incentive for Planning 4 Life Inc. at 18215 Dixie Highway.
- C. Assistant to the Village Manager Anne Mitchell presented the proposed Generator Grant for Preparedness Program where residents can receive a rebate of either \$400 to buy a permanent generator or \$250 for a temporary generator when purchased at a brick and mortar business in Homewood.

A motion was made by Trustee Siemsen and seconded by Trustee Mason to fund the generator pilot program with \$50,000.

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

- D. Amy Zukowski and Don from Lauterbach and Amen presented the Annual Financial Report for Fiscal Year 2025-2026. There were no found issues with the numbers presented. The full audit will be on the Village of Homewood's website.

A motion was made by Trustee Mason and seconded by Trustee Heiferman to accept the Fiscal Year 2025-2026 Village of Homewood Annual Financial Report.

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

GENERAL BOARD DISCUSSION: Trustees thanked residents for coming out to the meeting. The Board announced Homewood received third place for best farmers market in Illinois. October 17, 2026 will be the last outdoor farmers market. The Holiday market will be held on December 5. The Board thanked all for their involvement in the Fall Fest. Trustee Heiferman asked for the board's support to present a future amendment to complete an ADA bathroom and ADA entrance at the Science Center this fiscal year.

EXECUTIVE SESSION: A motion was made by Trustee Willis and seconded by Trustee Siemsen to enter into executive session to discuss following: Purchase or lease of real property under 5 ILCS 120/2(c)(5).

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

The board moved to Executive Session at 8:46 p.m.
The board returned from Executive Session at 9:00 p.m.

ADJOURN: A motion was made by Trustee Harris-Jones and seconded by Trustee Roman 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 9:01 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk