

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, OCTOBER 22, 2024
VILLAGE HALL BOARD ROOM

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

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

ROLL CALL: Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld, Trustee Julie Willis, Trustee Vivian Harris-Jones, Trustee Phillip Mason, Trustee Lauren Roman and Trustee Allisa Opyd. Trustee Jay Heiferman was absent.

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

MINUTES: The minutes of Oct. 8, 2024, were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$587,691.72 was presented. There were no questions from the Trustees.

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

Roll Call: AYES --Trustees Willis, Harris-Jones, Mason, and Roman. NAYS –None. ABSTAIN – Trustee Opyd. Motion carried.

President Hofeld said three bills totaled almost 50 percent of the Claims List: \$100,371.41 for quarterly payment to E-COM; \$86,790.73 to Strata Construction for concrete work in the village; \$96,005.24 to Thorn Creek Basin Sanitary District.

HEAR FROM THE AUDIENCE: Liz Varnecky of South Suburbs for Greenspace outlined her concerns about pollutants entering a stormwater detention pond at the Izaak Walton Preserve. She said the village has been aware of the issue for some time and shared the cost of a study on the issue, but there is no movement toward a solution or the Village taking responsibility for monitoring the situation. Varnecky invited trustees to join her on a walking tour of Izaak Walton to view the issue. She also asked for a response to her claims. Manager Haney said it is not mandated that the Village respond at this public meeting.

MEET THE MERCHANTS: Dr. Melinda Fried of Homewood Dental Studio, 1924 Hickory, said she took over the dental practice of Dr. Nicholas Videka. He is still on her team, and she has added a periodontic specialist. The practice offers all dental work as a family dentist practice.

PRESENTATION: A presentation by View Chicago LLC on the proposed Halsted Street Gateway Digital Monument Sign was deferred.

OMNIBUS VOTE: The board is asked to pass, approve, authorize, accept, or award the following items:

- A. Consider a motion to approve the reappointments of Carolyn Bury and Karl Persons to the Tree Committee for three-year terms ending on October 22, 2027.
- B. R-3201/Inducement/Intent to Reimburse Tax Increment Financing Eligible Expenses: Pass a resolution declaring the Village of Homewood's intent to Reimburse TIF Eligible Expenditures from the proposed Harwood Transit Oriented Development (TOD) Tax Increment Financing District regarding the sale and redevelopment of a portion of the Village Hall parking lot.
- C. Redevelopment Agreement/CIG 2020 Homewood LLC/2018-2020 Ridge Road: Authorize the Village President to enter into a redevelopment agreement with CIG 2020 Homewood LLC for construction of a restaurant in the property located at 2018-2020 Ridge Road.
- D. M-2320/Purchase and Sale Agreement/CIG 2020 Homewood LLC/2018-2020 Ridge Road: Pass an ordinance approving a Purchase and Sale Agreement between the Village of Homewood and CIG 2020 Homewood LLC for 2018-2020 Ridge Road.
- E. R-3202/Cook County Class 8/2018-2020 Ridge Road: Pass a resolution in support of a Cook County Class 8 incentive for the property located at 2018-2020 Ridge Road.
- F. M-2321/Plat of Dedication/175th Street: Pass an ordinance approving the Plat of Dedication for the right-of-way on 175th Street, as described in Exhibit B, to the Village of Homewood.
- G. Contract Amendment/Establishment of Tax Increment Financing District/Ryan LLC: Authorize the Village President to enter into amendment number one of the agreement with Ryan LLC for \$33,500, with a 15% cost contingency (\$5,025) to assist in establishing a TIF district in the area of the former Walmart on Halsted Street; and, approve a budget amendment in the amount of \$12,000.
- H. Purchase Approval/Roller/Alta Equipment Company, LLC: Waive competitive bidding due to utilizing a vendor through a cooperative purchasing program; and, approve the purchase of one (1) 2024 Volvo DD25B Roller from Alta Equipment Company, LLC of Orland Park, IL for a total purchase price of \$49,990 to be financed over a five-year period through a lease agreement.
- I. Purchase Approval/Towable Generator/Buckeye Power Sales: Waive competitive bidding due to Buckeye Power Sales being the local Kohler Power Systems vendor; and, approve the purchase of a 100kw Kohler towable generator from Buckeye Power Sales of Romeoville, IL in the total amount of \$82,759 to be financed over a five-year period through a lease agreement.
- J. Bid Award/Sanitary Sewer Lining Project/Hoerr Construction, Inc.: Award Sanitary Sewer Lining Project to Hoerr Construction, Inc. of Goodfield, IL, the lowest responsible bidder, at the unit prices of: \$34 per linear foot of 8" diameter sewer main, \$42 of 10" diameter sewer main, \$100 to reestablish service connections, \$3,850 each for 8" T-Liner, \$3,900 each for 10" T-Liner, and \$4,000 each for 12" T-Liner, in a total amount not to exceed \$384,060.

President Hofeld asked for comments on the Omnibus Report. Trustee Roman said related to Item B she understands the interest in the proposed construction project, but she would like the Village to update its parking study before it commits to eliminating the Village's parking lot. She said with the number of new restaurants and residences in the downtown area, the Village should consider how a development would impact the businesses and the patrons. Attorney Cummings said that question

would best be addressed now before the Village and the developer start investing money on the proposal.

Trustee Opyd said she agreed with Trustee Roman on the parking issues. The Village is anxious to have people come to downtown. Parking should not be a hassle. She asked that any public discussion about the issue should give residents enough information for them to make informed decisions.

Trustee Opyd also asked if offering Class 8 (Item E) is appropriate. The wording, from Cook County, says the sites should be in economic stagnation, but the buildings the Village agrees to support are not in a poor condition. The buildings Homewood supports are not dilapidated. Class 8 also shifts the tax burden onto other businesses.

She also congratulated Public Works for coming in under budget on sewer lining.

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

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

GENERAL BOARD DISCUSSION: Trustee Willis toured the Homewood Science Center and offered her congratulations. She said it is one of many wonderful assets in the Village. She also congratulated Homewood Brewing on its grand opening.

Trustee Harris-Jones encouraged residents to bring their children and grandchildren to the Homewood Science Center to discover all the interesting things that are offered there. And she, too, congratulated Homewood Brewing.

Trustee Mason reminded residents that volunteers with FEMA are still taking claims from the July tornado. They are based on the Homewood Auditorium.

Trustee Opyd also congratulated the Homewood Science Center on its successful Walk Walton and offered congratulations to Homewood Brewing.

President Hofeld encouraged everyone to vote in two weeks in the Presidential Election.

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

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

The meeting adjourned at 7:23 p.m.

Respectfully submitted,

Marilyn Thomas
Village Clerk