

September 18, 2026

Mr. Napoleon Haney
Village Manager
Village of Homewood
2020 Chestnut Road
Homewood, IL 60430

Dear Mr. Haney:

SB Friedman Development Advisors, LLC ("SB Friedman") is pleased to continue to support the Village of Homewood (the "Village") by providing TIF bond feasibility assessment support.

To date, we have prepared preliminary incremental property tax (IPT) projections for the Northeast TIF and the North Halsted TIF. Our projections indicate that the Wind Creek Casino Parking Deck (the "Parking Deck") could potentially generate sufficient IPT to support issuance of a TIF revenue bond. The IPT from the Parking Deck is currently partially obligated under a redevelopment agreement in which 95% of IPT are pledged to the repayment of a \$70 million note (the "Note") jointly issued by the Village and the Village of East Hazel Crest to the Casino.

SB Friedman requests fee authorization to continue work on this matter on an hourly basis. Key areas of work could include:

- Refining IPT projections for the Wind Creek Casino Parking Deck based on the Note repayment schedule, including calls with the Village of East Hazel Crest's TIF consultant;
- Conducting sensitivity analyses of projected IPT, which could include the share of Wind Creek Casino Parking Deck IPT pledged to Note repayment and potential impact of a 12-year extension to the Northeast TIF; and
- Supporting the Village as needed in conversations with the Walmart property owner, the Village's development consultants, the Village's municipal advisor, bond counsel, and others.

We will continue to check in with Village staff as needed to collectively discuss next steps and ensure alignment on key tasks.

Professional fees for these services will be based on the time required at our current billing rates and will not exceed **\$40,000** without your prior authorization.

The following 2026 hourly rates apply to this assignment:

Senior Vice President/Partner	\$460	Project Manager	\$285
Senior Vice President	\$440	Senior Associate	\$245
Vice President	\$335	Associate	\$225
Senior Project Manager	\$305	Research Associate	\$205

These rates will be in effect until December 31, 2026. Out-of-pocket expenses such as publications, outside data, use of owned or licensed databases, report production, and travel costs for field work, are included in this estimate and will be billed as incurred without markup.

This engagement would not be conditioned upon or subject to any other services that SB Friedman may be providing to the Village. Payment of the professional fees herein is not dependent on the content of our findings or the success of any specific project.

Invoices will be rendered not more frequently than monthly as our work progresses for services and costs incurred. Invoices are payable within 30 days. If at any point the decision is made to discontinue our services, our fee will be based upon the actual time expended and out-of-pocket costs incurred to that date.

Acceptance Procedures

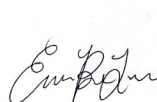
We appreciate the opportunity to continue to assist the Village. To indicate your acceptance of this proposal, please sign and return this letter to us as authorization to proceed.

Thank you.

Sincerely,



Geoff Dickinson, AICP
Senior Vice President/Partner
(312) 384-2404 | gdickinson@sbfriedman.com



Emma Bonanno-Lynch, AICP
Project Manager
(312) 384-2410 | ebonanno@sbfriedman.com

Accepted:

Signature

Date

Name

Title