

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 13, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Director of Economic and Community Development

Topic: Selection of Bid/Proposal for Real Property at 18157 Dixie Highway



Figure 1: Photo of Village-owned property at 18157 Dixie Highway (center)

PURPOSE

The Village acquired real property at 18157 Dixie Highway (formerly Repeat Boutique) in May 2026. The Village purchased the property for \$100,000. The property was acquired with the purpose of promoting redevelopment of the building, which is in need of substantial rehabilitation. The building has been vacant since 2025.

Bids Received

On June 23, the Village Board passed a resolution to sell the property through a competitive bidding process (solicitation of bids and proposals). In response to this solicitation, the Village received four bids, all proposing cash purchase of the property and redevelopment of the property into another commercial use.

A summary of bids, including proposed purchase price and use, is included below in **Table 1**.

Table 1: Bid Information

Bidder Name	Proposed Purchase Price	Proposed Use
Munir Bawadi	\$40,000	Coffee shop or restaurant (use initially not listed)
Justin Mahwikizi	\$35,000	New York pizza restaurant
Jerry Castro	\$15,000	Frank's (Seafood market and restaurant)
Tracy Lance	\$15,000	VIPIque (Spa/wellness center)

A detailed description of each of the four bids received is included in the attached memo from the September 22, 2026 Board meeting.

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PROCESS

The Village acquired real property at 18157 Dixie Highway (formerly Repeat Boutique) in May 2026. The Village purchased the property for \$100,000. The property was acquired with the purpose of redevelopment along the Dixie Highway corridor, an area where the Village has supported multiple redevelopment projects in the past several years (Homewood Brewing Company, Grill 'n' Dip Mediterranean Restaurant, etc.)

The Village Board passed a resolution on June 23, 2026 to sell the property through a competitive process (solicitation of bids and proposals). The Board directed the Village Manager to post required notices and advertise the solicitation of bids to attract potential bid interest. The Village formerly posted the solicitation of bids on June 24 on the Village website and social media. Formal legal notices were posted on June 26, July 3, and July 10 in accordance with state statute for sale of public property. The solicitation was closed on July 28, 2026.

Staff opened bids at the July 28, 2026 meeting of the Village Board. The Village received **four (4) bids** for the property ranging from \$15,000 to \$40,000. All four bids proposed a cash purchase of the building, as well as substantial and immediate reinvestment in the property into a new commercial use.

At that meeting, Village Board directed staff to perform analysis of each of the bids and present findings at a future Board meeting. Staff performed an initial analysis of bids and held interviews with each of the bidders for the property. The initial analysis focused on an assessment of basic information about each of the bids, including preliminary financial analysis, background/financial capacity, and alignment of bids with Village plans/goals.

At the September 22, 2026 meeting, staff presented findings from the initial analysis of the four bids. Three of the four bidders presented their proposal for redeveloping the property to share information with the Board and the general public. The Board asked questions about each of the proposals to gain additional information. At that meeting, the Board requested additional time to consider the merits of each proposal.

Staff has provided a copy of the original analysis memo attached to this memo.

Selection of Final Bid/Proposal

Per 65 ILCS 5/11-76-2, the corporate authorities, consisting of the Village Trustees and Village President collectively, may accept the high bid/proposal, or any of the bids/proposals determined to be in the best interest of the Village by a vote of 3/4 of the corporate authorities, or 6 elected officials holding office. The statute also explains that the Village can reject any and all bids/proposals by a majority vote of the elected officials holding office.

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FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A – the Village purchased the property at 18157 Dixie Highway for \$100,000 allocated from the General Fund. Final purchase price and any incentive requested by a bidder will require approval of a purchase and sale agreement and redevelopment agreement by the Board.

LEGAL REVIEW

Not required

RECOMMENDED BOARD ACTION

Accept one of the received bids and direct staff to negotiate a purchase and sale agreement and a redevelopment agreement to redevelop the Village-owned commercial property at 18155 Dixie Highway.

The Board may also consider any of the following alternative options:

Request Additional Information: The Board of Trustees may direct the Village Manager to prepare additional information as necessary to describe the bids. Additional information would be presented at a future Board meeting.

Reject All Bids: The Board of Trustees may make a motion to reject all current bids for the property by majority vote. The Board may make a future motion by resolution to re-solicit for bids for the property with additional criteria or requirements for bids/proposals to meet. The Board may also make a future motion to pass an ordinance to market the property at a minimum of 80% of the assessed value of the property.

ATTACHMENT(S)

- Memo from September 22, 2026 Board Meeting
- Original Bid Submissions