

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, SEPTEMBER 22, 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, Chief of Police Thomas Johnson, 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 8, 2026 Village Board Meeting were presented. There were no comments or corrections.

A motion was made by Trustee Mason and seconded by Trustee Harris-Jones 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 \$775,124.71 was presented. There were no questions from the Trustees.

A motion was made by Trustee Willis 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 two items totaled 60 percent of the Claims List: \$244,000 for rebuilding the water main at Idlewild Lane, and \$238,000 for three payments for tree services.

RETIREMENT RESOLUTION: Fire Chief Grabowski thanked Matt Moran for his service with the Fire Department and Village Clerk Flores read a resolution for his retirement.

A motion was made by Trustee Mason and seconded by Trustee Siemsen to approve the resolution honoring Matt Moran on his retirement from the Homewood Fire Department.

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

OATHS OF OFFICE: Village Clerk Flores administered the oath of office to Kevin Wake for the position of Lieutenant/Paramedic in the Homewood Fire Department, Ryan Hope for the position of Firefighter/Paramedic in the Homewood Fire Department, and Regis Bowers for the position of Police Officer in the Homewood Police Department.

HEAR FROM THE AUDIENCE: Resident Gayle Campbell thanked Joshua Burman, Napoleon Haney and the whole team for helping to resolve the issue of her home flooding. She presented Joshua Burman with an “H” cape as her appreciation. Jackie Riffice from Books without Borders discussed her last book club meeting where they discussed white fragility. She said the next book club meeting was November 11 at 6:45 p.m. at the Flossmoor Library. Amy Crump read an article regarding the reasons to vote.

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

- A. Reappointments/Economic Development Committee/Planning and Zoning Commission/Tree Committee: Approve the reappointments of Connie Callahan to the Economic Development Committee for a two-year term ending on September 22, 2028, Dexter Johnson to the Planning and Zoning Commission for a five-year term ending on September 22, 2031, and Paul Kramer and Regina Zohfeld to the Tree Committee for a three-year term ending on September 22, 2029.
- B. M-2449/Raffle License/The Tim Early Foundation: Pass an ordinance authorizing the issuance of a multiple raffle license to The Tim Early Foundation with the following exception: waive the limit of conducting a raffle to once in any seven-day period between October 10, 2026 and November 15, 2026 at 18416 Governors Highway.
- C. M-2455/Surplus Property/Office Furniture: Pass an ordinance authorizing the Village Manager to sell, donate, or dispose of the equipment and personal property listed.
- D. Intergovernmental Agreement/Northern Illinois Transit Authority/Downtown Homewood Engineering Access to Transit Grant: Authorize the Village President to execute an Intergovernmental Agreement between the Village of Homewood and the Northern Illinois Transit Authority for the Downtown Homewood Engineering Access to Transit grant.
- E. R-3273/Proof of Financing Policy/Economic Development Projects: Pass a resolution approving the Proof of Financing Policy for Economic Development Projects for the Village of Homewood, establishing administrative procedures and minimum documentation requirements for demonstrating financial capability to complete any project receiving Village TIF incentives, property, or other forms of municipal development assistance.
- F. R-3275/Motor Fuel Tax Funds/2026 Street Resurfacing Program: Pass a supplemental resolution appropriating an additional \$41,000 of Motor Fuel Tax funds to fund the low bid award of the 2026 Motor Fuel Tax Funds Street Resurfacing Program.
- G. Bid Award/2026 Motor Fuel Tax Funds Street Resurfacing Program/Gallagher Asphalt Corporation: Award a bid for the 2026 Motor Fuel Tax Funds Street Resurfacing Program to Gallagher Asphalt Corporation of Thornton, IL, the lowest responsible bidder, for a contract amount of \$382,307.77.
- H. Budget Amendment/Sanitary Sewer Main Repair/Aleck Plumbing: Approve a budget amendment in the amount of \$55,000; waive competitive bidding to approve a

critical/emergency repair of a collapsed sanitary sewer main; and, authorize payment to Aleck Plumbing of Homewood, IL in the amount of \$29,888 for the completed sanitary sewer repairs and \$25,000 to be used for restoration costs.

Before the omnibus vote, President Hofeld invited comments. Item B: a representative from the Tim Early Foundation gave the background of the foundation. Tim Early died of cancer and a foundation was set up in his honor. The foundation educates people about sunken ships and helps with aqua therapy and marine life. The foundation shares with 12 other organizations. Item E: Napoleon Haney answered Trustee Willis, stating this item will formally standardize a financial policy for developers. Trustee Mason said this was a good safeguard because some developers may not have the finances to complete the project. Napoleon Haney answered Trustee Roman, stating that only the board could vote to waive the policy.

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

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

PRESENTATION: Napoleon Haney presented the staff analysis of the four bids received for the sale of Village-owned property located at 18157 Dixie Highway. The previous owner of the property was a non-profit so property taxes are not final.

1. Munir Bawadi: \$40,000 for a coffee shop with desserts. Bawadi owns the suite next door and one other business in town. He would like to combine the two business and have a back patio. He said that his son would run the business. Trustee Roman did not like that one developer would own multiple properties because this could be a liability if owner lost all their properties due to foreclosure.
2. Justin Mahwikizi: \$35,000 for a New York Style Pizza restaurant. There would be no gaming and no alcohol served. He would create 10-15 jobs and will have a back patio. Justin Mahwikizi is an investment banker who helps others buy businesses. Trustee Roman is concerned with the establishment being open until midnight. This might disrupt the neighborhood behind it and asked them to check the noise ordinance.
3. Jerry Castro:\$15,000 did not attend meeting.
4. Tracy Lance: \$15,000 for a spa. Tracy Lance is a licensed esthetician who currently has three suites she is renting at Essence Suites in Homewood and would like to expand her space and treatments by adding micro blading and an eyelash technician.

The board decided to defer any decisions until they receive more information about the four bidders.

GENERAL BOARD DISCUSSION: Trustees thanked residents for coming out to the meeting. The Board is happy with the quality of new staff recruitments and new business proposals. They would like a place for all business that want to be part of the community.

EXECUTIVE SESSION: A motion was made by Trustee Heiferman 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 8:14 p.m.

The board returned from Executive Session at 8:26 p.m.

ADJOURN: A motion was made by Trustee Mason and seconded by Trustee Siemsen 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 8:27 p.m.

Respectfully submitted,

Nakina Flores
Village Clerk