

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, OCTOBER 24, 2023
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the regular 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: Deputy Clerk Nerissa Major called the roll. Those present were Village President Richard Hofeld, Trustee Lisa Purcell, Trustee Julie Willis, Trustee Anne Colton, Trustee Vivian Harris-Jones, Trustee Jay Heiferman and Trustee Lauren Roman.

President Hofeld introduced staff present: Village Attorney Chris Cummings, Assistant Village Manager Tyler Hall, Economic and Community Development Director Angela Mesaros, Director of Finance Amy Zukowski, Director of Public Works John Schaefer and Police Chief Denise McGrath.

MINUTES: The minutes of the meeting of October 10, 2023, were presented. There were no comments or corrections.

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

Roll Call: AYES—Trustees Purcell, Willis, Colton, Heiferman Harris-Jones and Roman. NAYS – None. Motion carried.

CLAIMS LIST: The Claims List in the amount of \$752,550.48 was presented. There were no questions from the Trustees.

A motion was made by Trustee Purcell and seconded by Trustee Harris-Jones to approve the Claims List as presented.

Roll Call: AYES—Trustees Purcell, Willis, Colton, Harris-Jones, Heiferman and Roman. NAYS – None. Motion carried.

President Hofeld said three items totaled 64 percent of the Claims List: \$306,702.45 to the City of Chicago Heights for Lake Michigan water and \$99,324.32 for payment to Thorn Creek Basin Sanitary District, and \$78,028 to the Village of Thornton in a tax sharing agreement for the Menard's improvement.

MEET THE MERCHANT: President Hofeld invited Julie Smith and Suzy Moore of UpsaDaisy Boutique to share information about the business at 18100 Martin Ave. in downtown Homewood. The business started as a pop-up shop in March 2015. It features home décor, accessories, clothing, holiday specials and outdoor décor pieces. Smith said the business has a wide variety of items priced for everyone's budget.

HEAR FROM AUDIENCE: Resident Suzanne Rickman came forward to offer compliments to the Village Board. She recognized them as elected officials of the highest integrity who take their fiscal responsibilities seriously. She said she greatly appreciated their work.

OATH OF OFFICE: Deputy Clerk Major administered the oath of office to Joshua Burman, a Homewood resident who is the new assistant director of Public Works. Burman has been working in the Public Works division of the Village of Orland Park.

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

- A. Reappointments/Veterans Committee/Economic Development Committee: Approve the reappointments of Sheree Henry to the Veterans Committee for a three-year term ending on October 24, 2026; and Barbara Dawkins to the Economic Development Committee for a two-year term ending on October 24, 2025.
- B. Budget Amendments/American Rescue Plan Act Funds: Approve a budget amendment allocating American Rescue Plan Act funds for the following projects: 1) Downtown Tree Grate Replacement: \$31,000; 2) Fire Department Brick Landscape: \$15,000; 3) Harwood Metra Lot Improvements (Porous Pave): \$12,500; and 4) Village-wide Street Patching (Phase Two): \$13,000.
- C. R-3164/Motor Fuel Tax Funds/Phase Two Road Patching: Pass a supplemental resolution appropriating an additional \$81,250 of Motor Fuel Tax funds to fund the low bid award of the 2023 Rebuild Illinois Bond Resurfacing Program to Gallagher Asphalt Corporation of Thornton, IL.
- D. Bid Award/Pavement Patching/Gallagher Asphalt Corporation: Award the bid for the 2023 MFT General Maintenance Pavement Patching Program Phase Two to Gallagher Asphalt Corporation of Thornton, IL, the lowest responsible bidder, in the amount of \$419,250.
- E. Site Lease Agreement Amendment/T-Mobile Central LLC: Authorize the Village Manager to enter into a Fourth Amendment to the Site Lease Agreement between the Village of Homewood and T-Mobile Central LLC of Delaware with an adjusted lump sum payment to the Village in the amount of \$26,387, allowing T-Mobile to install three (3) additional cell antennas at the Pierce Avenue water tower site pending all municipal reviews.

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

Roll Call: AYES—Trustees Purcell, Willis, Colton, Harris-Jones, Heiferman and Roman. NAYS – None. Motion carried.

OLD BUSINESS: M-2267/Special Use Permit/Manna Crematory/17803 Bretz Drive. President Hofeld said the board did not need to take action on this item because the petitioner withdrew the request prior to the meeting.

NEW BUSINESS: The board is asked to consider four items all related to Apparel Redefined and its intent to relocate to Homewood.

- A. Redevelopment Agreement/A & R Silk Screening, LLC/1313-1351 175th Street: Authorize the Village President to enter into a redevelopment agreement with A & R Silk Screening to develop the properties at 1313 and 1351 175th Street.

- B. R-3165/Cook County Class 8 Tax Assessment/1351 175th Street: Pass a resolution supporting a Class 8 Tax Assessment under the Cook County Real Property Assessment Classification ordinance for real estate located at 1351 175th Street.
- C. R-3166/Cook County Class 8 Tax Assessment/1313 175th Street: Pass a resolution supporting a Class 8 Tax Assessment under the Cook County Real Property Assessment Classification ordinance for real estate located at 1313 175th Street.
- D. R-3167/Contract for Purchase/1313 175th Street: Pass a resolution authorizing the Village of Homewood to enter into a contract for the purchase of 1313 175th Street from Huey Plaza LLC.

A team from Apparel Redefined made a presentation to the board, showing drawings of what its campus will look like and how the existing building at 1313 175th Street will tie in to the 46,000 square foot manufacturing building to be built at 1351 175th Street. The business also worked with a landscape architect to make certain the site would follow village code.

President Hofeld asked the trustees to consider voting on the four New Business items together as they all relate to the initiative by Apparel Redefined to move to Homewood from Crestwood.

Trustees were impressed by the presentation and welcomed John LaRoy, CEO of Apparel Redefined, to the Village. He told Trustees he hopes to break ground in early spring and have the business operational in Homewood by December 2024 or January 2025.

President Hofeld said this proposal was the best use for the last parcel available in the Prairie Lakes Development, 178 acres developed for light industry and offices.

A motion was made by Trustee Heiferman and seconded by Trustee Purcell to approve the four items related to Apparel Redefined.

Roll Call: AYES—Trustees Purcell, Willis, Colton, Harris-Jones, Heiferman and Roman. NAYS – None. Motion carried.

GENERAL BOARD DISCUSSION: President Hofeld reminded the community that free leaf pickup will be Nov. 1, 15 and 29.

EXECUTIVE SESSION: A motion was made by Trustee Colton and seconded by Trustee Roman that the Board move into Executive Session to discuss the purchase or lease of real property under 5 ILCS 120/2(c)(5).

Roll Call: AYES—Trustees Purcell, Willis, Colton, Harris-Jones, Heiferman and Roman. NAYS – None. Motion carried.

The Board moved to Executive Session at 7:32 p.m.

The Board returned from Executive Session at 7:40 p.m.

ADJOURN: A motion was made by Trustee Purcell and seconded by Trustee Harris-Jones to adjourn the Regular Meeting of the Board of Trustees.

The meeting adjourned at 7:40 p.m. on voice vote.

Respectfully submitted,

Marilyn Thomas

Village Clerk