

VILLAGE OF HOMEOOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY, JANUARY 13, 2026  
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:01 p.m.

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

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

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Chief of Police Thomas Johnson, Fire Chief Bob Grabowski, Director of Economic and Community Development Angela Mesaros, Assistant Director of Economic and Community Development Noah Schumerth, Director of Public Works Joshua Burman, and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of December 9, 2025 were presented. There were no comments or corrections.

A motion was made by Trustee Siemsen and seconded by Trustee Roman to approve the minutes as presented.

**Roll Call: AYES --Trustees Harris-Jones, Willis, Siemsen, Mason, Roman. NAYS -None.**  
**ABSENT-Trustee Heiferman.**

CLAIMS LIST: The Claims List in the amount of \$2,382,774.22 was presented. There were no questions from the Trustees.

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

**Roll Call: AYES --Trustees Harris-Jones, Willis, Siemsen, Mason, Roman. NAYS -None.**  
**ABSENT-Trustee Heiferman.**

President Hofeld said two items totaled 74 percent of the Claims List: \$286,000 for one month's employee health insurance, \$1,488,000 for IRMA.

OATHS OF OFFICE: The Village Clerk administered the oath of office to Anthony Johnson for the position of street maintenance worker in the Public Works Department.

Clerk Flores also administered the oath of office to Owen Kawalec for the position of utility maintenance worker in the Public Works Department.

Retirement Resolution:

A motion was made by Trustee Mason and seconded by Trustee Siemsen to approve resolution R-3245 honoring Chief of Police Denise J. McGrath on her retirement from the Village of Homewood Police Department after 30 years of service. Presentations to Chief McGrath were made by Manager, Napoleon Haney and Fire Chief Bob Grabowski.

**Roll Call: AYES --Trustees Harris-Jones, Willis, Siemsen, Mason, Roman. NAYS -None.**  
**ABSENT-Trustee Heiferman.**

**HEAR FROM THE AUDIENCE:** Resident Tonja Harper said on December 16, 2025 a warrant was administered at her home to take her four-month-old grandson so that the child could be returned to Ms. Harper's daughter and child's mother after a DCFS investigation had concluded.

Resident Amy Crump read from book Who Is Government? The Untold Story of Public Service. She also gave information for the Dream Rally taking place on January 19 at the Homewood Veterans Memorial.

Three neighboring residents said there is a family that has become a nuisance on their block. There is a lot of police activity there and the neighbors are suspicious of possible drug use. Mayor Hofeld suggested the residents meet with Chief Thomas Johnson who was present at the meeting.

Rev. Doyle Landry said his father was bipolar and wants to thank anyone who is willing to disclose mental illness. He also wanted to personally thank one of the Trustees for listening to him during a rough moment in his life.

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

- A. Annual Reports/Beautification Committee/Tree Committee: Accept the 2025 Annual Reports of the Beautification Committee and the Tree Committee.
- B. Reappointment/Ethics Commission/Odell Fields: Approve the reappointment of Odell Fields to the Ethics Commission for a three-year term ending on January 13, 2029.
- C. R-3246/Amended Class 8 Real Estate Tax Classification/17911 Harwood Avenue: Pass an amended resolution supporting the Class 8 Cook County real estate tax classification for the property located at 17911 Harwood Avenue, owned by Beverly Spearman of The Spearman Firm, LLC.
- D. Purchase Approval/Network Switches/Urban Communications, Inc.: Approve the purchase of network switches from Urban Communications, Inc. of Oak Forest, IL via Ruckus Network of Sunnyvale, CA, the lowest responsible bidder, in the amount of \$77,647.72.
- E. M-2392/Plat of Subdivision/Washington Park Plaza/17748-17956 Halsted Street: Pass an ordinance approving a plat of subdivision in the Washington Park Commercial Subdivision at 17748-17956 Halsted Street.
- F. Purchase Approval/Ford Utility Police Interceptor/Currie Motor Fleet: Approve a budget amendment in the amount of \$57,642; waive competitive bidding due to the utilization of a vendor through a purchasing cooperative; and, authorize the purchase of one (1) Ford Utility Police Interceptor from Currie Motor Fleet of Frankfort, IL in the amount of \$45,142 and the purchase of lighting, accessories, and equipment in the amount of \$12,500, for a total amount not to exceed \$57,642.
- G. Purchase Approval/2026 Ford Transit 150 Cargo Low Roof Van: Waive competitive bidding due to utilizing a vendor through the Suburban Purchasing Cooperative; and, approve the purchase of one (1) 2026 Ford Transit 150 Cargo Low Roof Van from Currie Motors Fleet of Frankfort, IL in the amount of \$49,764, plus additional equipment in the amount of \$9,221.27 and upfitting to the vehicle in the amount of \$6,000.00, for a total amount of \$64,985.27.

H. M-2393/Surplus Property/2015 Chevrolet City Express Van: Pass an ordinance authorizing the Village Manager to sell or dispose of a 2015 Chevrolet City Express Van by intergovernmental sale or auction, trade-in, private sale, or sealed bid.

Before the vote, President Hofeld invited comments. There were no comments.

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

**Roll Call: AYES --Trustees Harris-Jones, Willis, Siemsen, Mason, Roman. NAYS -None.**  
**ABSENT-Trustee Heiferman.**

**OLD BUSINESS:** Angela Mesaros and Noah Schumerth updated the Board with the results of their preliminary review of the proposals that were received by November 21, 2025 to develop property at 2066 Ridge Road (Matrix building) and 2024 Chestnut Road (Village Hall parking lot). After the preliminary review, there are four developers that will move forward to the next step. Staff will return a recommendation to the Board after this phase of the evaluation. All developers have a mixed-use design for the Transit-Oriented Development. A solicitation for alternate proposals will be performed after the Board decides on a primary developer/development since this property falls within a TIF district. Each of the four developers gave a presentation.

1. Granite Reality Partners is proposing a four-story building with 78 apartments, including platform parking on the Village Hall parking lot site. Rob Pally said the company has been in business for 28 years and has developed 107 apartments in Romeoville, 40 townhouses in Elgin, and purchased 200 acres for multifamily use in Schaumburg, among other projects. They are willing to develop a single site if necessary. They own the Park West Plaza in Homewood.
2. Southland Development Authority, partnering with Kaufman Jacobs Investments and Edward Peck Design, is interested in both sites with a six-story building housing 85 apartments, commercial space, plaza, and surface parking at the Village Hall parking lot site. A five-story building with 22 apartments, commercial space, and an outdoor plaza is proposed for the Ridge Road location. Brian Mott said they are a local team who will use high-end materials with professional landscaping. They would like to add a park in order to give back to the community, and are willing to develop a single site if necessary.
3. Holladay Properties is proposing 118 apartments in a five-story building on the Village Hall lot with commercial space, outdoor plaza, and underground parking. The Matrix building would be a mixed-use project with additional opportunities for future acquisition of neighboring parcels. Don Tonay and Mike O'Conner said the company was founded in 1952 and is based in Indiana. Their company has experience in transit oriented development and has a hospitality focus. They also have experience with developing hotels and high-rise buildings in downtown Chicago. They would like to have incubator apartments which would encourage renters to buy a home in the Village.
4. Far South CDC is proposing a four-story building on the Village Hall parking lot site with 72 apartments, a restaurant, and 10,000 sq. ft. of commercial space with two public courtyards, grocery store, and a plaza. The Matrix site would have 39 apartments with a rooftop restaurant. Abraham Lacey from Hazel Crest said the company was developed in 1977 and is a full-service non-for profit organization that offers HUD-certified counseling, foreclosure counseling, and assistance to first-time homebuyers. They would like to make this development equitable by offering affordable housing. Some apartments will be affordable housing, but most will be market price. They are asking for both sites.

President Hofeld said he was very excited to have four very good bids. The Board will anxiously await the staff's recommendation.

GENERAL BOARD DISCUSSION: Trustees thanked residents for coming to the board meeting. Trustees wished former Chief Denise McGrath well on her retirement. They all congratulated the new Chief of Police Thomas Johnson. Trustee Siemsen asked that he would like to see the safety and security plans are for each developer. Trustee Roman looks forward to upcoming information for the property proposals.

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

***Roll Call: AYES --Trustees Harris-Jones, Willis, Siemsen, Mason, Roman. NAYS -None.  
ABSENT-Trustee Heiferman.***

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Nakina Flores  
Village Clerk