

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 30, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Amendment to Redevelopment Agreement with Ford of Homewood, Inc.

PURPOSE

In 2024, the Village of Homewood entered into a redevelopment agreement (RDA) with Steve Phillipos, owner of Ford of Homewood, Inc., for the expansion, renovation, and remodeling of the existing Ford dealership, Ford of Homewood (formerly Van Drunen Ford), located at 3233 183rd Street. The RDA provides for the expansion of the dealership and parking lot area, remodeling the facility, and making site improvements, including substantial stormwater drainage enhancements. The developer is requesting an amendment to the RDA, which requires Board approval.

PROCESS

The Village's RDA incentive agreement with Ford of Homewood agrees to reimburse to the developer (Steve Phillipos), 50% of Tax Increment Financing (TIF) eligible expenses - up to a maximum of \$2,451,422 over the remaining 20 years of the Kedzie Gateway TIF established in October of 2021. As part of the RDA, Mr. Phillipos will receive an initial upfront payment of \$200k after construction is complete, leaving a remaining incentive amount of \$2,251,422 to be reimbursed over the life of the TIF.

Existing Sign Impeding flow of Stormwater

After the expansion of the Homewood Ford parking lot, the Village's existing entryway sign, located in the center of the 183rd Street southern parkway drainage swale, was identified as the cause for drainage and flooding issues for the dealership. To provide immediate attention and resolution of the drainage impact, the Village entryway sign must be reconfigured to allow water to pass under the sign. Because this flooding issue stemmed from the recent installation of Homewood Ford's new parking lot, Ford of Homewood will reconfigure the Village's sign. Ford of Homewood requests that the Village reimburse their work to resolve this issue.



VILLAGE OF HOMEWOOD



Work Qualifies as TIF Eligible Reimbursement

Because the dealership is within the TIF district and the developer has an existing redevelopment agreement (RDA) with the Village, the drainage improvements qualify for TIF reimbursement. Amending the current RDA is required. The developer is requesting an amendment to reimburse \$9,935 in TIF-eligible costs for completed entry signage and drainage improvements.

OUTCOME

Mr. Phillipos has invested in the Ford of Homewood property through the expansion and renovation of the Ford facility and improvements to the property. The project boosts property taxes, creates employment opportunities, and improves the performance of the Ford dealership.

FINANCIAL IMPACT

- **Funding Source:** Kedzie Gateway Tax Increment Financing (TIF) Fund
- **Budgeted Amount:** \$2,451,422 to be budgeted over remaining years of TIF
- **RDA Amendment Cost:** \$9,935
- **Revised Total Redevelopment Agreement Cost:** \$2,461,357

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Authorize the Village President to execute an amendment to the redevelopment agreement between Ford of Homewood, IL, and the Village of Homewood to provide reimbursement for tax increment financing eligible expenses for improvements to existing drainage at 3233 183rd Street, in an amount not to exceed \$9,935.

ATTACHMENT(S)

Amendment to Redevelopment Agreement