

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, JUNE 27, 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: Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld, Trustee Anne Colton, Trustee Vivian Harris-Jones, Trustee Jay Heiferman and Trustee Lauren Roman. Trustees Lisa Purcell and Julie Willis were absent.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Assistant Village Manager Tyler Hall, Public Works Director John Schaefer, Economic Development Director Angela Mesaros, Fire Chief Bob Grabowski and Police Chief Denise McGrath.

MINUTES: The minutes of the meeting of June 13, 2023, were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$276,613.15 was presented. There were no questions from the Trustees.

A motion was made by Trustee Colton and seconded by Trustee Heiferman to approve the Claims List as presented.

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

HEAR FROM AUDIENCE: Resident Shirley Pullum came to thank the Board for the prompt action by Village staff to level the sidewalk through grinding so that her disabled daughter will not stumble when on the sidewalk. She pointed out that curbs are still an issue and asked for additional help with those. She also asked if there was any way to stop a neighbor from parking his vehicle in front of her house. It causes issues when the bus comes to pick up her disabled daughter. President Hofeld said the police chief would investigate and see if the neighbor would agree to park near his home.

Mr. Doyle Landry told Trustees that there are still issues that he believes are discriminatory actions against young Black men by staff at the Starbucks on Halsted Street.

OATH OF OFFICE: A motion was made by Trustee Roman and seconded by Trustee Colton to approve the appointment of Nicole Gleeson to the Beautification Committee.

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

Clerk Thomas administered the oath of office to Ms. Gleeson.

PRESENTATION: The Village recently held a contest asking children in the community to guess how many streets are in Homewood. The correct answer is 214. Camille Johnson's guess at 171 came closest to the correct answer and she was declared the winner. The Village presented her with a Homewood street sign for Camille's Place.

OMNIBUS AGENDA: The board is asked to consider a motion to pass, approve, authorize, accept, or award the following items:

- A. R-3148/Retirement of Street Division Supervisor/Robert W. Pettigrew: Pass a resolution congratulating Robert W. Pettigrew on his retirement from the Village of Homewood Public Works Department.
- B. R-3149/Redevelopment Agreement/East Hazel Crest/Wind Creek Casino: Pass a resolution approving a redevelopment agreement between the Village of Homewood, the Village of East Hazel Crest, and Wind Creek IL, LLC for the redevelopment of property to construct a casino, hotel and parking garage within the Northeast Tax Increment Redevelopment Project Area in Homewood and the Halsted Street Redevelopment Project Area in the Village of East Hazel Crest.
- C. Budget Amendment/Waive Competitive Bidding/Purchase of I-Plan Tables: Approve a budget amendment allocating \$25,280 of ARPA funds for the purchase of two I-Plan tables; waive competitive bidding due to the technical nature of the item making competition impractical or negating standardization [Purchasing Policy - Section 5(5)]; and, approve the purchase of two I-Plan tables for from iProjectSolutions LLC of St. Joseph, MO for an amount not to exceed \$25,280.
- D. Budget Amendment/Bid Award/Fire Department Front Apron Replacement/Strada Construction Co.: Approve a budget amendment allocating \$94,572 of American Rescue Plan Act funds for the removal and replacement of the entire east side of the front concrete apron of the Fire Department, as well as the concrete curb and sidewalk along Dixie Highway; and award the bid to Strada Construction Co. of Addison, IL as the lowest responsible bidder for an amount not to exceed \$94,572.
- E. Bid Award/Water Distribution System Leak Survey Project/M.E. Simpson Company, Inc.: Award a bid to M.E. Simpson Company, Inc. of Valparaiso, IN, the lowest responsible bidder, for the Water Distribution System Leak Survey Project, in an amount not to exceed \$25,425.
- F. Budget Amendment/Waive Competitive Bidding/Purchase Turnout Gear/Municipal Emergency Services, Inc.: Approve a budget amendment allocating \$73,550 of ARPA funds; waive competitive bidding due to a sole source provider; and, approve the purchase of 20 sets of fire turnout gear coats and 21 sets of fire turnout gear pants from Municipal Emergency Services, Inc. of Lombard, IL in an amount not to exceed \$73,550.
- G. Bid Award/Marlin Lane & Marlin Court Water Main and Storm Sewer Improvements/M&J Underground Inc.: Award the bid for a 2023 Capital Improvement Program for Marlin Lane & Marlin Court Water Main and Storm Sewer Improvements to M&J Underground Inc. of Monee, IL, the lowest responsible bidder, for a contract amount of \$675,138.81.
- H. Budget Amendment/Bid Award/Lincoln Avenue Water Main Replacement - Water Main Parts/Core & Main: Approve a budget amendment allocating \$137,000 of ARPA fund for the

Lincoln Avenue Main Replacement Project; and award a material purchase contract to Core & Main of Mokena, IL, the lowest responsible bidder, to purchase water main parts at the unit prices listed in the attached bid tabulation for an amount not to exceed \$29,078.60.

- I. M-2256/Zoning Variance/Parking Pad/17915 Riedle Court: Pass an ordinance granting a variance to allow a parking pad in the front yard at 17915 Riedle Court, Homewood, Cook County, Illinois.

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

Trustee Heiferman asked for a report or a scheduled Trustees workshop on the American Rescue Plan funding the Village has received and a breakdown of how the funds are being allocated.

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

New Business: Action on two items related to Apparel Redefined:

- A. Budget Amendment/Option to Purchase/1313 175th Street: Approve a budget amendment of \$25,000 in the Northeast TIF Fund for an option to purchase the office building at 1313 175th Street from Huey Plaza LLC.
- B. Letter of Intent/1313 and 1351 175th Street/Apparel Redefined: Approve a letter of intent with Apparel Redefined for purchase and redevelopment of the office building at 1313 175th Street and adjacent Village-owned vacant land at 1351 175th Street into a light manufacturing facility in the Northeast TIF.

Economic Development Director Mesaros introduced the Board to the proposed project for a site on 175th Street including the vacant 4-acres currently owned by Homewood east of the Homewood Disposal corporate offices and the privately-owned office building at 1313 175th Street.. The business, Apparel Redefined, has asked the village to acquire the office building. Apparel Redefined would then purchase the office building and adjacent vacant land from the village to construct a new manufacturing facility and offices.

Joseph Pilewski, who worked with the firm in its search for a new location, addressed the Board saying the Village's information letter addressing the request for information and follow-up meetings with staff convinced the business that Homewood would be a perfect location and that the Village would be good to work with.

John LaRoy, owner of Apparel Redefined, gave a brief history of the business that was started in 1970 in a couple's basement. It has moved twice since then and needs to move again because the operation continues to grow. It also needs a location that is convenient for deliveries because the business is built on a quick turn-around model.

LaRoy said the business works to be a good partner within the communities it serves and that it has partnered with schools in various training programs. The business is unique in that it has machinery that is cutting-edge in the field, and he continues to search out new ways to make the business profitable and a leader in the industry of clothing decoration. LaRoy explained the various styles and types of decoration that Apparel Redefined can use on clothing, especially sports gear and T-shirts, but it also does banners and other products.

Moving to Homewood will allow him to expand the business. He expects within a number of years his staff of 58 is likely to double.

President Hofeld asked for comments from the audience, and Phillip Mason, a member of Homewood's Economic Development Commission, said he had toured the current location of Apparel Redefined and had spoken with Mr. LaRoy. He said he believes the business will be a great addition to Homewood.

President Hofeld asked for comments from the Trustees. Trustee Colton said she appreciated LaRoy's partnership with the community and schools and hoped that he would continue his efforts once he is in Homewood. Trustees Heiferman, Harris-Jones and Roman all appreciated his presentation and agreed the business could be a leader in Homewood.

A motion was made by Trustee Heiferman and seconded by Trustee Roman to approve Item A— \$25,000 Budget Amendment and approval of an option agreement to purchase the private-owned office building at 1313 175th Street.

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

A motion was made by Trustee Colton and seconded by Trustee Roman to approve Item B – A non-binding letter of intent between the village and Apparel Redefined for purchase and redevelopment of the property at 1312 and 1351 175th Street.

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

GENERAL BOARD DISCUSSION: Trustee Heiferman asked residents to be cautious and considerate when using fireworks to celebrate the 4th of July. He reminded residents that they are illegal in Illinois, and fireworks can do harm to pets and persons sensitive to the sounds.

Trustee Harris-Jones invited residents to come out for the annual 4th of July parade down Ridge Road starting at 10 a.m.

Trustee Roman, in response to Ms. Pullum's concerns about parking, asked if parking signs could be posted announcing the space is reserved in certain locations for the needs of people with disabilities, such as in front of Ms. Pullum's home.

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

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

The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Marilyn Thomas

Village Clerk