

VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY, SEPTEMBER 10, 2024  
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7 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 Julie Willis, Trustee Vivian Harris-Jones, Trustee Jay Heiferman, Trustee Phillip Mason, Trustee Lauren Roman and Trustee Allisa Opyd.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Director of Economic and Community Development Angela Mesaros, Police Chief Denise McGrath, Finance Director Amy Zukowski, and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of August 27, 2024, were presented. There were no comments or corrections.

A motion was made by Trustee Opyd and seconded by Trustee Mason to approve the minutes as presented.

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

CLAIMS LIST: The Claims List in the amount of \$1,623,356.34 was presented. There were no questions from the Trustees.

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

***Roll Call: AYES --Trustees Willis, Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS - None. Motion carried.***

President Hofeld said three bills totaled 74 percent of the Claims List: \$298,873.00 to Foster Coach Sales Inc. for a new ambulance; \$258,542.35 for September premiums for employee health insurance; \$646,600.16 to D Construction for street patching.

HEAR FROM THE AUDIENCE: President Hofeld invited any audience member to address the board on any subject not on the agenda. No comments were offered.

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

- A. Intergovernmental Agreement/Ambulance Transport Reimbursement/Illinois Department of Health Care and Family Services: Authorize the Village President to enter into an Intergovernmental Agreement with the Illinois Department of Health Care and

- Family Services for reimbursement of unrecovered costs of ambulance transports through Medicaid.
- B. M-2309/Class 4A Liquor Licenses/2034 Ridge Road/69 Prime LLC: Pass an ordinance amending the Table of the Number of Liquor License Limitations by Class to increase the allowed number of Class 4A liquor licenses by one for 69 Prime LLC for their proposed location at 2034 Ridge Road.
  - C. M-2310/Permit for Sale of Alcoholic Beverages Outdoor/2034 Ridge Road/69 Prime LLC: Pass an ordinance waiving requirements governing outdoor alcohol sales for a certain licensee; and approve the issuance of a Permit for Sale of Alcoholic Beverages Outdoor to 69 Prime LLC for their proposed location at 2034 Ridge Road.
  - D. Budget Amendment/Incentive Payment/2059 Ridge Road, LLC: Approve a budget amendment of \$56,240 to the General Fund for the incentive payment to 2059 Ridge Road, LLC.
  - E. R-3198/Lockbox Account/Hinsdale Wintrust Community Bank: Pass a resolution approving the opening of a lockbox account with Hinsdale Wintrust Community Bank for use by the Village's ambulance billing company, Paramedic Billing Services (PBS), for the collection and payment of ambulance bills.
  - F. R-3199/Redevelopment Agreement/18123 Harwood Avenue/JWP Interpris Corporation: Approve a resolution authorizing the Village President to enter into a redevelopment agreement with JWP Interpris Corporation to reimburse eligible expenses for a grease trap for two eating establishments at 18123 Harwood Avenue.
  - G. Agreement/Tax Increment Financing District/Ryan LLC: Authorize the Village President to enter into an agreement with Ryan LLC for \$32,500, with a 15% cost contingency (\$4,875) for establishing a Tax Increment Financing district from Harwood Avenue east to Dixie Highway and Ridge Road north to the Dixie Highway viaduct; and, approve a budget amendment in the amount of \$37,375.
  - H. Purchase Approval/Towable Generator/Buckeye Power Sales: Waive competitive bidding due to utilizing a vendor through a cooperative purchasing program; and, approve the purchase of a 100kw Kohler towable generator totaling \$82,759 with power distribution accessories totaling \$8,140 from Buckeye Power Sales of Romeoville, IL in a total amount not to exceed \$90,899.
  - I. Bid Rejection/183rd Street Viaduct Fence Replacement Project: Reject the bid from BCBM, LLC of Chicago, IL for the 183rd Street Viaduct Fence Replacement Project as the bid is well above the budgeted amount.
  - J. Budget Amendment/Tree Purchase and Installation: Waive competitive bidding due to utilizing a current vendor; approve a budget amendment of \$30,000 to the General Fund; and, approve the purchase of 128 trees totaling \$15,302 from Acorn Farms of Galena, Ohio and the installation of those trees by C&T Lawn & Landscaping of Lynwood, IL, in the amount of \$15,360, for a total of \$30,662.

Trustee Opyd asked for clarification on the organization of a new TIF District (Item G). She noted that establishing a TIF district requires the Village to identify nine items. She wo \$32,000 expense. Director Mesaros said the \$32,000 is for Phase I and the Village would be paying for the work on Phase I so no, there is no reimbursement. Trustee Opyd also asked how residents would learn of the TIF proposal. Assuming Phase I is approved, Attorney Cummings said the Village would then create a plan and project that would be presented at a public hearing for comment before a TIF is established. At the public hearing all information regarding financing and properties covered by the proposed TIF would be presented.

President Hofeld commented that he is glad a lockbox is being established for ambulance service payments (Item E).

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

***Roll Call: AYES --Trustees Willis, Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS – None. Motion carried.***

**NEW BUSINESS: ANNUAL FINANCIAL REPORT:** Finance Director Zukowski gave a brief outline of the financial report presented in the 2023-24 audit. She said the Village continues its strong financial position. Its revenues were up 17.5 percent. The General Operating Fund covers most of the costs from the various departments.

This budget cycle, the Village had a surplus of \$600,000. That helps protect the Village from internal/external changes to its finances. Zukowski said revenue sources showed increases: ambulance fee collections were higher; sales taxes were higher; interest rates on investments were higher. Also, budgeted expenses were 10 percent lower than projected.

The Village has \$15 million in reserves. Those dollars are unassigned and equal about seven months of expenses. The Board set a policy to have five months in reserves, or \$11.2 million, so \$3.8 million is available. Last year the budget had a similar circumstance and the Board directed \$2 million of reserves be shifted to the general fund for capital expenses. That money is still available.

Zukowski said capital investment is still the Village's No. 1 priority. She will present proposals for the next capital plan in November. The financial report will be on the website by the end of the week.

Don Shaw of Lauderbach & Amen presented the findings of the 2023-24 audit to the Village Trustees. The village received a "clean" unmodified audit, the highest rating possible. The audit shows revenues of \$38,735,382 and expenses of \$34,048,279.

President Hofeld and the Trustees thanked Finance Director Zukowski and her staff for their outstanding work on the audit and the Finance Office's general operations. President Hofeld said he didn't know of another Southland community with this kind of financial record.

A motion was made by Trustee Willis and seconded by Trustee Opyd to approve the 2023-24 financial report as presented.

***Roll Call: AYES --Trustees Willis, Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS – None. Motion carried.***

**ORDINANCE M2311/ISSUANCE G.O. LIMITED TAX BONDS:** Finance Director Zukowski said after a July 23, 2024 public hearing, the Trustees recommended the Village move forward with the sale of \$2.6 million General Obligation limited tax bonds. As a non-home rule community, the Village is allowed to take on 0.5 percent of the Equalized Assessed Valuation (EAV) every three years. (Because of Cook County's reassessment, the EAV went up and the Village was able to extend the debt by about \$600,000.)

The Village went out for a private placement bond sale. There were six bids and BMO Harris had the lowest bid with a 3.4 percent interest rate. The bank also handled the sale three years ago. The Village sold \$2,611,269 in bonds. It paid a fee of \$27,050 which left the Village with \$2,584,219 in new revenue from the bond sale.

A motion was made by Trustee Opyd and seconded by Trustee Mason to have the Finance Department complete the sale of \$2,611,269 in limited tax bonds.

***Roll Call: AYES --Trustees Willis, Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS – None. Motion carried.***

**GENERAL BOARD DISCUSSION:** Trustee Mason said September is National Preparedness Month and advised residents to make a plan in case of an emergency. It is also National Pet Ownership Month and Trustee Mason advises that pets be socialized, and also be kept within a fenced area.

Trustee Opyd reminded residents of the Cancer Support Center's Pink-A-Boo Walk in October. She congratulates all the runners in Flossmoor's Hidden Gem half-marathon. She also reminded residents of the upcoming 0.3 K run benefiting the Homewood Business Association and the Homewood Arts Council on Sept. 14.

President Hofeld said the Fall Fest is Sept. 21 and the Chili Fest contest donations will benefit District 153 PTA supporting Homewood schools.

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

***Roll Call: AYES --Trustees Willis, Harris-Jones, Heiferman, Mason, Roman and Opyd. NAYS – None. Motion carried.***

The meeting adjourned at 7:27 p.m.

Respectfully submitted,

Marilyn Thomas

Village Clerk