

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, JUNE 24, 2025
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the 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 Nakina Flores called the roll. Those present were Village President Richard Hofeld, Trustee Vivian Harris-Jones, Trustee Jay Heiferman, Trustee Patrick Siemsen, and Trustee Phillip Mason.

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

MINUTES: The minutes of June 10, 2025, were presented. There were no comments or corrections.

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

Roll Call: AYES --Trustees Harris-Jones, Heiferman, Siemsen, and Mason. NAYS --None.

CLAIMS LIST: The Claims List in the amount of \$426,393.32 was presented. There were no questions from the Trustees.

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

Roll Call: AYES --Trustees Harris-Jones, Heiferman, Siemsen, and Mason. NAYS --None.

HEAR FROM THE AUDIENCE: Resident Amy Crump read additional passages from the book "On Tyranny: Twenty Lessons from the Twentieth Century" by Timothy D. Snyder regarding examples of people who stood out and set an example for others to follow. Teresa Prekerowa was a Polish woman who, during the 1940s, smuggled food and medicine into the Warsaw Ghetto. She was recognized for her courageous actions. Winston Churchill prime minister was one of the few leaders who consistently challenged Adolf Hitler and made him change his plans. In these actions some people's lives were saved.

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

- A. Purchase Approval/Ford Utility Interceptors/Currie Motors Fleet: Waive competitive bidding due to utilizing a vendor through a Joint Governmental or Cooperative purchasing program, Suburban Purchasing Cooperative; and, approve the purchase of two (2) Ford Utility Interceptors from Currie Motors Fleet of Frankfort, IL in the amount of \$91,148, plus additional equipment and upfitting to the vehicles, for a total amount of \$133,948.

- B. Purchase Approval/John Deere 410P Backhoe Loader/West Side Tractor Sales: Waive competitive bidding due to purchasing through a Joint Governmental or Cooperative purchasing program, Sourcewell Cooperative Purchasing Advantages; and, authorize the purchase and delivery of a John Deere 410P Backhoe Loader from West Side Tractor Sales of Lisle, IL in the amount of \$121,572.37.
- C. Bid Award/2025 Sidewalk Survey and Saw-Cutting or Grinding of Trip Hazards/Universal Concrete Grinding LLC: Award the bid for the 2025 Sidewalk Survey and Saw-Cutting or Grinding of Trip Hazards to Universal Concrete Grinding LLC of Girard, Ohio, the lowest responsible bidder, for a unit price of \$38.82 per cut/grind location, in a total contract amount not to exceed \$75,000. Based on this unit rate, 1,932 trip hazard locations will be addressed.
- D. M-2360/Surplus Property/Vehicles and Equipment: Pass an ordinance authorizing the Village Manager to sell, trade-in, or dispose of five (5) vehicles and equipment listed as surplus property.
- E. Agreement Renewal/Lobbying Services/Maren Ronan, Ltd.: Authorize the Village President to enter into an agreement between Maren Ronan, Ltd. (MR Ltd.) of Western Springs, IL and the Village of Homewood for lobbying services from July 1, 2025 to June 30, 2028 in the amount of \$3,000 per month.
- F. R-3226/Class 8 Cook County Real Estate Tax Classification/3355 183rd Street: Pass a resolution supporting and consenting to a Class 8 Cook County real estate tax classification for the property located at 3355 183rd Street, owned by Zenah Taher.
- G. R-3227/Redevelopment Agreement/Jonathan Kane Salon and Spa: Pass a resolution authorizing the Village President to enter into a redevelopment agreement with Larry Kane, Jonathan Kane Salon and Spa, to provide financial assistance from the non-TIF Business Incentive Program in the amount of \$3,247 for building improvements at 18065 Harwood Avenue, Retail Suite #2.
- H. R-3228/Redevelopment Agreement/17911 Harwood Avenue: Pass a resolution authorizing the Village President to enter into a redevelopment agreement with Beverly Spearman to reimburse eligible expenses in the amount of \$21,990.00 for improvements to the building at 17911 Harwood Avenue.
- I. Direction to Staff/Barefoot Land Co./17701 Bretz Drive: Direct staff to negotiate a purchase and sale agreement to sell the Village-owned commercial property located at 17701 Bretz Drive for \$750,000.00 to Barefoot Land Co. of Cape Coral, FL, to develop a modern, one-story self-storage facility on the property.
- J. R-3229/Second Amendment to Redevelopment Agreement/Wind Creek IL LLC: Pass a resolution approving a second amendment to the 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 Incremental Redevelopment Project Area in Homewood and the Halsted Street Redevelopment Project Area in the Village of East Hazel Crest increasing the amount of expenses eligible for TIF reimbursement from \$55 million to \$70 million.

President Hofeld addressed Zenah Taher the owner of 3355 183rd St. on making sure the property is kept up and that all the weeds are cut down.

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

Roll Call: AYES --Trustees Harris-Jones, Heiferman, Siemsen, and Mason, President Hofeld. NAYS -None.

GENERAL BOARD DISCUSSION: Trustee Heiferman encouraged residents to attend the Homewood Science Center's annual fundraiser fun day on July 17th at the Idlewild Country Club. Trustee Siemsen along with other trustees received a tour from the Wind Creek Casino visiting their hotel and restaurant. He recommends this establishment and said it was a beautiful facility. Trustee Mason warned of the excessive heat and let everyone know that Village Hall is a cooling center from 8-5 Monday-Friday. He also said the Martin Square Block Parties are going well. President Hofeld invited all out to the 4th of July parade which will be taking off from St. Joe's parking lot at 10 am and the grand marshal will be Homewood's most senior senior, Mary Canway, who is 110 years old.

EXECUTIVE SESSION: A motion was made by Trustee Mason and seconded by Trustee Harris-Jones to enter into executive session to discuss: Purchase or lease of real property under 5 ILCS 120/2(c)(5).

Roll Call: AYES --Trustees Harris-Jones, Heiferman, Siemsen, and Mason, President Hofeld. NAYS -None.

The board moved to Executive Session at 7:15 p.m.
The board returned from Executive Session at 7:22 p.m.

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

Roll Call: AYES --Trustees Harris-Jones, Heiferman, Siemsen, and Mason. NAYS -None.

The meeting adjourned at 7:23 p.m.

Respectfully submitted,



Nakina Flores
Village Clerk

From: Kris Condon
Sent: Sunday, June 22, 2025 3:38 PM
To: PublicComments
Cc:
Subject: Corrections to June 10, 2025, proposed Board minutes

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

Dear Clerk Flores:

I wanted to bring to your attention a correction to your proposed minutes of the June 10, 2025, meeting of the Homewood Village Board of Trustees. I note that your "Hear from the Audience" contains the following summary of my comments:

HEAR FROM THE AUDIENCE: Agnes Troop suggested that the village put more information in the chronicle about TIFs and other matters so the public can be more informed.

Dr. Kristine Condon thanked Chief McGrath and the Homewood Police Department for enforcing the laws banning fireworks. Fireworks can be harmful to humans and pets. In 2024 her neighbor's deck was damaged. Please continue to support this ban as the holiday approaches.

A review of the video from that evening's meeting reveals the need for the following corrections:

1. I did not state that my neighbor's deck was damaged in 2024. I stated that in 2024, my neighbor addressed the Village Board about the misuse of residential fireworks, saying that she was concerned about damage to her deck.
2. In 2023, it was my garage that sustained property damage from the misuse of residential fireworks from this same neighbor.

I respectfully request that correction so the historical record of my remarks is accurate. Many thanks for your assistance!

Sincerely, Kris Condon

Dr. Kristine M. (Kris) Condon
Homewood, IL 60430