

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, DECEMBER 9, 2025
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:06 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 Jay Heiferman, Trustee Phillip Mason, Trustee Lauren Roman, and Village President Richard Hofeld. Trustee Patrick Siemsen was absent.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Chief of Police Denise McGrath, Fire Chief Bob Grabowski, Director of Finance Amy Zukowski, 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 November 25, 2025 were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$795,702.48 was presented. There were no questions from the Trustees.

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

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

President Hofeld said three items totaled 68 percent of the Claims List: \$290,000 for one month's employee health insurance, \$117,000 for curb and sidewalk replacement and \$130,000 for roof replacement on various public buildings.

PRESENTATION: Angela Mesaros and Noah Schumerth presented the six responses that were received by the November 21, 2025 deadline for the Request for Proposals to develop property at 2066 Ridge Road (the Matrix building) and the Village Hall parking lot at 2024 Chestnut Road. The next step in the process is to conduct a preliminary review and select the bids that met the requirements. Staff will then request Board approval of a formal solicitation of alternate proposals, which is required for any proposal received within a TIF district. The solicitation would be open for a couple of weeks while a full review is performed on the proposals already received. On February 10, 2025 there will be a Harwood TOD TIF district hearing. The proposals received are as follows:

- C. Redevelopment Agreement/Copper Still Martini Lounge and Speakeasy/1961 Ridge Road: Authorize the Village President to enter into a redevelopment agreement to reimburse eligible expenses for improvements to the building at 1961 Ridge Road for the interior build-out required for a business expansion and commercial kitchen. The incentive shall be limited to 50% of the commercial kitchen build-out cost in an amount not to exceed \$37,500, and 100% of the cost to install a grease trap, in an amount not to exceed \$10,000.
- D. Purchase Approval/Ford Utility Interceptor/Currie Motors Fleet: Waive competitive bidding due to participation in a cooperative purchasing program; and, approve the purchase of one (1) Ford Utility Interceptor from Currie Motors Fleet of Frankfort, IL, through the Suburban Purchasing Cooperative in the amount of \$45,321, and additional equipment and upfitting costs of \$9,500, for a total amount of \$54,821.
- E. R-3244/Deductible Increase/Intergovernmental Risk Management Agency: Pass a resolution electing to increase the Village's deductible amount with the Intergovernmental Risk Management Agency (IRMA) from \$10,000 to \$50,000 in order to assist in strengthening internal claims and risk management to reduce losses and to lessen the disproportionate share of losses that the IRMA pool has subsidized over the last ten (10) years.
- F. Budget Amendment/Reallocation of Funds/Capital Projects: Approve a budget amendment to reallocate \$396,000 of General Capital Funds, 2024 General Obligation Bond Proceeds, and Water Sewer Capital Funds to the following capital projects: IT switches upgrade, Chayes Park Drive culvert engineering, Railroad Platform rehabilitation, Fire Department kitchen remodel, Fire Department life and safety equipment, additional crosswalk design, six (6) additional speed radar signs and poles, and HVAC Upgrades at Water Plant #1.
- G. M-2388/General Fund Reserve Funds/Police and Fire Pension: Pass an ordinance approving the allocation of \$1,602,984 in General Fund reserve funds to the Police and Fire Pension funds. This "employer contribution," to be paid over a three-year period, will resolve a debt owed to the pension funds created by shortfalls in Homewood's property tax collection over the past decade.
- H. Bid Award/2026 Lead Service Line Replacement/Trine Construction, LLC: Award the 2026 Lead Service Line Replacement construction work to Trine Construction, LLC of St. Charles, IL, the lowest responsible bidder, for an amount not to exceed \$2,339,000, contingent upon approval from the IEPA.
- I. M-2389/2025 Real Estate Tax Levy: Pass an ordinance levying taxes for corporate purposes and for special funds for the fiscal year commencing on the first day of May 2026 and ending on the thirtieth day of April 2027 for the Village of Homewood.
- J. M-2390/2025 Real Estate Tax Levy: Pass an ordinance increasing the 2025 Street and Bridge tax levy in the Village of Homewood.
- K. M-2391/2025 Real Estate Tax Levy: Pass an ordinance directing the Cook County Clerk to reduce the Village of Homewood's 2025 levy, if necessary, to comply with the property tax extension limitation law.

Before the vote, President Hofeld invited comments.

Item C: Two residents asked whether it was usual for the Village to pay 100% of the cost for grease traps and whether anyone else had received this incentive. Angela Mesaros answered that other



PUBLIC COMMENTS –
for the Tuesday, December 9, 2025 Board Meeting

From: Braden McClements
Sent: Friday, December 5, 2025 12:14 PM
To: PublicComments

Subject: Assistance requested
To whom it may concern,

I hope you are doing well. My name is Braden McClements, and I live at ****. I am reaching out because I have been unable to get a response through the normal channels, and I'm concerned both about the condition of the property behind me and the safety of children in our neighborhood.

Since the EF-1 tornado over 18 months ago, the fence behind my home has remained down. Over the past 8–12 weeks, I have called the Village building inspector, Dennis Johnson, four or five times after being directed to him by Public Works. Unfortunately, I have not received a single return call, and there has been no movement on resolving this issue.

I have installed temporary wire fencing to keep separation, but it is not adequate or secure. As a resident who takes pride in maintaining my home and who has received compliance notices in the past for far less severe issues (tarp on roof for same storm while waiting for contractor) I am struggling to understand how a fence can remain in this condition for such an extended period without any enforcement or follow-up from the Village.

In addition to the fence, there is also an old swingset immediately adjacent to my yard that appears structurally unsafe. We live near Willow School, and I have personally seen children attempt to play on that swingset while going to and from school or simply just out being kids. With its current condition, I am genuinely worried that a child could be injured if it collapses.

At this point, I am simply asking for assistance in getting a response from the appropriate department and ensuring these issues are assessed and addressed.

Thank you very much for your time and for any help you can provide. I am happy to discuss further or provide photos if needed.

Sincerely,

Braden McClements
Homewood, IL