

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, FEBRUARY 10, 2026
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:03 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 Patrick Siemsen, Trustee Phillip Mason, Trustee Lauren Roman, and Village President Richard Hofeld.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Chief of Police Thomas Johnson, Director of Finance Amy Zukowski, Director of Economic Development Angela Mesaros, Director of Public Works Joshua Burman, and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of January 27, 2026 were presented. There were no comments or corrections.

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

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

CLAIMS LIST: The Claims List in the amount of \$1,625,298.72 was presented. There were no questions from the Trustees.

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

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

President Hofeld explained that two items made up 60 percent of the Claims List: \$680,000 to the City of Chicago Heights for water for two months and \$289,000 for one month of employee health insurance.

OATHS OF OFFICE: The Village Clerk administered the appointment of Anne Knoeppel to the Beautification Committee.

A motion was made by Trustee Roman and seconded by Trustee Mason to approve the appointment of Anne Knoeppel.

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

PRESENTATION: Napoleon Haney, along with Fehr Graham consultant Matt Drabik, shared the results of the Prairie Lakes Stormwater Detention Facility Water Quality Testing, Monitoring, and Landscape Maintenance Program. Fehr Graham, a company who has been in business for over 50 years, used IEPA standards to gather samples from different locations. Fehr Graham established that neither the northwest pond, nor the entire Prairie Lakes Retention pond was toxic. It was clearly established that there was a high dissolved iron concentration, but the iron is not toxic, neither does the iron pose a risk to public health, and does not qualify as toxic. Fehr Graham shared that the visible sheen discoloration and odor is a natural iron-reducing bacteria that has no human health risk. According to Matt Drabik, the Prairie Lakes Retention Pond is functioning as it should for a water retention area. Fehr Graham recommended that Izaak Walton install educational signage explaining why the water may appear orange in certain areas while also reassuring visitors that the condition is natural and harmless.

President Hofeld asked if anyone had a questions or comments.

Residents were concerned and asked if a sump pump would help with the iron discharge. They also asked why the correct signage was not up already and whether the property was an old landfill. Residents commented that if there is any danger to aquatic animals, Homewood Disposal should not discharge near there. One resident intimated that the area was once a landfill. Residents were answered that the Prairie Lakes area was never a landfill. The signage for fish "catch and release" is being installed as a precaution. Homewood Disposal ejectors were tested and included in the report. All levels were at or above standards for Prairie Lakes.

The Board thanked Fehr Graham for their educational and professional presentation and hopes that this extensive testing and clear results can end the debate over toxicity.

President Hofeld said the pond is functioning properly and does not pose a problem.

HEAR FROM THE AUDIENCE: Jackie Riffice from Books without Borders said 25 individuals were in attendance for her last book club.

Amy Crump read a short statement about dictators.

Reverend Doyle Landry spoke about a "found gun" incident at Homewood Flossmoor High School on January 16, 2026, and also mentioned that police officers are not in Chicago Public Schools.

Tonja Harper said she withdrew her son from HF and challenges the board to offer better solutions. She said that 74% of the students are not reading at grade level and there are no metal detectors.

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

- A. 2025 Annual Report/Appearence Commission: Accept the 2025 Annual Report of the Appearance Commission.
- B. 2025 Fire and Police Commission Annual Report: Accept the 2025 Fire and Police Commission Annual Report.
- C. 2025 Annual Report/Firefighters Pension Board: Accept the 2025 Annual Report of the Firefighters Pension Board.
- D. 2025 Annual Report/Police Pension Fund Board: Accept the 2025 Annual Report of the Police Pension Fund Board.

- E. 2025 Annual Report/Planning and Zoning Commission: Accept the 2025 Annual Report of the Planning and Zoning Commission.
- F. Reappointment/Appearance Commission/Daniel Kluck: Approve the reappointment of Daniel Kluck to the Appearance Commission for a three-year term ending on February 10, 2029.
- G. Reappointment/Police Pension Board/Christopher Cummings: Approve the reappointment of Christopher Cummings for a two-year term ending on February 10, 2028.
- H. Reappointment/Senior Advisory Committee/Diedre Robinson: Approve the reappointment of Diedre Robinson to the Senior Advisory Committee for a three-year term ending on February 10, 2029.
- I. M-2395/Adoption of 2026 Official Zoning Map: Pass an ordinance adopting the official zoning map for calendar year 2026 reflecting amendments which were approved by the Board of Trustees in 2025.
- J. Purchase Approval/Ford Utility Interceptor/Currie Motors Fleet: Approve a budget amendment in the amount of \$65,215; waive competitive bidding due to the utilization of a vendor through a purchasing cooperative; and, authorize the purchase of one (1) Ford Utility Police Interceptor from Currie Motors Fleet of Frankfort, IL in the amount of \$45,715 and the purchase of lighting, accessories, and equipment in the amount of \$19,500, for a total amount not to exceed \$65,215.
- K. MC-1094/Homewood Municipal Code/Increase of Bid Threshold and General Purchases: Pass an ordinance increasing the amount that triggers formal competitive bidding and prior Board approval from \$20,000 to \$25,000; and increase the Village Manager's authority to approve routine purchases and make minor budget adjustments up to \$25,000.
- L. R-3248/Redevelopment Agreement/69 Prime LLC/2034 Ridge Road: Approve a budget amendment in the amount of \$40,000; and, pass a resolution authorizing the Village President to enter into a redevelopment agreement to reimburse eligible expenses for improvements to the building at 2034 Ridge Road for the interior renovation of 69 Prime restaurant, in an amount not to exceed \$40,000.

Before the vote, President Hofeld invited comments. There were no comments.

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

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

OLD BUSINESS: Angela Mesaros reported that the redevelopment agreement amendment for A & R Screening at 1313-1351 175th Street was delayed due to financing, but is now ready to move forward for approval. The Board was asked to pass, approve, authorize, accept, or award the following item(s):

- A. M-2396/Redevelopment Agreement Amendment/Purchase and Sale Agreement/A & R Screening/1313-1351 175th: Pass an ordinance approving a revised redevelopment agreement and a real estate purchase and sale agreement between the Village of Homewood and A & R Screening, LLC for property located at 1313-1351 175th.
- B. M-2397/Extension of Planned Unit Development/A & R Screening LLC/1313-1351 175th: Pass an ordinance re-adopting Ordinance M-2319 to authorize a Planned Unit Development at 1313 - 1351 175th.
- C. M-2398/Solicitation of Alternate Bids/1313-1351 175th Street: Pass an ordinance directing the solicitation of alternate bids and proposals for the sale and redevelopment of 1313-1351 175th Street.

A motion was made by Trustee Mason and seconded by Trustee Willis to pass an ordinance approving a revised redevelopment agreement and a real estate purchase and sale agreement between the Village of Homewood and A & R Screening; authorizing a Planned Unit Development; and, soliciting alternate bids.

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

NEW BUSINESS: Angela Mesaros and Noah Schumerth presented the final two developments to be considered by the Board 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. Ryan Consultants analyzed, verified, and advised staff on financial information submitted by the developers. After staff's analysis and review, two developers were presented to the board - Holladay Properties and the Southland Development Authority (SDA). Holladay was moved forward due to their experience and minimal risk exposure. SDA was moved forward due to their strong public benefit. After some discussion, the board voted 5 to 1 in favor of Holladay Properties. Trustee Roman as the only "no" vote, shared during her comments that SDA was the last ranked developer because they did not demonstrate the ability to provide public parking and affordable housing. The common board premise for supporting Holladay Properties as the preferred developer was the 75/25 Tax Increment split where the Village would retain 25% of the TIF revenue generated by the project with 75% going to the developer.

The next steps would be to direct the Village Manager to issue a formal solicitation of alternate proposals, which is required for any proposal received within a TIF district. The solicitation for alternative proposals will close on Tuesday, February 24, 2026 at 5:00 p.m. A public hearing for the proposed Harwood TOD TIF will be held on April 28, 2026.

Drew Mitchell, a representative from Holladay Properties, stated that his company has a lot of experience with TODs and is excited that the community is progressing. Brian Mott from SDA said although his company is using more TIF funds, the SDA will have more parking and will give to the community. Far South CDC thanked all staff and board for the opportunity even though they were not chosen.

Amy Crump asked if the developers can change their requests for the TIF. Liz Varnecky stated that we need more open spaces just like SDA is offering.

President Hofeld said Holladay Properties is the best option for the Village.

A motion was made by Trustee Siemsen and seconded by Trustee Heiferman to direct staff to negotiate a RDA with Holladay Properties as the developer.

Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen, and Mason. NAYS –Trustee Roman

A motion was made by Trustee Harris-Jones and seconded by Trustee Mason to pass an ordinance directing the solicitation of alternate bids and proposals for the sale and redevelopment of 2066 Ridge Road and 2024 Chestnut Road.

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

Amy Zukowski discussed a liquor license request from Bevda's Wine & Spirits for their proposed location at 3043 183rd Street.

Ms. Patel, a representative of Bevda's, said their location is well lit, has a security room with no blind spots, and will sell cigars. She said they are projected to open for St. Patrick's Day.

A motion was made by Trustee Siemsen and seconded by Trustee Mason to direct staff to begin the application process and prepare an ordinance increasing the allowed number of Class 2 liquor licenses for the proposed Bevda's Wine & Spirits, to be agendized at a future Board meeting.

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

Amy Zukowski discussed a liquor license request from Maison Des Fleurs located at 1916 Ridge Road. They offer tea, herbs, botanicals, and pastries. They are requesting a liquor license solely to use as an ingredient in approved tea-infused beverages.

The representative from Maison Des Fleurs stated that she is requesting a liquor license to use as an ingredient in teas. She said the scope is narrow and that all liquor will be locked and only used by certified staff.

A motion was made by Trustee Mason and seconded by Trustee Harris-Jones to direct staff to begin the application process and prepare an ordinance increasing the number of Class 5 liquor licenses for Maison Des Fleurs located at 1916 Ridge Road, to be agendized at a future Board meeting..

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

GENERAL BOARD DISCUSSION: Trustees thanked the residents for attending the meeting and for their involvement. The Board was thankful for the results of the Fehr Graham results and recommendations, for the staff presentations, and the hard work of the all the employees who have been working on all the water main breaks.

ADJOURN: 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 Harris-Jones, Willis, Heiferman, Siemsen, Mason, and Roman. NAYS -- None.

The meeting adjourned at 9:16 p.m.

Respectfully submitted,



Nakina Flores
Village Clerk