

VILLAGE OF HOMEWOOD
CONTINUATION PUBLIC HEARING
ON THE PROPOSED HARWOOD AVENUE TOD TIF
AND THE ELIGIBILITY REPORT AND
REDEVELOPMENT PROJECT AND PLAN
TUESDAY, APRIL 14, 2026
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:15 p.m.

ROLL CALL: Clerk Nakina Flores called the roll. Those present were Village President Richard Hofeld, Trustee Vivian Harris-Jones, Trustee Julie Willis, Trustee Jay Heiferman, Trustee Patrick Siemsen, Trustee Phillip Mason, and Trustee Lauren Roman.

Brett Michaelson from Ryan LLC, the TIF consultant for the Village identified 34 parcels would be put into a redevelopment TIF district. He stated TIFs are limited to 23 years, Ryan LLC believes that taking them out of the old TIF and creating a new one will help revitalize and achieve the economic development goals for the Village. The current value is around \$971,000 and after the TIF has reached maturity it is projected to be worth \$29.5 million. This property meets criteria to re-classify old parcels and create a new TIF. This can be voted on at a future board meeting.

Angela Mesaros stated that Joint review Board met for this TIF district and unanimously recommended that this be approved.

President Hofeld asked for any public comments.

Gayle Campbell asked how the taxes assessed within the district reach the \$29 million dollar value. Mesaros said they are assessed at that value after a 23 year span. A resident wanted to see a breakdown of the public utility improvement costs for the estimated projections, and Josh Burman said he would work on that. Mesaros said these estimates came from projects from surrounding areas and the expertise of village staff. Eric Crump wanted to know what it meant in the criteria saying lack of community planning. Brett said it just means there was no comprehensive plan involved in the area initially developed. A resident wanted to know about the job training line item and the school district line item and Brett said these are a possibility and hold as placeholders for now as an eligible expense.

The Board thanked the staff and Ryan LLC for their presentation. Trustee Roman wanted to know about the comprehensive plan from 1999 and if there was another one done at the Irwin center. Also she wanted to know how often municipalities update their comprehensive plan. Mesaros answered the plan Trustee Roman was referring to was a strategic plan not a comprehensive plan. Trustee Roman feels that resetting the clock on TIFs does not foster a great relationship with the school districts as it offers tax breaks. Attorney Cummings said these are only tax parcels and sometimes are combined so that they are able to be developed further. Roman also wanted to know what the decline in EAV was a result of. The consultant said it was drawn from all parcels and properties over a five year period using CPI and other indicators. Trustee Mason said schools are not missing any tax dollars because they are not currently receiving any taxes until the land is developed.

A motion was made by Trustee Siemsen and seconded by Trustee Mason to adjourn the public hearing on the Overview of the proposed Harwood TOD Tax Increment Financing District and the Eligibility Report and Redevelopment Project and Plan.

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

The meeting adjourned at 7:39 p.m.

Respectfully submitted,



Nakina Flores
Village Clerk