

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, NOVEMBER 8, 2011
VILLAGE HALL BOARD ROOM

CALL TO ORDER: Village President Richard Hofeld called the meeting to order at 7:32 p.m. There were forty five people in the audience and two members of the press in attendance.

PLEDGE OF ALLEGIANCE: Village President Hofeld led the audience in the Pledge of Allegiance.

ROLL CALL: Village Clerk Gayle Campbell recorded the Roll Call. Those present and responding were Trustees Tom Kataras, Barbara Dawkins, Lisa Purcell, Anne Colton, Jay Heiferman, Ray Robertson, and Village President Richard Hofeld.

INTRODUCTION OF STAFF: Village President Hofeld introduced the present staff members: Acting Village Manager Jim Marino, Village Attorney Christopher Cummings, Police Chief Larry Burnson, Fire Chief Bob Grabowski, Director of Finance Dennis Bubenik, Director of Community Development Paula Wallrich, and Director of Public Works John Schaefer.

MINUTES: A motion was made by Trustee Colton, seconded by Trustee Purcell to approve the minutes of the Board of Trustees Regular Meeting held on Tuesday, October 25, 2011. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Colton, Heiferman and Robertson. NAYS: None. Motion carried.**

CLAIMS LIST: A motion was made by Trustee Colton, seconded by Trustee Purcell, to approve the Claims List of Tuesday, November 8, 2011, in the amount of \$1,582,092.60. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Colton, Heiferman and Robertson. NAYS: None. Motion carried.**

APPOINTMENTS: A motion was made by Trustee Kataras, seconded by Trustee Dawkins to approve the appointments of Raymond Pierre to the Senior Advisory Committee to fill an unexpired term ending 09/23/2013; Levi Glass to the Fire & Police Commission to fill an unexpired term ending 10/01/2012; Susan Williams, Jeff Barry, and Sandra Lake to the Tree Committee for terms ending 11/13/2013; and the transfer of Carron Flagler from the Appearance Commission to the Beautification Committee for a term ending 10/01/2016. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Colton, Heiferman and Robertson. NAYS: None. Motion carried.**

Village Clerk Campbell swore in Raymond Pierre, Levi Glass and Jef Barry, who were then welcomed by the Board.

MEET YOUR MERCHANTS: Events Coordinator Allisa Opyd informed the Board and audience of the next event in the Village. Holiday Lights in Homewood will be held in the downtown area the evening of Friday, December 2, 2011 featuring trolley rides, ice sculptures, tree lighting, Kris Kringle Market and much more. All are invited to come out and enjoy this family fun event.

On Saturday, November 12, 2011 the Downtown Homewood Business Association will host their Holiday Open House from 10:00 a.m. to 9:00 p.m. Tickets will be on sale for the Holiday Cookie Walk taking place on Saturday, December 10, 2011. For more information visit their website at www.DHBA.biz.

PRESENTATIONS:

RESOLUTION R-2108 / KRISTINE NORBUT / 20 YEARS OF SERVICE / POLICE DEPARTMENT: A motion was made by Trustee Colton, seconded by Trustee Robertson, to pass a resolution honoring Kristine Norbut for 20 years of service to the Village of Homewood. ***Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Colton, Heiferman and Robertson. NAYS: None. Motion carried.***

Police Chief Burnson read the resolution honoring and commending Kristine Norbut for her years of dedication and commitment to the Village of Homewood. The Board extended congratulations to Ms. Norbut for her years of service to the Village.

FIRE DEPARTMENT CHAPLAIN: Fire Chief Grabowski introduced the new Fire Department Chaplain, Mike Welf. The Board welcomed Chaplain Welf.

HEAR FROM THE AUDIENCE: No one came forward.

PUBLIC HEARING/PROPOSED 175TH STREET TIF DISTRICT

CALL TO ORDER: The public hearing was called to order by Village President Hofeld at 8:00 p.m.

SUMMARY OF PUBLIC NOTICES AND CONFORMANCE TO TIF ACT: Mary Thompson from Kane, McKenna and Associates, Inc. addressed the Board and audience, highlighting the timeline requirements as follows:

On August 25, 2011 plans were submitted to the Clerk as required by law; On September 13, 2011 the Public Hearing ordinance was adopted; On September 16, 2011 the Interested Parties Notice was published and notices to other taxing districts and IDECO were sent out by USPS certified mail; During the week of September 19, 2011 letters were mailed to residential addresses in the proposed TIF district; On October 3, 2011 and October 17, 2011 the Joint Review Board meetings was held; On October 26, 2011 the taxpayers of record were notified by USPS certified mail; and on October 16, 2011 and October 23, 2011 notice of public hearings were published in the local newspaper.

REPORT OF JOINT REVIEW BOARD: The results of the Joint Review Board were favorable for approval to the Village of Homewood for the proposed TIF district.

TIF OVERVIEW AND SUMMARY OF TIF PLAN: Ms. Thompson described the location of the proposed 175th Street TIF District and gave a slide presentation which provided an overview of the factors that qualify the proposed area as a TIF district.

Redevelopment Project Area (RPA) consists of both vacant and improved properties. The improved property in the proposed TIF District qualifies as a “blighted” area with the vacant area qualifying as “vacant blighted” due to their qualifying factors in the required criteria.

The base equalized assessed valuation (EAV) for the proposed TIF District is approximately \$14.7 million as estimated in the 2010 EAV. Upon completion of the redevelopment activities the projected EAV is estimated at \$35 million to \$40 million.

The proposed 175th Street TIF District budget is \$28 million, with commercial, retail, mixed and industrial use.

INTRODUCTION OF WRITTEN COMMENTS: Village President Hofeld asked for written comments. Village Clerk Campbell stated no written comments were received.

COMMENTS FROM THE PUBLIC: President Hofeld asked for comments and questions from the audience.

Steve Anderson expressed his concerns regarding certain criteria being met. These concerns were addressed by staff.

COMMENTS FROM THE BOARD: The Board was in agreement that this area needs to be developed. The approval of the proposed TIF District would better utilize this area, by promoting growth, tax dollars and implementing development there.

CLOSE OF PUBLIC HEARING: Village President Hofeld stated the public hearing for the proposed 175th Street TIF District was now closed.

PUBLIC HEARING/PROPOSED EAST CBD TIF DISTRICT

CALL TO ORDER: The public hearing was called to order by Village President Hofeld at 8:07 p.m.

SUMMARY OF PUBLIC NOTICES AND CONFORMANCE TO TIF ACT: Mary Thompson from Kane, McKenna and Associates, Inc. addressed the Board and audience, highlighting the timeline requirements as follows:

On August 25, 2011 plans were submitted to the Clerk as required by law; On September 13, 2011 the Public Hearing ordinance was adopted; On September 16, 2011 the

Interested Parties Notice was published and notices to other taxing districts and IDECO were sent out by USPS certified mail; During the week of September 19, 2011 letters were mailed to residential addresses in the proposed TIF district; On October 3, 2011 and October 17, 2011 the Joint Review Board meetings was held; On October 26, 2011 the taxpayers of record were notified by USPS certified mail; and on October 16, 2011 and October 23, 2011 notice of public hearings were published in the local newspaper.

Properties in the proposed East CBD TIF District are adjacent along Ridge Road and east of Dixie Highway, extending to Gladville Avenue on both sides.

The proposed East CBD TIF District is a strategic location for the Village that needs to be redeveloped in a coordinated and planned manner. The proposed study area is found to qualify as a “conversation” area based on the age of the buildings. In addition to the age factor, there are excessive vacancies, obsolescence, lack of community planning, lagging EAV, as well as inadequate utilities and deterioration.

REPORT OF JOINT REVIEW BOARD: The results of the Joint Review Board were favorable for approval to the Village of Homewood for the proposed TIF district.

TIF OVERVIEW AND SUMMARY OF TIF PLAN: The goals of the proposed East CBD TIF District are to increase density, commercial development, improve the physical conditions and to enhance the open space area.

The base EAV is approximately \$2 million for the 2009 tax year, with the projected EAV upon completion of redevelopment activities of \$8 million to \$9 million.

The proposed East CBD TIF District budget is \$10 million, with mixed, commercial/retail, residential and institutional development.

Ms. Thompson then gave a slide presentation which provided an overview of the factors that qualify the proposed East CBD TIF District.

INTRODUCTION OF WRITTEN COMMENTS: Village President Hofeld asked for written comments. Village Clerk Campbell stated no written comments were received.

COMMENTS FROM THE PUBLIC: President Hofeld asked for comments and questions from the audience.

Robert Newman, 1832 Sycamore, expressed concerns of the inclusion of the Irwin Park parcel in the proposed East CBD TIF District.

Bob Rychlicki of Kane, McKenna & Associates, Inc. responded by stating this proposed TIF District is a conservation area. Also, it allows for continuity to reach parcels to the east as well as the possibility for infrastructure streetscape tie in.

COMMENTS FROM THE BOARD: As a gateway to the downtown, the proposed East CBD TIF District is in need of improvements. Establishing a TIF district in this area will give the Village the ability to extend the successfully developed downtown to the east.

CLOSE OF PUBLIC HEARING: Village President Hofeld stated the public hearing for the proposed East CBDTIF District was now closed.

The Board returned to regular session.

OLD/NEW BUSINESS

INTERGOVERNMENTAL AGREEMENT-WASHINGTON PARK TAX INCREMENT FINANCING (TIF): Acting Village Manager Marino led in the discussion of entering into an intergovernmental agreement between the Village of Homewood and other Washington Park TIF taxing bodies.

Staff had been grappling with the issue of how to distribute the remaining funds in the Washington Park TIF while still being able to fulfill our financial obligations for any future tax appeals.

Discussion of this issue with the taxing bodies goes back to November of last year. At last year's Washington Park Joint Review Board meeting members agreed that a joint resolution of some sort should be adopted by the taxing bodies to address future liabilities after the expiration of the TIF.

The TIF has now expired and the Village is recommending the disbursement of \$1 million in Washington Park TIF funds to the other taxing bodies and present an intergovernmental agreement that addresses how future tax appeals obligations will be remunerated to Cook County.

Acting Village Manager Marino then highlighted the key points in the agreement.

Staff recommended that in the future the Village retains approximately \$500,000 in the TIF account to cover tax appeals that may be granted. Retaining funds in the account is prudent and beneficial to all taxing bodies. The Village will not be put in a position to ask the taxing bodies for reimbursement and the taxing bodies would not have to worry about an unanticipated hit to their budget.

Attorney Cummings added this is an initial distribution. There is more money in the special tax allocation fund from the expired Washington Park TIF District. In working with the other taxing bodies, the Village will continue to monitor the payment of the tax appeals. As this happens the Village Board will determine the distribution of further money.

Acting Village Manager Marino stated all other taxing bodies were in favor of the intergovernmental agreement.

Steve Anderson, on behalf of School District 153, read a statement supporting economic development in the community stating they were happy for the distribution of these funds. They look forward to continuing to strengthen our relationship and working closely together in the future.

The Board was pleased an agreement was reached to disburse these funds. They appreciated the plan which allows the Village to make distributions to the other taxing bodies while insuring coverage for future obligations.

Following more discussion, a motion was made by Trustee Kataras, seconded by Trustee Colton to approve an Intergovernmental Agreement between the Homewood-Flossmoor Park District, Homewood School District 153, the Homewood Library District, Homewood-Flossmoor High School District 233, and the Village of Homewood providing for declaration of additional surplus funds from the Washington Park Special Tax Allocation Fund and providing for payment of future tax appeals assessed against properties within the former Washington Park TIF. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Colton, Heiferman and Robertson. NAYS: None. Motion carried.**

CLASS 7 LIQUOR LICENSE – GOOD LIFE CAFÉ: Finance Director Bubenik presented a request from Good Life Café for a Class 7 Beer and Wine only Liquor License for their proposed location at 2057 Ridge Road.

The Liquor Commissioner has reviewed the application. If the Board is in approval of the plan the number of allowing a Class 7 Liquor License will be increased from two to three and an ordinance will be prepared for consideration at a future Board meeting.

Representatives from The Good Life Café were present to answer questions from the Board.

A motion was made by Trustee Colton, seconded by Trustee Purcell to direct staff to draft an ordinance increasing the number of allowable Class 7 Liquor Licenses from two to three to accommodate the request from Good Life Café. **Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Colton, Heiferman and Robertson. NAYS: None. Motion carried.**

MANAGER’S REPORT: Acting Village Manager Marino had nothing further to report.

GENERAL BOARD DISCUSSION:

Trustee Kataras thanked Assistant Village Manager Marino for the great job he had done as acting village manager.

Police Chief Burnson announced the Homewood Veterans Committee is hosting the annual Veterans Breakfast on Saturday, November 19, 2011 at the Irwin Community Center beginning at 9:30 a.m. All active, reserve and retired members of the Armed

Forces are invited to a complimentary breakfast. Call 708-206-3423 to sign up for this breakfast.

ADJOURN: A motion to adjourn was made by Trustee Colton, seconded by Trustee Purcell. ***Roll Call: AYES: Trustees Kataras, Dawkins, Purcell, Colton, Heiferman and Robertson. NAYS: None. Motion carried.*** The meeting adjourned at 8:27 p.m.

Village Clerk