

VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES SPECIAL MEETING  
TUESDAY –DECEMBER 30, 2014  
VILLAGE HALL BOARD ROOM

CALL TO ORDER: Village President Hofeld called the regular meeting to order at 7:30 p.m. There were five people from the public present. One press representative was in the audience.

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

ROLL CALL: Clerk Marilyn Thomas recorded the roll call. Those present were Village President Richard Hofeld, Trustee Barbara Dawkins, Trustee Lisa Purcell, Trustee Jay Heiferman and Trustee Anne Colton. Trustee Karen Washington arrived at 7:40 p.m. Trustee Ray Robertson was absent.

INTRODUCTION OF STAFF: Village President Hofeld introduced staff members in attendance: Village Attorney Christopher Cummings; Village Manager Jim Marino; Director of Finance Dennis Bubenik; Director of Public Works John Schaefer; and Assistant Village Manager Michael Marzal.

HEAR FROM THE AUDIENCE: President Hofeld invited members of the audience to address any issues not on the agenda. No comments were offered.

BID WAIVER / MARTIN AVENUE OPEN SPACE CONTRACT AWARD: Manager Marino presented to the Board information on plans for the work on the Martin Avenue project designed by the Lakota Group. The work covers improvements to Martin Avenue from Chestnut to Kroner including pavers, new curbs, lighting, benches, landscaping and a fire pit. This project will be paid for with funds from the Central Business District Tax Increment Financing (TIF) district. Because of the limited time, the Village asked nine construction companies to consider submitting their qualifications for the work by December 22. Five companies attended a pre-proposal submittal meeting and were given a tour of the site to help them make bid proposals. Three firms submitted proposals on December 22. Village staff and a representative of Lakota Group interviewed each of the finalists. The selection committee then rated the firms based on their answers and qualifications. The committee chose F.H. Paschen, S.N. Nielsen & Associates LLC of Chicago.

Manager Marino said F.H. Paschen has done various streetscape projects, and has worked with the Village on two projects. They have an excellent work record. He recommended the Board award the contract to F.H. Paschen.

Anthony Izzi of F.H. Paschen was present. He told the Board the firm has extensive experience and has done a variety of streetscapes—some small like Homewood’s and others extensive, such as Congress Parkway for the City of Chicago. He said work on the

Martin Avenue project will begin during the first quarter of 2015, weather permitting.

President Hofeld asked for comments from the audience. Resident John Blasgen voiced his concern with the cost saying the price had jumped from the base cost of \$985,590 presented by the Lakota Group to \$1.2 million with various add-ons. He said it seemed the Village Board was rushing through the process without due diligence.

President Hofeld asked Attorney Cummings to address Blasgen's concerns. Attorney Cummings said this was a bid waiver process only because the Village is about to terminate the TIF and the money for this improvement will come from the TIF. Consequently, there was no time to solicit bids. Had the project stayed on the original schedule the work would have been completed by late September 2014, but circumstances beyond the Village's control caused delays.

President Hofeld said staff did its best to solicit companies that would have been interested in the project, and the costs are capped at \$1.2 million.

Trustees Dawkins, Purcell, Colton and Heiferman applauded the staff that worked diligently to keep the project on track.

A motion was made by Trustee Colton and seconded by Trustee Purcell to waive competitive bidding and authorize Manager Marino to enter into a contract not to exceed \$1.2 million with F.H. Paschen, S.N. Nielsen & Associates LLC for construction of the Martin Avenue open space and streetscape improvements, including the design, materials, and street elements approved by Trustees on December 9, 2014, subject to final contract approval by the Village Attorney.

***Roll Call: AYES – Trustees Dawkins, Purcell, Colton and Heiferman. NAYS – None. ABSENT—Trustees Washington and Robertson. Motion carried.***

Trustee Karen Washington arrived at 7:40 p.m.

ORDINANCE M-1951 / TERMINATION OF THE CENTRAL BUSINESS DISTRICT (CBD) REDEVELOPMENT PROJECT AREA: Manager Marino presented an ordinance terminating the Village's Central Business District Tax Increment Financing (TIF) District. The TIF was created in 1978, and extended in 2001. The TIF District must be terminated by ordinance. Over the past 35 years, the Village has been able to do many good things in the downtown area while increasing the Equalized Assessed Valuation (EAV) of the properties.

President Hofeld asks for comments from the audience. John Blasgen congratulated the Village on the success of the TIF over its many years.

Trustee Colton said this is a time of celebration. When the TIF was created, the property values within the Central Business District were \$875,000. In 2010, the property values were \$8.2 million.

President Hofeld called it a “momentous occasion” for the Village. He served on the Village Board when the TIF was created. He noted the Central Business District TIF exceeded the Village’s goals, as has the success of the Washington Park TIF, which increased property values from \$3.1 million to \$61.8 million. And, the TIFs have given back more than \$51 million to the other taxing bodies. He gave special thanks to Manager Marino and Finance Director Bubenik, as well as those who served on the Village Board the past 36 years.

A motion was made by Trustee Colton and seconded by Trustee Purcell to approve an ordinance terminating the Central Business District Redevelopment Project Area of the Village of Homewood, Cook County Illinois.

***Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton and Heiferman. NAYS – None. ABSENT—Trustee Robertson. Motion carried.***

MANAGER’S REPORT: None

GENERAL BOARD DISCUSSION: Trustee Purcell reminded the audience of the New Year’s Eve Day celebration from 10:30 a.m. to 1 p.m. December 31 at the Village auditorium.

Trustee Heiferman invited the community to his “meet and greet” session at 5:30 p.m. Monday, January 5, 2015, at Starbucks on Harwood Avenue.

A motion was made by Trustee Purcell and seconded by Trustee Colton to adjourn the special meeting of the Board at 7:47 p.m.

***Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton and Heiferman. NAYS – None. ABSENT—Trustee Robertson. Motion carried.***

Respectfully submitted,

Marilyn Thomas  
Village Clerk