

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY—July 28, 2015
VILLAGE HALL BOARD ROOM

CALL TO ORDER: Village President Hofeld called the regular meeting to order at 7:30 p.m. Approximately 25 people from the public were present. Two press representatives were in the audience.

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

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

INTRODUCTION OF STAFF: Village President Hofeld introduced staff members in attendance: Village Attorney Christopher Cummings, Village Manager Jim Marino, Director of Finance Dennis Bubenik, Police Chief Larry Burnson, Assistant Village Manager Michael Marzal and Economic and Community Development Director Thomas Vander Woude.

MINUTES: A motion was made by Trustee Colton and seconded by Trustee Purcell to approve the minutes of the July 14, 2015 public hearing on the proposed Northeast Tax Increment Financing Redevelopment Project.

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

There were no comments or corrections to the minutes of the regular meeting of July 14, 2015. A motion was made by Trustee Colton and seconded by Trustee Purcell to approve the minutes of July 14, 2015.

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

CLAIMS LIST: The Claims List of \$673,983.38 was reviewed. There were no questions from the Trustees.

A motion was made by Trustee Purcell and seconded by Trustee Colton for the Board to approve the July 28, 2015 Claims List in the amount of \$673,983.38.

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

President Hofeld said two payments made up 72 percent of the list: \$290,348.70 to FH Paschen for work on the Martin Avenue project, and \$87,642.07 and \$104,597.79 to GA Paving LLC for street resurfacing.

APPOINTMENTS: The Board was asked to approve the reappointments of Terry Keigher to the Economic Development Committee extending his term to July 13, 2017, and Jack Hrymak to the Appearance Commission extending his term to July 31, 2018.

A motion was made by Trustee Dawkins and seconded by Trustee Purcell to reappoint Terry Keigher to the Economic Development Committee and Jack Hrymak to the Appearance Commission.

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

RESOLUTION R-2226 / DAVID OWENS / RETIREMENT / POLICE DEPARTMENT: A motion was made by Trustee Colton and seconded by Trustee Dawkins for the Board to approve the resolution honoring David Owens on his retirement from the Police Department.

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

Police Chief Larry Burnson read the resolution giving the audience highlights of Sgt. David Owen's 29-year career, including his having been a tactical officer, detective, and range master. He also was a field training coordinator overseeing the training of new members of the department. He was recognized as Police Officer of the Year in 1997 by the Homewood Chamber of Commerce, and received numerous letters of appreciation and commendation for his excellent work.

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

OMNIBUS VOTE: Village Clerk Thomas read the following items:

- A. ORDINANCE M-1970 / PROHIBITING PROPERTY TAX ABATEMENT FOR CERTAIN PARCELS: Pass an ordinance amending Ordinance M-1943 prohibiting property tax abatement for parcels located in the proposed Northeast Tax Increment Financing Redevelopment Project Area and the Cal Sag Enterprise Zone.
- B. ORDINANCE M-1971 / 175TH STREET TIF TERMINATION: Pass an ordinance terminating the 175th Street Tax Increment Financing (TIF) Redevelopment Project Area of the Village of Homewood, Cook County, Illinois.
- C. NORTHEAST TAX INCREMENT FINANCING (TIF) DISTRICT:

- i. ORDINANCE M-1972 / APPROVAL – REDEVELOPMENT PROJECT PLAN: Pass an ordinance of the Village of Homewood, Cook County, Illinois, approving the Redevelopment Plan and Project for the Northeast Tax Increment Financing Redevelopment Project Area.
- ii. ORDINANCE M-1973 / DESIGNATION – REDEVELOPMENT PROJECT AREA: Pass an ordinance of the Village of Homewood, Cook County, Illinois, designating the Northeast Redevelopment Project Area.
- iii. ORDINANCE M-1974 / ADOPTION – TAX INCREMENT FINANCING (TIF): Pass an ordinance of the Village of Homewood, Cook County, Illinois, adopting tax increment allocation financing for the Northeast Tax Increment Financing Redevelopment Project Area.

With these ordinances, the Board was asked to take steps for the redevelopment plan and project for the Northeast Tax Increment Financing Redevelopment Project Area. The TIF covers the south side of 175th Street between Halsted Street and Loomis Avenue and takes in several parcels between 174th and 175th Streets, Halsted and Lathrop Avenue. The TIF crosses Halsted to take in a lot at the southeast corner of 175th Street.

Trustee Colton asked for separate votes.

A motion was made by Trustee Colton and seconded by Trustee Purcell for the Board to pass Ordinance M-1970 and Ordinance M-1971 (Omnibus Items A and B). There were no questions or comments from the Trustees, and no one from the audience offered comment.

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

A motion was made by Trustee Purcell and seconded by Trustee Dawkins to approve Ordinance M-1972, Ordinance M-1973, and Ordinance M-1974 (Omnibus Item C).

There were no comments from the audience, but Trustee Colton said she could not support the TIF. She knows the businesses along 175th Street have been on a downturn, but she urged the Board to step back and re-think this plan. She believes new ideas can help stimulate the revitalization better than a TIF may do.

Trustee Robertson said he couldn't agree with Trustee Colton because the Board has seen the value of TIFs, including the Central Business District TIF that generated many great changes to the downtown area that were not envisioned when the TIF was first created 23 years ago. Trustee Robertson said he believes TIFs help encourage change and redevelopment.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Heiferman and Robertson.

NAYS – Trustee Colton. Motion carried.

OLD/NEW BUSINESS: Village Manager Jim Marino told the Board the first draft of the Homewood Community Science Center has been presented and it gives the Board a conceptual plan of how to proceed. He believes the plans will be helpful as the Board considers moving into Phase II of the process that entails fundraising.

Rachael Jones, Village consultant on the project, addressed the Board saying the plan exceeds expectations and the Center will become a destination stop in the South Suburbs. She said the study groups and input from residents helped give inspiration to the design and plans for the project. The Village will be coordinating with local schools and the park district. The advisory group believes the Homewood Community Science Center needs to be engaging with diverse opportunities for groups of all ages, and be a source for involvement with STEM (science, technology, engineering and math), as well as a welcoming place in downtown Homewood.

Ms. Jones then introduced members of the Homewood Science Center Advisory Board.

Betsy Soehren Jones, a member of the advisory committee, believes the Center will be what the community needs as it gets kids involved in science. She sees the Center as a community collaboration that will give recognition to Homewood and the South Suburbs. She wants to make certain the Center is sustainable and believes it can be if all work together toward its success.

Irv Anderson, another advisory committee member, said the Homewood Community Science Center will need to be science oriented to differentiate it from a child's play center, but learning can go on in a relaxed environment. He said the plan, as presented, calls for seven different areas for guests, including a main gallery, a rotating exhibits gallery and a space for live plants and animals.

Village Manager Marino asked the Board to agree to move into Phase II of the Center by allocating resources for the Exploratorium group to complete the second portion of their work.

Trustees were excited by the plans and thanked all those involved in bringing it to fruition. It will be a science center, a destination and an economic engine for the downtown.

Trustee Heiferman asked that Phase II with the Exploratorium group include materials that can be used by Village and advisory group representatives for fundraising purposes.

Trustee Robertson said he had concerns with the concept. If projections are correct and the Center will draw between 60,000 and 100,000 visitors annually, he wonders where they will park. He said the proposed space of the former Ryan Funeral Home, with about 5,000 square feet, will not give enough useable space for what is being proposed. He said science centers cited in the report are about 28,000 square feet. He felt the Board was

forced into buying the Ryan location. He suggested the Board redirect the Center to a different location.

A motion was made by Trustee Colton and seconded by Trustee Purcell to approve a budget amendment to increase the Manager's office budget for contractual services by \$100,000 for the Exploratorium. The breakout--\$95,000 for the study and \$5,000 for travel expenses—will be paid for from the sale of Village property at the Menard's expansion site.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton and Heiferman. NAYS –Trustee Robertson. Motion carried.

A motion was made by Trustee Purcell and seconded by Trustee Dawkins to direct staff to proceed with Phase 1B of the service agreement with the Exploratorium.

Roll Call: AYES – Trustees Dawkins, Purcell, Washington, Colton and Heiferman. NAYS –Trustee Robertson. Motion carried.

A motion was made by Trustee Colton and seconded by Trustee Washington to move into Executive Session to discuss the semi-annual review of Closed Session Minutes and Actual Litigation.

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

The Board moved to Executive Session at 8:35 p.m.

The Board returned from Executive Session at 9:15 p.m.

A motion was made by Trustee Colton and seconded by Trustee Washington to adjourn the regular meeting of July 28, 2015.

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

Respectfully submitted,

Marilyn Thomas
Village Clerk