

VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY—FEBRUARY 14, 2017  
VILLAGE HALL BOARD ROOM

CALL TO ORDER: Village President Hofeld called the regular meeting to order at 7:30 p.m. There was one person from the public present. Two press representatives were in attendance.

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

ROLL CALL: Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld, Trustee Barbara Dawkins, Trustee Lisa Purcell, Trustee Karen Washington, Trustee Anne Colton, and Trustee Jay Heiferman. Trustee Larry Burnson was absent.

INTRODUCTION OF STAFF: Village President Hofeld introduced staff members in attendance: Village Attorney Christopher Cummings, Village Manager Jim Marino, and Director of Finance Dennis Bubenik.

MINUTES: The minutes of the meeting of January 24, 2017, were accepted. A motion was made by Trustee Purcell and seconded by Trustee Washington to approve the minutes of the January 24, 2017, regular board meeting.

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

CLAIMS LIST: The Claims List of \$869,793.06 was reviewed. There were no questions from the Trustees.

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

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

President Hofeld said three items on the Claims List totaled 67 percent of the expenses: \$76,639 to Thorn Creek Sanitary District; \$196,667.96 for employee health insurance for February; and \$315,766.04 to the City of Chicago for water. Attorney Cummings explained that under direction of the Circuit Court of Cook County, the village is now paying for water directly to the City of Chicago rather than to the City of Harvey. However, the village is allowed to hold back 10.5 percent of the water bill to help cover infrastructure and maintenance of the water supply infrastructure in Harvey through which Village of Homewood water passes.

APPOINTMENTS: The board was asked to approve the reappointment of Barbara Ferrari to the Stormwater Resources Committee to serve through November 8, 2020, and the reappointment of Joseph Krol to the Rail Committee serving through February 8, 2020.

A motion was made by Trustee Purcell and seconded by Trustee Heiferman to approve the appointments of Barbara Ferrari and Joseph Krol as presented.

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

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

OMNIBUS VOTE: Clerk Thomas presented the Omnibus Vote:

- A. ORDINANCE M-2023 / HANDICAPPED ACCESSIBLE RAMP – 18656 HOMEWOOD AVENUE: Pass an ordinance granting a variation from Section 8.2-C of the Homewood Zoning Ordinance to permit retention of a handicapped accessible ramp on the property at 18656 Homewood Avenue, Homewood, Illinois.
- B. APPROVAL OF RESIGNATION AGREEMENT AND RELEASE: Approve the Resignation Agreement and Release between Michael Marzal and the Village of Homewood, Cook County, Illinois.
- C. ORDINANCE M-2022 / PROPOSED DESIGNATION – DOWNTOWN TOD TIF DISTRICT: An ordinance of the Village of Homewood, Cook County, Illinois, proposing the designation of a Redevelopment Plan and Project for the designation of the Downtown TOD Redevelopment Project Area Plan, the designation of the Downtown TOD Redevelopment Project Area, and the adoption of tax increment allocation financing, convening a joint review board meeting and calling a public hearing.
- D. RESOLUTION R-2269 / APPROVAL OF EXECUTIVE SESSION MINUTES: Pass a resolution approving Executive Session meeting minutes from July through December 2016 and authorizing destruction of Executive Session audio recordings from January 24, 2015 through July 23, 2015.
- E. RESOLUTION R-2270 / RELEASE OF EXECUTIVE SESSION MINUTES: Pass a resolution determining which minutes or portions thereof from Executive Session meetings no longer require confidential treatment.

- F. RESOLUTION R-2272 / CLASS 8 PROPERTY TAX DESIGNATION / 850 183<sup>RD</sup> STREET: Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the property located at 850 183<sup>rd</sup> Street, Homewood, Cook County, Illinois, on behalf of Culver's of Homewood.
- G. ANNUAL REPORT / BEAUTIFICATION COMMITTEE: Accept the 2016 Annual Report of the Beautification Committee.
- H. ANNUAL REPORT / TREE COMMITTEE: Accept the 2016 Annual Report of the Tree Committee.
- I. ANNUAL REPORT / STORMWATER RESOURCE COMMITTEE: Accept the 2016 Annual Report of the Stormwater Resource Committee.
- J. ANNUAL REPORT / GREEN COMMITTEE: Accept the 2016 Annual Report of the Green Committee.
- K. ANNUAL REPORT / POLICE PENSION BOARD: Accept the 2016 Annual Report of the Police Pension Board.
- L. SOUTHGATE STREETScape LIGHTING PROJECT:
  - i. BUDGET AMENDMENT / SOUTHGATE STREETScape LIGHTING PROJECT: Approve a budget amendment for the Southgate TIF district budget to increase line item 45-3-822-55-5230 from \$100,000 to \$152,000.00 to cover the costs of additional design, construction engineering and layout, and construction costs.
  - ii. BID AWARD / SOUTHGATE STREETScape LIGHTING PROJECT: Award the bid for the Southgate Streetscape Lighting Project to Utility Dynamics Corporation, Oswego, IL., the lowest responsible bidder in the amount of \$133,717.00.

Amy Crump, Director of the Homewood Public Library, asked to address the board. She asked for a shorter timeframe for the TIF District (Item C). The TIF is planned for 23 years. Amy Crump asked that it be 12 years. Village Manager Marino said the village is still doing an analysis of the TIF district, so terms have not been set. Attorney Cummings said the library board, and all other taxing bodies that will be impacted, will be part of the Joint Review Board (JRB). Before that meeting can be called, the law requires the village to have a plan and proposal ready.

Village attorney Chris Cummings said the state statute on TIF districts does not allow for options. The state changed the law on the length of TIFs. Communities that want a different timeframe, and then need to extend the TIF have to come before the Illinois

Legislature. Homewood doesn't want to do that, so it will propose the full 23-year length of the TIF. Village Manager Marino said the village can terminate the TIF if it finds the TIF has accomplished everything the village sets out to do.

Village Manager Marino also said a shorter timeframe could reduce future options. Should someone come forward with a worthwhile proposal in the 11th year of a 12-year TIF, the village likely would not have the ability to bring the idea to fruition.

Amy Crump also raised concerns about a Class 8 Property Extension (Item F). She said Culver's got a classification when it opened and is flourishing. She questioned why it still needed a tax break.

President Hofeld said the business has 15 full-time and 23 part-time employees. It is a \$40,000 tax break but the restaurant brings much more to the village and is a wonderful partner with community organizations. Amy Crump said she agreed, but felt as library director she had to raise the issue of another tax break.

Trustees Colton and Heiferman said they agreed with Amy Crump, but Cook County's tax structure, and Homewood's proximity to the State of Indiana and Will County (both with lower tax rates), forces the village to do what it can to retain businesses.

A motion was made by Trustee Colton and seconded by Trustee Purcell to pass, award, authorize, approve, and accept the Omnibus Vote Items A through L.

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

**MANAGER'S REPORT: None**

**GENERAL BOARD DISCUSSION:** Trustee Karen Washington invited the community to come out on Saturday, Feb. 18, to enjoy Chocolate Fest.

A motion was made by Trustee Purcell and seconded by Trustee Heiferman to adjourn the regular meeting of the Board of Trustees.

The board adjourned on voice vote at 7:40 p.m.

Respectfully submitted,

Marilyn Thomas  
Village Clerk