

# MEETING AGENDA



**Village of Homewood  
Board of Trustees  
September 12, 2017  
7:30 P.M.**

**Village Hall Board Room  
2020 Chestnut Road  
Homewood, IL 60430**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. INTRODUCTION OF STAFF
5. MINUTES:
  - A. Consider a motion to approve the minutes of the Regular Meeting of the Board of Trustees held on August 22, 2017. Minutes attached.
6. CLAIMS LIST: Consider a motion to approve the Claims List of Tuesday, September 12, 2017 in the amount of \$590,832.94. Claims List attached.
7. HEAR FROM THE AUDIENCE
8. REAPPOINTMENTS: Consider a motion to approve the reappointments of Ellen Dreyfus to the Ethics Committee for a term ending 9/12/2020; Jim Wright and Patricia Skermont-Pohtre to the Appearance Committee for terms ending 9/12/2020; and Thomas Hamilton, Troy O'Quin, and Nancy Spaniak to the Community Relations Committee for terms ending 9/12/2020.
9. OMNIBUS VOTE: Consider a motion to pass, approve, authorize, accept, or award the following items "A" through "F":
  - A. ORDINANCE MC-984/SALE OF SURPLUS EQUIPMENT: Pass an ordinance providing for the sale and/or disposal of nine (9) shotguns owned by the Village of Homewood, Cook County, Illinois.
  - B. ORDINANCE MC-985/ SALE OF SURPLUS EQUIPMENT: Pass an ordinance providing for the sale and/or disposal of thirty (30) unclaimed bicycles recovered by the Homewood Police Department.
  - C. BID AWARD/WATER PLANT #2 MANIFOLD AND ELECTRICAL REPLACEMENT: Award the bid for the construction of the manifold and electrical improvements at Water Plant #2 to Independent Mechanical

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Industries, Inc., Chicago, IL, the lowest responsible bidder, for a total amount not to exceed \$345,000.00.

- D. BID AWARD/GROUND WATER TANK PAINTING: Reject the low bid from Celtic Commercial Painting due to failure to meet bidding requirements and award Bid #17-04PW to Era-Valdivia Contractors, the lowest responsible bidder, in an amount not to exceed \$346,800.00.
- E. BID AWARD/TRUCK RETROFIT: Award the bid to retrofit two Navistar trucks to enhance snow/ice removal and treatment operations to Kankakee Truck, Kankakee, IL, the lowest responsible bidder, in a total amount of \$50,852.00.
- F. INTERGOVERNMENTAL AGREEMENT EXTENSION/POTENTIAL CASINO DEVELOPMENT: Approve an extension of the intergovernmental agreement between the Villages of East Hazel Crest and Homewood supporting development of vacant property near 174<sup>th</sup> & Halsted Streets as a potential casino site.

Information attached.

## OLD/NEW BUSINESS

- 10. FINANCIAL ASSISTANCE REQUEST-PROPERTY IMPROVEMENTS FOR STEPPING STONES CHILD CARE/ 17560 DIXIE HIGHWAY/ 17560 DIXIE HIGHWAY, LLC:
  - A. DISCUSSION: Discuss a request from Mary Jung, of 17560 Dixie Highway, LLC, for financial assistance to offset the cost of improvements to the property located at 17560 Dixie Highway.
  - B. NON-TIF FINANCIAL INCENTIVE REQUEST-PROPERTY IMPROVEMENTS /17560 DIXIE HIGHWAY/17560 DIXIE HIGHWAY, LLC: Authorize the Village President to enter into an agreement with Mary Jung of 17560 Dixie Highway, LLC to provide financial assistance from the non-TIF Business Incentive Program in the amount of \$7,000 for the replacement of siding and windows for Stepping Stones Child Care center at 17560 Dixie Highway.
- 11. PURCHASE OF A PIERCE ENFORCER/FIRE ENGINE:
  - A. DISCUSSION: Discuss the purchase of a Pierce Enforcer/Fire engine.
  - B. BID AWARD/PIERCE ENFORCER/FIRE ENGINE: Consider a motion to waive competitive bidding due to Joint Governmental Purchasing Program and purchase one (1) Pierce Custom Enforcement Pumper from Global Emergency Products, in the amount of \$596,897.00.

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12. SALE OF VILLAGE-OWNED LAND; APPROVAL OF A TIF REDEVELOPMENT AGREEMENT AND TRANSFER OF REAL ESTATE TO THE STATE OF ILLINOIS.
  - A. DISCUSSION: Discuss the following items concerning commercial development at the northwest corner of 175<sup>th</sup> & Halsted Streets:
    - (1) Sale of parcels owned by the Village near the northwest corner of 175<sup>th</sup> & Halsted Streets to GMX Real Estate Group Acquisitions LLC and Weglarz HOP, LLC;
    - (2) Approval of a redevelopment agreement with GMX to reimburse the developer for property acquisition costs as allowed by the TIF Act; and
    - (3) Conveyance of a 25-foot wide strip of property owned by the village to the Illinois Department of Transportation to allow for the widening of Halsted Street and other improvements north of 175<sup>th</sup> Street.
  - B. OPENING OF ALTERNATIVE BIDS AND PROPOSALS: Open and consider alternate bids and proposals for development of village owned property near the northwest corner of 175<sup>th</sup> and Halsted Streets in the Northeast Tax Increment Financing Redevelopment Project Area.
  - C. ORDINANCE M-2053/SALES AGREEMENT-GMX REAL ESTATE GROUP ACQUISITIONS, LLC: Pass an ordinance approving a real estate purchase and sale agreement between the Village of Homewood and GMX Real Estate Group Acquisitions, LLC providing for the sale for village owned property near the Northwest corner of 175th and Halsted Streets for \$30,000.00.
  - D. ORDINANCE M-2054/SALES AGREEMENT- WEGLARZ HOP, LLC: Pass an ordinance approving a real estate purchase and sale agreement between the Village of Homewood and Weglarz Hop, LLC providing for the sale for village owned property near the Northwest corner of 175<sup>th</sup> and Halsted Streets for \$40,000.00.
  - E. BUSINESS REDEVELOPMENT AGREEMENT- GMX REAL ESTATE GROUP ACQUISITIONS, LLC: Consider a motion authorizing the Village President to enter into a TIF redevelopment agreement between the Village of Homewood and GMX Real Estate Group Acquisitions, LLC reimbursing the developer for up to \$420,000.00 of real estate acquisition costs and waiver of permit fees by the Village.
  - F. RESOLUTION R-2285/LAND CONVEYANCE TO ILLINOIS DEPARTMENT OF TRANSPORTATION: Pass a resolution authorizing conveyance of a 25-foot strip of village owned property to the Illinois Department of Transportation to allow for the widening of Halsted Street and other improvements north of 175th Street.

Information attached.

13. MANAGER'S REPORT
14. GENERAL BOARD DISCUSSION
15. ADJOURN