

VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY—SEPTEMBER 22, 2020  
VILLAGE HALL BOARD ROOM  
and audio conferencing

PUBLIC HEARING ON CREATION OF A TIF DISTRICT

CALL TO ORDER: Village President Hofeld called the public hearing on a proposed Tax Increment Financing district for the former Bogart's property (18225 Dixie Highway) to order at 7 p.m. The public hearing was conducted by President Hofeld from the Boardroom.

ROLL CALL: Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld at Village Hall, with Trustee Barbara Dawkins, Trustee Lisa Purcell, Trustee Karen Washington, Trustee Lauren Roman, Trustee Jay Heiferman, Trustee Larry Burnson, and Clerk Thomas via audio conference.

NOTE: Due to the Governor's emergency order because of the COVID-19 pandemic and social distancing recommendations, and the Village President finding that, pursuant to Public Act 101-0640, an in-person meeting is not prudent, elected officials are permitted to participate via video/audio. The public was invited to listen into the meeting live via audio. The public was invited to submit comments by email before the meeting. All elected officials were able to hear one another as well as all discussion.

President Hofeld introduced Bob Rychlicki of Kane McKenna & Associates who gave an overview of the proposed TIF. Following guidelines of the Downtown Master Plan, the site will be redeveloped for a commercial use. The former Bogart's Restaurant has been vacant for nearly a decade and was acquired by the village in 2018. The restaurant site includes five PINs and is the largest property within the proposed TIF. The TIF also would include two residential properties on Miller Court, the cleaners south of Bogart's, and several storefronts on Dixie Highway north of the Bogart's property.

All properties in the TIF are well past the 35 years old or older requirement for the district to meet one of the "conservation use" thresholds needed to develop a TIF. Redeveloping the property will improve the overall appearance of the downtown district. However, since the property has remained vacant and dilapidated for many years, the village needs to create a TIF to offer incentives for redevelopment.

The village proposes a \$3.05 million budget for the TIF. Current Equalized Assessed Valuation is \$573,000. It is expected a TIF will raise the EAV to between \$2.4 million and \$5 million. The village will use the TIF money to rehabilitate the property, make public improvements, and cover professional services. The TIF will have a 23-year life.

No one was in the audience at village hall to comment and no written comments were received. The public hearing adjourned at 7:15 p.m.

The board reconvened for its regular Village Board meeting at 7:15 p.m.

PLEDGE OF ALLEGIANCE: President Hofeld dispensed with the Pledge of Allegiance.

INTRODUCTION OF STAFF: Village Manager Jim Marino, Village Attorney Christopher Cummings and Finance Director Dennis Bubenik were at Village Hall. Economic Development Director Angela Mesaros and Director of Public Works John Schaefer linked remotely. Assistant Village Manager Napoleon Haney was present and assisted with the Zoom link-up.

MINUTES: The minutes of the General Board Meeting of September 8, 2020, were reviewed. There were no comments or corrections.

A motion was made by Trustee Burnson and seconded by Trustee Heiferman to accept the minutes as presented.

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

CLAIMS LIST: The Claims List in the amount of \$283,370.15 was reviewed. There were no questions from the Trustees.

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

President Hofeld said two items totaled 59 percent of the Claims List: \$75,764.13 to Burns & McDonnell Engineers for work on the water conversion project, and \$91,155.33 to Thorn Creek Basin Sanitary District.

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

HEAR FROM THE AUDIENCE: The Village Clerk read two public comments into the record. One dealt with an outside noise issue from Mama & Me Pizza on the weekends. The other expressed concern about police preparedness if civil unrest occurs after the Nov. 3 election. President Hofeld referred the matters to Manager Marino for action. [copies of the comments are attached at the end of the minutes]

FY 2019-2020 AUDIT PRESENTATION/ACCEPTANCE: Finance Director Bubenik gave a report on the audit. He said TIF funds lost some luster during the 2008 recession, and pension funds are taking a bigger chunk from the budget. This year and last year, the General Fund is finishing with a slight surplus. When the COVID-19 hit it was near the end of the audit year, so its effects are not fully reflected in the audit.

Don Shaw of Lauterbach and Amen auditors gave his report via Zoom. He thanked Bubenik and Amy Zukowski, assistant finance director, for their assistance. He said the firm gave the Village a clean, unmodified opinion. The overall budget is about \$10.5 million with 73 percent dedicated to the General Fund, the main operating fund. It showed a net increase over budget of approximately \$440,000, slightly higher than expected.

A motion was made by Trustee Dawkins and seconded by Trustee Burnson to accept the April 30, 2020 Annual Financial Report (audit) as presented.

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

OMNIBUS AGENDA: Clerk Thomas presented the Omnibus Agenda:

- A. RESOLUTION R-3063/RETIREMENT: Consider a motion to approve a resolution honoring Officer David P. Lux on his retirement after 31 years of dedicated service to the Village of Homewood.
- B. 2019 ANNUAL REPORT: Accept the 2019 Annual Report for the Board of the Fire and Police Commission.
- C. REAPPOINTMENT: Consider a motion to approve the following reappointments – Anita Cochran to the Fire & Police Commission for a 3-year term ending September 26, 2023; Alene Rutzky to the Senior Advisory Committee for a 3-year term ending September 26, 2023; Jack Levitt to the Senior Advisory committee for a 3-year term ending September 26, 2023; Cate Roberts to the Beautification Committee for a 5- year term ending September 22, 2025; Paul Kramer to the Tree Committee for a 3-year term ending September 26,2023; Regina Zohfeld to the Tree Committee for a term ending October 10,2023.
- D. ORDINANCE MC-1040/CLASS 7B LIQUOR LICENSE/VIDA TACOS: Consider a motion to pass an ordinance amending Chapter 10 of the Homewood Municipal Code increasing the number of available Class 7B – 75/25 beer and wine only liquor licenses; on premise consumption; no video gaming - from one to two and reducing the 7B license seating requirement from 50 to 35.
- E. ORDINANCE MC-1041/DONATION OF PROPERTY: Consider a motion to approve an ordinance authorizing the donation of 63 bicycles that were abandoned, lost, or stolen property and recovered by the Homewood Police Department. The bicycles will be donated to Restoration Ministries, Inc., an Illinois not-for-profit corporation in Harvey, IL.
- F. BUDGET AMENDMENT/SANITARY SEWER REPAIR PROJECT: Consider a motion to approve a budget amendment of \$25,000 to the Public Works Contractual Services line item to cover cost for emergency repairs to the sanitary sewer system, restorations and any minor contingencies to homes on Lyn Court and a home on Homewood Avenue; thereby, increasing the 2020/2020 budget

for the Public Works Contractual Services line item from \$10,000 to an adjusted budget amount of \$35,000.

- G. ORDINANCE M-2141/PURCHASE AND SALE AGREEMENT: Consider a motion to approve an ordinance authorizing the Village President to execute a purchase and sale agreement for a 2.77-acre parcel of land from Reliable Materials Corporation in Thornton, IL in the amount of \$250,000. The land will be the site of a water booster pump station as part of the Village's Water Main Transmission Project.

President Hofeld asked for comments. Trustees congratulated David Lux on his retirement from the police force. President Hofeld said he served as the unofficial Officer Friendly for the department and Trustee Burnson said Lux's outreach to the community will be missed.

President Hofeld gave special thanks to Public Works Director John Schaefer for his work on securing the property from Reliable Materials Corp. and his managing the water transmission project with the engineers from Burns & McDonnell

A motion was made by Trustee Dawkins and seconded by Trustee Heiferman to approve the Omnibus Agenda as presented.

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

GENERAL BOARD DISCUSSION: Trustee Heiferman continues to get comments about the safety on 183rd St. He asked the police to continue to enforce the speed limits there and on Ridge Road.

He also asked for special attention to the neighbor's complaint about loud noise from Mama & Me Pizza. He said he lives a block away and can hear the music loudly.

A motion was made by Trustee Purcell and seconded by Trustee Roman to move to Executive Session to discuss pending litigation.

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

The board moved to Executive Session at 7:33 p.m.

The board returned from Executive Session at 7:55 p.m.

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

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

The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Marilyn Thomas  
Village Clerk