

MEETING AGENDA



Board of Trustees Meeting

Village of Homewood

June 24, 2025

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Board Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to comments@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Village Board members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Introduction of Staff

5. Minutes:

Consider a motion to approve the minutes from the regular meeting of the Board of Trustees held on Tuesday, June 10, 2025.

6. Claims List:

Consider a motion to approve the Claims List of Tuesday, June 24, 2025 in the amount of \$426,393.32

7. Hear from the Audience

8. Omnibus Vote: Consider a motion to pass, approve, authorize, accept, or award the following item(s):

- A. Purchase Approval/Ford Utility Interceptors/Currie Motors Fleet: Waive competitive bidding due to utilizing a vendor through a Joint Governmental or Cooperative purchasing program, Suburban Purchasing Cooperative; and, approve the purchase of two (2) Ford Utility Interceptors from Currie Motors Fleet of Frankfort, IL in the amount of \$91,148, plus additional equipment and upfitting to the vehicles, for a total amount of \$133,948.
- B. Purchase Approval/John Deere 410P Backhoe Loader/West Side Tractor Sales: Waive competitive bidding due to purchasing through a Joint Governmental or Cooperative purchasing program, Sourcewell Cooperative Purchasing Advantages; and, authorize the purchase and delivery of a John Deere 410P Backhoe Loader from West Side Tractor Sales of Lisle, IL in the amount of \$121,572.37.
- C. Bid Award/2025 Sidewalk Survey and Saw-Cutting or Grinding of Trip Hazards/Universal Concrete Grinding LLC: Award the bid for the 2025 Sidewalk Survey and Saw-Cutting or Grinding of Trip Hazards to Universal Concrete Grinding LLC of Girard, Ohio, the lowest responsible bidder, for a unit price of \$38.82 per cut/grind location, in a total contract amount not to exceed \$75,000. Based on this unit rate, 1,932 trip hazard locations will be addressed.

- D. M-2360/Surplus Property/Vehicles and Equipment: Pass an ordinance authorizing the Village Manager to sell, trade-in, or dispose of five (5) vehicles and equipment listed as surplus property.
- E. Agreement Renewal/Lobbying Services/Maren Ronan, Ltd.: Authorize the Village President to enter into an agreement between Maren Ronan, Ltd. (MR Ltd.) of Western Springs, IL and the Village of Homewood for lobbying services from July 1, 2025 to June 30, 2028 in the amount of \$3,000 per month.
- F. R-3226/Class 8 Cook County Real Estate Tax Classification/3355 183rd Street: Pass a resolution supporting and consenting to a Class 8 Cook County real estate tax classification for the property located at 3355 183rd Street, owned by Zenah Taher.
- G. R-3227/Redevelopment Agreement/Jonathan Kane Salon and Spa: Pass a resolution authorizing the Village President to enter into a redevelopment agreement with Larry Kane, Jonathan Kane Salon and Spa, to provide financial assistance from the non-TIF Business Incentive Program in the amount of \$3,247 for building improvements at 18065 Harwood Avenue, Retail Suite #2.
- H. R-3228/Redevelopment Agreement/17911 Harwood Avenue: Pass a resolution authorizing the Village President to enter into a redevelopment agreement with Beverly Spearman to reimburse eligible expenses in the amount of \$21,990.00 for improvements to the building at 17911 Harwood Avenue.
- I. Direction to Staff/Barefoot Land Co./17701 Bretz Drive: Direct staff to negotiate a purchase and sale agreement to sell the Village-owned commercial property located at 17701 Bretz Drive for \$750,000.00 to Barefoot Land Co. of Cape Coral, FL, to develop a modern, one-story self-storage facility on the property.
- J. R-3229/Second Amendment to Redevelopment Agreement/Wind Creek IL LLC: Pass a resolution approving a second amendment to the redevelopment agreement between the Village of Homewood, the Village of East Hazel Crest, and Wind Creek IL, LLC for the redevelopment of property to construct a casino, hotel, and parking garage within the Northeast Tax Increment Redevelopment Project Area in Homewood and the Halsted Street Redevelopment Project Area in the Village of East Hazel Crest increasing the amount of expenses eligible for TIF reimbursement from \$55 million to \$70 million.

9. General Board Discussion

10. Executive Session: Consider a motion to enter into executive session to discuss the following:
Purchase or lease of real property under 5 ILCS 120/2(c)(5).

11. Adjourn

Zoom Link: <https://zoom.us/>

- To View the Meeting via Computer or Smartphone - Type in: Zoom.us into any internet browser.

Select: JOIN A MEETING from menu at top right of page. Meeting I.D.: 980 4907 6232

Meeting Password: 830183. Enter an email address (required), or

- To Listen to the Meeting via Phone - Dial: (312) 626-6799

Enter above "Meeting I.D. and Meeting Password" followed by "#" sign
