

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 Incremental 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

VILLAGE OF HOMEWOOD
BOARD OF TRUSTEES MEETING
TUESDAY, JUNE 10, 2025
VILLAGE HALL BOARD ROOM

CALL TO ORDER: President Hofeld called the meeting of the Board of Trustees to order at 7:00 p.m.

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

ROLL CALL: Clerk Nakina Flores called the roll. Those present were Village President Richard Hofeld, Trustee Vivian Harris-Jones, Trustee Julie Willis, Trustee Jay Heiferman, Trustee Patrick Siemsen, Trustee Phillip Mason and Trustee Lauren Roman.

President Hofeld introduced staff present: Village Manager Napoleon Haney, Village Attorney Chris Cummings, Director of Community and Economic Development Angela Mesaros, Director of Public Works Josh Burman, Police Chief Denise McGrath, Director of Finance Amy Zukowski and Assistant Village Manager Terence Acquah.

MINUTES: The minutes of May 27, 2025, were presented. There were no comments or corrections.

A motion was made by Trustee Roman and seconded by Trustee Harris-Jones to approve the minutes as presented.

Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen, Mason, and Roman. NAYS – None.

CLAIMS LIST: The Claims List in the amount of \$1,456,414.19 was presented. There were no questions from the Trustees.

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

Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen, Mason, and Roman. NAYS – None.

President Hofeld said three items totaled 77 percent of the Claims List: \$285,000 to the City of Chicago Heights for Lake Michigan water; \$579,000 for the street patching program; \$259,000 for one month of employee's health insurance.

PRESENTATION: Communication and Engagement Manager Antonia Steinmiller presented certificates to the 3rd Cohort spring 2025 Citizen Academy participants.

HEAR FROM THE AUDIENCE: Agnes Troop suggested that the village put more information in the chronicle about TIFs and other matters so the public can be more informed.

Dr. Kristine Condon thanked Chief McGrath and the Homewood Police Department for enforcing the laws banning fireworks. Fireworks can be harmful to humans and pets. She stated that in 2024, her neighbor addressed the Village Board about the misuse of residential fireworks and she was concerned about damage to her deck. In 2023, Kristine's garage sustained property damage from the misuse of

residential fireworks from a neighbor. She would like continued support for this ban as the holiday approaches.

Resident Amy Crump read additional passages from the book “On Tyranny: Twenty Lessons from the Twentieth Century” by Timothy D. Snyder regarding suspect actions by secret police. She encouraged residents to join the upcoming protest against the Trump administration's policies.

Brendon De Boer requested that the Village incorporate design elements to make crosswalks safer, including the Ridge Road crosswalks at Gottschalk and Highland. He suggested raised curbs or some other physical deterrent to slow down vehicles and make these areas safer for pedestrians.

OMNIBUS VOTE: The board was asked to pass, approve, authorize, accept, or award the following item(s):

- A. Bid Award/Valve Exercising and Fire Hydrant Flow Testing Program/M.E. Simpson Company, Inc.: Award a bid for Valve Exercising and Fire Hydrant Flow Testing Program to M.E. Simpson Company, Inc., of Valparaiso, IN, the lowest responsible bidder, for a three-year contract in an amount not to exceed \$146,286.
- B. Agreement/Jurisdictional Transfer/Harwood Avenue from Pine Road to Ridge Road: Authorize the Village President to enter into an agreement for the jurisdictional transfer of Harwood Avenue, from Pine Road to Ridge Road, from the Illinois Department of Transportation to the Village of Homewood, providing the Village with direct control over a critical roadway in the heart of the downtown business district.
- C. Intergovernmental Agreement/Maintenance of State-owned Municipal Streets/Illinois Department of Transportation: Authorize the Village President to enter into a 10-year Intergovernmental Agreement with the Illinois Department of Transportation for Maintenance of State-owned Municipal Streets located in Homewood.
- D. M-2358/Public Water Supply Loan Program/Lead Service Line Replacement Program: Pass an ordinance providing authorization to borrow funds from the Public Water Supply Loan Program in an amount not to exceed \$4,137,498 to be used to fund the Village’s Lead Service Line Replacement Program in the year 2026.
- E. R-3225/Assignment and Assumption/Business Development Agreement/17748-17956 Halsted Street: Pass a resolution authorizing assignment and assumption of the Business Development Agreement for the Washington Park Plaza Shopping Center located at 17748-17956 Halsted Street.
- F. M-2359/Solicitation of Alternate Bids and Proposals/18155 Dixie Highway: Pass an ordinance directing the Village Manager to solicit alternate bids and proposals for the sale and development of the property at 18155 Dixie Highway (former Delanoe's).
- G. MC-1088/Municipal Grocery Retailers' Occupation Tax: Pass an ordinance approving the implementation of a 1% municipal grocery retailers’ occupation tax and a 1% municipal grocery service occupation tax effective January 1, 2026. *Although at first glance it may appear to be more than a 1% tax, each type of sale would only be taxed under one of the categories, for a maximum of 1%.*

Before the vote, President Hofeld invited questions from the audience. Resident Amy Crump asked if a portion of the \$4 million lead service line replacement loan would not have to be repaid. Manager Haney said that was correct.

Trustee Heiferman asked if the Village already had an agreement with IDOT to maintain state highways within the village. Manager Haney said yes, there was a previous 10-year agreement that is set to expire. In response to another question from Trustee Heiferman, Manager Haney said the jurisdictional transfer of Harwood Ave. from the state to the village would have minimal impact on the agreement's financial terms since the amount of roadway involved is small.

Trustee Mason asked if the Washington Park Plaza agreement transfer would affect the terms of the agreement. Attorney Cummings said the transfer would not impact the sales tax sharing agreement. Trustee Mason asked if there were two separate sales taxes on item H. Attorney Cummings said a transaction is taxed under the sales tax or the use tax, not both, and that most purchases would be considered sales tax.

Trustee Roman stated that the 1% grocery tax was already in place and the state repealed it effective January 1, 2026, resulting in a \$650,000 budget loss to the village. The law gave the local municipalities the authority to put it back in place. This tax does not increase the sales tax; it will only change from a state-imposed tax to a local tax. President Hofeld said that as of May 15, 2025, over 200 communities had restored the grocery tax. Eliminating it would have created a \$650,000 impact on the Village. This is grandstanding by the Governor since none of this tax was paid to the state. If he was sincere about cutting taxes, the state should have reduced taxes paid to the state. This grocery tax does not affect the state at all.

A motion was made by Trustee Mason and seconded by Trustee Siemsen to approve the Omnibus Report as presented.

Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen, Mason, and Roman. NAYS – None.

BID OPENING-17701 Bretz Drive: Director of Community and Economic Development Angela Mesaros said that at the April 22, 2025 meeting there was an ordinance passed to solicit bids for property the Village owns at 17701 Bretz Dr. The Village published notices soliciting bids as required by law and received one bid from Bearfoot Land Company offering \$750,000. The bidder proposes to construct a self-storage facility on the site. President Hofeld asked staff to review the bid and return to the Village Board with a recommendation.

GENERAL BOARD DISCUSSION: Trustees thanked farmer's market coordinator Christine Banks, Event Manager Marla Youngblood, public works, police, and fire for doing a good job with the farmers market on May 31st. Trustees thanked Event Manager Marla Youngblood, public works, police, and fire for doing a good job with the Art and Garden Fair held on June 6-7. They also congratulated the Civics Academy participants for completing the course. Trustees agreed that the fireworks are a problem; they are prohibited by state law, and the maximum fine for the local ordinance violation is \$750.

Trustee Mason said to maintain situational awareness when dealing with protests.

President Hofeld asked the HF Chronicle to publicize the fireworks ordinance.

EXECUTIVE SESSION: A motion was made by Trustee Mason and seconded by Trustee Heiferman to enter into executive session to discuss: Collective bargaining and the purchase or lease of real property.

Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen, Mason, and Roman. NAYS – None.

The board moved to Executive Session at 7:41 p.m.

The board returned from Executive Session at 8:13 p.m.

ADJOURN: A motion was made by Trustee Roman and seconded by Trustee Mason to adjourn the regular meeting of the Board of Trustees.

Roll Call: AYES --Trustees Harris-Jones, Willis, Heiferman, Siemsen, Mason, and Roman. NAYS – None.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Nakina Flores

Village Clerk

Adams, Nancy

From: Melissa Kirk
Sent: Wednesday, May 28, 2025 11:24 AM
To: PublicComments
Subject: 05/27/25 Redevelopment Vote

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

To whom it may concern:

I am writing to express my heartfelt disappointment with your vote for the Redevelopment of Park West Plaza, located at 3003-3025 183rd Street, and your decision to award it. I realize now that you were not genuinely looking for community when you awarded this bid, despite what you said; you were concerned about the least amount of money you had to spend. While I am writing specifically for Rabid Brewing, you had two community-based proposals: Rabid Brewing and VMB Ventures. You were not looking to support small businesses, as you stated, but rather the big box businesses. You opted for the cheapest option for your community rather than actual community and stability, and I guarantee you that in a few years, you will be putting this space up for bid again because Canton was not the right choice.

I was unable to attend the meeting in person due to health reasons. Still, the number of community members who showed up for Rabid Brewing—both in person and in the written word—should have demonstrated the impact that Rabid has had and will continue to have on the community. Additionally, you mentioned the strengths of Rabid's current space yet failed to consider the growth potential that Rabid could provide in a larger location. This oversight speaks volumes about the decision-making process and the priorities at play. However, you chose numbers over community, and it's disheartening that you did.

Warm regards,
Melissa Kirk

--

"Never be afraid to try something new. Remember: amateurs built the Ark; professionals built the Titanic." - Unknown

Adams, Nancy

From: Bob Robertson
Sent: Tuesday, June 3, 2025 7:50 PM
To:
Subject: Cars Kill People

External Sender: Use caution with links/attachments. Use caution when replying. If you are unsure please contact IT.

To All:

It has become increasingly apparent that much of the local press is serving more as a mouthpiece for the Greater Homewood Party than as a source of balanced journalism. Coverage is consistently glowing, as if the party can do no wrong. Unfortunately, that's far from the truth. The press's role is to question power, not cozy up to it. We need real journalism—critical, fair, and informed—not flattery disguised as reporting.

President Hofeld and his administration are making decisions behind closed doors with little regard for public input. Residents of this town deserve transparency and real opportunities to shape the policies that affect our daily lives—not just press releases, staged photo-ops, and ribbon-cuttings.

One of the most glaring failures is the administration's refusal to address our town's out-of-control traffic problem. Pedestrians and cyclists are put at risk every day while leadership continues to prioritize car-centric policies. It's as if the Greater Homewood Party values speeding cars over the safety and well-being of actual people. Cyclists and pedestrians are left to fend for themselves while the administration continues to worship at the altar of car culture. It's as if they'd rather see people killed in crosswalks than rethink their policies. And the silence from the press on all of this makes them complicit.

It's laughably obvious that much of the media has become a propaganda arm for the Greater Homewood Party. Many articles read like they were drafted by President Hofeld's PR team. If some of these so-called reporters didn't have their noses so far up Hofeld's , maybe they'd notice what's actually happening in this town.

The Village government, which the press relentlessly praises, is shutting residents out of the democratic process. Even the League of Women Voters called them out in a letter that was recently published, stating clearly that public input is being ignored. That should've sparked outrage. Instead, it was buried under another puff piece praising the administration. Does Rich Hofeld profit from deaths in this village?

This town deserves better leadership and press that acts like it gives a .

Yours Truly,
Bob Robertson
187th Street
Homewood, Illinois, USA

Name	Description	DEPARTMENT	Net Invoice Amount
AIR ONE EQUIPMENT INC	GAS MONITOR EQUIPMENT	FIRE DEPARTMENT	2,268.00
Total AIR ONE EQUIPMENT INC:			2,268.00
AMAZON CAPITAL SERVICES IN	PPE	PUBLIC WORKS	43.21
AMAZON CAPITAL SERVICES IN	USB CABLES FOR FD	MANAGER'S OFFICE	27.96
AMAZON CAPITAL SERVICES IN	OFFICE SUPPLIES	PUBLIC WORKS	114.92
AMAZON CAPITAL SERVICES IN	COIN MACHINE	MANAGER'S OFFICE	198.88
AMAZON CAPITAL SERVICES IN	PC FOR BUILDING DEPARTMENT AND REPLACEMENT FI	MANAGER'S OFFICE	1,585.69
AMAZON CAPITAL SERVICES IN	BUILDING MAINTENANCE EQUIPMENT	PUBLIC WORKS	31.84
AMAZON CAPITAL SERVICES IN	OPERATING SUPPLIES	FIRE DEPARTMENT	21.01
Total AMAZON CAPITAL SERVICES INC:			2,023.51
APPAREL REDEFINED	QUARTERMASTER UNIFORMS	FIRE DEPARTMENT	34.32
Total APPAREL REDEFINED:			34.32
AURELIOS PIZZA INC	CREW MEAL - ROOF INSPECTION	PUBLIC WORKS	51.62
Total AURELIOS PIZZA INC:			51.62
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	8,988.30
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	8,928.00
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE	ASSETS	8,232.00
Total AVALON PETROLEUM COMPANY:			26,148.30
B ALLAN GRAPHICS	DM AND CK BUSINESS CARDS	FIRE DEPARTMENT	130.00
Total B ALLAN GRAPHICS:			130.00
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	FIRE DEPARTMENT	811.46
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	FIRE DEPARTMENT	204.41
Total BOUND TREE MEDICAL LLC:			1,015.87
BRITES TRANSPORATION LTD	STONE	PUBLIC WORKS	4,506.25
Total BRITES TRANSPORATION LTD:			4,506.25
BUCKEYE POWER SALES CO I	TOWABLE GENERATOR #2 LOAD BANK TEST (2 OF 2)	PUBLIC WORKS	1,085.00
BUCKEYE POWER SALES CO I	CONTRACTUAL SERVICE PW	PUBLIC WORKS	1,085.00
BUCKEYE POWER SALES CO I	WATER PUMP STATION GEN LOAD BANK TEST	PUBLIC WORKS	1,080.00
BUCKEYE POWER SALES CO I	FIRE TRAINING SITE GENERATOR LOAD BANK TEST	PUBLIC WORKS	920.00
BUCKEYE POWER SALES CO I	POLICE DEPT GENERATOR LOAD BANK TEST	PUBLIC WORKS	990.00
BUCKEYE POWER SALES CO I	LIFT STATION GENERATOR LOAD BANK TEST	PUBLIC WORKS	940.00
Total BUCKEYE POWER SALES CO INC:			6,100.00
C & M PIPE SUPPLY	SEWER MATERIALS	PUBLIC WORKS	833.44
Total C & M PIPE SUPPLY:			833.44
C & T LAWN AND LANDSCAPE	COMMERCIAL CUTS	FIRE DEPARTMENT	665.00
C & T LAWN AND LANDSCAPE	MAY MOWING	PUBLIC WORKS	2,700.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total C & T LAWN AND LANDSCAPE:			3,365.00
CDW GOVERNMENT INC	VEHICLE POWER ADAPTERS FOR PD FD	MANAGER'S OFFICE	807.36
CDW GOVERNMENT INC	DELL LAPTOP FOR NEW PD SQUAD	MANAGER'S OFFICE	2,450.21
CDW GOVERNMENT INC	HAVIS DOCK HARDWARE PD FD	MANAGER'S OFFICE	1,267.16
Total CDW GOVERNMENT INC:			4,524.73
CONSERV FS INC	GRASS SEED	PUBLIC WORKS	112.50
Total CONSERV FS INC:			112.50
COOK COUNTY CLERK	RECORDING FEES - VA	MANAGER'S OFFICE	1,395.00
Total COOK COUNTY CLERK:			1,395.00
COOK COUNTY SHERIFF	BASIC POLICE RECRUIT TRAINING	POLICE DEPARTMENT	10,725.00
Total COOK COUNTY SHERIFF:			10,725.00
CORE & MAIN LP	CLAMPS/B-BOXES	PUBLIC WORKS	4,457.93
Total CORE & MAIN LP:			4,457.93
CURRIE MOTORS	PARTS RETURN CREDIT	PUBLIC WORKS	100.00
CURRIE MOTORS	PICKUP TRUCK STEP BARS	PUBLIC WORKS	536.83
CURRIE MOTORS	POLICE BRAKES	PUBLIC WORKS	702.75
CURRIE MOTORS	POLICE BRAKES	PUBLIC WORKS	172.50
Total CURRIE MOTORS:			1,312.08
D CONSTRUCTION INC	ASPHALT	PUBLIC WORKS	3,042.47
Total D CONSTRUCTION INC:			3,042.47
DACRA ADJUDICATION LLC	MOS/MOVE/ABC MONTHLY FEE	POLICE DEPARTMENT	1,500.00
Total DACRA ADJUDICATION LLC:			1,500.00
DAILY SOUTHTOWN	NEWSPAPER SUBSCRIPTION	MANAGER'S OFFICE	117.49
Total DAILY SOUTHTOWN:			117.49
DANIELLE DALY	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	139.92
Total DANIELLE DALY:			139.92
DEBRA BORODKIN	CREDIT BALANCE REFUND		2,429.46
Total DEBRA BORODKIN:			2,429.46
ELMER & SON LOCKSMITHS IN	KEYS	PUBLIC WORKS	20.00
ELMER & SON LOCKSMITHS IN	KEYS	PUBLIC WORKS	90.00
Total ELMER & SON LOCKSMITHS INC:			110.00

Name	Description	DEPARTMENT	Net Invoice Amount
EXPERT CHEMICAL	SHOP SUPPLIES	PUBLIC WORKS	370.32
Total EXPERT CHEMICAL:			370.32
FEDERAL EXPRESS	EXPRESS POSTAGE FEES	MANAGER'S OFFICE	15.23
Total FEDERAL EXPRESS:			15.23
FIRESERVICE MANAGEMENT L	TURN OUT GEAR	FIRE DEPARTMENT	542.04
Total FIRESERVICE MANAGEMENT LLC:			542.04
FORD OF HOMEWOOD	POLICE DEPT REPAIR PARTS	PUBLIC WORKS	72.00
FORD OF HOMEWOOD	TIRE SENSOR	PUBLIC WORKS	57.49
Total FORD OF HOMEWOOD:			129.49
GALLAGHER MATERIALS	ASPHALT	PUBLIC WORKS	341.25
Total GALLAGHER MATERIALS:			341.25
GFC LEASING	COPIER/PRINTER SUPPLIES	MANAGER'S OFFICE	1,105.60
Total GFC LEASING:			1,105.60
GRAINGER INC	PPE SUPPLIES	PUBLIC WORKS	279.46
GRAINGER INC	PPE SUPPLIES	PUBLIC WORKS	279.46
GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	26.90
Total GRAINGER INC:			585.82
GW BERKHEIMER CO INC	HVAC FILTERS	PUBLIC WORKS	301.06
GW BERKHEIMER CO INC	HVAC FILTERS	PUBLIC WORKS	193.00
GW BERKHEIMER CO INC	HVAC FILTERS	PUBLIC WORKS	203.98
Total GW BERKHEIMER CO INC:			698.04
HARRY HAMMOCK	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	518.18
Total HARRY HAMMOCK:			518.18
HAWKINS INC	CHLORINE TANK RENTAL	PUBLIC WORKS	90.00
Total HAWKINS INC:			90.00
HELSEL JEPPERSON ELECTRI	WATER PLANT SUPPLIES	PUBLIC WORKS	260.00
HELSEL JEPPERSON ELECTRI	STREET LIGHT SUPPLIES	PUBLIC WORKS	240.00
HELSEL JEPPERSON ELECTRI	STORM WATER 1 LIGHTING	PUBLIC WORKS	556.03
HELSEL JEPPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	48.38
Total HELSEL JEPPERSON ELECTRICAL:			1,104.41
HISKES, DILLNER, O'DONNELL	CONTRACT/CONSULTING SERVICE	MANAGER'S OFFICE	1,008.25
Total HISKES, DILLNER, O'DONNELL:			1,008.25
HOMER TREE CARE INC	TREE REMOVAL - STORMWATER	PUBLIC WORKS	2,000.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total HOMER TREE CARE INC:			2,000.00
HOMEWOOD DISPOSAL	STREET SWEEPING	PUBLIC WORKS	860.00
HOMEWOOD DISPOSAL	GARBAGE AND DUMPSTER ART AND GARDEN	MANAGER'S OFFICE	220.00
HOMEWOOD DISPOSAL	HOMEWOOD DISPOSAL PICKUPS	FIRE DEPARTMENT	1,284.80
HOMEWOOD DISPOSAL	HOMEWOOD DISPOSAL PICKUPS	FIRE DEPARTMENT	1,232.00
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	621.19
HOMEWOOD DISPOSAL	DUMP CHARGES	PUBLIC WORKS	88.00
Total HOMEWOOD DISPOSAL:			4,305.99
HOMEWOOD-FLOSSMOOR CH	CHRONICLE AD	MANAGER'S OFFICE	420.00
Total HOMEWOOD-FLOSSMOOR CHRONICLE:			420.00
HR GREEN INC	PLAN REVIEWS FOR MAY 2025	FIRE DEPARTMENT	3,255.00
Total HR GREEN INC:			3,255.00
IDI	BACKGROUND CHECKS	POLICE DEPARTMENT	346.25
Total IDI:			346.25
IMPERIAL SURVEILLANCE INC	SECURITY CAMERAS	PUBLIC WORKS	18,277.49
IMPERIAL SURVEILLANCE INC	SECURITY CAMERAS	PUBLIC WORKS	14,140.46
IMPERIAL SURVEILLANCE INC	SECURITY CAMERAS	PUBLIC WORKS	10,378.00
IMPERIAL SURVEILLANCE INC	SECURITY CAMERAS	PUBLIC WORKS	6,909.68
IMPERIAL SURVEILLANCE INC	SECURITY CAMERAS	PUBLIC WORKS	6,260.84
IMPERIAL SURVEILLANCE INC	SECURITY CAMERAS	PUBLIC WORKS	4,094.52
Total IMPERIAL SURVEILLANCE INC:			60,060.99
INVERIS TRAINING SOLUTIONS	RANGE SERVICE	POLICE DEPARTMENT	1,695.00
Total INVERIS TRAINING SOLUTIONS INC:			1,695.00
JODY APPELGATE	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	126.69
Total JODY APPELGATE:			126.69
K BROTHERS FENCE INC	VIADUCT FENCE REPLACEMENT PROJECT	PUBLIC WORKS	39,593.25
Total K BROTHERS FENCE INC:			39,593.25
KEVIN KAISER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	726.18
Total KEVIN KAISER:			726.18
KING MUSIC INC	FOURTH OF JULY BAND	MANAGER'S OFFICE	725.00
Total KING MUSIC INC:			725.00
LAUTERBACH & AMEN LLP	GASB 67/68 - FIRE PENSION	MANAGER'S OFFICE	2,590.00
LAUTERBACH & AMEN LLP	FISCAL YEAR 2024-2025 AUDIT	MANAGER'S OFFICE	30,390.00
LAUTERBACH & AMEN LLP	GASB 67/68 - POLICE PENSION	MANAGER'S OFFICE	2,590.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total LAUTERBACH & AMEN LLP:			35,570.00
LEAKS DENNIS	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	175.95
Total LEAKS DENNIS:			175.95
LEXIPOL LLC	POLICY MANUAL	POLICE DEPARTMENT	5,064.39
LEXIPOL LLC	DAILY TRAINING BULLETINS	POLICE DEPARTMENT	6,713.26
Total LEXIPOL LLC:			11,777.65
LEXISNEXIS RISK DATA MANAG	BACKGROUND CHECKS	POLICE DEPARTMENT	200.00
Total LEXISNEXIS RISK DATA MANAGEMENT:			200.00
M E SIMPSON CO INC	LARGE METER TESTING	PUBLIC WORKS	515.00
M E SIMPSON CO INC	LEAK LOCATION	PUBLIC WORKS	865.00
Total M E SIMPSON CO INC:			1,380.00
MCMASTER CARR SUPPLY	FABRICATION MATERIALS	PUBLIC WORKS	130.53
Total MCMASTER CARR SUPPLY:			130.53
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	PUBLIC WORKS	1,735.47
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	EXPENSES	192.83
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL CABLE LOCATE	PUBLIC WORKS	532.49
Total MEADE ELECTRIC CO INC:			2,460.79
MENARDS INC	KIDS TABLES FARMERS MARKET	MANAGER'S OFFICE	179.97
MENARDS INC	FLAGS	PUBLIC WORKS	273.36
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	53.91
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	49.94
MENARDS INC	EQUIPMENT MAINTENANCE	PUBLIC WORKS	73.98
MENARDS INC	SETUP NEEDS FOR A7G	MANAGER'S OFFICE	87.80
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	17.45
MENARDS INC	SETUP NEEDS FOR A&G	MANAGER'S OFFICE	288.73
MENARDS INC	FLAGGER SUPPLIES	PUBLIC WORKS	39.42
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	31.99
MENARDS INC	SCIENCE CENTER SUMP PUMP	PUBLIC WORKS	89.99
MENARDS INC	STREET SUPPLIES	PUBLIC WORKS	91.97
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	310.80
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	65.84
MENARDS INC	ELECTRICAL NEEDS A & G	MANAGER'S OFFICE	549.91
MENARDS INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	71.98
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	66.66
Total MENARDS INC:			2,343.70
METROPOLITAN INDUSTRIES I	PH PROBE REPAIRS	PUBLIC WORKS	585.00
Total METROPOLITAN INDUSTRIES INC:			585.00
MICHAEL NICKOLAOU	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	218.96

Name	Description	DEPARTMENT	Net Invoice Amount
Total MICHAEL NICKOLAOU:			218.96
MINUTEMAN SECURITY TECHN	LPR CONNECTION & ANNUAL FEE	POLICE DEPARTMENT	1,000.00
Total MINUTEMAN SECURITY TECHNOLOGIES:			1,000.00
MONARCH AUTO SUPPLY INC	L&M REPAIR PARTS	PUBLIC WORKS	181.67
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	31.92
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	57.00
MONARCH AUTO SUPPLY INC	STREET DEPT REPAIR PARTS	PUBLIC WORKS	201.38
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	28.92
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	31.70
MONARCH AUTO SUPPLY INC	WATER DEPT REPAIR PARTS	PUBLIC WORKS	336.78
MONARCH AUTO SUPPLY INC	VEHICLE MAINT DEPT AC MACHINE	PUBLIC WORKS	7,999.98
MONARCH AUTO SUPPLY INC	OPERATING SUPPLIES PW	PUBLIC WORKS	47.98
MONARCH AUTO SUPPLY INC	AC MACHINE COVER	PUBLIC WORKS	121.60
Total MONARCH AUTO SUPPLY INC:			9,038.93
MOTOROLA SOLUTIONS INC	SPILLMAN FLEX SWA	MANAGER'S OFFICE	678.92
Total MOTOROLA SOLUTIONS INC:			678.92
MSC INDUSTRIAL SUPPLY CO I	WATER DEPT REPAIR PARTS	PUBLIC WORKS	684.50
Total MSC INDUSTRIAL SUPPLY CO INC:			684.50
MultiSystem Management Compa	JANITORIAL SERVICES VILLAGE WIDE	PUBLIC WORKS	1,485.70
Total MultiSystem Management Company:			1,485.70
MUNICIPAL COLLECTION SERVI	MCSI COLLECTION FEES -- ALARMS	POLICE DEPARTMENT	6.00
MUNICIPAL COLLECTION SERVI	MCSI COLLECTION FEES -- ABC	POLICE DEPARTMENT	238.74
MUNICIPAL COLLECTION SERVI	MCSI COLLECTION FEES -- MOVE	POLICE DEPARTMENT	570.02
MUNICIPAL COLLECTION SERVI	MCSI COLLECTION FEES -- P/C TICKETS	POLICE DEPARTMENT	3,274.82
Total MUNICIPAL COLLECTION SERVICES:			4,089.58
MUNICIPAL EMERGENCY SERV	REPLACEMENT TURN-OUT GEAR	FIRE DEPARTMENT	8,218.25
Total MUNICIPAL EMERGENCY SERVICES INC:			8,218.25
NATHAN B OLSON	ART & GARDEN ENTERTAINMENT	MANAGER'S OFFICE	1,200.00
Total NATHAN B OLSON:			1,200.00
NIX NAX	EMBROIDERY	PUBLIC WORKS	5.00
NIX NAX	EMBROIDERY	PUBLIC WORKS	15.00
NIX NAX	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	25.00
Total NIX NAX:			45.00
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	165.37
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	52.69
O'HERRON CO	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	177.27

Name	Description	DEPARTMENT	Net Invoice Amount
Total O'HERRON CO:			395.33
OLD NATIONAL BANK/FD	BREAKER FINDER	FIRE DEPARTMENT	119.94
OLD NATIONAL BANK/FD	VOLTAGE DETECTOR CIRCUIT BREAKER FINDER	FIRE DEPARTMENT	149.88
OLD NATIONAL BANK/FD	AMBULANCE INSPECTION FEE	FIRE DEPARTMENT	26.00
OLD NATIONAL BANK/FD	2 AXES	FIRE DEPARTMENT	570.84
OLD NATIONAL BANK/FD	LUNCH	FIRE DEPARTMENT	105.48
Total OLD NATIONAL BANK/FD:			972.14
OLD NATIONAL BANK/MO	APPLE MUSIC MONTHLY	MANAGER'S OFFICE	10.99
OLD NATIONAL BANK/MO	HARD DRIVES FOR CIU THIS ORDER WAS RETURNED	MANAGER'S OFFICE	501.38
OLD NATIONAL BANK/MO	HARD DRIVES FOR CIU	MANAGER'S OFFICE	459.98
OLD NATIONAL BANK/MO	COMCAST CONSOLIDATED BILLING	MANAGER'S OFFICE	1,606.54
OLD NATIONAL BANK/MO	COMCAST CONSOLIDATED BILLING	MANAGER'S OFFICE	21.59
OLD NATIONAL BANK/MO	CONSTANT CONTACT MONTHLY	MANAGER'S OFFICE	175.00
OLD NATIONAL BANK/MO	RETURN OF HARD DRIVES FOR CIU	MANAGER'S OFFICE	501.38-
OLD NATIONAL BANK/MO	FACEPAINTER AG 6.7	MANAGER'S OFFICE	1,055.75
OLD NATIONAL BANK/MO	FACEPAINTER FM 5.31	MANAGER'S OFFICE	818.85
OLD NATIONAL BANK/MO	RETENTION MATERIALS	MANAGER'S OFFICE	46.01
OLD NATIONAL BANK/MO	MEMBERSHIP	MANAGER'S OFFICE	214.75
OLD NATIONAL BANK/MO	VENDOR BREAKFAST	MANAGER'S OFFICE	162.55
OLD NATIONAL BANK/MO	PW OPEN HOUSE FOOD	MANAGER'S OFFICE	750.07
OLD NATIONAL BANK/MO	PW OPEN HOUSE FOOD	PUBLIC WORKS	150.00
OLD NATIONAL BANK/MO	PW OPEN HOUSE FOOD	PUBLIC WORKS	150.00
OLD NATIONAL BANK/MO	PW OPEN HOUSE FOOD	PUBLIC WORKS	150.00
OLD NATIONAL BANK/MO	PW OPEN HOUSE FOOD	PUBLIC WORKS	150.00
OLD NATIONAL BANK/MO	PW OPEN HOUSE FOOD	PUBLIC WORKS	150.00
OLD NATIONAL BANK/MO	TRUSTEE WELCOME GIFTS	MANAGER'S OFFICE	96.94
OLD NATIONAL BANK/MO	ENTRA PREMIUM LICENSE 1 YEAR	MANAGER'S OFFICE	72.00
OLD NATIONAL BANK/MO	SHAREPOINT LICENSE RENEWALS	MANAGER'S OFFICE	280.11
OLD NATIONAL BANK/MO	INTUNE LICENSE	MANAGER'S OFFICE	104.64
OLD NATIONAL BANK/MO	DOMAIN RENEWAL	MANAGER'S OFFICE	215.40
OLD NATIONAL BANK/MO	ART & GARDEN FAIR DECORATIONS	MANAGER'S OFFICE	1,500.00
OLD NATIONAL BANK/MO	TRUSTEE ORIENTATION LUNCH	MANAGER'S OFFICE	200.99
OLD NATIONAL BANK/MO	RENTALS FOR EXPANDED MARKET	MANAGER'S OFFICE	140.00
OLD NATIONAL BANK/MO	RENTALS AND STAGE	MANAGER'S OFFICE	4,693.05
OLD NATIONAL BANK/MO	ILCMA CONFERENCE	MANAGER'S OFFICE	250.00
OLD NATIONAL BANK/MO	FARMERSMARKET TOTES	MANAGER'S OFFICE	935.19
OLD NATIONAL BANK/MO	TRUSTEE WELCOME GIFTS	MANAGER'S OFFICE	65.97
OLD NATIONAL BANK/MO	ZOOM MONTHLY	MANAGER'S OFFICE	48.00
Total OLD NATIONAL BANK/MO:			14,674.37
OLD NATIONAL BANK/PD	SENIOR ID BRACELETS	ASSETS	32.97
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	31.06
OLD NATIONAL BANK/PD	SPSC EXPENSE	POLICE DEPARTMENT	73.48
OLD NATIONAL BANK/PD	SPSC EXPENSE	POLICE DEPARTMENT	180.00
OLD NATIONAL BANK/PD	OFFICE SUPPLIES	POLICE DEPARTMENT	412.62
OLD NATIONAL BANK/PD	TRAINING EXPENSE REFUND	POLICE DEPARTMENT	555.96-
OLD NATIONAL BANK/PD	BUSINESS CARDS	POLICE DEPARTMENT	113.58
OLD NATIONAL BANK/PD	TRAINING EXPENSE	POLICE DEPARTMENT	49.29
OLD NATIONAL BANK/PD	SPSC EXPENSE	POLICE DEPARTMENT	42.84
Total OLD NATIONAL BANK/PD:			379.88

Name	Description	DEPARTMENT	Net Invoice Amount
OLD NATIONAL BANK/PW	REFRIGERATOR - PD	PUBLIC WORKS	896.67
OLD NATIONAL BANK/PW	PW WEEK	PUBLIC WORKS	306.22
OLD NATIONAL BANK/PW	PW OPEN HOUSE	PUBLIC WORKS	370.21
OLD NATIONAL BANK/PW	TRAINING	PUBLIC WORKS	144.00
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	318.00
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE TOOLS	PUBLIC WORKS	184.41
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	11.76
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE TOOLS	PUBLIC WORKS	299.00
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE TOOLS	PUBLIC WORKS	244.85
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	123.94
OLD NATIONAL BANK/PW	BUILDING MAINTENANCE TOOLS	PUBLIC WORKS	299.00
OLD NATIONAL BANK/PW	PW WEEK	PUBLIC WORKS	177.50
OLD NATIONAL BANK/PW	POLICE REPAIR PARTS	PUBLIC WORKS	270.00
Total OLD NATIONAL BANK/PW:			3,645.56
PARK AVENUE RECOVERY	BIOHAZARD CLEANING	POLICE DEPARTMENT	250.00
Total PARK AVENUE RECOVERY:			250.00
PAUL PONINSKI	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	848.90
Total PAUL PONINSKI:			848.90
PENNY BRADSHAW	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	1,617.60
Total PENNY BRADSHAW:			1,617.60
PROSHRED SECURITY	SHREDDING	POLICE DEPARTMENT	80.32
Total PROSHRED SECURITY:			80.32
RED WING BUSINESS ADVANT	WORK BOOTS (MUSZYNSKI)	PUBLIC WORKS	450.48
RED WING BUSINESS ADVANT	WORK BOOTS (VICTOR)	PUBLIC WORKS	475.98
RED WING BUSINESS ADVANT	WORK BOOTS (STOJAKOVICH)	PUBLIC WORKS	489.97
Total RED WING BUSINESS ADVANTAGE:			1,416.43
REID & PEDERSON	DRAINAGE CLEANOUT	PUBLIC WORKS	320.00
Total REID & PEDERSON:			320.00
RELIANCE SAFETY LANE & SE	VEHICLE SAFETY INSPECTION	PUBLIC WORKS	109.50
Total RELIANCE SAFETY LANE & SERVICE:			109.50
RICHARD PRALLE	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	840.03
Total RICHARD PRALLE:			840.03
ROEDA INC	BANNERS - OPEN HOUSE	PUBLIC WORKS	115.00
ROEDA INC	SIGN DECAL	PUBLIC WORKS	204.00
Total ROEDA INC:			319.00
ROMEONVILLE FIRE ACADEMY	ROPES TRAINING	FIRE DEPARTMENT	900.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total ROMEOVILLE FIRE ACADEMY:			900.00
RR MULCH & SOIL LLC	BULK SAND	PUBLIC WORKS	112.50
Total RR MULCH & SOIL LLC:			112.50
SCBAS INC	BREATHING APPARATUS - FD	FIRE DEPARTMENT	406.00
Total SCBAS INC:			406.00
SEBIS - POSTAGE	SEBIS POSTAGE	PUBLIC WORKS	3,206.54
Total SEBIS - POSTAGE:			3,206.54
SEBIS DIRECT INC	SEBIS DIRECT	PUBLIC WORKS	685.52
Total SEBIS DIRECT INC:			685.52
SERVICE SANITATION INC	RESTROOMS ART AND GARDEN	MANAGER'S OFFICE	1,392.00
SERVICE SANITATION INC	PORTABLE SANITATION DPW OPEN HOUSE	PUBLIC WORKS	236.00
Total SERVICE SANITATION INC:			1,628.00
SHARK SHREDDING INC	MONTHLY SHREDDING	FIRE DEPARTMENT	67.20
Total SHARK SHREDDING INC:			67.20
SHOREWOOD HOME AND AUT	MOWER REPAIR	PUBLIC WORKS	72.74
SHOREWOOD HOME AND AUT	MOWER REPAIR	PUBLIC WORKS	270.50
Total SHOREWOOD HOME AND AUTO INC:			343.24
SOUND INCORPORATED	MONTHLY HOSTING SERVICES	MANAGER'S OFFICE	495.00
Total SOUND INCORPORATED:			495.00
SOUTH SUBURBAN HUMANE S	ANIMAL IMPOUNDS	POLICE DEPARTMENT	750.00
SOUTH SUBURBAN HUMANE S	ANIMAL IMPOUND FEES	POLICE DEPARTMENT	500.00
Total SOUTH SUBURBAN HUMANE SOCIETY:			1,250.00
SOUTH SUBURBAN PADS	PADS CONTRIBUTION	ASSETS	232.00
Total SOUTH SUBURBAN PADS:			232.00
SWIFT SAW & TOOL SUPPLY	SHOP SUPPLIES	PUBLIC WORKS	738.20
SWIFT SAW & TOOL SUPPLY	SHOP SUPPLIES	PUBLIC WORKS	266.65
SWIFT SAW & TOOL SUPPLY	OPERATING SUPPLIES PW	PUBLIC WORKS	64.73
Total SWIFT SAW & TOOL SUPPLY:			1,069.58
TALLGRASS RESTORATION LL	WETLAND RESTORATION PROJECT	PUBLIC WORKS	3,600.00
TALLGRASS RESTORATION LL	WETLAND RESTORATION PROJECT	PUBLIC WORKS	3,125.00
TALLGRASS RESTORATION LL	WETLAND RESTORATION PROJECT	PUBLIC WORKS	3,700.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total TALLGRASS RESTORATION LLC:			10,425.00
TERMINAL SUPPLY COMPANY	OPERATING SUPPLIES PW	PUBLIC WORKS	272.67
Total TERMINAL SUPPLY COMPANY:			272.67
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	298.00
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	314.00
TERMINIX PROCESSING CNTR	PEST CONTROL SERVICE	PUBLIC WORKS	200.00
Total TERMINIX PROCESSING CNTR:			812.00
THE STUTTLEY GROUP LLC	ADMINISTRATIVE HEARING OFFICER	MANAGER'S OFFICE	525.00
Total THE STUTTLEY GROUP LLC:			525.00
THIRD MILLENIUM ASSOCIATE	VEHICLE STICKER FULFILLMENT & POSTAGE	MANAGER'S OFFICE	3,548.51
Total THIRD MILLENIUM ASSOCIATES INC:			3,548.51
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	144.00
THOMPSON ELEVATOR INSPEC	ELEVATOR INSPECTIONS	FIRE DEPARTMENT	174.00
Total THOMPSON ELEVATOR INSPECTION:			318.00
THORN CREEK BASIN SAN DIS	TCBSD REVENUE PAYOUT	ASSETS	80,484.52
THORN CREEK BASIN SAN DIS	LATE PMT PENALTIES CHARGED TO CUSTOMERS	ASSETS	1,315.63
Total THORN CREEK BASIN SAN DISTRICT:			81,800.15
ULINE	OFFICE CHAIR, SHOP STOOLS	PUBLIC WORKS	589.44
ULINE	ELECTRICAL STORAGE	PUBLIC WORKS	701.40
Total ULINE:			1,290.84
UNITED LABORATORIES INC	SEWER GREASE CONTROL	PUBLIC WORKS	5,670.80
UNITED LABORATORIES INC	SEWER GREASE CONTROL	PUBLIC WORKS	1,002.71
Total UNITED LABORATORIES INC:			6,673.51
USA BLUEBOOK	PH SOLUTIONS	PUBLIC WORKS	56.66
USA BLUEBOOK	B-BOX AUGER	PUBLIC WORKS	114.95
USA BLUEBOOK	TRUCK SUPPLIES	PUBLIC WORKS	344.85
USA BLUEBOOK	PH PROBES	PUBLIC WORKS	1,040.01
Total USA BLUEBOOK:			1,556.47
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	70.00
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	330.00
UTERMARK & SONS QUALITY L	GRASS CUTTING	FIRE DEPARTMENT	210.00
Total UTERMARK & SONS QUALITY LAWN CARE CO:			610.00
VERIZON WIRELESS SVCS LLC	MOBILE PHONE SERVICE-ALL DEPTS	MANAGER'S OFFICE	585.62

Name	Description	DEPARTMENT	Net Invoice Amount
Total VERIZON WIRELESS SVCS LLC:			585.62
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	36.93
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES/DISPOSABLES	MANAGER'S OFFICE	184.10
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	FIRE DEPARTMENT	83.12
Total WAREHOUSE DIRECT OFFICE PDTS:			304.15
WENTWORTH TIRE SERVICE INC	VEHICLE TIRES-PW	PUBLIC WORKS	705.00
Total WENTWORTH TIRE SERVICE INC:			705.00
WISCO	OXYGEN	FIRE DEPARTMENT	254.43
Total WISCO:			254.43
WORKING WELL	POLICE APPLICANT PRE EMPLOYMENT PHYSICAL	MANAGER'S OFFICE	1,072.00
WORKING WELL	ANNUAL CONSORTIUM FEE CDL	PUBLIC WORKS	87.50
WORKING WELL	ANNUAL CONSORTIUM FEE CDL	PUBLIC WORKS	87.50
WORKING WELL	PRE EMPLOYMENT PHYSICALS PW	PUBLIC WORKS	186.00
Total WORKING WELL:			1,433.00
WRIGHT MATERIALS LLC	BLACK DIRT	PUBLIC WORKS	975.00
WRIGHT MATERIALS LLC	BLACK DIRT	PUBLIC WORKS	650.00
Total WRIGHT MATERIALS LLC:			1,625.00
Grand Totals:			426,393.32

Dated: _____

Village Clerk: _____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 24, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Purchase Approval - Police Vehicles

PURPOSE

Staff is requesting the Village Board approve the purchase of two (2) Ford Utility Interceptors through the Suburban Purchasing Cooperative, 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.

PROCESS

Periodically, the Village of Homewood must replace equipment that has reached its end of life. Staff evaluates equipment on an annual basis and compiles a list of items that are recommended for replacement. Two (2) Police vehicles are due for replacement:

- Vehicle #10: 2021 Ford Utility - 84,000 Miles [Police Patrol-due for replacement in 2025*]
- Vehicle #14: 2021 Ford Utility - 94,000 Miles [Police Patrol-due for replacement in 2025]

**On May 4, 2025, Police Department squad #10 was involved in a vehicle accident. A claim was filed with the Village's insurance company, IRMA, and was determined to be a total loss. An appraiser assessed the damaged vehicle and the valuation was determined to be \$24,067. After the claim is fully processed, the Village will receive a claim payment for the totaled vehicle.*

Staff researched purchase options and found two Ford Utility Interceptors to be available through the Suburban Purchasing Cooperative from Currie Motors Fleet. The total purchase price for both vehicles is \$91,148. Both vehicles will require the appropriate lighting, accessories, and equipment after purchase, which will bring the total cost to \$133,948.

Vehicle	Purchase Price	Equipment	Upfitting	Total Cost
#10:	\$45,574	\$16,400	\$5,000	\$66,974
#14	\$45,574	\$16,400	\$5,000	\$66,974
				\$133,948



OUTCOME

The approval to purchase the two vehicles will allow the Village to replace vital assets that have reached the end of their life.

FINANCIAL IMPACT

- **Funding Source:** General Capital and G.O. Bond
- **Budgeted Amount:** \$1,000,000 (Vehicle Replacement)
- **Cost:** \$133,948

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Waive competitive bidding due to utilizing a vendor through the 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.

ATTACHMENT(S)

- Vehicle Evaluation Forms
- Equipment Replacement Justification Forms
- Proposal

VEHICLE/EQUIPMENT EVALUATION FORM

Date of Evaluation: 6/18/2025

Vehicle Number: 14-2114
 Year: 2021
 Make: Ford
 Model: Utility
 Usage Type: Patrol

Life-to-date usage miles: 94,000
 Years in service: 4 years
 Year scheduled for replacement: 2025

Drivetrain Condition:

Engine	Average for miles/hours:	<input checked="" type="checkbox"/>	Needs work:	<input type="checkbox"/>
Transmission	Average for miles/hours:	<input type="checkbox"/>	Needs work:	<input checked="" type="checkbox"/>
Differential	Average for miles/hours:	<input checked="" type="checkbox"/>	Needs work:	<input type="checkbox"/>

Body Condition:

Undercarriage	Average for mileage/year:	<input type="checkbox"/>	Fair:	<input checked="" type="checkbox"/>	Poor:	<input type="checkbox"/>
Sheet Metal	Average for mileage/year:	<input type="checkbox"/>	Fair:	<input type="checkbox"/>	Poor:	<input checked="" type="checkbox"/>
Interior	Average for mileage/year:	<input type="checkbox"/>	Fair:	<input checked="" type="checkbox"/>	Poor:	<input type="checkbox"/>

Alternatives:

Retain

- ☐ keep as is/evaluate annually
☐ partially rebuild
☐ completely rebuild
☐ modify w/attachments and options
☐ shift to lighter duty application

Dispose

- ☐ Trade-in
☒ Sell by Village or auction
☒ As is/no sale prep costs
☐ Incur minimum sale prep. Costs
☐ Disassemble/sell components

Replacement

- ☒ replace w/updated similar vehicle/equipment
☐ replace w/rented vehicle equipment as needed
☐ replace w/multi-functional vehicle/equipment
☐ replace with Fleet recycled vehicle

Notes:

This is a patrol car used in severe duty applications, it has served its purpose however, it is past the useful stage of reliability

Joe Mancini
 Vehicle Maintenance Supervisor

VEHICLE/EQUIPMENT EVALUATION FORM

Date of Evaluation: 6/18/2025

Vehicle Number: 10-2110.
 Year: 2021
 Make: Ford
 Model: Utility
 Usage Type: Patrol

Life-to-date usage miles: 84,000
 Years in service: 4 years
 Year scheduled for replacement: 2025

Drivetrain Condition:

Engine	Average for miles/hours:	<input type="checkbox"/>	Needs work:	<input type="checkbox"/>
Transmission	Average for miles/hours:	<input type="checkbox"/>	Needs work:	<input type="checkbox"/>
Differential	Average for miles/hours:	<input type="checkbox"/>	Needs work:	<input type="checkbox"/>

Body Condition:

Undercarriage	Average for mileage/year:	<input type="checkbox"/>	Fair:	<input type="checkbox"/>	Poor:	<input type="checkbox"/>
Sheet Metal	Average for mileage/year:	<input type="checkbox"/>	Fair:	<input type="checkbox"/>	Poor:	<input type="checkbox"/>
Interior	Average for mileage/year:	<input type="checkbox"/>	Fair:	<input type="checkbox"/>	Poor:	<input type="checkbox"/>

Alternatives:

Retain

- ☐ keep as is/evaluate annually
- ☐ partially rebuild
- ☐ completely rebuild
- ☐ modify w/attachments and options
- ☐ shift to lighter duty application

Dispose

- ☐ Trade-in
- ☐ Sell by Village or auction
 - ☐ As is/no sale prep costs
 - ☐ Incur minimum sale prep. Costs
 - ☐ Disassemble/sell components

Replacement

- ☐ replace w/updated similar vehicle/equipment
- ☐ replace w/rented vehicle equipment as needed
- ☐ replace w/multi-functional vehicle/equipment
- ☐ replace with Fleet recycled vehicle

Notes:

This is a patrol utility was in an accident and totaled

Joe Mancini
 Vehicle Maintenance Supervisor

EQUIPMENT REPLACEMENT JUSTIFICATION

Is this a **replacement** vehicle?

Yes	No
X	

Is this an **additional** vehicle?

	X
--	---

Vehicle #	14-2110
Year	2020
Make	FORD
Model	UTILITY
Hours/Mileage	94000
Department	POLICE
Division	PATROL

List current possible issues with the vehicle & price to repair:

TRANSMISSION	\$3,200.00
AC CONDENSER	\$800.00
WATER PUMP	\$2,500.00
CYLINDER HEADS	\$3,100.00
ENGINE CARBON REMOVAL	\$1,100.00
	\$10,700.00

List of additional equipment necessary to purchase

EMERGENCY LIGHTING, CONSOLE	
PARTITIONS,EQUIPMENT TRAY	\$16,400.00
DECALS	
	\$
	\$
	\$16,400.00

Vehicle Replacement Cost

\$66,974.00

Budget Amount

N/A

Additional Notes:

EQUIPMENT REPLACEMENT JUSTIFICATION

Is this a **replacement** vehicle?

No

X

Is this an **additional** vehicle?

10-2110

2020

FORD

UTILITY

94000

POLICE

PATROL

List current possible issues with the vehicle & price to repair:

THIS PATROL UTILITY WAS IS ACCIDENT

AND TOTALED

\$45,574.00

\$45,574.00

List of additional equipment necessary to purchase

EMERGENCY LIGHTING, CONSOLE

PARTITIONS,EQUIPMENT TRAY

DECALS

\$

\$16,400.00

\$16,400.00

Vehicle Replacement Cost

\$66,974.00

Budget Amount

N/A

Additional Notes:

Prepared for: , Village of Homewood

10-2510
Preliminary

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515

Client Proposal

Prepared by:

Nic Cortellini

Office: 815-464-9200

Email: ncortellini@curriemotors.com

Quote ID: 2025-HW

Date: 05/05/2025



Currie Motors Ford of Valpo | 2052 Morthland Drive, Valparaiso, Indiana, 463855439

Office: 219-464-3523

Prepared for:

Village of Homewood
Prepared by: Nic Cortellini
05/05/2025



Item 8. A.

Currie Motors Ford of Valpo | 2052 Morthland Drive Valparaiso Indiana | 463855439

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: 2025-HW

Warranty

Standard Warranty

<i>Basic Warranty</i>	
Basic warranty	36 months/36,000 miles
<i>Powertrain Warranty</i>	
Powertrain warranty	60 months/100,000 miles
<i>Corrosion Perforation</i>	
Corrosion perforation warranty	60 months/unlimited
<i>Roadside Assistance Warranty</i>	
Roadside warranty	60 months/60,000 miles
<i>Hybrid/Electric Components Warranty</i>	
Hybrid/electric components warranty	96 months/100,000 miles

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Village of Homewood

Prepared by: Nic Cortellini

05/05/2025



Currie Motors Ford of Valpo | 2052 Morthland Drive Valparaiso Indiana | 463855439

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: 2025-HW

Major Equipment

(Based on selected options, shown at right)

10-speed automatic

- * 18 x 8-inch front and rear black steel wheels
- * P255/60RW18 AS BSW front and rear tires
- * Lock-up transmission
- * Alternator Amps: 250A
- * All-speed ABS and driveline traction control
- * HD lead acid battery
- * Steering wheel mounted audio controls
- * 8 inch primary display
- * AM/FM
- * Auxiliary input jack
- * Vehicle body length: 198.8"
- * Standard ride suspension
- * Rear window defroster
- * Manual folding door mirrors
- * Deep tinted windows
- * Speed sensitive wipers
- * Dual-zone front climate control
- * Driver front impact airbag
- * Passenger front impact airbag

Exterior: Agate Black

Interior: Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear

- * Class III tow rating
- * Overdrive transmission
- * Transmission electronic control
- * Stainless steel dual exhaust
- * Battery rating: 850CCA
- * Fuel tank capacity: 21.40 gal.
- * Wireless audio streaming
- * AM/FM stereo radio
- * Seek scan
- * External memory control
- * Wheelbase: 119.1"
- * Trip computer
- * Power door mirrors
- * LED brake lights
- * Variable intermittent front windshield wipers
- * Automatic climate control
- * Rear under seat climate control ducts
- * Seat mounted side impact driver airbag
- * Seat mounted side impact front passenger airbag

As Configured Vehicle

STANDARD VEHICLE PRICE	MSRP
Order Code 500A	\$49,515.00
3.73 Axle Ratio	N/C
GVWR: 6,840 lbs (3,103 kgs)	Included
Tires: 255/60R18 AS BSW	Included
Wheels: 18" x 8" 5-Spoke Painted Black Steel	Included
Unique HD Cloth Front Bucket Seats w/Vinyl Rear	Included
Monotone Paint Application	STD
119" Wheelbase	STD
Radio: AM/FM/MP3 Capable	Included
50-State Emissions System	STD
SYNC Phoenix Communication & Entertainment System	Included
Agate Black	N/C
Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear	N/C
Engine: 3.3L V6 Direct-Injection	-\$2,330.00
Transmission: 10-Speed Automatic (44U)	N/C
Front License Plate Bracket	N/C
Hidden Door-Lock Plunger	\$160.00

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Item 8. A.

Prepared for:

Village of Homewood

Prepared by: Nic Cortellini

05/05/2025



Currie Motors Ford of Valpo | 2052 Morthland Drive Valparaiso Indiana | 463855439

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: 2025-HW

Major Equipment

- * Airbag occupancy sensor
- * Electronic stability control system with anti-rollover
- * Fixed rear seats
- * Front facing rear seat
- * Height adjustable rear seat head restraints
- * 3 rear seat head restraints
- * Bucket front seats
- * Front passenger seat with 8-way directional controls
- * Manual front seat head restraint control
- * Power height adjustable driver seat
- * Power driver seat cushion tilt
- * Power height adjustable control passenger seat
- * Cloth front seat upholstery
- * Driver seat with 2-way power lumbar
- * 4-wheel disc brakes
- * Brake assist system
- * 7 airbags
- * Manual rear child safety door locks
- * 35-30-35 folding rear seats
- * Fold forward rear seatback
- * Manual rear seat head restraint control
- * Split-bench rear seat
- * Driver seat with 8-way directional controls
- * Height adjustable front seat head restraints
- * Manual reclining driver seat
- * Power driver seat fore/aft control
- * Power reclining passenger seat
- * Power passenger seat fore/aft control
- * Vinyl front seatback upholstery
- * Front passenger seat with 2-way power lumbar
- * 4-wheel antilock (ABS) brakes
- * Hill start assist

As Configured Vehicle

	MSRP
Rear-Door Controls Inoperable	Included
Driver Only LED Bulb Spot Lamp (Unity)	\$400.00
Noise Suppression Bonds (Ground Straps)	\$100.00
Underbody Deflector Plate	\$340.00
Rear Console Plate	\$60.00
<hr/>	
SUBTOTAL	\$48,245.00
Destination Charge	\$1,595.00
<hr/>	
TOTAL	\$49,840.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Item 8. A.

Prepared for:

Village of Homewood
Prepared by: Nic Cortellini
05/05/2025



Currie Motors Ford of Valpo | 2052 Morthland Drive Valparaiso Indiana | 463855439

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: 2025-HW

Fuel Economy

City
N/A



Hwy
N/A

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Item 8. A.

Prepared for:

Village of Homewood

Prepared by: Nic Cortellini

05/05/2025

Currie Motors Ford of Valpo | 2052 Morthland Drive Valparaiso Indiana | 463855439



Item 8. A.

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: 2025-HW

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
K8A	Base Vehicle Price (K8A)	\$49,515.00
Packages		
500A	Order Code 500A <i>Includes:</i> - 3.73 Axle Ratio - GVWR: 6,840 lbs (3,103 kgs) - Tires: 255/60R18 AS BSW - Wheels: 18" x 8" 5-Spoke Painted Black Steel Includes polished stainless steel hub cover and center caps. - Unique HD Cloth Front Bucket Seats w/Vinyl Rear Includes reduced bolsters, 6-way power track driver seat (fore/aft, up/down, tilt with manual recline, 2-way manual lumbar), 8-way power track passenger seat with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks. - Radio: AM/FM/MP3 Capable Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port and 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem. - SYNC Phoenix Communication & Entertainment System Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.	N/C
Powertrain		
99B	Engine: 3.3L V6 Direct-Injection <i>(136-MPH top speed). Deletes regenerative braking and lithium-ion battery pack; adds 250-amp alternator and replaces 19-gallon tank with 21.4-gallon tank.</i>	-\$2,330.00
44U	Transmission: 10-Speed Automatic (44U)	N/C
STDAX	3.73 Axle Ratio	Included
STDGV	GVWR: 6,840 lbs (3,103 kgs)	Included
Wheels & Tires		
STDTR	Tires: 255/60R18 AS BSW	Included
STDWL	Wheels: 18" x 8" 5-Spoke Painted Black Steel <i>Includes polished stainless steel hub cover and center caps.</i>	Included
Seats & Seat Trim		
9	Unique HD Cloth Front Bucket Seats w/Vinyl Rear	Included

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Prepared for:

Village of Homewood

Prepared by: Nic Cortellini

05/05/2025

Currie Motors Ford of Valpo | 2052 Morthland Drive Valparaiso Indiana | 463855439



Item 8. A.

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: 2025-HW

As Configured Vehicle (cont'd)

Code	Description	MSRP
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Includes reduced bolsters, 6-way power track driver seat (fore/aft, up/down, tilt with manual recline, 2-way manual lumbar), 8-way power track passenger seat with 2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks.

Other Options

PAINT	Monotone Paint Application	STD
119WB	119" Wheelbase	STD
STDRD	Radio: AM/FM/MP3 Capable	Included

Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables optional telematics services through Ford or authorized providers via paid subscription. Subscribe at <https://fordpro.com/en-us/telematics/> or call 1-833-811-FORD (3673).

Includes 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port and 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem.

Includes:

- SYNC Phoenix Communication & Entertainment System

Includes hands-free voice command support compatible with most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack.

153	Front License Plate Bracket	N/C
51R	Driver Only LED Bulb Spot Lamp (Unity)	\$400.00
76D	Underbody Deflector Plate <i>Engine and transmission shield.</i>	\$340.00
52P	Hidden Door-Lock Plunger <i>Includes: - Rear-Door Controls Inoperable Locks, handles and windows. Can manually remove window or door disable plate with special tool. Locks/windows operable from driver's door switches.</i>	\$160.00
68G	Rear-Door Controls Inoperable <i>Locks, handles and windows. Can manually remove window or door disable plate with special tool. Locks/windows operable from driver's door switches.</i>	Included
85R	Rear Console Plate <i>Contours through 2nd row; channel for wiring.</i>	\$60.00
60R	Noise Suppression Bonds (Ground Straps)	\$100.00

Emissions

425	50-State Emissions System	STD
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Prepared for:

Village of Homewood

Prepared by: Nic Cortellini

05/05/2025

Currie Motors Ford of Valpo | 2052 Morthland Drive Valparaiso Indiana | 463855439



Item 8. A.

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: 2025-HW

As Configured Vehicle (cont'd)

Code	Description	MSRP
Flexible Fuel Vehicle (FFV) system is standard equipment for vehicles equipped with the 3.3L V6 Direct-Injection engine.		
Exterior Color		
UM_01	Agate Black	N/C
Interior Color		
9W_01	Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear	N/C
Upfit Options		
01	Certificate of Origin	\$0.00
SUBTOTAL		\$48,245.00
Destination Charge		\$1,595.00
TOTAL		\$49,840.00

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Prepared for:

Village of Homewood

Prepared by: Nic Cortellini

05/05/2025

Currie Motors Ford of Valpo | 2052 Morthland Drive Valparaiso Indiana | 463855439



Item 8. A.

2025 Police Interceptor Utility AWD Base (K8A)

Price Level: 515 | Quote ID: 2025-HW

Pricing Summary - Single Vehicle**MSRP***Vehicle Pricing*

Base Vehicle Price	\$49,515.00
Options	-\$1,270.00
Colors	\$0.00
Upfitting	\$0.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$1,595.00
Subtotal	\$49,840.00

Discount Adjustments

Discount Adjustments	-\$4,266.00
Total	\$45,574.00

Customer Signature

Acceptance Date

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BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 24, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Purchase Approval - Backhoe

PURPOSE

Periodically, the Village of Homewood must replace equipment that has reached its end of life. Staff evaluates equipment on an annual basis and compiles a list of items that are recommended for replacement based on the American Public Works Association (APWA) Fleet Management recommendation. Through the budget process, one of those recommendations was to replace Unit #208, a 2007 John Deere 410J Backhoe Loader, due to its age (18 years) and extensive use (5,800 operating hours).

Staff requests the Board waive competitive bidding due to purchasing through a Joint Governmental or Cooperative purchasing program and approve the purchase of a 2025 John Deere 410P backhoe loader from West Side Tractor Sales of Lisle, IL for a total purchase price not to exceed \$121,572.37.

PROCESS

The backhoe is an essential piece of equipment that could be typified as the Swiss Army knife of the construction equipment world. The backhoe is used for various types of projects that require digging, trenching, and earthmoving. The Public Works Department utilizes its current backhoes for work associated with water main, sanitary sewer, storm sewer repairs/replacements, and road surface work.

The 2025 John Deere 410P Backhoe Loader was selected as the replacement for Unit #208 in order to maintain consistency with the Village's existing fleet. The Public Works fleet shop already stocks compatible parts, and dealer support is readily available in nearby South Holland, IL. The purchase will be made through the Sourcwell Cooperative Purchasing Program, which provides competitive pricing.

West Side Tractor Sales of Lisle, IL, an authorized John Deere dealer, has offered a trade-in value of \$20,000 for Unit #208. An additional unit, #207 - a 2007 John Deere 410J Backhoe - is also being traded in for \$25,000 as part of this new purchase.



OUTCOME

Replacing backhoe Unit# 208 will decrease maintenance cost, demonstrate a commitment to sustainability, and increase safety and operational excellence that Village residents expect.

FINANCIAL IMPACT

- **Funding Source:** CIP and Water Sewer Capital
- **Total Budgeted Amount:** \$378,000.00
- **Cost:** \$121,572.37

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

West Side Tractor Sales Proposal



3300 Ogden Ave • Lisle, IL 60532

(630) 355-7150

6/4/2021
DATE

Item 8. B.

CUSTOMER ORDER#

Aaron Vargas
SALESPERSON

PURCHASER NAME: **VILLAGE OF HOMEWOOD PUBLI**

ADDRESS: **17755 ASHLAND AVE**

CITY, STATE, ZIP **HOMEWOOD, IL 60430** PHONE# **7082062914**

QTY	DESCRIPTION	PRICE
1	2025 John Deere 410 P Backhoe Loader	\$ 166,572.00
	Serial Number TBD Stock Number New Deere	
	• Full Machine 12 Month -Unlimited Hour Warranty	
	• 36 Mths - 3000 Hr Extended PT+H Warranty Machine Only	
	TRADE-IN: SERIAL NUMBER	
	2006 John Deere 410G with 3864 hours T0410GX960726	\$ 25,000.00
	T0410JX153661	\$ 20,000.00
		\$ -

TAXES*			
SALES	\$ -	SELLING PRICE	\$ 166,572.00
TIRE USER FEE		LESS TRADES-IN(S)	\$ (45,000.00)
COOK COUNTY USE	\$ -	SUBTOTAL	\$ 121,572.00
COOK COUNTY RETAIL	\$ -		
GROSS FET (12%)	\$ -	TOTAL TAXES*	\$ -
- Tire Credit	\$ -	SUBTOTAL	\$ 121,572.00
NET FET	\$ -		
C. OF CHICAGO	\$ -	TOTAL RENT TO APPLY	\$ -
TOTAL TAXES*	\$ -	PAYOFF OF TRADES	\$ -
RENT TO APPLY**		CASH DOWN PAYMENT	\$ -
RENTALS BILLED	\$ -	SECURE	\$ -
RENT TAX BILLED	\$ -	PM PLUS	\$ -
LESS SERVICE CHARGE	\$ -	OTHER	\$ -
TOTAL RENT TO APPLY**	\$ -	BALANCE DUE	\$ 121,572.00

TERMS: CASH ON DELIVERY _____ CONDITIONAL SALES CONTRACT _____ MAKE CHECKS PAYABLE TO:
NOTES: "WEST SIDE TRACTOR SALES CO"

WARRANTY CODE: _____ F.O.B. _____

ALL NEW EQUIPMENT IS SOLD UNDER THE STANDARD WARRANTY, IF ANY, OF THE MANUFACTURER.
ALL DELIVERIES ARE SUBJECT TO DELAYS CAUSED BY ACTS OF GOD, FIRES, STRIKES, WAR, INSURRECTIN OR ANY OTHER CAUSE BEYOND THE REASONABLE
CONTROL OF OURSELVES OR THE MANUFACTURER
IT IS UNDERSTOOD THAT THIS ORDER CONSTITUES THE ENTIRE CONTRACT AND SHALL NOT BE BINDING UNTIL OFFICIALLY ACCEPTED BY THE WEST SIDE
TRACTOR SALES CO. PURCHASER HAS READ AND UNDERSTANDS WARRANTY TERMS AND REVERSE SIDE.
IF A TRADE-IN IS A PART OF THIS PURCHASE ORDER, "PURCHASER" HEREBY CERTIFIES THAT SUCH TRADE-IN(S) IS FREE AND CLEAR OF ALL LIENS OR
ENCUMBRANCES EXCEPT AS SHOWN ABOVE.

YOU ARE HEREBY AUTHORIZED TO ENTER THE ABOVE ORDER FOR THE UNDERSIGNED

SALESPERSON: _____

PURCHASER: **VILLAGE OF HOMEWOOD PUBLI**

ACCEPTED FOR WEST SIDE TRACTOR SALES CO.

BY: _____

BY: _____
Sales Manager

DATE: _____

Revision 6/17/18

EQUIPMENT WARRANTY

Item 8. B.

1. **NEW EQUIPMENT.** The only warranties which a buyer of new equipment shall be entitled to are those warranties of the manufacturer presented to the Buyer at the time of delivery of such new equipment. NO WARRANTIES either expressed or implied, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, are given by Seller with respect to such new equipment.

2. **USED EQUIPMENT.** The following items are EXPRESSLY EXCLUDED from the coverage of any and all warranties, expressed or implied, given by Seller, with respect to used equipment: electrical equipment, glass, batteries, tires or under-carriage wear items, filters, oil or any repairs required due to neglect, abuse, or imprudent use by the Buyer. In the event of any question relating to the scope and applicability of this paragraph, the determination by a service representative designated by Seller shall be conclusive. In the event of any modification, alteration, addition, attachment, or repair to used equipment by anyone other than Seller, any and all warranties hereinafter set forth with respect to such equipment shall immediately become null and void. The following warranties are provided by Seller with respect to used equipment, subject to the exclusions set forth above:

(a) 30 DAYS: ALL PARTS AND LABOR IN OUR SHOP:

With respect to used equipment which has been completely rebuilt or reconditioned by Seller before delivery to Buyer, Seller expressly warrants such equipment to be free from defects in materials and workmanship, at the sole determination of Seller, for a period of thirty (30) days from date of purchase, if such equipment shall be delivered to Seller within such period. Seller's responsibility shall be limited to repair or replacement of such defective equipment, at Seller's option. This warranty may be limited to certain machine components if so stated on the face of this Order.

(b) 30 DAYS; 50-50 ALL PARTS AND LABOR IN OUR SHOP:

With respect to used equipment which has been repaired from time to time as needed by Seller before delivery to Buyer, Seller expressly warrants such equipment to be free from defects in materials and workmanship, at the sole determination of Seller, for a period of thirty (30) days from date of purchase, if such equipment shall be delivered to Seller within such period. Seller's responsibility shall be limited to repair or replacement, at Seller's option, at a cost calculated at list price for parts and labor, such cost to be shared equally between Buyer and Seller. Necessity for repair shall be a matter subject to the sole and final judgment of a service representative designated by Seller. Upon completion of repairs under this warranty, the Buyer's proportionate share of the cost thereof shall be paid in full as a condition precedent to the re-delivery of the equipment to the Buyer.

(c) AS IS - NO WARRANTY EXPRESSED OR IMPLIED:

With respect to used equipment sold to the Buyer in the same condition in which it was acquired by Seller, minor repairs before delivery to Buyer excepted, Seller makes NO WARRANTY either expressed or implied, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, and the Buyer assumes complete responsibility for any repairs, adjustments, or replacement of parts upon his acceptance of such equipment.

In the event that any of the warranties on Used Equipment set forth on the face of this Order are designated as "SUBJECT TO ONE (1) DAY TRIAL", the Buyer may take delivery for the sole purpose of subjecting the equipment to a fair test of its capabilities: PROVIDED, however, that by taking such conditional delivery of the equipment, Buyer expressly agrees to assume full and complete liability for the equipment and for any consequential contingent or incidental damages and liabilities howsoever arising as a result of the possession or use thereof, and expressly agrees to indemnify, protect and save harmless Seller from any and all claims, demands or suits related to, arising from, or connected with, such conditional delivery or the possession or use of such equipment by Buyer. Within forty-eight (48) hours of delivery of the equipment to him, Buyer must indicate by appropriate communication to the Seller either (1) his acceptance of the equipment under the terms and conditions expressed upon the face and reverse sides of this Order; or (2) the unacceptability of the equipment, in which case Buyer must return the said equipment to Seller in the same condition that it was received. In the event that Buyer fails to so notify the Seller within the aforesaid time period, the Buyer shall be deemed to have unconditionally accepted the equipment upon the terms and conditions expressed upon the face and reverse sides of this order.

(d) AS IS - WHERE IS - NO WARRANTY EXPRESSED OR IMPLIED:

With respect to used equipment sold to the Buyer in the same condition and at the same location in which it was acquired by the Seller, without regard to whether the equipment is in running condition or operable, Seller makes NO WARRANTY either expressed or implied. INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, and the Buyer assumes complete responsibility for any repairs, adjustments, or replacement of parts and accepts full and complete liability for the equipment in its present location and condition upon his acceptance of such equipment.

3. The type of Warranty written on the face of this Order is EXCLUSIVE AND IN LIEU OF ALL OTHER EXPRESSED OR IMPLIED WARRANTIES WHATSOEVER, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE and shall not be construed as any way guaranteeing availability of equipment, new or used. Absence of a warranty statement on the face of the Order shall be construed as indication that the equipment is purchased under the terms and conditions of the **AS IS - WHERE IS - NO WARRANTY EXPRESSED OR IMPLIED** warranty above. Notwithstanding anything to the contrary herein contained, Seller shall not be liable for any consequential contingent or incidental damages whatsoever.

4. In the event that repairs are necessitated under any of the foregoing warranties, such repairs must be initiated prior to the expiration of the expressed warranty period in order to comply with the terms of the warranty. At the sole discretion of Seller, warranty repairs to equipment may be performed in the field, provided that prior thereto the Buyer agrees in writing to pay a compensatory sum for mileage and travel time of a designated service representative of Seller to and from the location of such equipment

5. In the event that the sale of equipment evidenced by this sales contract is for a basic cash purchase price in excess of Five Thousand Dollars (\$5,000.00), Buyer hereby grants a security interest in the equipment sold by Seller and proceeds thereof for the unpaid purchase price or any part thereof until payment in full of such purchase price is made as provided herein. Upon wrongful refusal of Buyer to accept delivery of the equipment, or upon failure to pay the purchase price thereof, Seller at its election may retake or resell the equipment and recover from Buyer all damages suffered, including repossession, transportation, selling and advertising costs, as well as costs of suit and attorney's fees of Twenty (20%) Per Cent of any claimed amount. Buyer hereby grants Seller the right to enter upon Buyer's premises without notice, and to reclaim any equipment of Seller, and Buyer waives any right of whatever nature or source to notice or judicial hearing prior to said entry, reclamation, or resale.

6. Buyer shall treat as confidential all drawings and data submitted by Seller pertaining to price, size and design. Buyer shall not give or show such drawings or data to others under any circumstances, unless specifically approved by Seller. All such drawings and data shall remain property of Seller. All data collected and utilized by Buyer is the sole property and responsibility of the Buyer and Seller shall not be held liable nor bear any responsibility for said data. Seller shall not be liable for any damages arising from and/or if determined use of this application are inaccurate, due to miss-entry of data, or calculations within the application itself. It is the sole responsibility of the Buyer to confirm the elevations in the field to match the plans in order to check the actual physical grade, as well as that all plans are up-to-date from changes, and to confirm that information matches all of the engineer requests.

"West Side has assigned its rights to sell rental machinery described herein to a Qualified Intermediary pursuant to an IRC Section 1031 exchange. This assignment has no effect on your rights or obligations under this agreement."



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 24, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Bid Award – Sidewalk Survey and Saw-Cutting or Grinding of Trip Hazards

PURPOSE

Trip hazards on Village-owned sidewalks were identified in the Village-wide Sidewalk Survey which is completed every three years; most recently in 2023. Staff has identified approximately 12,500 trip hazards on Village-owned sidewalks. The repair of these trip hazards using traditional concrete removal and replacement methods would cost an estimated \$3.9 million; therefore, a more cost-effective solution is needed to effectively manage public safety and reduce liability.

Saw-cutting or grinding of trip hazards can be completed at a fraction of the cost of conventional concrete removal and replacement methods, is more efficient, and far less intrusive. Staff is requesting that the Board award the contract for the Sidewalk Survey and Saw-Cutting or Grinding of Trip Hazards to Universal Concrete Grinding, LLC of Girard, OH, the lowest responsible bidder, in an amount not to exceed of \$75,000.

PROCESS

Staff prepared bid specifications for the removal of vertical displacement trip hazards measuring between 0.25" and 2" using the saw-cutting/grinding method. The work will focus on four high-priority sidewalk sections—Sections 18, 19, 24, and 25—identified in the 2023 Sidewalk Survey as having a high concentration of hazards.

Four (4) contracting firms submitted bids for the project, which were officially opened on June 17, 2025, at 10:00 a.m. Universal Concrete Grinding of Girard, Ohio was identified as the lowest responsible bidder. The company is certified to perform this type of work, has successfully completed similar work for the Village for the past four (4) years, and the Department of Public Works has been satisfied with their performance.

Contracting Firm	Amount Per Cut/Grind
Universal Concrete Grinding, Girard, OH	\$38.82
Murphy Construction Services, LLC, Burr Ridge, IL	\$45.01
Hard Rock Concrete Cutters, Inc., Wheeling, IL	\$47.16
THR Concrete Grinding, Lakewood, OH	\$60.00



Note: Over time, the color of the ground areas will naturally blend with the surrounding sidewalk as a result of weathering and exposure to the elements.

OUTCOME

The repair of the identified trip hazards using the saw-cutting and grinding method is a cost-effective solution that will effectively manage public safety and reduce liability.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$75,000
- **Cost:** Not-to-exceed \$75,000

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Award the bid for the 2025 Sidewalk Survey and Saw-Cutting/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.

ATTACHMENT(S)

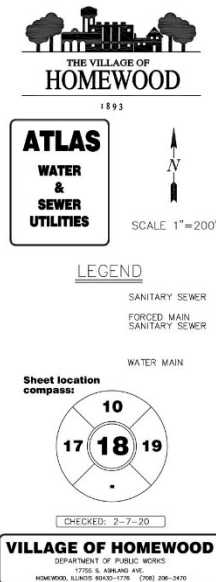
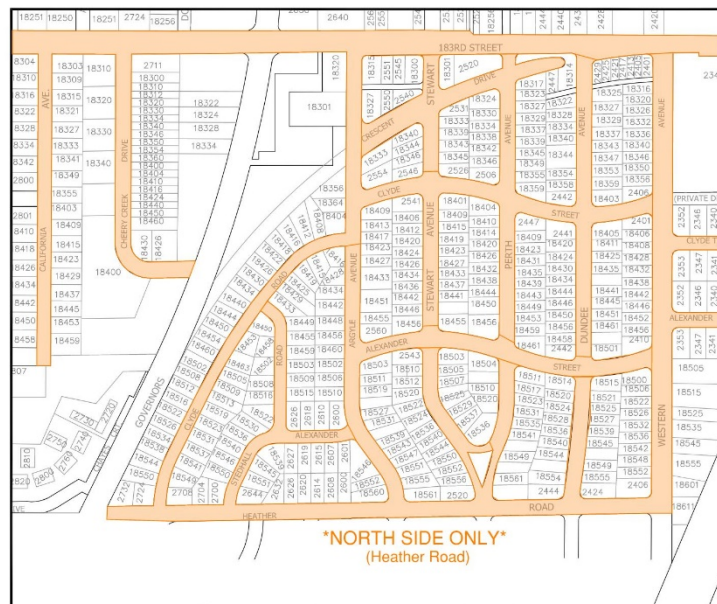
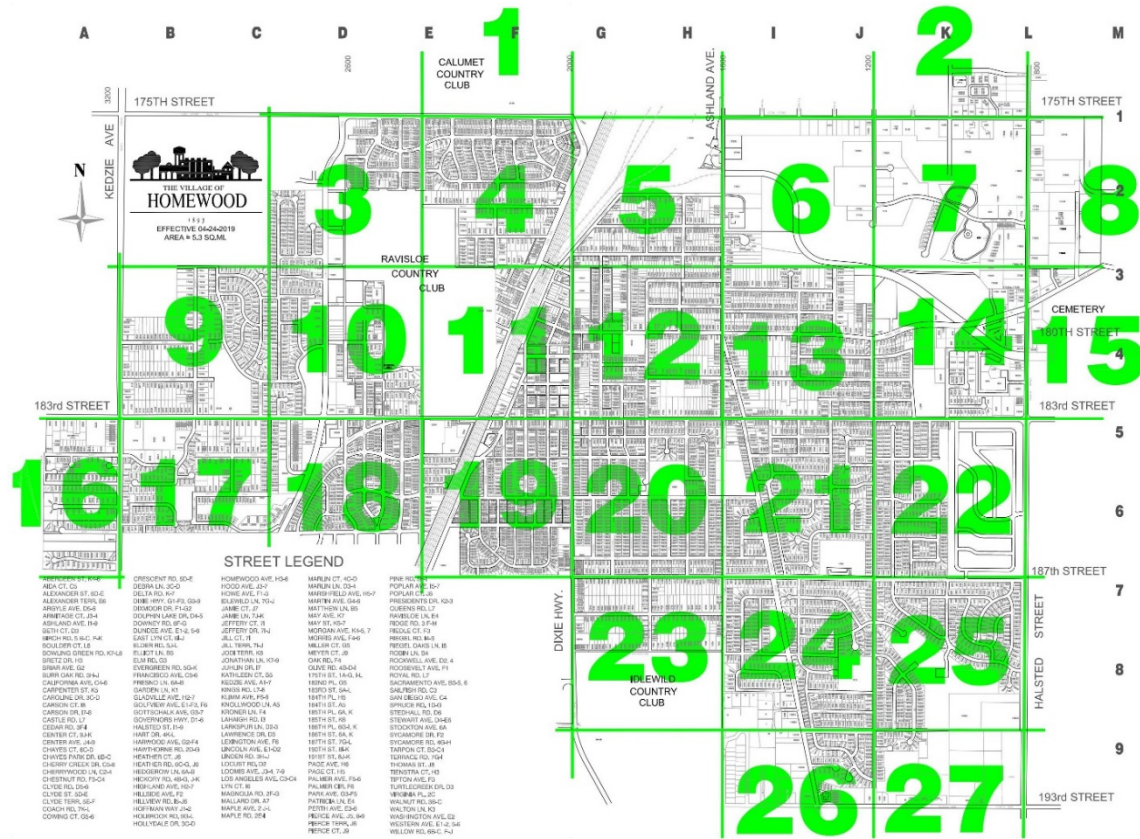
- Tabulation of bids
- Map

Village of Homewood - Bid Tabulation Sheet

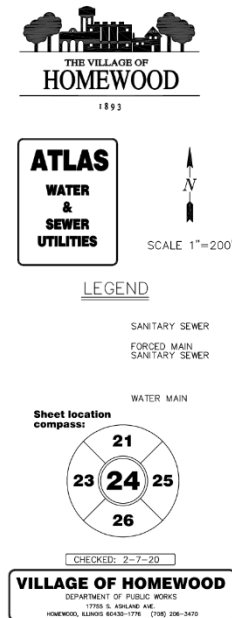
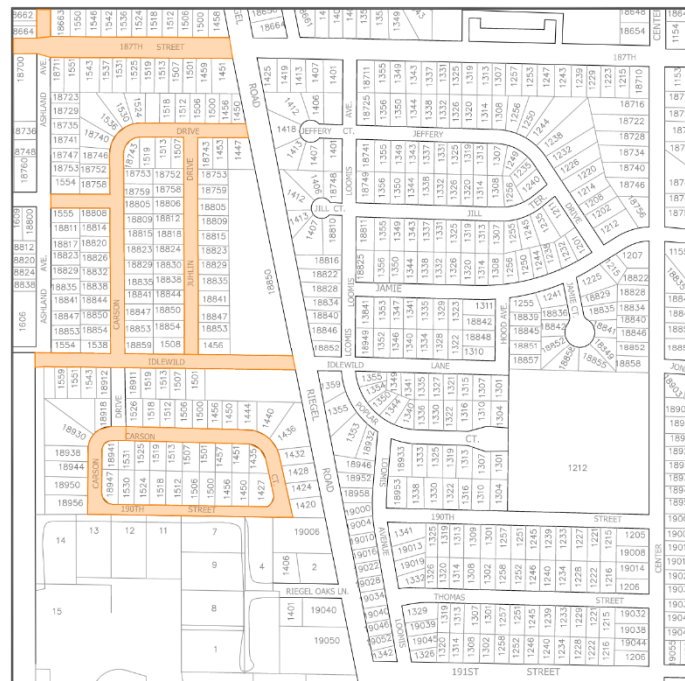
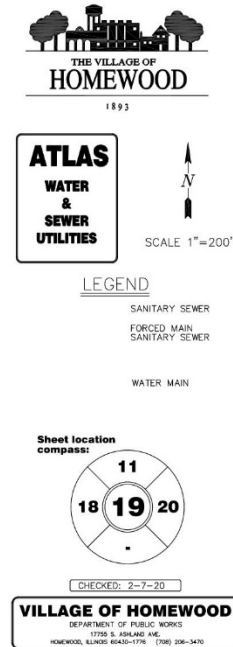
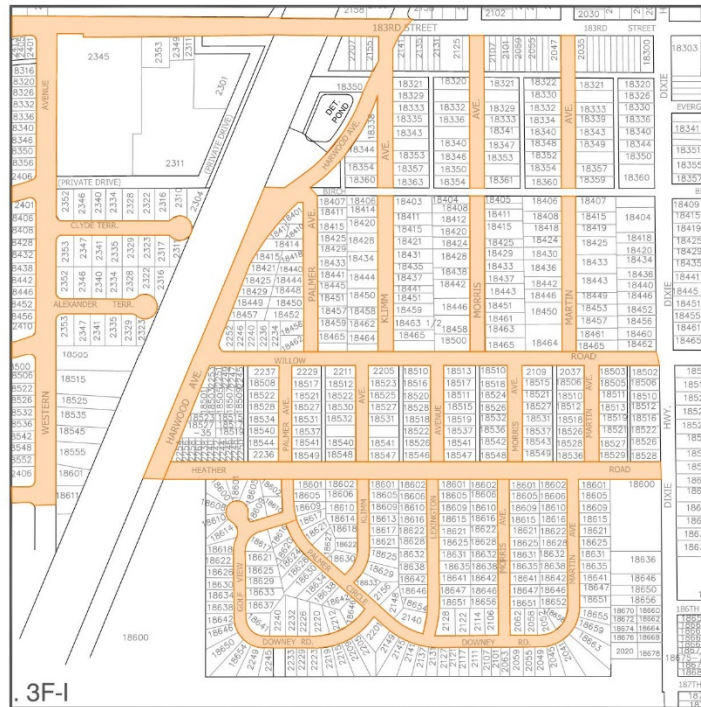
Project: 2025 Sidewalk Survey & Saw Cutting/Grinding
 of Trip Hazards
 Bid Number: 24-14
 Bid Opening Date: June 17, 2025
 Bid Opening Time: 10:00 am
 Bid Award: September 24, 2025
 Persons Attending Bid Opening: Hankey, Massi

Bidders Name	Total Amount of Bid	Notes
1 Universal Concrete Grinding	1,932	Cut/Grind # Locations
	\$38.82	Per Cut/Grind
2 Murphy Construction Services, LLC	1,666	Cut/Grind # Locations
	\$45.01	Per Cut/Grind
3 Hard Rock Concrete Cutters, Inc.	1,590	Cut/Grind # Locations
	\$47.16	Per Cut/Grind
4 THR Concrete Grinding	1,250	Cut/Grind # Locations
	\$60.00	Per Cut/Grind
5		
6		
7		
8		
9		

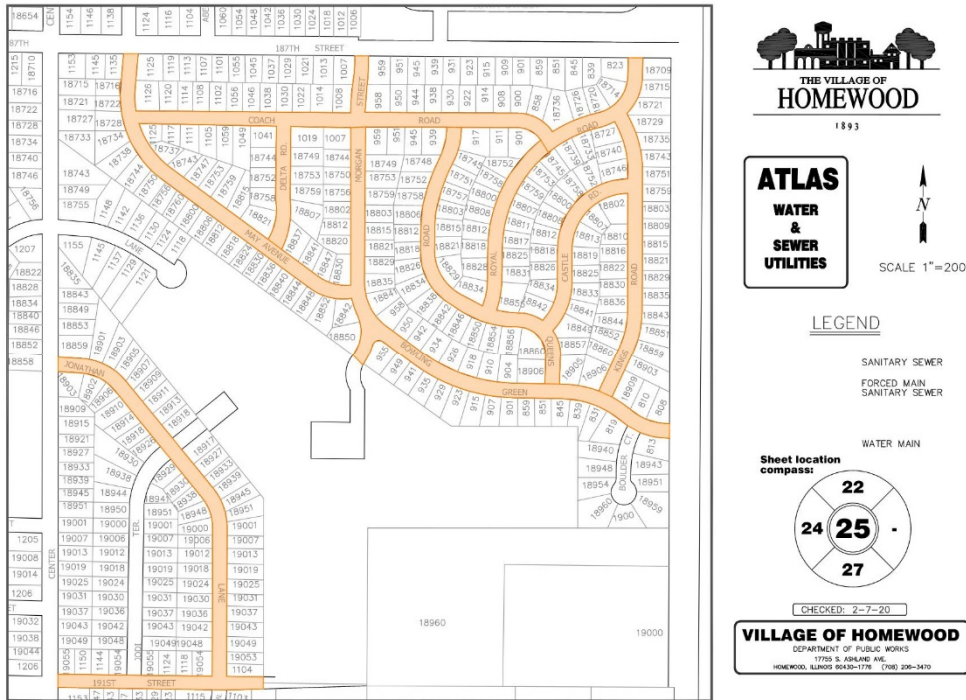
Village of Homewood
2025 Sidewalk Saw-Cutting/Grinding of Trip Hazards
Various Locations
Bid No.: 24-14 PW



Village of Homewood
2025 Sidewalk Saw-Cutting/Grinding of Trip Hazards
Various Locations
Bid No.: 24-14 PW



Village of Homewood
2025 Sidewalk Saw-Cutting/Grinding of Trip Hazards
Various Locations
Bid No.: 24-14 PW





BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 24, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Sale of Surplus Equipment

PURPOSE

Staff requests that the Village Board pass an ordinance authorizing the sale or disposal of surplus property.

PROCESS

Semi-annually, the Village disposes of surplus property, as equipment is replaced. Below is a list of surplus property that is to be disposed of either by intergovernmental sale or auction, trade-in, or private sale.

Year	Make	Model	Division	Vehicle/Equip Number
2008	Towmaster	T14-T	PW Utility	4KNTT16269L160521
2021	Ford	Utility Interceptor AWD	PD Patrol	1FM5K8AC0MNA11740
2021	Ford	Utility Interceptor AWD	PD Patrol	1FM5K8AB6MGA86499
2007	J. Deere backhoe	410G	PW. Street	T0410GX960726
2008	John Deere	410J	PW Utility	T0410JX153661

OUTCOME

Approval of the ordinance will authorize the Public Works Department to sell, trade-in, or dispose of the equipment to offset the cost of the replacement equipment.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A

LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

Pass an ordinance authorizing the Village Manager to sell, trade-in, or dispose of five (5) vehicles and equipment listed as surplus property.

VILLAGE OF HOMEWOOD

Item 8. D.



ATTACHMENT(S)
Ordinance

**AN ORDINANCE PROVIDING FOR
THE SALE OF CERTAIN PERSONAL PROPERTY OWNED BY
THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS**

WHEREAS, 65 ILCS5/11-76-4 authorizes a village to dispose items of personal property no longer deemed necessary or useful to that village; and

WHEREAS, the Village of Homewood, Cook County, Illinois owns certain items of personal property which it desires to dispose as therein provided.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, that:

SECTION ONE – DECLARATION OF SURPLUS PROPERTY:

The following personal property, presently owned by the Village of Homewood, Illinois is hereby deemed to be no longer necessary or useful to this Village and it is deemed in the best interest of this Village that such property be disposed.

Village Items

405-000	2008	Towmaster	T14-T	PW. Utility	4KNTT16269L160521
10-2110	2021	Ford	Utility Interceptor AWD	PD Patrol	1FM5K8AC0MNA11740
14-2114	2021	Ford	Utility Interceptor AWD	PD Patrol	1FM5K8AB6MGA86499
207-000	2007	J. Deere backhoe	410G	PW. Street	T0410GX960726
208-000	2008	John Deere	410 J	PW. Utility	T0410JX153661

SECTION TWO – METHOD OF DISPOSAL:

The Village Manager is hereby authorized to conduct the disposal or sale of the said personal property. With the assistance of his administrative staff, he shall sell or dispose the items, either together or separately, by intergovernmental sale or auction, trade-in, private sale or sealed bid. If by sealed bid, the proposed sale shall be advertised in a newspaper of general circulation within the Village. Should any such proposed sale not produce a buyer for in item of personal property, the Manager or his agent shall then be free to negotiate the sale of such item of personal property to obtain the best possible price for such item on behalf of the Village.

SECTION THREE – EFFECTIVE DATE:

This ordinance shall be in full force and effect from and after its passage and approval in accordance with law.

PASSED and APPROVED this 24th day of June, 2025.

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 24, 2025

To: Village President and Board of Trustees

From: Napoleon Haney, Village Manager

Topic: Lobbying Services Agreement Renewal

PURPOSE

The lobbying services agreement with Maren Ronan (MR Ltd.) is set to expire at the end of June 2025. Maren Ronan has tentatively agreed to a three-year lobbying service agreement at the current rate of \$3,000 a month; a fee that has not increased since August 23, 2011.

PROCESS

The legislative lobbying services agreement is effectively a renewal of the agreement that is set to expire on June 30, 2025. The fee for services remains unchanged at \$3,000 per month. This expenditure is budgeted.

OUTCOME

Utilizing a lobbyist to represent Homewood's interests in Springfield has proven of great worth. MR Ltd. has voiced the Village's opposition and support for proposed legislation that would negatively or positively impact Village finances, operations, and our ability to serve the residents. In particular, MR Ltd.'s efforts helped to pass legislation that dissolved the Chicago South Suburban Mass Transit District, which allowed the Village to take ownership of the commuter parking lots, and MR Ltd. assisted in passing legislation that allowed Homewood to impose a local motor fuel tax.

Just this year, Maren assisted the Village in appropriating \$700,000 in new capital funding that is anticipated to be available in the State's FY2026 budget. The budget, containing Homewood's funding, was passed at midnight on May 31, 2025 and was signed by Governor Pritzker on Monday, June 16, 2025. Included in this signing was the Budget Implementation Bill and the Revenue Package.

Additionally, MR Ltd. provides critical bi-weekly reports on proposed legislation, bill status, and general Springfield updates and movements. MR Ltd.'s reports are included in the weekly Manager's Board Updates.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$36,000
- **Cost:** \$36,000



LEGAL REVIEW

Not Required

RECOMMENDED BOARD ACTION

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.

ATTACHMENT(S)

Agreement



LOBBYING SERVICES AGREEMENT

THIS AGREEMENT, made and entered into as of this July 1, 2025 by and between Maren Ronan Ltd., a consulting firm with offices at 319 Rugeley Road, Western Springs, IL 60558 (hereinafter called "*MR Ltd.*"), and the Village of Homewood, with its principal offices at 2020 Chestnut Road, Homewood Illinois 60430 (hereinafter "*Village*")

WITNESSETH:

WHEREAS, THE VILLAGE OF HOMEWOOD wishes to retain Maren Ronan Ltd. to perform certain lobbying services (hereinafter more particularly described) on behalf of the Village and its subsidiaries in the State of Illinois; and

WHEREAS, MAREN RONAN LTD. has represented to the Village that it is capable and is willing to undertake the performance of lobbying services in the State of Illinois.

NOW, THEREFORE, in consideration of the payments to be made to Maren Ronan Ltd., as herein provided, and the mutual agreements herein contained, the parties agree as follows:

1. Terms and Termination

- (a) This agreement shall be effective as of July 1, 2025, and shall continue in full force and effect through June 30, 2028 a period of three (3) years; However, either party may terminate this agreement at any time without liability, upon thirty days (30) written notice. In the event of termination, any monthly invoices already billed and owing shall be paid, and the final thirty (30) day period shall be prorated accordingly.
- (b) For and in consideration of MR Ltd.'s performance of services in accordance with the terms and conditions of this agreement, the Village shall pay MR Ltd., a fee of \$3,000 per month, payable upon monthly invoice.
- (c) It is understood and agreed that the compensation recited within this section includes usual and ordinary costs and expenses. If MR Ltd. determines that there is a need to incur extraordinary costs and expenses in the performance of services hereunder, then in that event, the Village shall reimburse MR Ltd. for the same, provided the nature, amount and circumstances thereof are fully disclosed to and approved by an authorized representative designated by the Village under Section 5, herein, prior to the time the same are incurred, and upon receipt of a detailed accounting of all such extraordinary costs and expenses.

1. Governmental Relations/Lobbying Services

The Village hereby retains MR Ltd., and MR Ltd., hereby undertakes to exercise its best efforts to protect and promote the business, products, reputation and interests of the Village and its subsidiaries in the State of Illinois performing lobbying services (hereby called "*Services*"). Such Services shall include, but not be limited to, the following:

- (a) Monitoring and keeping the Village apprised on a regular basis of all bills and amendments now pending or proposed or which may be proposed during the term



hereof, in the Illinois state legislature or in any agency or department of the State of Illinois, pertaining to the business, projects, reputation or interests of the Village.

- (b) Providing the Village with information and guidance as to the matters described herein and making recommendations as to the appropriate actions which should be taken consistent with the objectives of this Agreement;
- (c) Lobbying efforts with key legislative or regulatory officials and their staffs, on matters pertaining to the business, products, reputation or interests of the Village or its subsidiaries; and
- (d) On instructions from an authorized representative, undertaking such actions as to the Village may deem appropriate and consistent with the objectives of this Agreement, which actions shall include, but not limited to, appearing and/or testifying at hearings and promote the interests of the Village and its subsidiaries with respect to matters and/or proceedings proposed or pending before legislative, administrative and/or executive governmental bodies.
- (e) MR Ltd. shall maintain close liaison and frequent communication with the authorized representatives designated by the Village, particularly during critical periods or on priority items.

3. Relationship with Other Clients

In the event that a possible conflict of interest arises at any time during the term of this Agreement between the interests of the Village or its subsidiaries and those of MR Ltd.'s other clients, MR Ltd. agrees to notify the Village promptly and shall, if so directed by the Village refrain from performing services with respect to such area of competing interest. MR Ltd. agrees that the Village shall have the right to terminate this agreement without liability upon written notice to MR Ltd., if, in the Village's sole judgment, upon reasonable basis, MR Ltd.'s representation of its other clients conflicts with the best interests of the Village or its subsidiaries.

4. Compliance with State and Federal Laws

The parties recognize and agree that it has been the other's long-standing policy to comply fully with all applicable federal, state and local laws regulative corporate political and governmental relationships/lobbying activities, and each of the parties agrees that he/she/it will fully comply with all federal, state or local governmental or judicial body, agency or official pertaining to its performing services.

5. Confidentiality

Inasmuch as in the rendering of Services hereunder, MR Ltd., its associates and employees may acquire confidential information and data concerning the business and operations of, or belonging to the Village, and additional information and data will be made available to or developed by MR Ltd.; MR Ltd. agrees to treat and maintain all such information and data as the Village's confidential property and not to divulge it to others at any time or use it for private purposes or otherwise, except as such use or disclosure may be required in connection with performance of the Services or as may be consented to by the Village, unless and until such information becomes a part of the public domain or MR Ltd. legally



acquires such information without restriction on disclosure from sources other than the Village or other companies with whom the Village has a business relationship.

6. Independent Contractor

Maren Ronan, Ltd is and shall act as an independent contractor in performing any services hereunder.

7. Non-Assignment

This Agreement shall be personal to the parties hereto and no party shall (by operation of law or otherwise) transfer or assign its rights or delegate its performance hereunder; and any such transfer, assignment or delegation shall be void and of no effect.

8. Miscellaneous

- (a) This agreement constitutes the full understanding of the parties and a complete allocation of risks between them and a complete and exclusive statement of the terms and conditions of their agreement relating to MR Ltd.'s performing services hereunder and supersedes any and all prior agreements, whether written or oral between the parties. No waiver by any party with respect to any breach or default or of any right or remedy, nor any course of dealing, shall be deemed to constitute a continuing waiver or any other breach or default or of any other right or remedy, unless such waiver be expressed in writing and signed by the party to be bound.
- (b) All provisions of this Agreement are severable and any provision which may be prohibited by law shall be ineffective to the extent of such prohibition without invalidating the remaining provisions.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first above written.

Maren Ronan Ltd.

Village of Homewood

By: _____
Maren Ronan
Title: President, MR. Ltd.

By: _____
Richard Hofeld
Title: Village President



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 24, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Cook County Class 8 Incentive Renewal – 3355 183rd Street

PURPOSE

Zenah Taher, the owner of the property at 3355 183rd Street, is seeking Village support to renew a Class 8 property tax designation for the property at 3355 183rd Street. The Village of Homewood granted support for this designation in 2015.

The Class 8 program encourages commercial development throughout Cook County by stimulating expansion, retaining existing businesses, and increasing employment opportunities. Under this program, the property is assessed at 10% during the first 10 years and for any subsequent 10-year renewal period.

The current Class 8 property tax incentive is near the end of its term and set to expire in 2025. If the incentive is not renewed, the property would be assessed at 15% in year 11, 20% in year 12, and 25% in subsequent years.

PROCESS

The Cook County tax system has placed a heavy tax burden on commercial properties that must compete with the lower tax rates in adjacent counties and in Indiana, where the property tax rate is as much as 45% less. Cook County has recognized the property tax issue for the Chicago Southland and created the Class 8 Cook County Tax Incentive Program. The program identifies five (5) Cook County townships that have automatic certification for the incentive; the subject property is located in Thornton Township, one of the five designated townships.

The Cook County Assessor administers the Class 8 real estate tax designation to encourage industrial and commercial development in areas experiencing economic stagnation. Under this program, qualified commercial real estate is assessed at 10 percent of the market value for the first 10 years, 15 percent in the 11th year, and 20 percent in the 12th year. The Class 8 designation may be renewed during the last year that a property is entitled to a 10 percent assessment or when the incentive is still applied at the 15 percent or 20 percent assessment level, subject to approval by the Village Board and the passing of a resolution consenting to the renewal.



Zenah Taher previously operated a 5,500-square-foot, single-tenant commercial day care facility at this location, which is now vacant. Retaining the Class 8 incentive is essential to attracting a new tenant that would be able to activate the space and provide a valuable service to the community.

OUTCOME

Approval of this incentive renewal will support the applicant's efforts to recruit a new business to the space. With the Class 8 incentive in place, annual property taxes are approximately \$14,070. Without the incentive, taxes are estimated to exceed \$23,450, resulting in an annual savings of about \$9,380 for the property owner.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution supporting and consenting to a Class 8 Cook County tax classification for the property located at 3355 183rd Street, owned by Zenah Taher.

ATTACHMENT(S)

- Resolution
- Request for Class 8 Renewal

RESOLUTION NO. R-3226**A RESOLUTION SUPPORTING RENEWAL OF CLASS 8 STATUS
PURSUANT TO THE COOK COUNTY REAL PROPERTY CLASSIFICATION
ORDINANCE FOR REAL ESTATE LOCATED AT
3355 183rd STREET, HOMEWOOD, COOK COUNTY, ILLINOIS,
OWNED BY ZENAH TAHER**

WHEREAS, the Village of Homewood desires to promote the development of commercial property within the village; and

WHEREAS, the Cook County Assessor is operating under an ordinance enacted by the Cook County Board of Commissioners, which instituted a program to encourage commercial development in Cook County known as the Cook County Real Property Assessment Classification Ordinance; and

WHEREAS, the property described below is located within Rich Township, one of five townships targeted by the South Suburban Tax Reactivation Pilot Program, and is eligible for Class 8 incentives without any application for certification of the area; and

WHEREAS, pursuant to the Cook County Real Property Assessment Classification Ordinance, real estate used primarily for industrial or commercial purposes that is newly constructed, substantially rehabilitated or found abandoned and located in one of the townships targeted under the South Suburban Tax Reactivation Program may qualify for a Class 8 property tax incentive; and

WHEREAS, in 2015, the Village of Homewood passed Resolution No. R-2232 determining the appropriateness for Class 8 tax designation for a single-story commercial building at 3355 183rd Street, Homewood, Cook County, Illinois, having Property Index Number 31-02-201-058-0000 and legally described in Exhibit "A" attached hereto; and

WHEREAS, the property owner, Zenah Taher, is applying for renewal of Class 8 property status pursuant to said aforementioned ordinance and has demonstrated to this Board that the Class 8 real estate tax incentive is necessary for the redevelopment of the subject property.

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS,
as follows:

1. The above recitations are incorporated herein as if fully restated.
2. The Board of Trustees of the Village of Homewood supports and consents to the application by Zenah Taher to have certain real estate located at 3355 183rd Street, Homewood Cook County, Illinois, legally described in Exhibit "A", attached hereto, and having Property Index Number 31-02-201-058-0000 declared eligible for renewal of the Class 8 real estate tax incentive, in that the incentive is necessary for the subject property to remain economically viable.
3. The project is consistent with the overall development plan for the area.
4. That the President and Clerk, and other appropriate Village of Homewood officials are hereby authorized to sign any necessary documents to implement this resolution.

This resolution passed this 24th day of June 2025.

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____

EXHIBIT "A"

Legal Description LOT 2 IN HOMEWOOD POINTE RESUBDIVISION OF LOT
1 IN HOMEWOOD GARDEN ACRES NO. 1, A
SUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼
OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED JANUARY 6, 2005 AS
DOCUMENT NUMBER 0500645141, IN COOK COUNTY,
ILLINOIS

Property Index Number: 31-02-201-058-0000

Commonly known as: 3355 183RD Street, Homewood, Illinois

COOK COUNTY ASSESSOR
FRITZ KAEGI



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

CLASS 6B/7/8 RENEWAL APPLICATION

Control Number

8551

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$500.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

I. Identification of Applicant

Name: Zenah Taher Telephone: (,)

Address: _____

City, State _____ Zip Code: 60477

Email Address: _____

Agent/Representative (if any)

Name: John M. Brannigan Telephone: (708) 478-0047

Address: 11520 West 183rd Place, SE

City, State: Orland Park, IL Zip Code: 60467

Email Address: jbrannigan@mbretax.com

II. Description of Subject Property

Street address: 3355 West 183rd Street

City, State: Homewood, IL Zip Code: 60430

Permanent Real Estate Index Number (s): 31-02-201-058-0000

Township: Rich

III. Identification of Persons or Entities Having an Interest

Attach a current and complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Attach legal description, site dimensions and square footage, and building dimensions and square footage. See Attached

IV. Property Use

Attach a current and detailed description of the precise nature and extent of the use of the subject property, specifying in the case of multiple uses the relative percentages of each use. See Attached

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

V. Nature of Development

Indicate the nature of the original development receiving the Class 6B/7/8 designation

- ☒ New Construction
- ☐ Substantial Rehabilitation
- ☐ Occupation of Abandoned Property - No Special Circumstance
- ☐ Occupation of Abandoned Property - With Special Circumstance

VI. Employment

How many permanent full-time and part-time employees do you now employ?


On-Site: Full-time: 0 Part-time: 0

In Cook County: Full-time: 1 Part-time: 0

VII. Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/7/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

I, Zenah Taher the undersigned, certify that I have read this Renewal Application and that the statements set forth in this Renewal Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.


Signature

December 27, 2024

Date

Zenah Taher

Print Name

Owner

Title

02/10/2020

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CLASS 8 RENEWAL APPLICATION

Identification of Persons or Entities Having an Interest:

Owner & Developer:

Zenah Taher

100% Owner & Developer

Occupant:

Larry & Nikita McCrackin
3355 West 183rd Place
Homewood, IL 60430

Property Use

Description:

100% commercial property that is utilized as a daycare facility.

Legal Description:

LOT 2 IN HOMEWOOD POINTE RESUBDIVISION OF LOT 1 IN HOMEWOOD GARDENS ACRES NO. 1, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 2005 AS DOCUMENT NUMBER 0500645141, IN COOK COUNTY, ILLINOIS

Site Square Footage:

A rectangular shaped parcel measuring 30,201 square feet.

Improvement Dimensions & Square Footage:

A multi-tenant commercial building that is presently being utilized as a single-tenant commercial day-care facility containing a total of 5,500 square feet of building area.



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 24, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Economic Development Incentives – 18065 Harwood Avenue, Retail Suite #2

PURPOSE

The Village created the Business Incentive Program to provide financial assistance for the improvement and maintenance of commercial buildings that would increase the assessed valuation and marketability of the area. The goals of this program include promoting the revitalization of properties, assisting with upgrades to buildings, and attracting and expanding retail.

Larry Kane of Jonathan Kane Salon and Spa has applied for incentives from the Village to offset the cost of replacing an air conditioning unit for use at the salon on the first floor of 18065 Harwood Avenue within the Village's B-2 Downtown Transition zoning district. Jonathan Kane Salon and Spa is an Aveda Concept Salon and Spa serving the Chicagoland area, and is a 13-time recipient of *Salon Today* magazine's Top 200 Salons in the U.S.

The project's cost is approximately \$6,494. Staff recommends approval of \$3,247 in reimbursement from the Business Incentive Program to cover 50% of the cost.

PROCESS

Staff reviewed the application from Jonathan Kane Salon and Spa for eligibility under the Business Incentive Program, which was established to provide incentives to properties outside of a TIF district through three (3) programs: *Façade and Property Improvements*, *Go Green*, and *Retail Enhancements*. These programs allow reimbursement of up to 50% of the eligible costs.

The Façade and Property Improvement Program aims to promote revitalization by offering financial assistance for the improvement and maintenance of existing commercial buildings. Eligible expenses encompass upgrades to the building. The total cost is \$6,494, and this program provides 50% reimbursement of approved expenditures (up to \$25,000). The maximum incentive available under this program is \$3,247, which is 50% of the total cost.



This amount is consistent with the level of incentives offered to previous applicants. The funds provided by the Village would reimburse the applicant for actual expenses incurred. Costs would be reimbursed only after receipt of the payments are submitted to and approved by staff.

OUTCOME

Many businesses in Homewood incur costs related to upgrading their spaces and ensuring compliance with fire and building codes. The recommended funding will be utilized to implement permanent improvements to the building that will enhance the long-term viability of the space.

FINANCIAL IMPACT

- **Funding Source:** General Fund
- **Budgeted Amount:** \$0
- **Cost:** \$3,247

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution authorizing the Village President to enter into an incentive 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.

ATTACHMENT(S)

- Resolution
- Incentive Agreement
- Application

RESOLUTION NO. R- 3227

**A RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF HOMEWOOD AND LARRY KANE FOR PROPERTY AT
18065 HARWOOD AVENUE UNDER THE VILLAGE OF HOMEWOOD BUSINESS
INCENTIVE PROGRAM**

WHEREAS, Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5) authorizes municipalities to appropriate and expend funds for economic development purposes, including, without limitation, making grants to any other governmental entity or commercial enterprise deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, many businesses in Homewood face costs associated with upgrading spaces and bringing them into compliance with fire and building codes; and

WHEREAS, Larry Kane has submitted a request to be partially reimbursed for the cost to replace an air conditioning unit at the property at 18065 Harwood Avenue; and

WHEREAS, the requested funds would be used to make permanent improvements to the building that will increase its long-term viability; and

WHEREAS, the President and Board of Trustees of the Village of Homewood find it to be in the Village's best interest to enter into the agreement attached as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Homewood:

SECTION ONE – APPROVAL OF REDEVELOPMENT AGREEMENT:

The redevelopment agreement attached as Exhibit A to this resolution is approved and the Village President is authorized to execute the same on behalf of the Village.

SECTION TWO – EFFECTIVE DATE:

This resolution shall be in full force after its passage, approval, and publication in accordance with the law.

PASSED and APPROVED this 24th day of June, 2025

Village President

ATTEST:

Village Clerk

AYES: ____ NAYS: ____ ABSTENTIONS: ____ ABSENCES: ____

EXHIBIT A

AGREEMENT TO REIMBURSE ELIGIBLE EXPENSES FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 18065 HARWOOD AVENUE UNDER THE VILLAGE OF HOMEWOOD BUSINESS INCENTIVE PROGRAM

This Agreement is made and entered into on June 24, 2025, between Larry Kane, Jonathan Kane Salon and Spa ("Owner") and the Village of Homewood, an Illinois municipal corporation ("Village").

WHEREAS, Owner has requested financial assistance from the Village to upgrade an existing property within the village's B-2 downtown transition district, including new air conditioning unit; and

WHEREAS, the Owner has obtained bids totaling \$6,494; and

WHEREAS, the Village supports maintenance and upgrades to commercial properties occupied by its small businesses; and

WHEREAS, the Owner represents and warrants that without financial assistance from the Village, the Project as contemplated would not be economically feasible; and

WHEREAS, Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5) authorizes municipalities to appropriate and expend funds for economic development purposes, including, without limitation, making grants to any other governmental entity or commercial enterprise deemed necessary or desirable for the promotion of economic development within the municipality; and

NOW, THEREFORE, in exchange for the mutual promises and considerations set forth herein, the Owner and Village agree as follows:

1. As authorized by the President and Board of Trustees of the Village of Homewood on June 24, 2025, and subject to the terms of this Agreement, the Village of Homewood agrees to reimburse the Owner for the cost of certain rehabilitation work to be undertaken on the property commonly known as 18065 Harwood Avenue, Homewood, Illinois ("Property"), located in the B-2 Downtown Transition District as defined by the Homewood Zoning Ordinance. The legal description of the Property is attached as Exhibit A to this Agreement.

2. The work eligible for reimbursement ("Work") is described in Exhibit B to this Agreement. The Owner has submitted supporting bids totaling \$6,494. The Village

agrees to reimburse Owner \$3,247, representing fifty percent (50%) of the cost of said Work.

3. Owner shall be responsible for executing all contracts in connection with said Work and ensuring that the Work is completed in accordance with said contracts. The Owner shall furnish the Village with copies of all contracts for said Work. All Work shall comply with all local codes.

4. Within sixty (60) days of the completion of the Work contemplated under this agreement, the Owner shall submit a written reimbursement request to the Village's Community Development Department along with the following documentation:

- A. Copies of cancelled check(s) or other evidence that Owner has paid for the Work;
- B. Lien waivers from all general contractors, subcontractors, and materialmen who provided services or materials for the Work.

5. Failure to submit a written reimbursement request within sixty (60) days of the completion of the Work contemplated under this agreement shall be grounds for the Village to deny reimbursement. Owner's failure to submit a reimbursement request shall not constitute a default under this Agreement.

6. Changes, additions, revisions or deletions to the plans and/or construction documents originally submitted to the Village must be approved by the Village in writing. The Village will review such proposed changes within a reasonable time. However, the Village assumes no responsibility for any delay or additional cost incurred because of this requirement. Final construction shall comply with the approved plans.

7. Owner shall not be entitled to reimbursement from the Village under this Agreement if the final construction deviates from the previously approved plans and/or does not comply with all local codes.

8. Owner shall allow Village inspectors reasonable access to the Property to determine that the Work complies with the approved plans and local codes.

9. Owner shall require all contractors performing the Work to provide worker's compensation and liability insurance in amounts satisfactory to the Village, naming the Village and the Owner as additional insured.

10. Owner agrees to comply with all Federal, State, and local laws and regulations.

11. Owner shall require each contractor to indemnify and hold the Village harmless from all claims arising out of this Agreement resulting from the Owner's or contractor's negligence, including claims for personal injury, wrongful death and property damage. Owner agrees to indemnify and hold the Village harmless from all such claims arising out of this Agreement resulting from the Owner's negligence or willful and wanton conduct.

12. Owner hereby agrees to complete Work within twelve (12) months of the execution of this agreement. Failure to complete said Work shall constitute a default under this Agreement.

13. Upon completion of the Work, the Owner hereby agrees to maintain the subject property, including landscaping, in compliance with all applicable Village codes. Failure to comply with Village codes constitutes a default under this Agreement.

14. Should either party be in default under this Agreement, the non-defaulting party shall give written notice of such default by certified mail with postage prepaid, or by personal delivery. Notice by certified mail shall be considered given when deposited in the United States mail. Should such default remain uncured twenty-one (21) days after the giving of such notice, the non-defaulting party shall have the right to terminate this Agreement by giving written notice of such termination in the same manner and under the same terms as the notice of default. Either party may also seek to enforce its rights under this Agreement as authorized by law.

15. Should either party initiate litigation against the other to enforce the terms of this Agreement, the successful litigant shall be entitled to recover court costs and reasonable attorney fees.

16. If any section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

17. This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

18. In the event of a conflict in the provisions of the text of this Agreement and the exhibits attached hereto, the text of the Agreement shall control and govern.

19. Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a

waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

20. Notices under this Agreement shall be sent as follows:

To the Village:

Village Manager
Village of Homewood
2020 Chestnut Rd.
Homewood IL 60430

With a copy to:

Christopher J. Cummings
Village Attorney
2024 Hickory Rd., Suite 205
Homewood IL 60430

To the Owner:

Larry Kane
2033 Evans Road
Flossmoor, IL 60422

21. Owner shall return three (3) signed copies of this agreement to the Community Development Department within thirty (30) days of receipt. The Village reserves the right to rescind this Agreement if Owner fails to return the signed Agreements as specified.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the above day and date.

VILLAGE OF HOMEWOOD

JONATHAN KANE SALON AND SPA

By: _____
Village President

By: _____
Larry Kane, Owner

ATTEST:

Signed and sworn to before me on
_____, 2025

Village Clerk

Notary Public

EXHIBIT A

Legal Description:

Units C-2 and C-3 together with their undivided percentage interest in the common elements in 18065 Harwood Condominium as delineated and defined in the declaration recorded as Document No. 9021039030, in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 18065 Harwood Avenue

PIN: 29-31-310-020-1008

EXHIBIT B

Description of Work	Cost
New Air Conditioner	\$6,494



VILLAGE OF HOMEWOOD
BUSINESS INCENTIVE PROGRAM APPLICATION
GO GREEN/RETAIL ENHANCEMENT/
FAÇADE & PROPERTY IMPROVEMENT

Item 8. G.

Description of Property for Improvement	
Street Address: 18065 Harwood Ave Retail Suite #2	
Property Index Number(s):	
General Description of Project	
Replace one of 2 4 TON Air Conditioning Units for Use as Salon.	
Replacement includes A/C UNIT outside, COILS AND CONDENSOR	
Estimated project cost: \$ 7,500	
Anticipated Start Date: 6-5-25	Anticipated Completion Date: 6-5-25
Program requested:	
<input type="checkbox"/> Go Green Rewards <input type="checkbox"/> Retail Enhancement <input checked="" type="checkbox"/> Façade & Property Improvement	
History of Previous Funding	
Have you previously received funds from the Village: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, when and what was the scope of work?	
T.I.F. for New Business Buildout in 2017	
Applicant	
Name: Larry KAVE	Telephone:
Address:	
City, State:	Zip Code:
Email Addr:	
Property Owner (IF DIFFERENT THAN APPLICANT – WRITTEN CONSENT REQUIRED)	
Name: Fred Sivera	Telephone:
Address:	
City, State:	Zip Code: 60430
Email Addr:	
Statement of Understanding/Applicant's Signature	
Participation in the Business Assistance Programs implies that the applicant agrees to meet all Federal, State and local codes and ordinances including, but not limited to, Americans with Disabilities Act, Illinois State Plumbing Code, Village of Homewood building and property maintenance codes, and Village of Homewood zoning ordinance.	
Applicant's signature: [Signature]	Date: 6-3-25

ADDITIONAL DOCUMENTATION IS REQUIRED FOR SUBMITTAL; PLEASE SEE ATTACHED LIST
FOR REQUIREMENTS FOR THE APPLICABLE PROGRAM







Kulacz and Sons Heating and Cooling (708) 258-4030	Expires on 07/02/2025	Prepared by Austin Fancher	Prepared for , Jonathan Kane Salon and Spa
--	---------------------------------	--------------------------------------	---

Economy



A5AC3
Single Stage
R-454B (A2L)



HE Uncased-AP

System Price \$6,494

Your Price \$6,494

**Approx. \$361
Monthly**

No Interest if Paid in
Full within 18 Months
with regular monthly
payments of 3.5% of
the amount financed
(\$40 min)

Primary system (option 1/1)

4 Ton American Standard Condenser Coil

Item 8. G.

Economy

Kulacz and Sons Heating and Cooling (708) 258-4030



Condenser

A5AC3048A1000*

13 SEER2 Single Stage Air Conditioner



Evaporator Coil

HE32924A130A0004AP

ADP Healthy Solutions® Premier Evaporator Coils, Uncased

Warranties

Air Conditioner

Base Limited Warranty Period: Compressor, Outdoor Coil, Parts - five (5) years, Registered Limited Warranty Period: Compressor, Outdoor Coil, Parts - ten (10) years.*, *Product Registration and Registration Transfer exclusions vary in the US from state to state and in Canada from province to province. To determine if there are specific exclusions for your state or province check your local laws., *Please reference the limited warranty document that is shipped with the equipment for exact warranty details.

Pricing

*Your Final Cost is an estimate. Individual rebates and credits may not apply in your particular case.

System Price **\$6,494**

Your Price **\$6,494**

Approx. Monthly **\$361**

No Interest if Paid in Full within 18 Months with regular monthly payments of 3.5% of the amount financed (\$40 min)



Dr. Air Inc.

Jonathan Kane Salon & Spa
18065 Harwood Ave
Homewood, IL 60430

ESTIMATE	#1035
ESTIMATE DATE	Jun 2, 2025
EXPIRATION DATE	Jun 9, 2025
TOTAL	\$10,000.00

CONTACT US

3649 Chicago Rd
Steger, IL 60475

☎ (708) 756-2665

✉ westondrain@gmail.com

Service completed by: Rob P

ESTIMATE

Services	qty	unit price	amount
A/C	1.0	\$10,000.00	\$10,000.00
Install one 13seer 4.0 ton r454 air conditioning condenser. Install one 13seer 4.0 ton 21" r454 cased coil. Five-year factory warranty on parts. One year warranty on labor during normal business hours Monday-Friday 8am-4pm excluding holidays. Rheem will extend parts warranty when applicable to 10 years if customer registers equipment. It is customer's responsibility to register. Warranty requires annual maintenance by licensed professionals.			

Total \$10,000.00

Thank you for choosing Dr. Air Inc., a Division of Community Heating and Cooling Inc., as your Air Quality Specialist! We appreciate your business.



King Heating, Cooling and Plumbing
 4813 West 159th Street, Oak Forest, Illinois
 60452 United States
 (708) 687-6898

Estimate 254812900
 Estimate Date 6/3/2025

Please make payment to:
King Heating, Cooling and Plumbing
 101 Ontario Street, Frankfort, Illinois 60423

Billing Address

Johnathan Kane Salon and Spa
 18065 Harwood Avenue
 Homewood, IL 60430 USA

Job Address

Johnathan Kane Salon and Spa
 18065 Harwood Avenue
 Homewood, IL 60430 USA

Description of work

Set furnace on existing R/A box
 20x25x5 Media Cabinet w/ Filter
 Re configure drain piping and electric to have better access to blower cabinet/filter
 Adapt 3in PVC to new furnace
 Furnace install kit
 A/C install kit
 Re-level exterior A/C w/ new placement pad
 Note: 454-B refrigerant requires additional sensors and an external control board

Service #	Description	Quantity
S-C-GS-CUEC-9090	90% to 90% Furnace with AC Install - 59SC6A080M21--20 - Gas Furnace - 26SCA448N003 - Comfort 26SCA4 Air Conditioner 13.4 SEER2-4.0 Tons Single Stage R-454B	1.00
LPP-3	The "King Labor Protection Plan" will cover the labor costs for a King Heating, Cooling, and Plumbing technician to replace and install the part or equipment that is covered under the manufacturer's warranty. The labor to replace and install the warranty part or equipment must be done by a qualified King Heating, Cooling, and Plumbing technician or the "King Labor Protection Plan" is null and void. If the issue is pre-existing or not caused by the installation, the King Labor Protection Plan does not apply. <u>Air flow issues, leak searches, freon leaks, issues related to dirty filters, and other specialized maintenance issues are not covered under the King Labor Protection Plan.</u> The King Labor Protection Plan is meant to cover technician's labor costs when a manufactured part in your system fails, and needs replaced. If the part(s) or equipment is not maintained annually by King Heating, Cooling and Plumbing, the King Labor Protection Plan is null and void and applicable labor/service charges will apply. (Contact the office for details)	1.00
59SC6A080M21--20	COMFORT SERIES 96% GAS FURNACE 1-STAGE 80K The Comfort™ 95 condensing gas furnace delivers on energy efficiency, achieving 97% AFUE. The ECM blower motor is electrically efficient and additional speed options enhance comfort. It can deliver the warmth and is designed to save you money.	1.00
26SCA448N003	Overview The Comfort series of air conditioners is designed to give you simple, efficient and affordable cooling. Pair them with the right, SEER-boosting indoor unit and you can enjoy the money-saving benefits of improved efficiency.	1.00
E-AC-EC	Evaporator Coil	1.00

Sub-Total	\$14,642.00
Tax	\$0.00
Total Due	\$14,642.00
Deposit/Downpayment	\$0.00

Thank you for choosing King Heating, Cooling and Plumbing Your St. Jude Supporter!
 Visit <https://www.kingheating.com/king-cares> to make your donation today.



King Heating, Cooling and Plumbing
4813 West 159th Street, Oak Forest, Illinois
60452 United States
(708) 687-6898

Estimate 254812865
Estimate Date 6/3/2025

Please make payment to:
King Heating, Cooling and Plumbing
101 Ontario Street, Frankfort, Illinois 60423

Billing Address

Johnathan Kane Salon and Spa
18065 Harwood Avenue
Homewood, IL 60430 USA

Job Address

Johnathan Kane Salon and Spa
18065 Harwood Avenue
Homewood, IL 60430 USA

Description of work

Set furnace on existing R/A box
20x25x5 Media Cabinet w/ Filter
Re configure drain piping and electric to have better access to blower cabinet/filter
Adapt 3in PVC to new furnace
Furnace install kit
A/C install kit
Re-level exterior A/C w/ new placement pad
Note: 454-B refrigerant requires additional sensors and an external control board

Service #	Description	Quantity
S-C-GS-CUEC-9090	90% to 90% Furnace with AC Install - 59TN6C080C21--20 - Infinity Gas Furnace - 26SCA448N003 - Comfort 26SCA4 Air Conditioner 13.4 SEER2-4.0 Tons Single Stage R-454B	1.00
LPP-3	The "King Labor Protection Plan" will cover the labor costs for a King Heating, Cooling, and Plumbing technician to replace and install the part or equipment that is covered under the manufacturer's warranty. The labor to replace and install the warranty part or equipment must be done by a qualified King Heating, Cooling, and Plumbing technician or the "King Labor Protection Plan" is null and void. If the issue is pre-existing or not caused by the installation, the King Labor Protection Plan does not apply. <u>Air flow issues, leak searches, freon leaks, issues related to dirty filters, and other specialized maintenance issues are not covered under the King Labor Protection Plan.</u> The King Labor Protection Plan is meant to cover technician's labor costs when a manufactured part in your system fails, and needs replaced. If the part(s) or equipment is not maintained annually by King Heating, Cooling and Plumbing, the King Labor Protection Plan is null and void and applicable labor/service charges will apply. (Contact the office for details)	1.00
59TN6C080C21-20	Overview Backed by the intelligent Infinity control, this furnace offers communicating variable-speed, constant airflow (VCA) ECM blower motor for electrically efficient operation all year long in heating, cooling and continuous fan operation. This two stage furnace will run in low stage up to 90% of the time. Longer, low-stage run times give you better energy efficiency, better temperature control and increased comfort. It also assures you quieter performance. Ideal Humidity System™ technology can dehumidify a home without a call for cooling for improved home comfort during the humid summer months.	1.00
26SCA448N003	Overview The Comfort series of air conditioners is designed to give you simple, efficient and affordable cooling. Pair them with the right, SEER-boosting indoor unit and you can enjoy the money-saving benefits of improved efficiency.	1.00
E-AC-EC	Evaporator Coil	1.00

Sub-Total	\$15,687.00
Tax	\$0.00
Total Due	\$15,687.00
Deposit/Downpayment	\$0.00



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 24, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Economic Development Incentives – 17911 Harwood Avenue

PURPOSE

The owner of the building at 17911 Harwood Avenue, Beverly Spearman, is in the process of improvements to the property that include interior and exterior remodeling. The owner has requested financial assistance for compliance with the building code and the Americans with Disabilities Act (ADA), including remodeling the interior, replacing the deck, installing railings, and replacing windows. Village staff has determined that \$21,990 in assistance is appropriate based on the project's eligible expenses.

PROCESS

Beverly Spearman plans to renovate the property to establish office space for her law practice, The Spearman Law Firm. A personal injury attorney, she is currently operating out of the Harwood Building at 18220 Harwood Avenue. The renovation will allow her to transition into a space she owns and operates independently.

Staff reviewed the application from Beverly Spearman for eligibility under the Business Incentive Program, which was established to provide incentives to properties outside of a TIF district through three (3) programs: Façade and Property Improvements, Go Green, and Retail Enhancements. These programs allow reimbursement of up to 50% of the eligible costs.

The Façade and Property Improvement Program aims to promote revitalization by offering financial assistance for the improvement and maintenance of existing commercial buildings. Eligible expenses encompass upgrades to the building. The total cost of the improvements is \$43,980, and this program provides 50% reimbursement of approved expenditures (up to \$25,000). The maximum incentive available under this program is \$21,990, which is 50% of the total cost.

The first phase of improvements will focus on addressing several existing code violations and upgrading the property to meet ADA accessibility standards. Reimbursement would also include work to the deck, ramps, windows, and interior of the building.



OUTCOME

The redevelopment agreement allows a new owner to renovate a building at the entrance to downtown Homewood. This establishment will add to the vitality of the downtown. The incentive amount is comparable to recent incentives given to other businesses.

FINANCIAL IMPACT

- **Funding Source:** General Fund
This property is located within the Downtown TOD TIF District. TIF increment may be used to pay back the General Fund as the increment becomes available.
- **Total Incentive Amount:** \$21,990

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution authorizing the Village President to enter into a redevelopment agreement with Beverly Spearman to reimburse eligible expenses for improvements to the building at 17911 Harwood Avenue.

ATTACHMENT(S)

- Resolution
- Redevelopment Agreement
- Application for Incentives (includes photos)

RESOLUTION NO. R-3228

**A RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF HOMEWOOD AND BEVERLY SPEARMAN FOR PROPERTY
AT 17911 HARWOOD AVENUE IN THE VILLAGE OF HOMEWOOD
DOWNTOWN TOD REDEVELOPMENT PROJECT AREA**

WHEREAS, Section 11-74.4-4 of the Illinois Municipal Code (65 ILCS 5/11-74.4-4) authorizes a municipality to contract with a property owner to renovate or rehabilitate an existing structure within a redevelopment project area; and

WHEREAS, Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5) authorizes municipalities to appropriate and expend funds for economic development purposes, including, without limitation, making grants to any other governmental entity or commercial enterprise deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, Beverly Spearman, The Spearman Firm LLC, has submitted a request to be partially reimbursed for the cost of renovating the property at 17911 Harwood Avenue; and

WHEREAS, financial assistance would assist in making the property comply with the building code and the Americans with Disabilities Act (ADA), including interior remodeling, replacing the deck, installing railings, and replacing windows.; and

WHEREAS, the proposed renovations would allow the owner to upgrade a vacant building and enhance the commercial viability of the property and surrounding area; and

WHEREAS, the President and Board of Trustees of the Village of Homewood find it in the Village's best interest to enter into the redevelopment agreement attached as Exhibit A in furtherance of the goals of the Downtown TOD Redevelopment Plan and Project.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Homewood:

SECTION ONE – APPROVAL OF REDEVELOPMENT AGREEMENT:

The redevelopment agreement attached as Exhibit A to this resolution is approved and the Village President is authorized to execute the same on behalf of the Village.

SECTION TWO – EFFECTIVE DATE:

This resolution shall be in full force after its passage, approval, and publication in accordance with the law.

PASSED and APPROVED this 24th day of June 2025

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____

**EXHIBIT A - REDEVELOPMENT AGREEMENT
17911 HARWOOD AVENUE
HOMewood, ILLINOIS**

**AGREEMENT TO REIMBURSE ELIGIBLE EXPENSES TO REHABILITATE
COMMERCIAL PROPERTY LOCATED AT 17911 HARWOOD AVENUE IN THE
DOWNTOWN TOD TAX INCREMENT FINANCING DISTRICT IN THE VILLAGE
OF HOMEWOOD, ILLINOIS**

This Agreement is made and entered on June 24, 2025, between Beverly Spearman, The Spearman Firm LLC ("Building Owner") and the Village of Homewood, an Illinois municipal corporation ("Village").

WHEREAS, Building Owner has requested financial assistance from the Village for improvements to an existing commercial building within the village's B-2 Downtown Transition District; and

WHEREAS, the Building Owner has obtained bids with the lowest bids for improvements to the interior, deck, and windows, totaling \$43,980; and

WHEREAS, the Village is desirous of having the Building Owner update the property, thereby enhancing the economic viability of the Village and promoting public health and safety; and

WHEREAS, the Building Owner represents and warrants that without financial assistance from the Village, the Project as contemplated would not be economically feasible; and

WHEREAS, Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5) authorizes municipalities to appropriate and expend funds for economic development purposes, including, without limitation, making grants to any other governmental entity or commercial enterprise deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, Section 11-74.4-4 of the Illinois Municipal Code (65 ILCS 5/11-74.4-4) authorizes a municipality to contract with a property owner to renovate or rehabilitate an existing structure within a redevelopment project area.

NOW, THEREFORE, in exchange for the mutual promises and considerations set forth herein, the Building Owner and Village agree as follows:

1. As authorized by the President and Board of Trustees of the Village of Homewood on June 24, 2025, and subject to the terms of this Agreement, the Village of Homewood agrees to reimburse the Building Owner for the cost of certain rehabilitation work to be undertaken on the building commonly known as 17911 Harwood Avenue, Homewood, Illinois ("Property"), located in the B-2 Downtown Transition District as defined by the Homewood Zoning Ordinance. The legal description of the Property is attached as Exhibit A to this Agreement.

2. The work eligible for reimbursement ("Work") is described in Exhibit B to this Agreement. Building Owner has supporting bids for repairs/renovations to the property totaling \$43,980. The Village agrees to reimburse Building Owner \$21,990, representing fifty percent (50%) of the cost of said Work.

3. Building Owner shall be responsible for executing all contracts in connection with said Work and ensuring that the Work is completed per said contracts. The Building Owner shall furnish the Village with copies of all contracts for said Work. All Work shall comply with all local codes.

4. Within sixty (60) days of the completion of the Work contemplated under this agreement, the Building Owner shall submit a written reimbursement request to the Village's Community Development Department along with the following documentation:

5. Copies of cancelled check(s) or other evidence that Building Owner has paid for the Work;

6. Lien waivers from all general contractors, subcontractors, and materialmen who provided services or materials for the Work.

7. Failure to submit a written reimbursement request within sixty (60) days of the completion of the Work contemplated under this agreement shall be grounds for the Village to deny reimbursement. Building Owner's failure to submit a reimbursement request shall not constitute a default under this Agreement.

8. Changes, additions, revisions or deletions to the plans and/or construction documents originally submitted to the Village must be approved by the Village in writing. The Village will review such proposed changes within a reasonable time. However, the Village assumes no responsibility for any delay or additional cost incurred because of this requirement. Final construction shall comply with the approved plans.

9. Building Owner shall not be entitled to reimbursement from the Village under this Agreement if the final construction deviates from the previously approved plans and/or does not comply with all local codes.

10. Building Owner shall allow Village inspectors reasonable access to the Property to determine that the Work complies with the approved plans and local codes.

11. Building Owner shall require all contractors performing the Work to provide worker's compensation and liability insurance in amounts satisfactory to the Village, naming the Village and the Building Owner as additional insured.

12. Building Owner agrees to comply with all Federal, State, and local laws and regulations. Building Owner also agrees that it will notify all contractors and subcontractors of their obligation to comply with the Prevailing Wage Act if applicable.

13. Building Owner shall require each contractor to indemnify and hold the Village harmless from all claims arising out of this Agreement resulting from the Building Owner's or contractor's negligence, including claims for personal injury, wrongful death and property damage. Building Owner agrees to indemnify and hold the Village harmless from all such claims arising out of this Agreement resulting from the Building Owner's negligence or willful and wanton conduct.

14. Building Owner hereby agrees to complete Work within twelve (12) months of the execution of this agreement. Failure to complete said Work shall constitute a default under this Agreement.

15. Upon completion of the Work, the Building Owner hereby agrees to maintain the subject property, including landscaping, in compliance with all applicable Village codes. Failure to comply with Village codes constitutes a default under this Agreement.

16. Should either party be in default under this Agreement, the non-defaulting party shall give written notice of such default by certified mail with postage prepaid, or by personal delivery. Notice by certified mail shall be considered given when deposited in the United States mail. Should such default remain uncured twenty-one (21) days after the giving of such notice, the non-defaulting party shall have the right to terminate this Agreement by giving written notice of such termination in the same manner and under the same terms as the notice of default. Either party may also seek to enforce its rights under this Agreement as authorized by law.

17. Should either party initiate litigation against the other to enforce the terms of this Agreement, the successful litigant shall be entitled to recover court costs and reasonable attorney fees.

18. If any section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

19. This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

20. In the event of a conflict in the provisions of the text of this Agreement and the exhibits attached hereto, the text of the Agreement shall control and govern.

21. Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

22. Notices under this Agreement shall be sent as follows:

To the Village:

Village Manager
Village of Homewood
2020 Chestnut Rd.
Homewood IL 60430

With a copy to:

Christopher J. Cummings
Village Attorney
2024 Hickory Rd., Suite 205
Homewood IL 60430

To the Building Owner:

Beverly Spearman
17911 Harwood Avenue
Homewood IL 60430

With a copy to:

The Spearman Firm LLC
PO Box 1566
Homewood IL 60430

23. Building Owner shall return three (3) signed copies of this agreement to the Community Development Department within thirty (30) days of receipt. The Village reserves the right to rescind this Agreement if Building Owner fails to return the signed Agreements as specified.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the above day and date.

VILLAGE OF HOMEWOOD

Building Owner

By: _____
Village President

By: _____
Beverly Spearman,
The Spearman Firm LLC

ATTEST:

Signed and sworn to before me on
_____, 2025

Village Clerk

Notary Public

EXHIBIT A

Legal Description

Parcel 1: Lot 2 and North $\frac{1}{2}$ of Lot 3 in Block "D" in Village of Hartford in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: That part of Lot 1 which lies South of the south line of the 66 foot street dedicated by Plat of Dedication dated October 5, 1918 and recorded January 3, 1919, as document 6443372 in Block "D" in the Village of Hartford aforesaid, in Cook County, Illinois.

Common Address: 17911 Harwood Avenue, Homewood, Illinois 60430

PIN: 29-31-303-002-0000
29-31-303-014-0000

EXHIBIT B

Description of Work	Cost
Interior rooms (in compliance with the building code and ADA accessibility code)	\$ 26,550
Decking and Ramp (in compliance with building code and ADA accessibility code)	\$12,550
Window Replacement (8)	\$4,880
TOTAL	\$43,980



TIF INCENTIVE PROGRAM APPLICATION

Applicant Name: <u>Beverly Spearman</u>		Email:
Subject Property Address: <u>17911 Harwood Ave.</u>		Phone (daytime):
TIF District: <input type="checkbox"/> 175th <input checked="" type="checkbox"/> Downtown <input type="checkbox"/> SWCBD <input type="checkbox"/> Southgate <input type="checkbox"/> East CBD		
Property Owner (if different from Applicant):		
TIF ASSISTANCE PROGRAM REQUESTED:		
<input checked="" type="checkbox"/> Façade & Property Improvement Program <input type="checkbox"/> Go Green Rewards <input type="checkbox"/> Retail Enhancement Incentive		
CURRENT USE OF BUILDING:		
Select <u>all</u> that apply: <input type="checkbox"/> Retail <input type="checkbox"/> Service <input checked="" type="checkbox"/> Office <input type="checkbox"/> Restaurant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Other		
Number of tenants: <u>1</u>		
PROJECTED USE OF BUILDING:		
Select <u>all</u> that apply: <input type="checkbox"/> Retail <input type="checkbox"/> Service <input checked="" type="checkbox"/> Office <input type="checkbox"/> Restaurant <input type="checkbox"/> Other		
Are you expanding the existing floor area of the business or building? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Total projected project budget: <u>\$43,980</u>	Total assistance requested (not to exceed 50% of project budget): <u>\$21,990</u>	
Have you previously received TIF funds from the Village? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, when and what was the scope of work?		
REQUIRED SUBMISSIONS: (3 COPIES OF EACH REQUIRED)		
Required for all programs:		<input checked="" type="checkbox"/> Current plat of survey
		<input checked="" type="checkbox"/> Preliminary description of scope of work
		<input checked="" type="checkbox"/> Photographs of building/property
		<u>N/A</u> <input type="checkbox"/> Letter of consent and contact information from property owner (if different than applicant)
Required for Retail Enhancement program only:		<input type="checkbox"/> Business plan
		<input type="checkbox"/> Copy of lease
Required for Façade & Property Improvement program only:		<input checked="" type="checkbox"/> Concept sketch
Required for Go Green Rewards program only:		<input type="checkbox"/> Product specifications

Participation in the TIF Assistance Programs implies that the applicant agrees to meet all Federal, State and local codes and ordinances including, but not limited to, Americans with Disabilities Act, Illinois State Plumbing Code, Village of Homewood building and property maintenance codes, and Village of Homewood zoning ordinance.

Beverly Spearman
Signature of Applicant

4/7/2025
Date

**TIF Incentive Program Application
17911 Harwood Ave.**

Reyes Home Remodeling (contractor)

Interior rooms	26,550
Decking and Ramp	12,550
Window replacement (8)	<u>4,880</u>

TOTAL	\$43,980
--------------	-----------------

REYES HOME REMODELING INC.
18352 MARSHFIELD AVE.
HOMewood ILLINOIS 60430
HECTOR REYES 708 527 0098

Item 8. H.

ESTIMATE.

02/20/2025

EMMANUEL & BEVERLY SPEARMAN
17911 HARWOOD AVE
HOMewood ILLINOIS

ITEM.	DESCRIPTION.	TOTAL
	DEMO AND REPAIRS @17911 HEARWOOD AVE.	
	INTERIOR WORK.	
	MAIN LEVEL.	
DEMO:	REMOVE PARTIAL WALL.(DINNING ROOM. REMOVE OLD CARPET. REMOVE WOOD PANELS.. REMOVE FRONT DOOR. HAUL AWAY ALL GARBAGE AND DEBRIS.	
BEDROOM.	CLOSE EXISTING DOOR. OPEN NEW DOOR TO ACCES HALLWAY. INSTALL NEW DOOR. NEW CASING.	
OFFICE.	FRAME NEW WALL TO FRAME OFFICE. FRAME DOOR FOR NEW OFFICE. INSTALL NEW DOOR. INSTALL NEW TRIM(CASING AND BASEBOARD. FRAME BUILD-IN SHELVES. INSTALL NEW DRYWALL,TAPE,MUD AND SAND NEW WALLS.	
HALLWAY.	CONNECT HALLWAY FROM LOBBY TO BATHROOM.	
CONFERENCE ROOM.	REFRAME WALL TO FRAME CONFERENCE ROOM. FRAME TO INSTALL BARN DOORS. INSTALL NEW DRYWALL,TAPE,MUD AND SAND NEW WALL. INSTALL TWO BARN GLASSED PANEL DOORS.	
LOBBY.	INSTALL NEW DRYWALL. TAPE,MUD AND SAND NEW DRYWALLS. PAINT WOOD CEILING WHITE.	
	ELECTRICAL	

REYES HOME REMODELING INC.
18352 MARSHFIELD AVE.
HOMewood ILLINOIS 60430
HECTOR REYES 708 527 0098

-[Item 8. H.

ITEM.	DESCRIPTION.	TOTAL
CONFERENCE ROOM.	INSTALL 4 NEW RECESSED LIGHTS WITH DIMMER.	
OFFICE.	INSTALL 4 NEW RECESSED LIGHTS WITH DIMMER.	
OUTLETS.	INSTALL NEW OUTLETS AND SWITCHES WHERE NEEDED IT. INSTALL NEW LINES FOR CABLE AND EQUIPMENT.	
TRIM.	INSTALL NEW BASEBOARD AND CASING WHERE NEEDED IT. PAINT WHITE EXISTING TRIM.(CROWN MOULDING,CASING AND BASEBOARD.	
	PAINT.	
OFFICE. CONFERENCE ROOM, HALLWAY. LOBBY.	PRIME AND PAINT ALL THESE ROOMS. WHITE CEILING. COLOR WALLS.	
	FLOORS.	
OFFICE. CONFERENCE ROOM, HALLWAY. LOBBY.	INSTALL NEW VINYL PLANK FLOOR.	
	DOORS.	
FRONT DOOR.	INSTALL NEW FIRE PROOF FRONT DOOR.	
	RETRIM FRAME.	
NOTE:	THIS ESTIMATE REFLECTS LABOR AND MATERIALS.	
NOTE:	30% OF TOTAL AS DOWN PAYMENT FOR INITIAL MATERIAL AND LABOR.	
		TOTAL=\$26550.00

SIGNATURE #1_____. SIGNATURE#2_____.

REYES HOME REMODELING INC.
12858 FRANCISCO AVE.
BLUEISLAND ILLINOIS 60406
HECTOR REYES 708 5270098.

ESTIMATE

02/20/2025

EMMANULE & BEVERLY SPEARMAN
17911 HARWOOD AVE.
HOMewood ILLINOIS 60430

ITEM	DESCRIPTION.	TOTAL
	DEMO AND REPAIRS @17911 HARWOOD AVE.	
	EXTERIOR WORK.	
	NEW WINDOWS.	
DEMO:	REMOVE OLD WINDOWS. HAUL AWAY ALL GARBAGE AND DEBRIS.	
	NEW WHITE VINYL WINDOWS.	
OFFICE.	INSTALL 4 NEW VINYL WINDOWS. DOUBLE HUNG.	
CONFERENCE ROOM.	INSTALL 4 NEW VINYL WINDOWS. DOUBLE HUNG.	

REYES HOME REMODELING INC.
12858 FRANCISCO AVE.
BLUEISLAND ILLINOIS 60406
HECTOR REYES 708 5270098.

ITEM	DESCRIPTION.	TOTAL
NOTE:	THIS ESTIMATE REFLECTS LABOR AND MATERIALS.	
NOTE:	50% OF TOTAL AS DOWN PAYMENT TO ORDER WINDOWS.	
		TOTAL=\$4880.00

SIGNATURE #1 _____.

SIGNATURE #2 _____.

REYES HOME REMODELING INC.
12858 FRANCISCO AVE.
BLUEISLAND ILLINOIS 60406
HECTOR REYES 708 5270098.

ESTIMATE

02/20/2025

EMMANULE & BEVERLY SPEARMAN
17911 HARWOOD AVE.
HOMewood ILLINOIS 60430

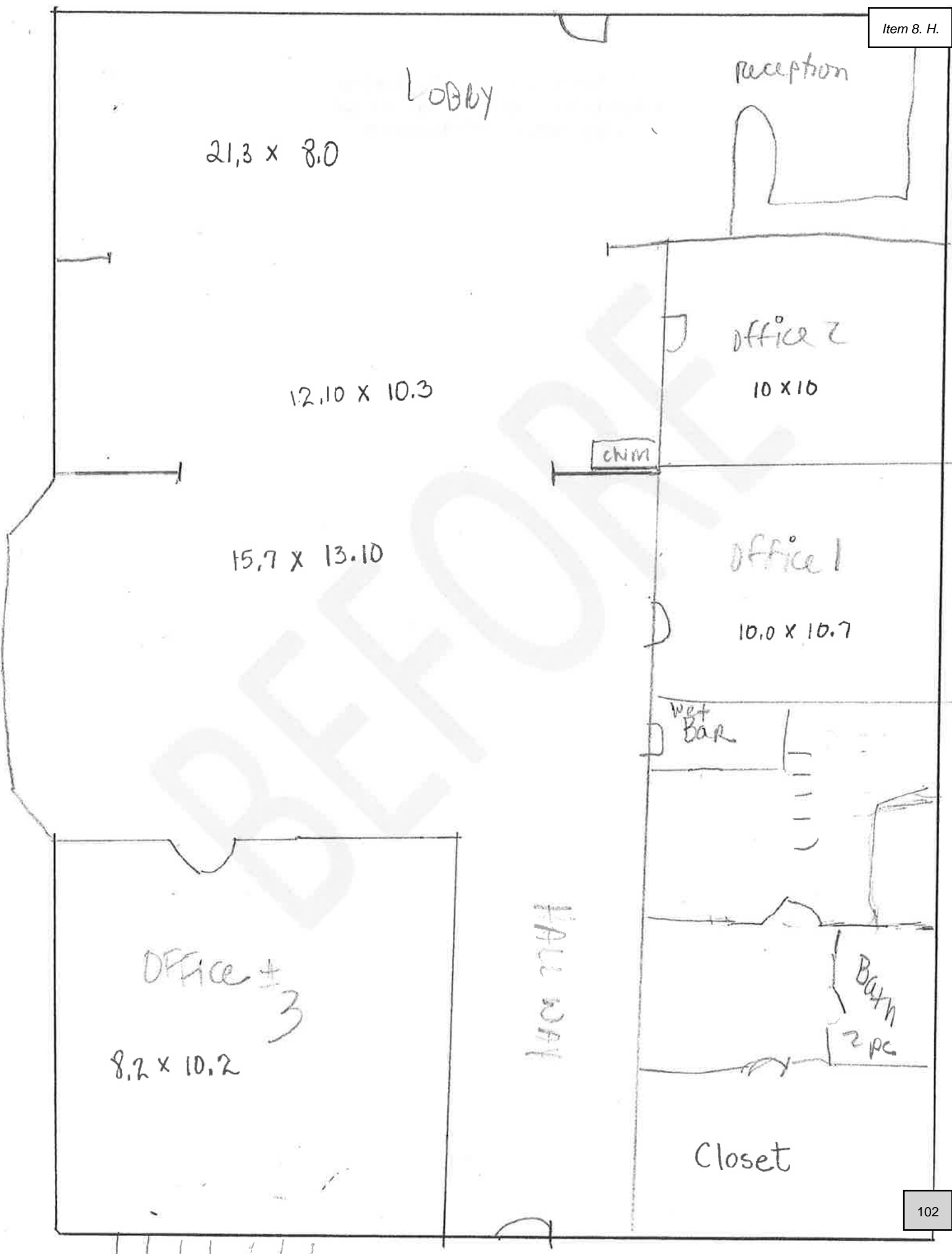
ITEM	DESCRIPTION.	TOTAL
DEMO:	DEMO AND REPAIRS @17911 HARWOOD AVE.	
	EXTERIOR WORK.	
	WOODN DECK AND RAMP WITH RAILING.	
	DEMOLISH EXISTING OLD DECK.	
	HAUL AWAY ALL GARBAGE AND DEBRIS.	
DECK.	GROUND CONTACT GREEN PRESSURE TREATED LUMBER.	
	NEW DECK AND RAMP.	
	FRAME NEW DECK FLOOR SUPPORT.	
	USE 2"X4" METAL BRACKETS.	
	INSTALL NEW DECK FLOOR.	
	INSTALL NEW STEPS.	
	ALL WORK MUST MEET VILLAGE CODE.	

REYES HOME REMODELING INC.
12858 FRANCISCO AVE.
BLUEISLAND ILLINOIS 60406
HECTOR REYES 708 5270098.

ITEM	DESCRIPTION.	TOTAL
	NEW RAMP WITH RAILING.	
	FRAME RAMP FLOOR SUPPORT.(BASE)	
	INSTALL NEW DECKING FLOOR.	
	INSTALL NEW RAILING ON BOTH SIDES IF NEEDED IT.	
	FRONT DOOR TO DECK.	
NOTE: THIS ESTIMATE REFLECTS LABOR AND MATERIALS.		
		TOTAL=\$12550.00

SIGNATURE #1 _____

SIGNATURE #2 _____



Lobby

Reception

Item 8. H.

21.3 x 8.0

French Doors

12.10 x 10.3

Office 2

10 x 10

Chim

Office 1

10.0 x 10.7

12.7 x 13.10

← 3.0ft →

WET
BAR

TV/FP

Office 3

8.2 x 10.2

2 PC
BATH

Clo set

HAS ISSUED THIS PLAT
IN THE CAPTION LEGAL
A TRUE AND CORRECT
TO THE CURRENT
VEY PER TITLE 68
THE ILLINOIS
E SET DURING THIS
ITEM 3D OF SAID

LDG. CORNER
& 4.35 Early

Sidewalk
CONCRETE

25.0

54.51

1 STORY BRICK BUILDING

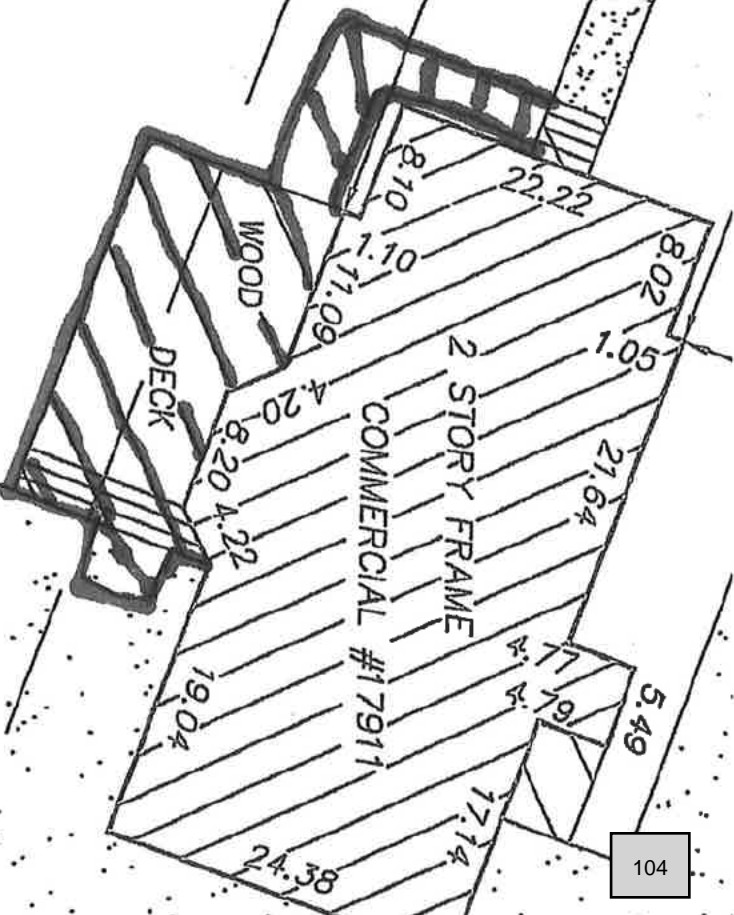
70.20

BLDG. CORNER
0.59' Serly

150.00

SOUTH HALF OF LOT 3

LOT



17911 Harwood Ave.

TIF Incentive Program Application
Property Address: 17911 Harwood Ave.
Applicant: Beverly Spearman



TIF Incentive Program Application
Property Address: 17911 Harwood Ave.
Applicant: Beverly Spearman



TIF Incentive Program Application
Property Address: 17911 Harwood Ave.
Applicant: Beverly Spearman



TIF Incentive Program Application
Property Address: 17911 Harwood Ave.
Applicant: Beverly Spearman



TIF Incentive Program Application
Property Address: 17911 Harwood Ave.
Applicant: Beverly Spearman



17911 Harwood Ave.

HAS ISSUED THIS PLAT
IN THE CAPTION LEGAL
A TRUE AND CORRECT
TO THE CURRENT
EVEY PER TITLE 68
R THE ILLINOIS
RE SET DURING THIS
ITEM 3D OF SAID

BLDG. CORNER
0.59' Serly

SOUTH HALF OF LOT 3

LOT 3

LOT 2

LOT 1

BLDG. CORNER
& 4.35 Early

1 STORY BRICK BUILDING
10.20

WOOD
DECK

2 STORY FRAME
COMMERCIAL #17911

HARWOOD

AVENUE

Sidewalk
CONCRETE

Sidewalk

ASPHALT

DIXIE
HIGHWAY



DATE: AUGUST 28, 2021
CLIENT: LAW OFFICE OF
R.H.G. ORDER NO. CAD 00



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 24, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Sale of Village-Owned Property at 17701 Bretz Drive

PURPOSE

The Village has received a proposal for the purchase and development of the Village-owned property at 17701 Bretz Drive. The property is in the M-1 Limited Manufacturing zoning district and encompasses 5.91 acres of vacant land. Staff is seeking direction from the Village Board to negotiate a purchase and sale agreement with Barefoot Land Co. of Cape Coral, FL, the owner of the proposal. The purchase and sale agreement would be presented for approval at a future Board meeting.

PROCESS

In December 2024, the Village acquired the vacant land at 17701 Bretz Drive through the Cook County No Cash Bid program. The subject property is located in a small industrial area that is bound on the west by a major retail-shopping district and on the east by a cemetery. To the north is part of the Thornton Quarry, and to the south is a smaller industrial/commercial condominium complex. This property is outside the boundaries of a Tax Increment Financing (TIF) District.

At its April 22, 2025, meeting, the Village Board passed an ordinance directing the Village Manager to solicit bids and proposals for the sale and development of the property at 17701 Bretz Drive. Staff published the bid solicitations in the Chicago Tribune on the following dates:

- Thursday, May 8 - 1st publication
- Thursday, May 15 - 2nd publication
- Thursday, May 22 - 3rd publication

The Village received one (1) sealed proposal by the submission deadline on June 9, 2025. Village staff publicly opened the bid from Barefoot Land Co. during the regular Village Board meeting on June 10, 2025, at 7:00 p.m.



Barefoot Land Co. submitted a proposal offering \$750,000 for the property in order to develop a modern, one-story self-storage facility. An appraisal conducted on March 7, 2025 estimated the property's market value between \$900,000 and \$1,100,000, or approximately \$3.50 to \$4.00 per square foot. Based on the lower end of that range, 80% of the appraised value is \$720,000. The submitted offer exceeds this 80% threshold.

Self-storage is a special use in the M-1 District and requires review of the zoning standards and site plan approval at a public hearing with the Planning and Zoning Commission. The proposal requests a period of 120 days to allow for the required special use and site plan approval.

The zoning ordinance sets standards for self-storage to assure safety and reduce potential impacts, including:

- a landscape transition area along lot lines adjacent to any parcel.
- doors serving individual self-storage units accessed directly from the outside shall not be visible from any public right-of-way.
- lighting and security cameras are required to ensure safe operations on the site.
- the storage of hazardous or toxic materials is prohibited.
- no self-storage space may be used for residential occupancy, business sales or operations, the storage of commercial or industrial inventory or raw materials, or the operation of machinery.
- outdoor storage and/or activity is prohibited.

OUTCOME

The sale of this property will lead to the development of a vacant lot. The development, in turn, will transform an underutilized property into productive use, strengthening and enhancing the Village's tax base.

FINANCIAL IMPACT

- **Funding Source:** No Financial Impact
- **Budgeted Amount:** N/A
- **Cost:** \$0

LEGAL REVIEW

Completed

VILLAGE OF HOMEWOOD

Item 8. I.



RECOMMENDED BOARD ACTION

Direct staff to negotiate a purchase and sale agreement to sell the Village-owned commercial property located at 17701 Bretz Drive to Barefoot Land Co. of Cape Coral, FL, to develop a modern, one-story self-storage facility on the property.

ATTACHMENT(S)

Proposal

May 28, 2025

Village of Homewood

Planning & Development Department
2020 Chestnut Road
Homewood, IL 60430

Re: **Sealed Proposal for RFP #24-07W**

Dear Review Committee,

On behalf of Barefoot Land Co., I am pleased to submit our formal proposal to purchase the Village-owned parcel located at **17701 Bretz Drive**, currently zoned M-1 Limited Manufacturing. We are proposing a **modern, one-story self-storage facility** that aligns with the surrounding uses and adds long-term value to the surrounding community.

Offer Highlights:

- **Offer Price:** \$750,000
- **Earnest Money Deposit:** \$10,000 (Non-refundable after inspection period)
- **Inspection Period:** 120 days to complete due diligence
- **Permitting & Approval Period:** 120 days to allow for the coordination of the required Special Use Permit and Site Plan Approval
- **Closing:** 30 days after approvals
- **Due Diligence:** All findings completed by us or our contractors will be provided to the Village if the transaction does not close
- Our formal offer is attached in the format of a Real Estate Purchase and Sale Agreement as Exhibit A
- Offer highlights are further demonstrated in Exhibit B - Offer Summary

In addition, **we are open to acquiring a partial portion of the property** should that configuration better support the Village's development strategy or future planning goals.

Why Self Storage Is the Ideal Use:

This site is ideally positioned to accommodate a self-storage facility given its location near industrial users, residential areas, and transportation infrastructure. A self-storage use provides:

- **Low traffic volume and minimal infrastructure demands**
- **No environmental emissions or noise**
- **A well-maintained, tax-generating asset with long-term economic stability**

Our proposed facility will be a **clean, secure, and professionally managed development**, designed to blend seamlessly into the area while serving the unmet storage needs of nearby residents and businesses.

Please see below for a sample rendering of the proposed facility's architectural design.



We believe our offer is competitive and our vision is aligned with the Village's interest in productive, tax-positive land use. We welcome the opportunity to collaborate on either the full site or a subdivided portion, and we look forward to the possibility of serving Homewood with this beneficial new development.

Thank you for your time and consideration.

Sincerely,

Brandon McDonald

Brandon McDonald

Chief Development Officer

brandon@barefootlandco.com

(239) 233-2387



EXHIBIT C | OFFER SUMMARY AND PROPERTY REPORT

17701 Bretz Dr., Homewood, IL 60430 [City of Homewood]

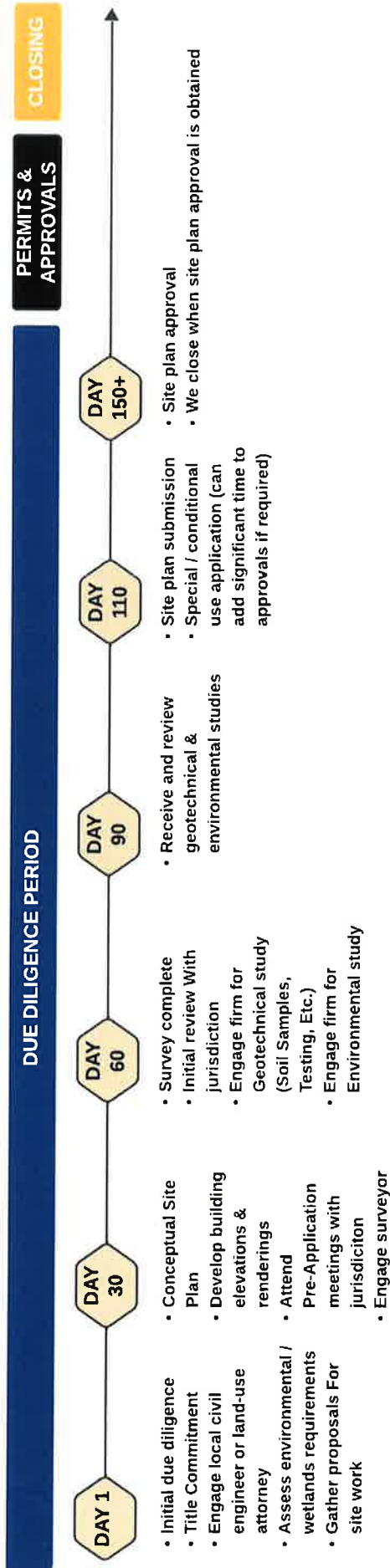
The offer outlined below is based on the following assumptions:

- The Ground is Flat
- There are no easements that affect our ability to build on or develop the parcel
- There are no wetlands on the property
- The property is not in a flood zone
- Property has adequate drainage and is not prone to flooding
- There is existing access to utilities
- Access can be obtained from the fronting road.

ITEM	OFFER	COMMENTS
Price	\$750,000 for 5.914 Acres	Our offer price reflects: <ul style="list-style-type: none">• That underwriting will support our development plans• Recent comparable sales in the area
EMD	\$10,000	This is our standard as we intend to invest \$80,000-\$150,000 into the site prior to obtaining necessary approvals.
Inspection Period	120 Days	This time is necessary to receive a title commitment to determine if there are any impacting easements or issues with the property, to have a full survey complete including topographic survey, to bore-test the soil through the property to determine the suitability of the soils to build on, to have an environmental evaluation of the property completed, to hire a land use attorney to review the zoning regulations, to hire a civil engineering to develop a preliminary site plan , to meet with the city to have a pre application meeting , and prepare to apply for special or conditional use permit , and to develop and submit a site plan approval application and engineering drawings .
Permits & Approvals Period	120 Days	This additional time will be necessary for us to obtain the Special Use Permit and Site Plan Approval that if not attained would prohibit our ability to develop the property. The time allows for public meetings, community meetings, review time with the Village, presentations to any relevant boards or councils, and hopeful approval.
Closing	45 Days	This allows adequate time for the title company to arrange the closing time for both parties to meet any final closing conditions after all approvals are attained.



ENTITLEMENT TIMELINE & DELIVERABLES



DEVELOPMENT INTENT

Barefoot Land Co. is a family-owned firm specializing in the development of Class-A self-storage facilities, like the one shown in this rendering. Our team, led by CEO Brady McDonald, has extensive experience in land acquisition, planning, and project management.

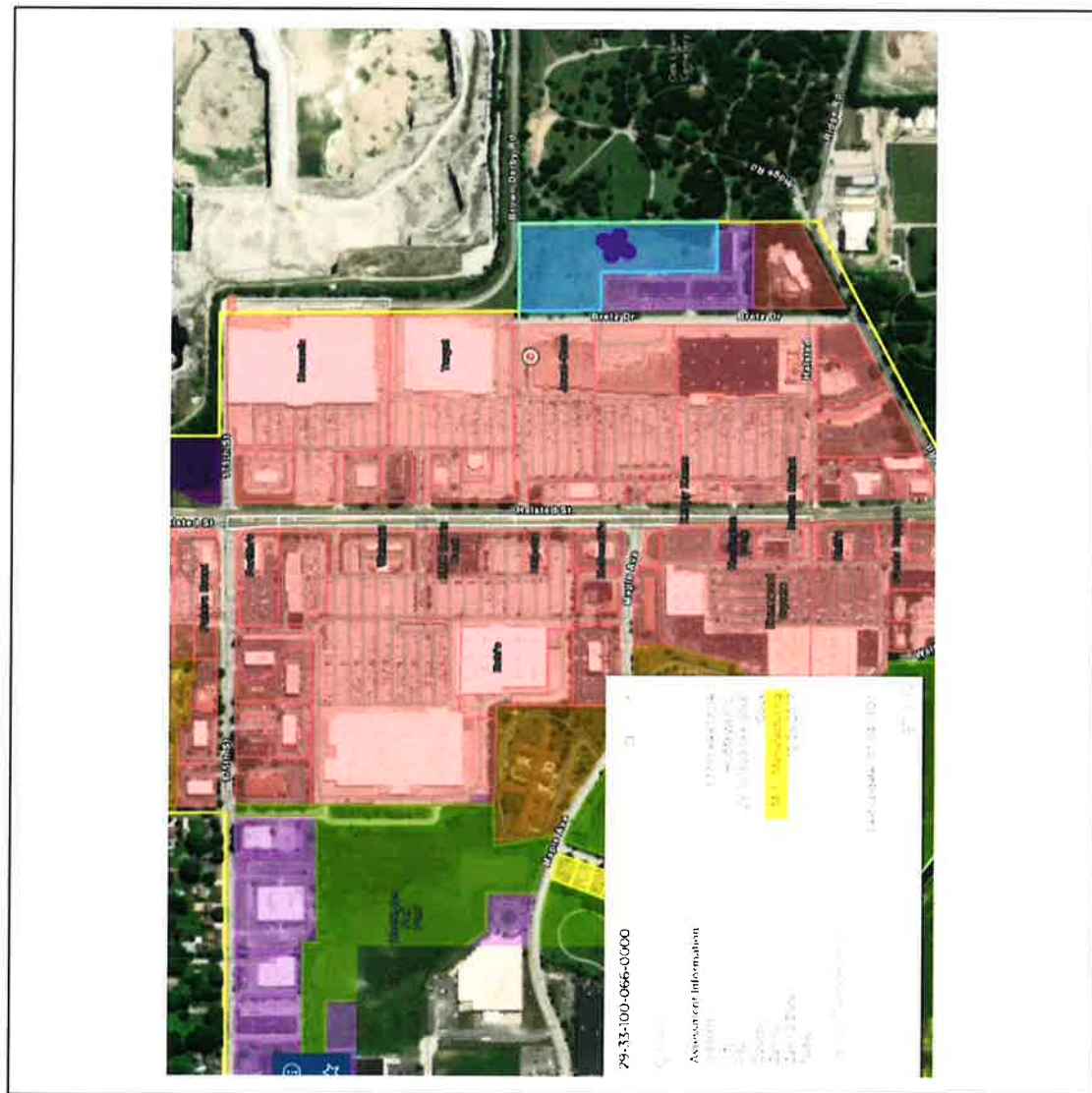
We believe in community engagement and hire local consultants for engineering and surveying, enabling us to understand local conditions and build relationships before starting any formal processes. Our core values guide our work and ensure that we deliver the best possible project to your community.

- > We do the work.
- > We don't make excuses.
- > We do what we say.
- > We work to get better every day.
- > We go above and beyond.



Item 8. I.

ZONING CODE: M-1
ZONING JURISDICTION: HOMEWOOD





DUE DILIGENCE

TITLE COMMITMENT	NONE
ENVIRONMENTAL PHASE I	NONE
ENVIRONMENTAL PHASE II (if required)	NONE
BOUNDARY SURVEY	NONE
TOPOGRAPHY SURVEY	NONE
GEOTECHNICAL REPORT	NONE
WETLAND DELENIATION (if required)	NONE



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 24, 2025

To: Village President and Board of Trustees

From: Napoleon Haney, Village Manager

Topic: Second (2nd) Amendment to the Wind Creek IL LLC Redevelopment Agreement

PURPOSE

Wind Creek IL LLC has asked the Villages of East Hazel Crest and Homewood to approve an amendment to their Redevelopment Agreement (RDA) that would allow the developer to recover additional tax increment financing (TIF) eligible expenses that were not anticipated when the original RDA was approved in 2023. The original RDA authorized reimbursement for up to \$55 million in TIF eligible expenses. With approval of this amendment, the amount of TIF eligible expenses that could be reimbursed would be \$70 million.

PROCESS

In 2023, the Villages of Homewood and East Hazel Crest entered into a Redevelopment Agreement with Wind Creek IL, LLC that included \$55 million in TIF incentives. These incentives are paid exclusively from property taxes paid by the developer. While the developer paid all expenses up front, reimbursement to the developer of its TIF eligible expenses will extend over many years.

Since the original RDA was signed in 2023, the casino and hotel tower project has experienced significant unanticipated cost increases:

- Original 2023 Project Budget: \$529 million (includes \$55 million of TIF eligible expenses)
- Actual 2025 Costs: \$605 million (\$76 million more than the original budget - a 14% increase)
- Breakdown of the \$76 million overage includes the following:
 - \$35 million – Higher construction costs
 - \$33 million – Increased costs for furniture, fixtures, and equipment
 - \$5 million – Pre-opening operational expenses
 - \$3 million – Additional financing costs

These increases were driven mainly by inflation and market volatility in construction and material costs. As of March 2025, eligible TIF expenses have reached \$72 million, justifying the request for additional support.



TIF Notes

Since the TIF eligible expenses will be paid to the developer over many years, the Villages agreed in the RDA to issue a “TIF Note,” which is essentially a promise to make future incentive payments as property taxes are paid. Funds to repay the developer’s TIF eligible expenses come exclusively from property taxes paid by the developer. When the original RDA was approved in 2023, the Villages agreed to issue a TIF note for \$55 million. This amendment would authorize the issuance of a second TIF note for \$15 million, for a total of \$70 million.

TIF Sharing/Reimbursement

Per the Redevelopment Agreement, \$0.95 of each property tax dollar paid by the developer is used to reimburse the Developer’s TIF eligible expenses, and the remaining \$0.05 is retained in each Villages’ TIF District. This amendment does not change that split.

OUTCOME

Approval of the RDA amendment would reduce the property tax revenue retained in the Village’s Northeast TIF. However, this reduction is a trade-off for ensuring the project as a whole is completed successfully and continues to generate long-term economic benefits for the Village.

FINANCIAL IMPACT

The financial impact on the Village of Homewood is modest and delayed as listed below:

- Homewood’s Northeast TIF will continue to receive 5% of the Incremental Property Tax revenue generated by the parking garage.
- Under the current \$55 million note, it is estimated that it would be paid off by 2036. After the note is paid, all of the TIF incremental property taxes from the parking garage would flow to the Northeast TIF.
- If the amendment is approved and the TIF note total increases to \$70 million, it is estimated that the notes would be paid off by 2040.
- The total reduction in revenue to the Village’s Northeast TIF is estimated at \$325,290, or about \$65,060 per year.

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass a resolution approving a second (2nd) 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 Incremental Redevelopment Project Area in Homewood and the Halsted Street Redevelopment Project Area in the Village of East Hazel Crest.

ATTACHMENT(S)

Agreement

RESOLUTION R- 3229**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**

WHEREAS, the Villages of East Hazel Crest and Homewood (the “Villages”) have undertaken a program for the redevelopment of property within the Villages pursuant to 65 ILCS 5/11-74.4-1 *et seq.*, as amended, the Tax Increment Allocation Redevelopment Act (the “Act”); and

WHEREAS, the Villages entered into a Redevelopment Agreement with Wind Creek IL LLC (the “Developer”) on June 27, 2023, and amended that Agreement on July 23, 2024 (collectively, the “RDA”); and

WHEREAS, the original RDA anticipated that the Developer would incur \$55 million in TIF eligible expenses that would be reimbursable from the project’s incremental property tax revenues; and

WHEREAS, as a result of significantly increased costs, the actual expenses eligible for reimbursement under the Act exceed \$70 million; and

WHEREAS, the Developer has requested that the RDA be amended to allow it to be reimbursed from incremental property taxes generated by the project for the additional TIF eligible expenses; and

WHEREAS, the Board of Trustees finds it to be in the best interests of the Village and its residents to enter into the attached amendment to the redevelopment agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HOMEWOOD, Cook County, Illinois, as follows:

Section One - Approval of Second Amendment to the Redevelopment Agreement

The Second Amendment to the Redevelopment Agreement attached as "Exhibit A" is approved. The Village President and Village Clerk are authorized to execute the amendment.

Section Two - Effective Date

This Resolution shall be effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 24th day of June, 2025.

By: _____
President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____

This document was prepared by:
 Paul W. Shadle
 DLA Piper LLP (US)
 444 W. Lake Street, Suite 900
 Chicago, IL 60606

**SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT BY AND AMONG
 THE VILLAGE OF EAST HAZEL CREST,
 THE VILLAGE OF HOMewood
 AND WIND CREEK IL LLC**

This Second Amendment to Redevelopment Agreement (this “Second Amendment”) is made and entered into this ____ day of _____, 2025, by and among the Village of East Hazel Crest, an Illinois municipality located in Cook County, Illinois (“East Hazel Crest”), the Village of Homewood, an Illinois municipality located in Cook County, Illinois (“Homewood”) (collectively, East Hazel Crest and Homewood are referred to herein as the “Villages”) and Wind Creek IL LLC, an Illinois limited liability company (the “Developer”). The “Effective Date” of this Second Amendment shall be the date hereof.

RECITALS

WHEREAS, the Villages have undertaken a program for the redevelopment of certain property within the Villages, which property is hereinafter described, pursuant to 65 ILCS 5/11-74.4-1 et seq., as amended, the Tax Increment Allocation Redevelopment Act (the “Act”); and

WHEREAS, the Villages entered into a certain Intergovernmental Agreement to Jointly Develop Property within the Villages of East Hazel Crest and Homewood dated November 27, 2012 (the “IGA”) pursuant to which the Villages were authorized to enter, and the Villages did so enter, into that certain Redevelopment Agreement with Developer on June 27, 2023, as amended by that certain First Amendment to Redevelopment Agreement entered into by the parties hereto on July 23, 2024 (collectively, the “RDA”), and all capitalized terms not defined herein shall have the meanings ascribed to them in the RDA; and

WHEREAS, the RDA provides for, among other things, Developer’s redevelopment of the “Subject Property” which is legally described on Exhibit A attached hereto, and the Village’s reimbursement of certain redevelopment project costs related to the Project, as defined herein, with tax increment financing funds as provided in the Act, and support of Developer’s application to Cook County for Class 8 classification of the Subject Property; and

WHEREAS, the parties desire to further amend the RDA as provided in this Second Amendment; and

NOW, THEREFORE, it is hereby agreed by and between the Villages and Developer, as follows:

Section 1. Preambles.

The Recitals set forth hereinabove are incorporated as if fully set forth herein.

Section 2. Additional Note.

A. The Developer obtained the Certificate of Completion and, on _____, 2025 East Hazel Crest issued the Note in the initial principal amount of \$55,000,000 pursuant to the terms of the RDA. Developer has incurred Project Costs in excess of \$55,000,000, and as a result Developer's total Project Costs related to the Project are equal to or exceed \$70,000,000. The Villages have agreed that East Hazel Crest will issue to the Developer, upon receipt of a Request for Reimbursement, an additional note in the form set forth in Exhibit B attached hereto (the "Additional Note") in the initial principal amount equal to the amount of additional Project Costs related to the Project that have been incurred by the Developer in excess of \$55,000,000 up to a maximum initial principal amount of \$15,000,000. Accordingly, East Hazel Crest shall issue the Additional Note to the Developer upon receipt of a Request for Reimbursement, in the manner set forth in and pursuant to the terms of Section 3.C. of the RDA. Interest on the Additional Note will accrue upon issuance at a rate equal to 9% and will compound semi-annually. Payments on the Additional Note will begin to be made upon issuance. The Note has a first lien on the Available Incremental Taxes, and the Additional Note shall have a second lien on the Available Incremental Taxes.

Section 3. Miscellaneous Provisions.

A. Time of the Essence and Mutual Assistance.

Time is of the essence of this Second Amendment. The Parties agree to take such actions, including the execution and delivery of such documents, instruments and certifications (and, in the case of the Villages, the adoption of such ordinances and resolutions), as may be necessary or appropriate from time to time to carry out the terms, provisions and intent of this Second Amendment and to aid and assist each other in carrying out such terms, provisions and intent.

B. Entire Agreement.

The RDA, as amended by this Second Amendment (together with the exhibits attached hereto), is the entire contract between the Villages and the Developer relating

to the subject matter thereof, and supersedes all prior and contemporaneous negotiations, understandings, and agreements, written or oral, between the Villages and the Developer, and may not be modified or amended except by a written instrument executed by the parties hereto. Except as modified by this Second Amendment, the RDA remains in full force and effect.

C. Governing Law.

The validity, meaning and effect of this Second Amendment shall be determined in accordance with the laws of the State of Illinois.

D. Severability.

If any provision of this Second Amendment is held invalid by a court of competent jurisdiction or in the event such a court shall determine that the Villages do not have the power to perform any provisions hereunder, such provisions shall be deemed to be excised and shall not affect any of the other provisions contained herein, and such judgment shall relieve the Villages from performance only under such invalid provision of this Second Amendment; provided, however, if the judgment relieves the Villages of their monetary obligations under this Second Amendment, then the Developer will be relieved of its obligations hereunder.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment as of the year and date first above written.

WIND CREEK IL LLC

By: _____
Name: _____
Title: _____

VILLAGE OF HOMEWOOD

By: _____
Name: _____
Title: _____

VILLAGE OF EAST HAZEL CREST

By: _____
Name: _____
Title: _____

Exhibit A

Legal Description of Subject Property

PARCEL 1:

LOT 3, 4, 5 AND THE EAST 74.24 FEET OF LOT 2 (AS MEASURED ALONG THE SOUTHERLY LINE THEREOF) IN EAST HAZEL CREST COMMERCIAL, BEING A SUBDIVISION OF THE SOUTH 28 ACRES OF THE NORTH 38 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29 TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 200 OF HOMEWOOD COURT SUBDIVISION, BEING A SUBDIVISION AND RESUBDIVISION OF PART, OF THE SOUTH 20 ACRES OF THE NORTH 58 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0934519091 IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 200: THENCE SOUTH 89 DEGREES, 11 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 200 A DISTANCE OF 210.82 FEET, TO A BEND; THENCE NORTH 75 DEGREES 13 MINUTES 51 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF LOT 200 A DISTANCE OF 76.61 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 59 SECONDS EAST 285.90 FEET, TO THE EAST LINE OF SAID LOT 200: THENCE SOUTH 0 DEGREES 28 MINUTES 51 SECONDS EAST ALONG SAID EAST LINE OF LOT 200 A DISTANCE OF 44.88 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 1963.94 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, WITH A LINE 83.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, AS MEASURED ON THE NORTH LINE THEREOF, (SAID POINT OF BEGINNING BEING ALSO THE POINT OF INTERSECTION OF A WEST LINE OF THE NORTHERN ILLINOIS STATE TOLL HIGHWAY PARCEL NO. T-FA*-18.01 WITH THE SOUTH LINE OF THE NORTHERN ILLINOIS STATE TOLL HIGHWAY PARCEL NO. T-1W-502); THENCE (THE FOLLOWING THREE (3) COURSES BEING ON TWO (2) WEST LINES AND ON A NORTH LINE OF THE NORTHERN ILLINOIS STATE

TOLLWAY PARCEL NO. T-1-'A'-18.1) SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 4.62 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 425.38 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND WEST ON A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 617.08 FEET TO A POINT ON A LINE 667.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 320.00 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE 643.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 172.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY PARCEL NO. T-1-A-501.2); THENCE NORTH 89 DEGREES, 41 MINUTES, 20 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 1.35 FEET TO THE MOST WESTERLY CORNER OF THE NORTHERN STATE TOLL HIGHWAY PARCEL NO. T-1-'A'-502; THENCE (THE FOLLOWING TWO (2) COURSES BEING ON THE SOUTHWESTERLY AND SOUTH LINE OF SAID PARCEL NO. T-1-'A'- 502) SOUTH 74 DEGREES, 44 MINUTES, 59 SECONDS EAST, A DISTANCE OF 246.02 FEET; THENCE NORTH 89 DEGREES, 41 MINUTES, 20 SECONDS EAST, A DISTANCE OF 321.38 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 25.00 FEET THEREOF, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN M-R BANK SUBDIVISION AS RECORDED, THENCE NORTH 00 DEGREES 19 MINUTES 02 SECONDS EAST 99.55 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID LOT 1 EXTENDED NORTH TO A POINT ON THE NORTH LINE OF LOT 1 IN MATTESON RICHTON BANK SUBDIVISION, AS RECORDED, EXTENDED WESTERLY; THENCE SOUTH 89 DEGREES 40 MINUTES 58 SECONDS EAST ALONG SAID LINE AS EXTENDED 203.91 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1 IN MATTESON RICHTON BANK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN MATTESON RICHTON BANK SUBDIVISION A DISTANCE OF 99.55 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 1 IN M-R BANK SUBDIVISION, AFORESAID; THENCE NORTH 89 DEGREES 40 MINUTES 58 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1 IN M-R BANK SUBDIVISION 203.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:PARCEL T-1A-501:

THAT PART OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1243.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 20 ACRES OF THE NORTH 58 ACRES OF THE EAST ONE-HALF OF THE SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 83.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 27.00 FEET TO A POINT; THEN SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 40 MINUTES 20 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, A DISTANCE OF 654.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 58 ACRES OF THE EAST ONE-HALF OF THE SAID SOUTHEAST QUARTER, SAID POINT BEING 110 FEET WEST OF THE EAST LINE OF THE SAID SOUTHEAST QUARTER, THENCE EASTERLY ALONG SAID SOUTH LINE OF THE NORTH 58 ACRES OF THE EAST ONE-HALF OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 27.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89°40'20" TO THE LEFT OF THE LAST DESCRIBED LINE, A DISTANCE OF 654.78 FEET TO THE POINT OF BEGINNING.

AND

PARCEL T-1A-501.3:

THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1243.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 20 ACRES OF THE NORTH 58 ACRES OF THE EAST ONE-HALF OF THE SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 110 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID LINE FOR A DISTANCE OF 40 FEET TO A POINT; THENCE SOUTHEASTERLY TO A POINT ON THE WEST LINE OF THE EAST 110 FEET OF THE SOUTHEAST QUARTER, SAID POINT BEING 50 FEET SOUTH OF THE POINT OF BEGINNING AS MEASURED ALONG SAID WEST LINE; THENCE NORTHERLY 50 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

174th Street Parcel

THAT PART OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 29; THENCE SOUTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 1897.94 FEET TO A POINT; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 40 MINUTES 20 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 83.0 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 558.74 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 164 DEGREES 26 MINUTES 19 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 246.02 FEET TO A POINT; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 15 DEGREES 33 MINUTES 41 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 321.38 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 40 MINUTES 20 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 66.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Property Index Number:
29-29-409-0112-0000

Common address: 174th Street west of Halsted Street, Homewood, Illinois

Exhibit B

Form of Additional Note