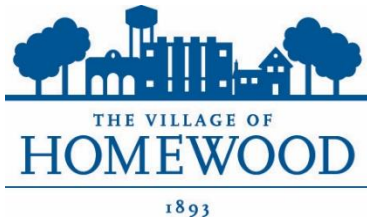


## MEETING AGENDA



### Board of Trustees Meeting

Village of Homewood

February 22, 2022

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Board Meeting will be conducted remotely via Zoom as allowed by Governor Pritzker's Executive Order 2020-07. Members of the public may submit written comments by email to [comments@homewoodil.gov](mailto: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 February 8, 2022.

6. Claims List:

Consider a motion to approve the Claims List of Tuesday, February 22, 2022 in the amount of \$620,226.77.

7. Hear from the Audience

8. Appointment(s):

Consider a motion to appoint Christopher Cummings to the Police Pension Board for a two-year term ending on February 22, 2024.

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

A. R-3100/IRMA Alternate Delegate/Justine Bruno: Pass a Resolution appointing Assistant Village Manager Justine Bruno as Alternate Delegate to the Intergovernmental Risk Management Agency pool.

B. Redevelopment Agreement/Ford of Homewood, LLC/3233 183rd Street: Authorize the Village President to enter into a redevelopment agreement with Steve Phillipos, owner of Ford of Homewood, LLC, Homewood, IL for TIF eligible reimbursements, based upon the increased sales tax revenues generated by the new dealership at 3233 183rd Street.

C. M-2212/Amendment to Fee Schedule/Fire Department: Pass an ordinance amending the "Fire" section of the fee schedule increasing the ambulance billing rates to match the GEMT billing rate approved by the State of Illinois; and adding a fee for lift assists and treat/non-transport calls.

- D. R-3101/Purchase Contract/1221 175th Street: Pass a resolution approving a purchase contract for the office building at 1221 175th Street, Homewood, IL; authorize the Village President to enter into a real estate sale contract with 7841 Pines Boulevard LLC of Sunny Isles Beach, FL (Boris Motovich); and authorize the Village President, Village Manager, Village Attorney, and other necessary Village officials to take all actions required to complete the purchase and acquisition of the property as provided in the real estate sale contract.

10. General Board Discussion

11. Adjourn

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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

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VILLAGE OF HOMEWOOD  
BOARD OF TRUSTEES MEETING  
TUESDAY -FEBRUARY 8, 2022  
VILLAGE HALL BOARD ROOM

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

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

ROLL CALL: Clerk Marilyn Thomas called the roll. Those present were Village President Richard Hofeld, Trustee Lisa Purcell, Trustee Cece Belue, Trustee Karen Washington, Trustee Vivian Harris-Jones, Trustee Lauren Roman, and Trustee Jay Heiferman.

President Hofeld introduced staff: Village Manager Napoleon Haney, Assistant Village Manager Justine Bruno, Attorney Christopher Cummings, Director of Finance Dennis Bubenik, with Public Works Director John Schaefer via video.

MINUTES: The minutes of the meeting of January 25, 2022, were presented. There were no comments or corrections.

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

**Roll Call: AYES—Trustees Purcell, Belue, Washington, Harris-Jones, Heiferman and Roman.**  
**NAYS –None. Motion carried.**

CLAIMS LIST: The Claims List in the amount of \$518,536.12 was presented. There were no questions from the Trustees.

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

**Roll Call: AYES—Trustees Purcell, Belue, Washington, Harris-Jones, Roman and Heiferman.**  
**NAYS –None. Motion carried.**

President Hofeld said one item -- \$239,407.03 for February employee health insurance -- totaled 46 percent of the Claims List.

HEAR FROM THE AUDIENCE: No comments were submitted for inclusion.

APPOINTMENTS: A motion was made by Trustee Roman and seconded by Trustee Harris-Jones to approve the reappointments of Christopher Cummings to the Fire Pension Board for a 3-year term ending on February 8, 2025; Gregory Knoll to the Police Pension Board for a 2-year term ending on

February 8, 2024; Charlene Dyer to the Veterans Committee for a 3-year term ending on February 8, 2025; and Larry Garth to the Veterans Committee for a 3-year term ending on February 8, 2025.

**Roll Call: AYES—Trustees Purcell, Belue, Washington, Harris-Jones, Roman and Heiferman. NAYS –None. Motion carried.**

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

- A. R-3098/Motor Fuel Tax/Supplemental Salt: Pass a resolution appropriating \$69,000 of Motor Fuel Tax funds for the purpose of purchasing salt for maintaining streets and highways in winter under the applicable provisions of the Illinois Highway Code.
- B. R-3099/Assignment of Redevelopment Agreement and TIF Note Proceeds/CNB Bank & Trust, N.A.: Pass a resolution approving the assignment of a redevelopment agreement and TIF note proceeds to CNB Bank & Trust, N.A. of Alton, IL to secure construction loans given to HCF Homewood, LLC for the Hartford Building at Ridge Road and Martin Avenue.
- C. Budget Amendment/Emergency Purchase/Water Control Valve: Approve a budget amendment in the amount of \$21,917 for the replacement of a 1983 water reservoir actuator control valve at Water Plant #1 that cannot be repaired; waive competitive bidding for an emergency purchase; and authorize the replacement of the water reservoir actuator control valve by Metropolitan Pump Company, of Romeoville, IL in the amount of \$21,917.
- D. Agreements/Plan Review Services/HR Green Inc., and TPI Building Code Consultants Inc.: Authorize the Village President to enter into an agreement with HR Green Inc. of New Lenox, IL; and TPI Building Code Consultants Inc. of South Elgin, IL for plan review services beginning March 1, 2022 through February 28, 2023. Fees for their services will be assessed to each permit applicant.

Trustees offered their thanks to Director Schaefer for all the work he and his staff at Public Works did the previous week to clear the foot of snow from Village streets. Mr. Schaefer said side streets didn't get salted because the Village is running out of salt. He anticipated a salt delivery sometime this week. Once the salt is delivered, Public Works crews will be out salting side streets.

Trustee Heiferman asked if the Village routinely plows state and county roads. Mr. Schaefer said yes, the Village takes on that responsibility so that residents and drivers can move around freely. He said state and county plows eventually would come through the Village, but they would not provide the prompt service our residents have come to expect. He said the Village does get a road maintenance fee from the State of Illinois.

Trustee Heiferman also asked for clarification on the assignment of the redevelopment agreement and TIF notes to CNB Bank re: Hartford Building loan (Item B). Attorney Cummings said an assignment for the benefit of the lender is common for commercial loans. It provides that should the developer default, the bank would be entitled to the financial incentives that normally would have gone to the developer. He said the agreement also is benefits the Village since it also provides that in case of a default, the bank or a new owner would only be entitled to incentives if it complied with all the terms of the agreement.

A motion was made by Trustee Purcell and seconded by Trustee Roman to accept the Omnibus Vote as presented.

**Roll Call: AYES—Trustees Purcell, Belue, Washington, Harris-Jones, Roman and Heiferman.  
NAYS –None. Motion carried.**

**GENERAL BOARD DISCUSSION:** Trustee Washington wished everyone a Happy Valentine’s Day weekend.

President Hofeld said that would be the weekend for the Village’s Chocolate Fest. He hopes the event can return in 2023 once the community and the nation are past COVID-19 restrictions.

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

**Roll Call: AYES—Trustees Purcell, Belue, Washington, Harris-Jones, Roman and Heiferman.  
NAYS –None. Motion carried.**

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Marilyn Thomas

Village Clerk

Name	Description	DEPARTMENT	Net Invoice Amount
ACS FILTERS & SERVICE	HVAC FILTERS	PUBLIC WORKS	196.40
Total ACS FILTERS & SERVICE:			196.40
AIR ONE EQUIPMENT INC	QUARTERMASTER	FIRE DEPARTMENT	285.00
Total AIR ONE EQUIPMENT INC:			285.00
AIRGAS USA, LLC	WELDING AND CUTTING GAS PW VM	PUBLIC WORKS	136.94
Total AIRGAS USA, LLC:			136.94
ALRO STEEL CORPORATION	STEEL	PUBLIC WORKS	843.21
ALRO STEEL CORPORATION	STEEL	PUBLIC WORKS	864.37
ALRO STEEL CORPORATION	STEEL-CREDIT	PUBLIC WORKS	523.24
Total ALRO STEEL CORPORATION:			1,184.34
ALTA CONSTRUCTION EQUIPM	SKID STEER WINDOW WIPER BLADES	PUBLIC WORKS	92.84
Total ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC:			92.84
AMERICAN PRINTING TECHNO	VEHICLE STICKER POSTAGE	MANAGER'S OFFICE	3,800.00
AMERICAN PRINTING TECHNO	VEHICLE STICKER VENDOR FULFILLMENT	MANAGER'S OFFICE	1,200.00
Total AMERICAN PRINTING TECHNOLOGIES INC:			5,000.00
AMERICAN WATER WORKS AS	AWWA MEMBERSHIP DUES	PUBLIC WORKS	85.00
Total AMERICAN WATER WORKS ASSN.:			85.00
ARAMARK	JANUARY SERVICE CHARGE	PUBLIC WORKS	24.32
ARAMARK	JANUARY TOWELS	PUBLIC WORKS	35.20
ARAMARK	JANUARY RUGS/MATS	PUBLIC WORKS	1,171.00
ARAMARK	JANUARY PW UNIFORMS	PUBLIC WORKS	35.48
ARAMARK	JANUARY PW UNIFORMS	PUBLIC WORKS	32.92
ARAMARK	JANUARY PW UNIFORMS	PUBLIC WORKS	97.81
ARAMARK	JANUARY PW UNIFORMS	PUBLIC WORKS	227.17
ARAMARK	JANUARY PW UNIFORMS	PUBLIC WORKS	60.72
Total ARAMARK:			1,684.62
AV COFFEE INC	PLACES FOR EATING TAX REBATE	MANAGER'S OFFICE	1,361.69
Total AV COFFEE INC:			1,361.69
AVALON PETROLEUM COMPAN	FUEL INVENTORY DIESEL 01-25-2022	ASSETS	2,549.60
AVALON PETROLEUM COMPAN	VEHICLE MAINT DEPT HYDRAULIC OIL 55 GALLONS	PUBLIC WORKS	590.70
AVALON PETROLEUM COMPAN	VEHICLE MAINTENANCE HYD OIL 55 GALLONS	ASSETS	590.70
AVALON PETROLEUM COMPAN	FUEL INVENTORY GASOLINE 1-25-2022	ASSETS	6,315.52
Total AVALON PETROLEUM COMPANY:			10,046.52
B. ALLAN GRAPHICS	BUSINESS CARDS MO	MANAGER'S OFFICE	260.00
B. ALLAN GRAPHICS	BUSINESS CARDS VB	MANAGER'S OFFICE	130.00
B. ALLAN GRAPHICS	BUSINESS CARDS FOR ECONOMIC DEVELOPMENT	MANAGER'S OFFICE	65.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total B. ALLAN GRAPHICS:			455.00
BATTERIES PLUS	BATTERIES	PUBLIC WORKS	54.00
Total BATTERIES PLUS:			54.00
BLUE COLLAR SUPPLY COMPA	UNIFORM ALLOWANCE - PW	PUBLIC WORKS	155.68
BLUE COLLAR SUPPLY COMPA	BIBS	PUBLIC WORKS	104.39
BLUE COLLAR SUPPLY COMPA	JACKET AND BOOTS (CORREA)	PUBLIC WORKS	319.49
Total BLUE COLLAR SUPPLY COMPANY:			579.56
BLUFF CITY, LLC	PUMPING STATION-TAX PRORATION	PUBLIC WORKS	809.22
Total BLUFF CITY, LLC:			809.22
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES - FD	FIRE DEPARTMENT	97.97
Total BOUND TREE MEDICAL LLC:			97.97
BRANDY'S SAFE AND LOCK	LOCKS	PUBLIC WORKS	37.99
Total BRANDY'S SAFE AND LOCK:			37.99
BRITES CARTAGE	STONE	PUBLIC WORKS	3,213.75
Total BRITES CARTAGE:			3,213.75
BTI TACTICAL	SUPERVISING PATROL CRITICAL INCIDENTS	POLICE DEPARTMENT	1,500.00
Total BTI TACTICAL:			1,500.00
C & M PIPE SUPPLY	GRINDER BLADES	PUBLIC WORKS	143.00
C & M PIPE SUPPLY	TRUCK SUPPLIES	PUBLIC WORKS	252.00
C & M PIPE SUPPLY	WATER MAIN PARTS	PUBLIC WORKS	3,085.10
Total C & M PIPE SUPPLY:			3,480.10
CHEVROLET OF HOMEWOOD	STREET DEPT PLOW TRUCK EXHAUST	PUBLIC WORKS	1,448.52
Total CHEVROLET OF HOMEWOOD:			1,448.52
CHICAGO COMMUNICATIONS L	POLICE DEPT RADIO CABLE	PUBLIC WORKS	13.00
Total CHICAGO COMMUNICATIONS LLC:			13.00
CITY OF HARVEY WATER	JANUARY WATER PURCHASED 13-16	PUBLIC WORKS	56,817.18
CITY OF HARVEY WATER	JANUARY WATER PURCHASED 13-16	PUBLIC WORKS	116,209.60
CITY OF HARVEY WATER	JANUARY WATER PURCHASED 13-15	PUBLIC WORKS	56,817.17
CITY OF HARVEY WATER	JANUARY WATER PURCHASED 13-15	PUBLIC WORKS	106,225.14
Total CITY OF HARVEY WATER:			336,069.09
CLEANING SPECIALISTS	ME TRANSPORT	POLICE DEPARTMENT	285.00
CLEANING SPECIALISTS	ME TRANSPORT	POLICE DEPARTMENT	285.00
CLEANING SPECIALISTS	BIO HAZARD CLEANING	POLICE DEPARTMENT	150.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total CLEANING SPECIALISTS:			720.00
COMPASS MINERALS AMERICA	MATERIALS & CHEMICALS	PUBLIC WORKS	8,518.65
COMPASS MINERALS AMERICA	MATERIALS & CHEMICALS	PUBLIC WORKS	11,715.30
Total COMPASS MINERALS AMERICA INC. :			20,233.95
CONCENTRIC INTEGRATION	WATER PLANT 1 RES. VALVE REPAIRS	PUBLIC WORKS	3,072.44
Total CONCENTRIC INTEGRATION:			3,072.44
COOK COUNTY DEPT. OF PUBL	HEALTH INSPECTIONS OCT-DEC 2021	MANAGER'S OFFICE	10,300.00
Total COOK COUNTY DEPT. OF PUBLIC HEALTH:			10,300.00
COOK COUNTY TREASURER	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	1,044.39
Total COOK COUNTY TREASURER:			1,044.39
CORE & MAIN LP	B-BOXES	PUBLIC WORKS	431.36
CORE & MAIN LP	WATER METERS/RADIOS	PUBLIC WORKS	999.23
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	1,883.02
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	763.00
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	2,085.42
CORE & MAIN LP	WATER MAIN CLAMPS	PUBLIC WORKS	517.46
CORE & MAIN LP	WATER MAIN REPAIR PARTS	PUBLIC WORKS	1,154.78
CORE & MAIN LP	WATER MAIN REPAIR PARTS	PUBLIC WORKS	1,202.04
Total CORE & MAIN LP:			9,036.31
DANA ROBINSON	80% MEDICARE SUPPL. REIMBURSEMENT	MANAGER'S OFFICE	131.68
Total DANA ROBINSON:			131.68
DARREN EASTER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	500.00
Total DARREN EASTER:			500.00
DELTA SONIC CAR WASH	VEHICLE WASHES	PUBLIC WORKS	359.82
Total DELTA SONIC CAR WASH:			359.82
DENNIS GIOMETTI	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	412.80
Total DENNIS GIOMETTI:			412.80
DRIVERS LICENSE GUID	ID CHECKING GUIDE	POLICE DEPARTMENT	108.50
Total DRIVERS LICENSE GUID:			108.50
EBEL'S ACE HARDWARE	PROPANE	PUBLIC WORKS	19.79
Total EBEL'S ACE HARDWARE:			19.79
ERIC BUJAK	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	84.89
ERIC BUJAK	SSERT EQUIPMENT	POLICE DEPARTMENT	1,451.20



Name	Description	DEPARTMENT	Net Invoice Amount
Total ERIC BUJAK:			1,536.09
EXPERT CHEMICAL	DISPOSABLE COMMODITIES	PUBLIC WORKS	160.76
Total EXPERT CHEMICAL:			160.76
FIRE SERVICE INC	VEHICLE MAINT - FD	FIRE DEPARTMENT	1,042.50
FIRE SERVICE INC	VEHICLE PARTS - FD	FIRE DEPARTMENT	733.41
Total FIRE SERVICE INC:			1,775.91
FIRST MIDWEST BANK/FIRE	TRAINING SUPPLIES	FIRE DEPARTMENT	579.98
FIRST MIDWEST BANK/FIRE	OFFICE SUPPLIES	FIRE DEPARTMENT	76.99
FIRST MIDWEST BANK/FIRE	TRAINING - FD	FIRE DEPARTMENT	505.00
FIRST MIDWEST BANK/FIRE	OPERATING SUPPLIES	FIRE DEPARTMENT	41.00
FIRST MIDWEST BANK/FIRE	OFFICE SUPPLIES	FIRE DEPARTMENT	163.65
FIRST MIDWEST BANK/FIRE	OFFICE SUPPLIES	MANAGER'S OFFICE	26.35
FIRST MIDWEST BANK/FIRE	COMMUNICATIONS EQUIPMENT	FIRE DEPARTMENT	130.80
Total FIRST MIDWEST BANK/FIRE:			1,523.77
FIRST MIDWEST BANK/MGRS	PLAQUE CREATED FOR KATE DUFF FARMERS MARKET	MANAGER'S OFFICE	450.00
FIRST MIDWEST BANK/MGRS	OFFICE SUPPLIES	MANAGER'S OFFICE	22.49
FIRST MIDWEST BANK/MGRS	VOLTAGE TESTER/POWER STRIP VH DATA ROOM	MANAGER'S OFFICE	47.94
FIRST MIDWEST BANK/MGRS	MONTHLY APPLE MUSIC SUBSCRIPTION	MANAGER'S OFFICE	9.99
FIRST MIDWEST BANK/MGRS	URL PURCHASE	MANAGER'S OFFICE	20.47
FIRST MIDWEST BANK/MGRS	DOMAIN RENEWAL THINKHOMEWOOD.COM	MANAGER'S OFFICE	19.17
FIRST MIDWEST BANK/MGRS	011121538300	MANAGER'S OFFICE	475.00
FIRST MIDWEST BANK/MGRS	SERVER ROOM FLAT DOLLY	MANAGER'S OFFICE	42.99
FIRST MIDWEST BANK/MGRS	HF CHRONICLE ANNUAL MEMBERSHIP	MANAGER'S OFFICE	79.00
FIRST MIDWEST BANK/MGRS	TV SERVICE POLICE DEPT	MANAGER'S OFFICE	4.20
FIRST MIDWEST BANK/MGRS	INTERNET/PHONE BCTC TRAINING SITE	MANAGER'S OFFICE	236.69
FIRST MIDWEST BANK/MGRS	INTERNET/PHONE SERVICES L&M	MANAGER'S OFFICE	203.69
FIRST MIDWEST BANK/MGRS	INTERNET/PHONE 183RD WATER PLANT	MANAGER'S OFFICE	147.00
FIRST MIDWEST BANK/MGRS	SCADA INTERNET PW MAIN PHONE/FAX LINES	MANAGER'S OFFICE	467.37
FIRST MIDWEST BANK/MGRS	FAX LINES VILLAGE HALL	MANAGER'S OFFICE	153.11
FIRST MIDWEST BANK/MGRS	FAX LINES PD/FD	MANAGER'S OFFICE	90.18
FIRST MIDWEST BANK/MGRS	REPLACEMENT TV MONITORS TV RECORDS ROOM	MANAGER'S OFFICE	599.98
FIRST MIDWEST BANK/MGRS	TV AND MOUNT ECONOMIC DEVELOPMENT OFFICE	MANAGER'S OFFICE	499.97
FIRST MIDWEST BANK/MGRS	WIRELESS KEYBOARD AND MOUSE AVM OFFICE	MANAGER'S OFFICE	49.99
FIRST MIDWEST BANK/MGRS	ANNUAL AMAZON PRIME MEMBERSHIP	MANAGER'S OFFICE	119.00
FIRST MIDWEST BANK/MGRS	ZOOM WEBINAR MONTHLY FEE	MANAGER'S OFFICE	40.00
FIRST MIDWEST BANK/MGRS	SOUND BOARD VILLAGE BOARD ROOM MICROPHONES	MANAGER'S OFFICE	289.00
Total FIRST MIDWEST BANK/MGRS:			4,067.23
FIRST MIDWEST BANK/POLICE	MONTHLY SHREDDING	POLICE DEPARTMENT	150.00
FIRST MIDWEST BANK/POLICE	OFFICE SUPPLIES	POLICE DEPARTMENT	71.92
FIRST MIDWEST BANK/POLICE	BACKGROUND CHECKS	POLICE DEPARTMENT	172.00
FIRST MIDWEST BANK/POLICE	BACKGROUND CHECKS	POLICE DEPARTMENT	228.90
FIRST MIDWEST BANK/POLICE	OFFICE SUPPLIES	POLICE DEPARTMENT	99.95
FIRST MIDWEST BANK/POLICE	OFFICE SUPPLIES	POLICE DEPARTMENT	136.88
FIRST MIDWEST BANK/POLICE	OFFICE SUPPLIES	POLICE DEPARTMENT	6.46
FIRST MIDWEST BANK/POLICE	OFFICE SUPPLIES	POLICE DEPARTMENT	6.45
FIRST MIDWEST BANK/POLICE	OFFICE SUPPLIES	POLICE DEPARTMENT	5.54
FIRST MIDWEST BANK/POLICE	OFFICE SUPPLIES	POLICE DEPARTMENT	43.98

Name	Description	DEPARTMENT	Net Invoice Amount
FIRST MIDWEST BANK/POLICE	OFFICE SUPPLIES	POLICE DEPARTMENT	121.53
FIRST MIDWEST BANK/POLICE	OFFICE SUPPLIES	POLICE DEPARTMENT	87.96
FIRST MIDWEST BANK/POLICE	OFFICE SUPPLIES	POLICE DEPARTMENT	408.28
FIRST MIDWEST BANK/POLICE	BUSINESS CARDS	POLICE DEPARTMENT	42.59
FIRST MIDWEST BANK/POLICE	OFFICE SUPPLIES	POLICE DEPARTMENT	51.65
FIRST MIDWEST BANK/POLICE	CREDIT FOR SALES TAX	POLICE DEPARTMENT	3.04-
FIRST MIDWEST BANK/POLICE	TRAINING HANDCUFFS	POLICE DEPARTMENT	405.29
FIRST MIDWEST BANK/POLICE	TECHNICIAN RECERTIFICATION FEE	POLICE DEPARTMENT	55.00
Total FIRST MIDWEST BANK/POLICE:			2,091.34
FIRST MIDWEST BANK/PUBLIC	GARAGE DOOR OPENER	PUBLIC WORKS	17.44
FIRST MIDWEST BANK/PUBLIC	CHAINSAW PANTS	PUBLIC WORKS	315.47
FIRST MIDWEST BANK/PUBLIC	MONITOR FOR SCADA	PUBLIC WORKS	299.99
FIRST MIDWEST BANK/PUBLIC	CASE	PUBLIC WORKS	49.99
FIRST MIDWEST BANK/PUBLIC	TOWING SERVICE	PUBLIC WORKS	258.75
FIRST MIDWEST BANK/PUBLIC	VISOR DOCUMENT ORGANIZERS	PUBLIC WORKS	479.40
FIRST MIDWEST BANK/PUBLIC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	277.47
FIRST MIDWEST BANK/PUBLIC	ELECTRICAL SUPPLIES	PUBLIC WORKS	81.95
FIRST MIDWEST BANK/PUBLIC	TRAINING	PUBLIC WORKS	24.00
FIRST MIDWEST BANK/PUBLIC	SPLITTER FOR SCADA COMPUTER	PUBLIC WORKS	93.17
FIRST MIDWEST BANK/PUBLIC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	56.97
FIRST MIDWEST BANK/PUBLIC	TRAINING	PUBLIC WORKS	45.00
Total FIRST MIDWEST BANK/PUBLIC WORKS:			1,999.60
FLEET SAFETY SUPPLY	VEHICLE PARTS	FIRE DEPARTMENT	1,039.30
Total FLEET SAFETY SUPPLY:			1,039.30
FORD OF HOMEWOOD	PW ADMIN PICKUP THERMOSTAT , ANTIFREEZE	PUBLIC WORKS	121.97
FORD OF HOMEWOOD	POLICE DEPT UTILITY O2 SENSOR	PUBLIC WORKS	75.03
FORD OF HOMEWOOD	POLICE DEPT UTILITY PARK BRAKE SWITCH	PUBLIC WORKS	23.25
Total FORD OF HOMEWOOD:			220.25
G.W.BERKHEIMER CO INC	HSC REPAIR - PW	PUBLIC WORKS	173.66
G.W.BERKHEIMER CO INC	FURNACE REPAIRS	PUBLIC WORKS	82.00
G.W.BERKHEIMER CO INC	HVAC REPAIRS - PW	PUBLIC WORKS	33.96
G.W.BERKHEIMER CO INC	HVAC REPAIRS - PW	PUBLIC WORKS	12.48
G.W.BERKHEIMER CO INC	HVAC REPAIRS - PW	PUBLIC WORKS	4.29
G.W.BERKHEIMER CO INC	PLUMBING REPAIRS	PUBLIC WORKS	353.81-
Total G.W.BERKHEIMER CO INC:			47.42-
GALLAGHER MATERIAL CORP	ASPHALT - PW	PUBLIC WORKS	167.58
Total GALLAGHER MATERIAL CORP:			167.58
GFC LEASING	MONTHLY COPY MACHINE LEASE PAYMENT	MANAGER'S OFFICE	944.24
Total GFC LEASING:			944.24
GORDON FLESCH CO, INC	MONTHLY PRINTER MAINTENANCE ALL STAND-ALONE	MANAGER'S OFFICE	80.00
GORDON FLESCH CO, INC	MONTHLY PRINTING FEES ALL COPY MACHINES	MANAGER'S OFFICE	655.21

Name	Description	DEPARTMENT	Net Invoice Amount
Total GORDON FLESCHE CO, INC:			735.21
GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	238.41
GRAINGER INC	BUILDING MAINTENANCE SUPPLIES	PUBLIC WORKS	87.01
Total GRAINGER INC:			325.42
GREGORY KNOLL	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	652.78
Total GREGORY KNOLL:			652.78
HARRY BOEREMA	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	355.20
Total HARRY BOEREMA:			355.20
HELSEL JEPPERSON ELECTRI	FUSES	PUBLIC WORKS	381.46
HELSEL JEPPERSON ELECTRI	TRUCK SUPPLIES	PUBLIC WORKS	312.72
HELSEL JEPPERSON ELECTRI	TRUCK SUPPLIES	PUBLIC WORKS	133.28
HELSEL JEPPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	143.26
HELSEL JEPPERSON ELECTRI	ELECTRICAL SUPPLIES	PUBLIC WORKS	346.98
Total HELSEL JEPPERSON ELECTRICAL:			1,317.70
HILTI INC.	OPERATING SUPPLIES - PW	PUBLIC WORKS	123.75
Total HILTI INC.:			123.75
HISKES, DILLNER, O'DONNELL	CONTRACT/CONSULTING SERVICE	MANAGER'S OFFICE	1,017.50
Total HISKES, DILLNER, O'DONNELL:			1,017.50
IL MUNICIPAL CLERKS	MEMBERSHIP FEE FOR VILLAGE CLERK&DEPUTY CLERK	MANAGER'S OFFICE	30.00
Total IL MUNICIPAL CLERKS:			30.00
INTERSTATE BILLING SERV, IN	STREET DEPT PLOW TRUCK AIR BRAKE DRAIN	PUBLIC WORKS	480.00
Total INTERSTATE BILLING SERV, INC:			480.00
JAMAR TECHNOLOGIES, INC	ENGINEER DEPT DISTANCE MEASUREMENT COMPUTER	PUBLIC WORKS	1,407.00
Total JAMAR TECHNOLOGIES, INC:			1,407.00
JAMES FINFROCK	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	400.00
Total JAMES FINFROCK:			400.00
JAMES STRAYER	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	285.00
Total JAMES STRAYER:			285.00
JONES PARTS & SERVICE INC	STREET DEPT PLOW TRUCK REAR DIFFERENTIAL	PUBLIC WORKS	3,490.77
JONES PARTS & SERVICE INC	STEET DEPT PLOW TRUCK AXLE NUTS	PUBLIC WORKS	40.00
Total JONES PARTS & SERVICE INC:			3,530.77

Name	Description	DEPARTMENT	Net Invoice Amount
KEVIN KAISER	80% MEDICARE SUPPL REIMBURSEMENT	MANAGER'S OFFICE	95.14
Total KEVIN KAISER:			95.14
KIRK LINDSTROM	PERFORMER AT THE MARCH 12 INDOOR FARMERS'	MANAGER'S OFFICE	100.00
Total KIRK LINDSTROM:			100.00
LANER MUCHIN, LTD	RETAINER/LABOR RELATIONS	MANAGER'S OFFICE	3,666.67
LANER MUCHIN, LTD	RETAINER/LABOR RELATIONS	MANAGER'S OFFICE	60.00
Total LANER MUCHIN, LTD:			3,726.67
LOGSDON CONSULTATION	MEMBERSHIPS/SUBSCRIPTIONS	FIRE DEPARTMENT	350.00
Total LOGSDON CONSULTATION:			350.00
LOTT #1 INC	PRISONER MEALS	POLICE DEPARTMENT	208.17
LOTT #1 INC	PRISONER MEALS	POLICE DEPARTMENT	179.96
Total LOTT #1 INC:			388.13
LYNWOOD TIRE & AUTO SERVI	VEHICLE MAINTENANCE	FIRE DEPARTMENT	9.80
LYNWOOD TIRE & AUTO SERVI	VEHICLE PARTS	FIRE DEPARTMENT	62.20
Total LYNWOOD TIRE & AUTO SERVICE:			72.00
MATTHEW BAILEY	PERFORMER AT INDOOR FARMERS' MARKET	MANAGER'S OFFICE	150.00
MATTHEW BAILEY	PERFORMER AT INDOOR FARMERS' MARKET	MANAGER'S OFFICE	150.00
Total MATTHEW BAILEY:			300.00
MCMASTER CARR SUPPLY	BLDG MAINT - PW	PUBLIC WORKS	140.18
MCMASTER CARR SUPPLY	BLDG MAINT - PW	PUBLIC WORKS	89.94
MCMASTER CARR SUPPLY	PPE SUPPLIES - MEDICAL KITS/TRUCKS	PUBLIC WORKS	535.28
Total MCMASTER CARR SUPPLY:			765.40
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	1,155.00
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	1,155.00
MEADE ELECTRIC CO INC	STREET LIGHT REPAIRS	PUBLIC WORKS	3,817.25
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL KNOCKDOWN	PUBLIC WORKS	2,544.81
MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	1,189.65
MEADE ELECTRIC CO INC	STREET LIGHT CONTACTOR REPAIR	PUBLIC WORKS	129.39
Total MEADE ELECTRIC CO INC:			9,991.10
MEANY, INC	SCIENCE CENETER ELECTRIC UPGRADE	PUBLIC WORKS	14,000.00
Total MEANY, INC:			14,000.00
MENARDS INC	SHOP SUPPLIES	PUBLIC WORKS	9.58
MENARDS INC	GLOVES	PUBLIC WORKS	24.99
MENARDS INC	MAPP GAS	PUBLIC WORKS	107.73
MENARDS INC	SCADA TV MOUNT	PUBLIC WORKS	29.99
MENARDS INC	OFFICE SUPPLIES	PUBLIC WORKS	23.10
MENARDS INC	STREET DEPT PLOW TRUCK HYD FITTINGS	PUBLIC WORKS	10.56

Name	Description	DEPARTMENT	Net Invoice Amount
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	71.89
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	31.87
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	3.58
MENARDS INC	PAINT AND BRUSHES	PUBLIC WORKS	36.94
MENARDS INC	PLYWOOD	PUBLIC WORKS	52.98
MENARDS INC	TRUCK SUPPLIES	PUBLIC WORKS	43.78
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	18.52
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	39.96
MENARDS INC	OPERATING SUPPLIES	PUBLIC WORKS	25.26
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	16.99
MENARDS INC	BUILDING MAINT SUPPLIES	PUBLIC WORKS	39.12
Total MENARDS INC:			586.84
METROPOLITAN INDUSTRIES I	LIFT STATION 10 REPAIRS	PUBLIC WORKS	437.50
Total METROPOLITAN INDUSTRIES INC:			437.50
MICHAEL HOGER	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	429.95
Total MICHAEL HOGER:			429.95
MICHAEL NICKOLAOU	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	150.72
Total MICHAEL NICKOLAOU:			150.72
MINER ELECTRONICS CORP	PD QUARTERLY RADIO MAINTENANCE	POLICE DEPARTMENT	60.00
Total MINER ELECTRONICS CORP:			60.00
MISSIONSQUARE RETIREMENT	IN-SERVICE BENEFIT FEE - Q4 2021	POLICE DEPARTMENT	690.00
Total MISSIONSQUARE RETIREMENT:			690.00
MONARCH AUTO SUPPLY	STREET DEPT PLOW TRUCK HYDRAULIC HOSE FITTING	PUBLIC WORKS	58.48
MONARCH AUTO SUPPLY	STREET DEPT PLOW EDGE GUIDE	PUBLIC WORKS	33.36
MONARCH AUTO SUPPLY	VEHICLE MAINT DEPT DIESEL EXHAUST FLUID , BRAKE	PUBLIC WORKS	253.68
MONARCH AUTO SUPPLY	STREET DEPT PLOW EDGE GUIDE	PUBLIC WORKS	69.18
MONARCH AUTO SUPPLY	STREET DEPT PLOW TRUCK TRANSMISSION FLUID	PUBLIC WORKS	93.98
Total MONARCH AUTO SUPPLY:			508.68
MUNICIPAL COLLECTION SERVI	MCSI COLLECTION FEES -- MOVE	POLICE DEPARTMENT	185.43
Total MUNICIPAL COLLECTION SERVICES:			185.43
MUNICIPAL SYSTEMS LLC	MOVE/ABC HEARING COMMISSION	POLICE DEPARTMENT	346.25
MUNICIPAL SYSTEMS LLC	ADMINISTRATIVE HEARING COMMISSION	POLICE DEPARTMENT	742.00
Total MUNICIPAL SYSTEMS LLC:			1,088.25
MURPHY & MILLER, INC.	HVAC - AUDITORIUM	PUBLIC WORKS	1,964.88
Total MURPHY & MILLER, INC. :			1,964.88
OTTOSEN DINOLFO HASENBAL	CONTRACTING/CONSULTING	MANAGER'S OFFICE	507.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total OTTOSEN DINOLFO HASENBALG & CASTALDO LTD:			507.00
RAYMOND PRESNAK	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	272.16
Total RAYMOND PRESNAK:			272.16
RED WING BUSINESS ADVANT	( ) PAIR SAFETY SHOES - PW	PUBLIC WORKS	276.24
RED WING BUSINESS ADVANT	(1 ) PAIR SAFETY SHOES - JABAAY	PUBLIC WORKS	123.24
RED WING BUSINESS ADVANT	(2 ) PAIR SAFETY SHOES - STOJAKOVICH	PUBLIC WORKS	468.97
RED WING BUSINESS ADVANT	(1 ) PAIR SAFETY SHOES -SPAINPW	PUBLIC WORKS	186.99
RED WING BUSINESS ADVANT	(2 ) PAIR SAFETY SHOES - MUSZYNSKI	PUBLIC WORKS	246.48
RED WING BUSINESS ADVANT	(1 ) PAIR SAFETY SHOES - BEUCK	PUBLIC WORKS	186.99
RED WING BUSINESS ADVANT	(1 ) PAIR SAFETY SHOES -VICTORW	PUBLIC WORKS	203.99
RED WING BUSINESS ADVANT	(1 ) PAIR SAFETY SHOES - SPAIN	PUBLIC WORKS	135.99
RED WING BUSINESS ADVANT	(1 ) PAIR SAFETY SHOES - FOLEY	PUBLIC WORKS	182.74
RED WING BUSINESS ADVANT	( ) PAIR SAFETY SHOES - PW	PUBLIC WORKS	322.98
RED WING BUSINESS ADVANT	( ) PAIR SAFETY SHOES - PW	PUBLIC WORKS	208.24
RED WING BUSINESS ADVANT	(LINDSTROM ) PAIR SAFETY SHOES - PW	PUBLIC WORKS	174.24
RED WING BUSINESS ADVANT	( ) PAIR SAFETY SHOES - PW	PUBLIC WORKS	165.74
RED WING BUSINESS ADVANT	(1 ) PAIR SAFETY SHOES - BAILEY	PUBLIC WORKS	280.49
RED WING BUSINESS ADVANT	(1 ) PAIR SAFETY SHOES - JABAAY	PUBLIC WORKS	225.24
RED WING BUSINESS ADVANT	(HANKEY EXCHANGE ) PAIR SAFETY SHOES - PW	PUBLIC WORKS	51.00-
Total RED WING BUSINESS ADVANTAGE:			3,337.56
RONALD J. NIXON	EMBROIDERY	PUBLIC WORKS	10.00
Total RONALD J. NIXON:			10.00
SARAH JOHANNA MEEKS	CONTRACTUAL GRAPHIC DESIGN, SOCIAL MEDIA	MANAGER'S OFFICE	648.00
Total SARAH JOHANNA MEEKS:			648.00
SHANNON CHEMICAL CORPORA	WATER SAMPLE SUPPLIES	PUBLIC WORKS	136.12
Total SHANNON CHEMICAL CORPORATION:			136.12
SHERWIN WILLIAMS	PAINT	PUBLIC WORKS	59.49
Total SHERWIN WILLIAMS:			59.49
SHOREWOOD HOME & AUTO INC	WATER DEPT TRASH PUMP	PUBLIC WORKS	1,299.00
Total SHOREWOOD HOME & AUTO INC.:			1,299.00
SIRCHIE FINGER PRINT LABS	EVIDENCE BAGS	POLICE DEPARTMENT	215.07
Total SIRCHIE FINGER PRINT LABS:			215.07
SOUTH SUBURBAN HUMANE SOCIETY	ANIMAL IMPOUND FEES	POLICE DEPARTMENT	100.00
Total SOUTH SUBURBAN HUMANE SOCIETY:			100.00
SOUTH SUBURBAN PADS	PADS CONTRIBUTION	ASSETS	288.00

Name	Description	DEPARTMENT	Net Invoice Amount
Total SOUTH SUBURBAN PADS:			288.00
SUBURBAN LABORATORIES IN	WATER CORROSION STUDY	PUBLIC WORKS	26,559.80
Total SUBURBAN LABORATORIES INC:			26,559.80
SUPERFLEET MASTERCARD	POLICE DEPT FUEL	PUBLIC WORKS	741.50
Total SUPERFLEET MASTERCARD:			741.50
SUPERIOR PUMPING SERVICE	WATER PLANT 1 PUMP REPAIR	PUBLIC WORKS	601.95
SUPERIOR PUMPING SERVICE	EMERGENCY PUMP REPAIR	PUBLIC WORKS	5,590.20
Total SUPERIOR PUMPING SERVICES LLC:			6,192.15
SWIFT SAW & TOOL SUPPLY	STREET DEPT PLOW BLADE BOLTS	PUBLIC WORKS	235.08
Total SWIFT SAW & TOOL SUPPLY:			235.08
TAMARA BLOCKSON	REQUESTED BALANCE REFUND	PUBLIC WORKS	35.48
TAMARA BLOCKSON	WATER DEPOSIT REFUND	ASSETS	100.00
Total TAMARA BLOCKSON:			135.48
TELCOM INNOVATIONS GROUP	ANNUAL MITEL PHONE SYSTEM MAINTENANCE	MANAGER'S OFFICE	3,396.13
Total TELCOM INNOVATIONS GROUP:			3,396.13
TERMINAL SUPPLY COMPANY	VEHICLE MAINT COTTER PIN KIT	PUBLIC WORKS	234.37
Total TERMINAL SUPPLY COMPANY:			234.37
THE EAGLE UNIFORM CO, INC	QUARTERMASTER-UNIFORMS-PD	POLICE DEPARTMENT	75.50
Total THE EAGLE UNIFORM CO, INC:			75.50
THOMPSON ELEVATOR INSPEC	3 SEMI-ANNUAL ELEVATOR CODE INSPECTIONS	FIRE DEPARTMENT	114.00
THOMPSON ELEVATOR INSPEC	5 ELEVATOR CODE INSPECTIONS	FIRE DEPARTMENT	178.00
THOMPSON ELEVATOR INSPEC	19 ELEVATOR CODE INSPECTION, 3 INFO REPORTS	FIRE DEPARTMENT	662.00
Total THOMPSON ELEVATOR INSPECTION:			954.00
THORN CREEK BASIN SAN DIS	TCBSD REVENUE PAYOUT	ASSETS	78,485.59
THORN CREEK BASIN SAN DIS	LATE PMT PENALTIES CHARGED TO CUSTOMERS	ASSETS	1,632.11
Total THORN CREEK BASIN SAN DISTRICT:			80,117.70
TIMOTHY HANNIG	80% MEDICARE SUPPLEMENT REIMBURSEMENT	MANAGER'S OFFICE	355.20
Total TIMOTHY HANNIG:			355.20
TRAFFIC CONTROL & PROTEC	SIGN BRACKETS	PUBLIC WORKS	56.70
TRAFFIC CONTROL & PROTEC	STREET SIGNS	PUBLIC WORKS	4,576.10
TRAFFIC CONTROL & PROTEC	OPERATING SUPPLIES - PW	PUBLIC WORKS	729.35

Name	Description	DEPARTMENT	Net Invoice Amount
Total TRAFFIC CONTROL & PROTECTION:			5,362.15
TREASURER STATE OF ILLINOI	TRAFFIC SIGNAL MAINTANENCE	PUBLIC WORKS	2,391.39
Total TREASURER STATE OF ILLINOIS:			2,391.39
TRL TIRE SERVICE	POLICE PATROL TIRE	PUBLIC WORKS	141.44
Total TRL TIRE SERVICE:			141.44
TRONC	LEGAL NOTICES	MANAGER'S OFFICE	589.09
Total TRONC:			589.09
USA BLUEBOOK	LIFT STATION 10 TRANSDUCER	PUBLIC WORKS	1,433.14
USA BLUEBOOK	WATER SAMPLE SUPPLIES	PUBLIC WORKS	339.84
Total USA BLUEBOOK:			1,772.98
VERIZON CONNECT NWF INC.	STREET DEPT PLOW TRUCK GPS	PUBLIC WORKS	223.43
Total VERIZON CONNECT NWF INC.:			223.43
VERIZON WIRELESS	MOBILE PHONE SERVICE-ALL DEPTS	MANAGER'S OFFICE	1,734.29
Total VERIZON WIRELESS:			1,734.29
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	MANAGER'S OFFICE	221.21
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	63.98
WAREHOUSE DIRECT OFFICE	OFFICE SUPPLIES	PUBLIC WORKS	280.58
Total WAREHOUSE DIRECT OFFICE PDTS:			565.77
WENTWORTH TIRE SERVICE IN	STREET DEPT LOADER RIM	PUBLIC WORKS	1,432.98
Total WENTWORTH TIRE SERVICE INC:			1,432.98
WEST SIDE TRACTOR SALES	WATER DEPT BACKHOE BUCKET CYLINDER SEAL KIT	PUBLIC WORKS	348.08
WEST SIDE TRACTOR SALES	WATER DEPT BACKHOE BUCKET CYLINDER SEAL KIT	PUBLIC WORKS	603.72
WEST SIDE TRACTOR SALES	STREET DEPT LOADER WHEEL RIM RING	PUBLIC WORKS	129.53
WEST SIDE TRACTOR SALES	WATER DEPT BACKHOE SEAT SWITCH	PUBLIC WORKS	455.96
Total WEST SIDE TRACTOR SALES:			1,537.29
WEX HEALTH, INC	JAN 2022 FSA TPA FEE	MANAGER'S OFFICE	301.75
Total WEX HEALTH, INC:			301.75
WORKING WELL	PHYSICALS - FD	FIRE DEPARTMENT	2,504.00
Total WORKING WELL:			2,504.00
Grand Totals:			620,226.77



Name	Description	DEPARTMENT	Net Invoice Amount
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Dated: \_\_\_\_\_  
Village Clerk: \_\_\_\_\_



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 22, 2022

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Dennis Bubenik, Director of Finance

**Topic:** IRMA Alternate Delegate

### PURPOSE

The IRMA Pool has provided risk management insurance lines of coverage (auto, liability, worker's compensation, buildings) to the Village of Homewood since the late 1990's. This pool has 70 municipal members and has been the most economically efficient way for the Village to handle risk management insurance coverage.

### PROCESS

IRMA requires each member to name a Delegate and an Alternate Delegate. One of these two roles would represent the municipal member at meetings of the IRMA Board of Directors, which occur four times per calendar year. The Director of Finance has served as Homewood's Delegate since 2000. With Jim Marino's departure, staff requests the Board to appoint Assistant Village Manager Justine Bruno as the Alternate Delegate. IRMA requires this action to be formalized through the passage of a resolution by the Board of Trustees.

### OUTCOME

Homewood will have a Delegate and Alternate Delegate for the IRMA Pool as required by the bylaws of the IRMA pool.

### FINANCIAL IMPACT

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

### LEGAL REVIEW

Not Required



### **RECOMMENDED BOARD ACTION**

Pass a Resolution appointing Assistant Village Manager Justine Bruno as Alternate Delegate to the IRMA pool.

### **ATTACHMENT(S)**

Resolution

**RESOLUTION NO. R- 3100****A RESOLUTION APPOINTING A DELEGATE AND ALTERNATE DELEGATE  
TO THE INTERGOVERNMENTAL RISK MANAGEMENT AGENCY**

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WHEREAS, the Village of Homewood adopted the Contract and By-Laws of the Intergovernmental Risk Management Agency by Ordinance and thereby became a member of said cooperative; and

WHEREAS, said contract provides that member units of local government shall by majority vote of its corporate authorities select one (1) person to represent that body on the Board of Directors of said Intergovernmental Agency;

NOW, THEREFORE, BE IT RESOLVED by the CORPORATE AUTHORITIES, of the Village of Homewood, Cook County, Illinois, that Dennis Bubenik, Finance Director of the Village of Homewood, is hereby appointed to represent the Village on the Board of Directors of said Intergovernmental Risk Management Agency.

BE IT FURTHER RESOLVED that Justine Bruno, Assistant Village Manager of the Village of Homewood is hereby selected as the alternative representative to serve if Dennis Bubenik is unable to carry out his aforesaid duties as the representative of the Village of Homewood to said Intergovernmental Agency.

PASSED by the Board of Trustees of the Village of Homewood, Illinois, this 22nd day of February, 2022.

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED by the President of the Village of Homewood, Illinois, this 22<sup>nd</sup> day of February 2022.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

(Seal)



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 22, 2022

**To:** Village President and Board of Trustees

**From:** Napoleon Haney, Village Manager

**Topic:** Economic Development Incentive – Ford of Homewood, Inc. – 3233 183<sup>rd</sup> Street.

### PURPOSE

The Village desires to incentivize a long-standing Homewood car dealership (*Steve Phillipos - Ford of Homewood, Inc.*) to purchase Van Drunen Ford, rename as Ford of Homewood, Inc. and establish the revamped dealership as an anchor within the Village's recently created Kedzie Avenue Gateway Tax Increment Financing District. The purchase of the Van Drunen Ford dealership and converting it to Ford of Homewood is a major investment for the Village's western corridor gateway.

### PROCESS

Steve Phillipos, purchased the third-generation, family-owned Van Drunen Ford dealership and the real estate where it is located in June of 2021. The purchase price of the real estate alone was \$1.8M. On July 13, 2021, the Village Board passed Resolution R-3085 declaring the Village's intent to reimburse Steve Phillipos, owner of Chevrolet of Homewood, Inc., for TIF eligible expenses related to his acquisition of the former Van Drunen Ford dealership located at 3233 183<sup>rd</sup> Street. On, October 12, 2021, the Village established a TIF District for the area at Kedzie Avenue and 183<sup>rd</sup> Street, including the Ford dealership.

Mr. Phillipos' real estate acquisition cost for the Van Drunen dealership is a TIF-eligible expense. Resolution R-3085 authorizes the Village to reimburse Steve Phillipos \$1M for property assembly, including but not limited to the costs of land acquisition. The Village's incentive for \$1M would cover a portion of the Steve Phillipos dealership acquisition costs. The incentives will be funded by the increase in sales tax revenue generated by the dealership and/or tax increment generated by the TIF.

### *Sales Tax Sharing*

Because the Kedzie Gateway TIF is a newly established TIF, there are no TIF funds currently available. As a result, the Ford of Homewood incentives initially will come from the Village's portion of dealership-generated sales tax. *The Village receives 1% of the State of Illinois collected sales tax – described as the "Village's portion" of sales tax.*



The redevelopment agreement establishes an incentive for \$1,000,000 payable over a 15-year period. Sales tax sharing is structured with 90% to Ford of Homewood and 10% to the Village in Years 1 and 2 – with a 10% proportional reduction to Ford of Homewood’s share every two years culminating to a 30% share to Ford of Homewood and 70% to the Village in Year 14 and 20% to Ford of Homewood and 80% to the Village in Year 15.

## *Base Sales Tax*

As part of the sales tax sharing arrangement, the Village will continue to receive 100% of the amount of sales tax generated by the former Van Drunen Ford – described as “base sales tax.” After the Village receives an amount equal to the base sales tax, any remaining sales tax will be shared between the Village and Ford of Homewood – described as the “incentive.” To calculate the base sales tax amount, the Village averaged their portion of sales tax from the property, prior to Steve Phillipos’ acquisition of the property. The base sales tax amount is \$149,192 (three-year average for Van Drunen Ford from 2018 through 2020).

## *No Penalty for Performance*

Should Ford of Homewood out-perform expectations and generate unprecedented sales (*sales tax*), once \$1M in incentive payment is reached, the incentive would end without penalty. Afterwards, the Village would retain 100% of the Village’s share of the state collected sales tax.

## *Incentive Paid with TIF Increment*

As the Kedzie Avenue Gateway TIF district accumulates increment from this and other developments over the next few years, the Village will have the option to pay Ford of Homewood’s remaining incentive payments out of the property tax increment and not sales tax sharing.

## OUTCOME

Mr. Phillipos plans to increase sales at Ford of Homewood to make this store one of the best in the Midwest. He changed the name of the dealership to Ford of "Homewood" and intends to advertise through cable, television, radio and social media, which would benefit all of the community of Homewood. The dealership will employ approximately 150 employees. Mr. Phillipos has a proven record of success. According to sales data, Chevrolet of Homewood (owned by Mr. Phillipos) was ranked fourth in the region in July 2020. The Village anticipates that Mr. Phillipos will be able to duplicate this success at the new Ford of Homewood location.

## FINANCIAL IMPACT

**Funding Source:** Kedzie Gateway TIF District

- **Budgeted Amount:** \$1,000,000
- **Cost:** \$1,000,000



## LEGAL REVIEW

Completed

## RECOMMENDED BOARD ACTION

Authorize the Village President to enter into a redevelopment agreement with Steve Phillipos, owner of Ford of Homewood, LLC, Homewood, IL for up to \$1,000,000 in incentive payments, based upon the increased sales tax revenues generated by the new dealership at 3233 183<sup>rd</sup> Street.

## ATTACHMENT(S)

- Sales Tax Incentive Agreement
- Inducement Resolution R-3085

**ECONOMIC INCENTIVE AGREEMENT BETWEEN THE  
VILLAGE OF HOMEWOOD, FORD OF HOMEWOOD, INC.  
AND FORD OF HOMEWOOD PROPERTIES, LLC**

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2022, between the VILLAGE OF HOMEWOOD, Cook County, Illinois, an Illinois municipal corporation (the "Village"), and Ford of Homewood, Inc., an Illinois corporation, and Ford of Homewood Properties, LLC, an Illinois limited liability company (referred to jointly as "Developer").

WITNESSETH:

In consideration of the Preliminary Statements, the mutual covenants herein contained and other good and valuable consideration, the sufficiency and receipt of which is acknowledged, the parties agree:

**1. Preliminary Statements**

Among the matters of mutual inducement which have resulted in this Agreement are:

Under the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.1-1 *et seq.*, (the "TIF Act"), the President and Board of Trustees of the Village (the "Corporate Authorities") are empowered to undertake the development or redevelopment of a designated area within the municipal boundaries of the Village where conditions constitute a "conservation area" as defined in Section 11-74.4-3(a) of the TIF Act.

In early 2021 the Developer began discussions with the Village about acquiring the former Van Drunen Ford dealership at 3233 183<sup>rd</sup> Street in Homewood (the "Project") and exploring financial incentives that could make the acquisition viable. In June 2021, the Developer acquired the dealership and the real estate where the dealership is located. The acquisition cost of the real estate was \$1.8 million, as evidenced by the tax stamps affixed to the deed and issued by the State of Illinois at \$1.00 per \$1,000 of the purchase price.

As a result of its discussions with the Developer, the Village approved an inducement resolution on July 13, 2021 stating the Village's intention to reimburse the Developer for TIF eligible expenses once the TIF was established.

In accordance with the requirements of the TIF Act, the Corporate Authorities by Ordinance M-2196, passed October 12, 2021, approved a redevelopment plan and project (the "Redevelopment Plan") for the Kedzie Gateway Redevelopment Project Area (the "Redevelopment Project Area"), which sets forth a plan for the development,



redevelopment, and revitalization of the Redevelopment Project Area which included the dealership site.

Under Section 11-74.4-4(b) of the TIF Act, the Village may make and contract with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and to further its redevelopment plan and project.

The Developer has announced its intention to continue and expand operations of the dealership, enhancing employment opportunities and stabilizing a significant parcel within the newly established TIF District.

The Developer has represented and warranted that the Project requires economic assistance from the Village and, but for the economic assistance to be given by the Village, the Project as contemplated would not be economically viable.

## **2. Definitions**

As used in this Agreement, these definitions shall control:

“Dealership” shall mean the existing Ford of Homewood site (formerly Van Drunen Ford) at 3233 183<sup>rd</sup> Street, Homewood, Illinois.

“Municipal Sales Tax” and “Municipal Sales Tax Revenue” shall be construed to refer to the distribution to the Village under the Illinois Municipal Retailers’ Occupation Tax Act, Service Occupation Tax Act, Illinois Service Use Tax Act, and Illinois Use Tax Act and revenue derived from such taxes, as those Acts may be amended.

“Base Municipal Sales Tax” shall mean the average annual municipal sales tax revenue generated by Van Drunen Ford for the (3) years before Developer’s acquisition of the property. The Base Municipal Sales Tax is \$149,192.00.

## **3. Findings by the Village**

The Village makes these findings:

- (a) The project is expected to retain job opportunities within Homewood;
- (b) The project will further development of adjacent areas;
- (c) Without this agreement, the project would not be possible;
- (d) The project will strengthen Homewood’s commercial sector;
- (e) The project will enhance Homewood’s tax base; and

(f) This agreement is made in the best interest of the Village.

#### **4. Undertakings by the Village**

The Village agrees to reimburse the Developer up to One Million Dollars (\$1,000,000.00) as provided based upon the incremental increase in municipal sales tax revenue generated by the dealership after its acquisition by the Developer. This commitment does not constitute a general obligation of the Village, but only an obligation to reimburse Developer from sales taxes generated by the Project.

Municipal sales tax incentive payments to the Developer shall be calculated for each 12-month period according to the formula in Exhibit A attached to this agreement. Should sales taxes during any twelve (12) month period not exceed the Municipal Sale Tax Base, no payment shall be due to Developer for that twelve-month period. Payments by the Village under this agreement shall be made annually, by April 30 of each year, with the first payment due on April 30, 2023.

Source of payments. The Village shall provide for the sales tax incentive payments required under this Agreement by including in its annual budget ordinance the estimated amount of sales tax payment for the fiscal year in which such payment may be due to Developer.

#### **5. Undertakings on the Part of Developer**

(a) The Developer shall operate the Dealership at its current location.

(b) The obligation to provide sales tax information to the Village is Developer's responsibility. During the term of this Agreement, Developer shall cause them to be provided to the Village with certified copies of all sales tax returns (Illinois Department of Revenue Forms ST-1 and/or ST-2).

(c) Developer covenants and agrees to make all of its books and records relevant to the Village's determination of sales tax revenues available to the Village in the office where Developer customarily maintains such records for inspection and copying during regular business hours, so long as the Village is obligated to make payments. The Village shall maintain the confidentiality of any proprietary information received by it under this subparagraph (c) as provided by law, provided, however, the Village may disclose such proprietary information to those Village employees and elected officials with a need to know.

#### **6. Representations and Warranties of Developer**

(a) Developer represents and warrants that the Project requires economic assistance to make the dealership economically viable, and, but for the economic assistance as heretofore stated, the Project dealership would not be economically viable.

(b) Developer represents and warrants it shall comply with all laws, rules and regulations of the Village of Homewood, State of Illinois, County of Cook and the United States and all agencies thereof.

(c) Developer represents and warrants it shall pay all taxes, assessments, water charges, sewer charges on the Subject Property when the same are due and before any penalty attaches and shall upon request by the Village, provide the Village, or any agency designated by the Village, with paid receipts or other acceptable evidence of payment. Notwithstanding the foregoing, the Developer may, except as otherwise provided in this Agreement, in good faith and with reasonable diligence, contest the validity or amount of any such taxes, assessments or charges, provided that during any such contest the enforcement of the lien of such taxes, assessments or charges is stayed.

(d) Developer shall maintain the Property in accordance with the Village's Life Safety & Property Maintenance Codes.

## **7. Defaults**

The occurrence of any of the following shall constitute a default by Developer under this Agreement:

(a) Violating any term, condition or provision, contained in any agreement or document relating to the Project including this Agreement; or failing to cure such default within the time and manner as provided in any such agreement or document.

(b) Failure to comply with any term, provision or condition of this Agreement within the times herein specified.

(c) If a representation or warranty of Developer contained herein is not true and correct for thirty (30) days after written notice to Developer by the Village.

(d) Developer shall: (i) become insolvent; and (ii) be unable, or admits in writing its inability to pay, its debts as they mature; or (iii) make a general assignment for the benefit of creditors or to an agent authorized to liquidate any substantial amount of its or their property; or (iv) be adjudicated a bankrupt; or (v) file a petition in bankruptcy or to effect a plan or other arrangement with creditors; or (vi) file an answer to a creditor's petition (admitting the material allegations thereof) for an adjudication of bankruptcy or to effect a plan or other arrangement with creditors; or (vii) apply to a court for the appointment of a receiver for any asset; or (viii) have a receiver or similar official appointed for any of its assets, or, if such receiver or similar official is appointed without the consent of Developer and such appointment shall not be discharged within sixty (60) days after his appointment or Developer has not bonded against such receivership or appointment; or (ix) a petition described in (v) is filed against Developer and remains undismissed for a period of sixty (60) consecutive days, unless the same has been bonded.

Upon an occurrence of a default by Developer as hereinabove set forth, the Village may abate any of its obligations arising under this Agreement and such obligations by the Village shall be immediately abated until the default is cured, and the Village may take whatever action at law or in equity as may appear necessary or desirable to enforce performance and observance of any obligation, undertaking, covenant or agreement of Developer in this Agreement.

## **8. Notices**

All notices and requests required under this Agreement shall be sent by certified mail as follows:

to Developer:	Steve Phillipos Ford of Homewood 3233 183 <sup>rd</sup> St. Homewood, Illinois 60430
with copies to:	Joseph S. Kayne, Esq. Hardt, Stern & Kayne, P.C. 2610 Lake Cook Road, Suite 200 Riverwoods, Illinois 60015
to the Village:	Village Manager Village of Homewood 2020 Chestnut Road Homewood, Illinois 60430
with copies to:	Christopher J. Cummings Village Attorney 2024 Hickory Road Suite 205 Homewood, Illinois 60430

or at such other addresses as the parties may indicate in writing to the other either by personal delivery or by certified or registered mail, return receipt requested, with proof of delivery thereof.

## **9. Force Majeure**

In case by reason of "Force Majeure" either party is unable wholly or in part to carry out its obligations under this Agreement, then if such party gives written notice, including the full particulars of such "Force Majeure" to the other party within a

reasonable time after occurrence of the cause relied on, the obligation of the party giving such notice, so far as it is affected by such "Force Majeure" shall be suspended during the continuation of the inability, but for no longer period, and such party shall endeavor to remove such inability with all reasonable dispatch. The term "Force Majeure" as used herein means: acts of God, strikes, lockouts or other industrial disturbances, acts of public enemy, orders of any kind of the Government of the United States, or the State of Illinois or any civil or military authority, insurrections, riots, epidemics, landslides, lighting, earthquake, fire, hurricanes, tornadoes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery, pipelines or canals. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty and that the above requirement that any "Force Majeure" shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party or parties when such settlement is unfavorable to it in the judgment of the party having the difficulty. A decision by Developer not to proceed with the Project or to delay the Project for economic reasons or other reasons of a business nature shall not constitute "Force Majeure."

#### **10. Law Governing**

This Agreement shall be construed and enforced under the Laws of the State of Illinois.

#### **11. Assignments**

Developer shall not assign this Agreement to any person or entity without first giving the Village thirty (30) days advance written notice of the assignment. The Village may object to such assignment by giving written notice to Developer within thirty (30) days of receiving written notification of the proposed assignment. The Village shall not object where (i) a proposed assignee or transferee of Developer shall operate a similar Project that generates retail sales in an amount similar to Developer's Project (evidence of such sales to be based upon comparable retail information provided by the transferee or assignee and accepted by the Village) it is replacing and (ii) such transferee or assignee shall have expressly assumed the obligations of Developer. If Developer in the course of bankruptcy proceedings, desires or is required by a court of competent jurisdiction to relinquish its rights to operate the Project to be located on the Subject Property, and such court of competent jurisdiction approves a third party entity which is not a Related Party (as hereinafter defined) to undertake and operate the Project, the Village shall have the right, but not the obligation, to terminate this Agreement or to consent to the assignment of this Agreement to such third party entity. Developer shall have the right, upon notification to the Village but without the requirement of obtaining Village approval under this Agreement, to execute, assign and transfer any commercially reasonable collateral, assignments and/or mortgages of Developers rights

and/or sales and leasebacks. In addition, Developer shall have the right, upon notification to the Village and without its consent to assign, this Agreement to any of the following (a "Related Party"): (i) any partnership, whether limited or otherwise, provided that Developer is a general partner and is the controlling entity under the partnership agreement and maintains ownership interest of over fifty percent (50%) of the partnership; (ii) a joint venture in which Developer maintains sole and exclusive control and preserves an ownership interest of over fifty percent (50%); (iii) a corporation in which the officers of the corporation are officers of Developer and Developer maintains control and ownership of over fifty percent (50%) of the outstanding voting shares of the corporation; (iv) a limited liability company in which Developer maintains an ownership interest of over fifty percent (50%); or (v) any other similar entity in which Developer maintains sole and exclusive authority for the management of the business entity and maintain a direct ownership interest of over fifty percent (50%).

## **12. Time**

Time is of the essence under this Agreement and all time limits set forth are mandatory and cannot be waived except by lawfully authorized and executed written wavier by the party excusing such time performance.

## **13. Binding Effect**

This Agreement shall inure to the benefit of and shall be binding upon the Village and Developer and their respective successors and assigns.

## **14. Limitation of Liability**

No recourse under or upon any obligation, covenant or agreement of this Agreement or for any claim based thereon or otherwise in respect thereof shall be had against the Village, it officers, agents and employees, in any amount in excess of any specific sum agreed by the Village to be paid to Developer, subject to the terms herein, and no liability, right or claim at law or in equity shall attach to or shall be incurred by the Village, its officers, agents and employees over such amounts and all and any such rights or claims of Developer against the Village, its officers, agents and employees are expressly waived and released as a condition of and as consideration for the execution of this Agreement by the Village.

## **15. No Waiver or Relinquishment of Right to Enforce Agreement**

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.

## **16. No Debt of Village**

This Agreement does not constitute a general obligation of the Village and Developer acknowledges that Village has no obligation hereunder to make any payments to Developer from Village's General Funds or any other Funds except as provided for herein.

## **17. Captions**

All section headings or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of any of the provisions thereunder whether covered or relevant to such heading or not.

## **18. Authorization to Execute**

The officers of Developer who have executed this Agreement warrant they respectively have been lawfully authorized by Developer's Board of Directors to execute this Agreement on behalf of Developer. The President and Clerk of the Village warrant that they have full authority to execute this Agreement. Developer and Village shall deliver, upon request to each other, copies of all articles of incorporation, bylaws, minutes and other evidence of the authority to so execute this Agreement on behalf of the respective parties.

## **19. Amendment**

This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between Developer and the Village relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties unless authorized under law and reduced in writing and signed by them.

## **20. Curing Default**

If any default occurs under or violation of this Agreement, the party not in default or violation shall serve written notice upon the party or parties in default or violation, which notice shall be in writing and shall specify the particular violation or default. The parties reserve the right to cure any violation or default. The parties reserve the right to cure any violation of this Agreement or default by any of them within thirty (30) days from written notice of such default. If such default is so cured to the reasonable satisfaction of the parties within the thirty (30) day period, all the terms of this Agreement shall remain in full force and effect. Any obligation of the Village to make payments during any default period shall be stayed and, any period of default shall not extend the time limits set forth for payments.

## **21. Conflict Between the Text and Exhibits**

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

## **22. Severability**

If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such a court shall determine that the Village does not have the power to perform any such provision, such provision shall be deemed excised here from and the invalidity thereof shall affect none of the other provisions contained herein, and such judgment or decree shall relieve Village from performance under such invalid provision of this Agreement.

## **23. No Third-Party Beneficiaries**

This Agreement is intended only to benefit the parties hereto and not to benefit any third party not a party to this Agreement.

## **24. Execution of Agreement and Counterparts**

This Agreement shall be signed last by the Village and the President of the Village shall affix the date on which he signs this Agreement on page 1 hereof which date shall be the effective date of this Agreement. This Agreement may be executed in two or more counterparts, each of which taken together, shall constitute instrument.

## **25. Term**

This Agreement shall commence on the date first written above and shall terminate on April 30, 2037, or when the Developer receives reimbursement of One Million Dollars (\$1,000,000.00) pursuant to the terms of this Agreement, whichever occurs first.



IN WITNESS WHEREOF, this Agreement is made and entered into as of the date and year, first above written.

VILLAGE OF HOMEWOOD  
An Illinois municipal corporation

FORD OF HOMEWOOD, INC.

By: \_\_\_\_\_  
Richard S. Hofeld  
Village President

By: \_\_\_\_\_  
Name:  
Title:

Attest:

FORD OF HOMEWOOD PROPERTIES,  
LLC

\_\_\_\_\_  
Village Clerk

By: \_\_\_\_\_  
Name:  
Title:

STATE OF ILLINOIS       )  
   )  
 COUNTY OF \_\_\_\_\_)       ss

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of Ford of Homewood, Inc., and whose name is subscribed to the foregoing instrument, appeared before me this day in person, and signed, sealed and delivered this instrument as their free and voluntary act, for the uses and purposes set forth above.

Given under my hand and seal on \_\_\_\_\_, 2022.

\_\_\_\_\_. Notary Public

STATE OF ILLINOIS       )  
   )  
 COUNTY OF \_\_\_\_\_)       ss

I, the undersigned, a Notary Public in and for said County, in the State of \_\_\_\_\_, DO HEREBY CERTIFY that \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of Ford of Homewood Properties, LLC and whose name is subscribed to the foregoing instrument, appeared before me this day in person, and signed, sealed and delivered this instrument as their free and voluntary act, for the uses and purposes set forth above.

Given under my hand and seal on \_\_\_\_\_, 2022.

\_\_\_\_\_. Notary Public

STATE OF ILLINOIS       )  
                                       )  
 COUNTY OF COOK        )       ss

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Richard A. Hofeld and Marilyn A. Thomas, personally known to me to be the Village President and Village Clerk of the Village of Homewood, and whose names are subscribed to the foregoing instrument, appeared before me this day in person, and they signed, sealed and delivered this instrument as their free and voluntary act, for the uses and purposes set forth above.

Given under my hand and seal on \_\_\_\_\_, 2022.

\_\_\_\_\_. Notary Public

## EXHIBIT A - INCENTIVE AGREEMENT CALCULATION FORMULA

Village to receive first \$149,192 of annual municipal sales tax, then split:

<b>Year</b>	<b><u>Developer Percentage</u></b>	<b><u>Village Percentage</u></b>
1	0.90	0.10
2	0.90	0.10
3	0.80	0.20
4	0.80	0.20
5	0.70	0.30
6	0.70	0.30
7	0.60	0.40
8	0.60	0.40
9	0.50	0.50
10	0.50	0.50
11	0.40	0.60
12	0.40	0.60
13	0.30	0.70
14	0.30	0.70
15	0.20	0.80

Developer's incentive capped at \$1,000,000.

**RESOLUTION R- 3085****A RESOLUTION DECLARING THE VILLAGE OF HOMEWOOD'S OFFICIAL  
INTENT TO REIMBURSE EXPENDITURES  
(KEDZIE GATEWAY TAX INCREMENT FINANCING DISTRICT)**

WHEREAS, the Village of Homewood, Cook County, Illinois ("Village"), is considering: (i) establishing the Kedzie Gateway Tax Increment Redevelopment Project Area (the "Proposed TIF"), (ii) approving a Redevelopment Plan and Project for the Proposed TIF, and (iii) authorizing tax increment financing for redevelopment within the Proposed TIF, all under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) (the "TIF Act"); and

WHEREAS, the Village is authorized, under the TIF Act, to finance redevelopment project costs, as defined in Section 3(q) of the TIF Act, ("TIF Project Costs"), in connection with redevelopment project areas established under the requirements in the TIF Act; and

WHEREAS, the Village of Homewood has engaged the firm of Kane, McKenna & Associates, Inc. to prepare a feasibility study under the TIF Act to determine if the property in the vicinity of 183<sup>rd</sup> Street and Kedzie Avenue, and including the property commonly known as 3233 183<sup>rd</sup> Street, and adjacent areas may be designated as a redevelopment project area under the TIF Act; and

WHEREAS, the Village in early 2021 discussed the potential establishment of a TIF district at this site with Steve Phillipos, (the "Developer") who was negotiating for the purchase of the automobile dealership at 3233 183<sup>rd</sup> Street; and

WHEREAS, as a result of engaging Kane, McKenna & Associates, Inc., the Village has and will expend Village funds for TIF Project Costs ("Village Costs") which, if the

Proposed Redevelopment Project Area is established as a TIF district under the TIF Act, would be reimbursable from TIF incremental revenues generated from property within the Proposed TIF District (the “TIF Expenditures”); and

WHEREAS, the Village reasonably expects to reimburse itself for the Village Costs from TIF incremental revenues generated by properties within the Proposed TIF District (the “TIF Revenues”), should the Proposed TIF District be established as a redevelopment project area under the TIF Act, in an amount not to exceed sixty thousand dollars (\$60,000); and

WHEREAS, in good faith and reasonable reliance on the Village’s intent and desire to approve the Proposed TIF District and enter into a Redevelopment Agreement providing for the acquisition and rehabilitation of the existing dealership, the Developer incurred certain Project costs required to implement the Project and will be lawfully reimbursable to Developer under the TIF Act as TIF Project Costs upon the creation of the Proposed TIF District; and

WHEREAS, Developer has requested that the Village approve (subject to approval of the Proposed TIF District) reimbursement to Developer for a portion of the Project costs for property assembly, including but not limited to the costs of land acquisition in the amount of one million dollars (\$1,000,000) (the “Initial Developer Costs”); and

WHEREAS, if the Redevelopment Agreement is approved by the Village, the Village expects to pay, or reimburse the Developer, from TIF Revenues for the Initial Developer Costs, which are TIF Project Costs, and for other TIF Project Costs incurred by the Developer for the Project; and

WHEREAS, the Developer has stated that without the contribution of TIF Revenues from the Village to the Project, the Developer cannot and will not undertake or complete the Project; and

WHEREAS, Developer: (i) reasonably expects that it has and will pay or incur Developer Costs in connection with the Project prior to creation of the Proposed TIF District and before formal approval and execution of a Redevelopment Agreement; (ii) reasonably expects that it will use funds from sources other than TIF Revenues which are or will be available on a short-term basis to pay for such Developer Costs before the creation of the Proposed TIF District and before approval of a Redevelopment Agreement; and (iii) desires reimbursement for its Project-related eligible capital expenses; and

WHEREAS, the purpose of this Resolution is to induce the Developer to pay or incur certain TIF Expenditures in connection with the Project prior to the creation of the Proposed TIF District and before formal approval and execution of the Redevelopment Agreement, thereby advancing the purposes of the TIF Act;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, as follows:

**SECTION ONE – INCORPORATION OF RECITALS:**

The recitals set forth above are incorporated herein by reference and made a part hereof.

**SECTION TWO – NO RELIANCE:**

Neither the Developer nor any other party may rely on this Resolution as a commitment by the Village to enter into the Redevelopment Agreement, and the Village reserves the right in its sole and absolute discretion to not enter into the Redevelopment Agreement.

**SECTION THREE – INTENTION:**

The Village declares its intention to create the Proposed TIF District and to negotiate and enter into a Redevelopment Agreement with the Developer, which may provide for reimbursement from TIF Revenues of certain TIF Expenditures, paid or incurred by the Developer before the effective date of the Redevelopment Agreement. The Village acknowledges that, to keep the Project moving forward on an acceptable schedule, it has been and will be necessary for the Village and the Developer to incur eligible redevelopment project costs before approval of this Resolution, before creation of the Proposed TIF District and before completing the negotiation, approval and execution of a Redevelopment Agreement. The Village declares its official intent to use certain of the TIF Revenues, to pay or reimburse itself for the Village Costs, and the Developer under the terms of the Redevelopment Agreement, for certain of the Developer Costs.

**SECTION FOUR – EFFECTIVE DATE:**

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

PASSED AND APPROVED this 13th day of July, 2021.

By: \_\_\_\_\_

Village President

ATTEST:

Marilyn Thomas

Village Clerk



AYES: 5    NAYS: 0    ABSTENTIONS: —    ABSENCES: 1





## BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 22, 2022

**To:** Village Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Bob Grabowski, Fire Chief

**Topic:** Ambulance Billing Rates / GEMT Program

### PURPOSE

The Illinois Department of Health and Family Services (HFS) has introduced a supplemental payment methodology, the Ground Emergency Medical Transportation (GEMT) program. This program allows public providers to receive supplemental payments above the current fee schedule rates. Supplemental payments can be received as long as the actual cost to provide these services exceeds the reimbursement amount allowed under the HFS fee schedule. These supplemental payments to public providers are for Medicaid patients only.

Homewood will participate in GEMT for the first time in 2022 with an Intergovernmental Agreement (IGA) that was passed by the Village Board in September 2021. Per the IGA, 50% of the incremental difference of each Medicaid transport is invoiced and reimbursed to the State on a quarterly basis.

Additionally, 25% of the EMS calls are for lift assist or treat/non-transport. Currently the Village does not charge a fee for those calls, but is seeking to recover part of the cost. These changes to the fee schedule require Board approval.

### PROCESS

In order to participate in the GEMT program, staff completed a cost report that identified the 'cost per transport' for the Village; a new cost report will be required every year for participation in the program. Based upon the actual cost for Homewood to provide ambulance service, HFS has determined that the Village should receive \$3,197.54 for each Advanced Life Support (ALS) transport and \$2,644.40 for each Basic Life Support (BLS) transport. Before the GEMT program, the Village received \$396.15 for each ALS transport and \$333.60 for each BLS transport, from Medicaid through the State.

Legally, the Village cannot bill a Medicaid patient a higher cost than the billing rates for any other patient (i.e.: Private insurance). Per Homewood's Ordinance, the Village's current billing rates are:

- Basic Life Support: \$1,100.00 (resident) / \$1,300.00 (non-resident)
- Advanced Life Support: \$1,300.00 (resident) / \$1,500.00 (non-resident)



Under the current fee structure, the Village is not receiving the maximum amount permitted under the GEMT program, or any amount for lift assist/non-transport calls. If the Board approves the proposed billing rate and changes to the fee schedule, Homewood will be able to improve cost recovery for the emergency transport of Medicaid patients, as well as \$100 for lift assist/non-transport calls.

The Village Board's approval of the IGA was the first phase of Homewood participating in the GEMT program. The second phase is adjusting the billing rates to match the approved rates by the State.

It is important to note that Homewood will **NOT** be billing the residents and non-residents the difference between the new rates (approved by Medicaid) and what is paid by their private insurance or Medicare (balance billing). A representative from PBS, the Village's ambulance billing company, will be available at the meeting to answer any questions the Board may have.

### OUTCOME

The ambulance fees charged by the Village will match the fees established by the State for Medicaid patients and will enable Homewood to recover the actual costs for providing these services. In addition, the Village will be able to recover a portion of the cost for lift assist and treat/non-transport calls.

### FINANCIAL IMPACT

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

### LEGAL REVIEW

Completed

### RECOMMENDED BOARD ACTION

Approve an ordinance amending the "Fire" section of the fee schedule increasing the ambulance billing rates to match the GEMT billing rate approved by the State of Illinois; and adding a fee of \$100 for lift assists and treat/non-transport calls.

### ATTACHMENT(S)

Ordinance

**ORDINANCE NO. M- 2212**

**AN ORDINANCE AMENDING THE FIRE SECTION  
OF THE VILLAGE OF HOMEWOOD FEE SCHEDULE**

WHEREAS, the Board of Trustees for the Village of Homewood adopted a master fee schedule by passage of Ordinance M-2189; and

WHEREAS, the Board of Trustees has determined that it is necessary to revise the charges for Paramedic Transportation.

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

**SECTION ONE – FEE SCHEDULE REVISIONS:**

The “Fire” section of the Village of Homewood Fee schedule is attached to this Ordinance as Exhibit A with additions underlined and deletions ~~struck through~~.

All other sections of the master fee schedule not amended by this Ordinance remain in force.

**SECTION TWO – EFFECTIVE DATE:**

This ordinance shall be in full force and effect after its passage, approval, and publication under law.

PASSED and APPROVED this 22<sup>nd</sup> day of February 2022.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENCES: \_\_\_\_\_

# Fire

Item 9. C.

Description	Fee
Paramedic Transportation – Resident	
BLS	<del>1100.00</del> <u>\$2,644.40</u>
Oxygen	\$50.00
ALS	<del>1300.00</del> <u>\$3,197.54</u>
EKG	\$50.00
IV Establishment	\$50.00
Mileage (per mile)	\$20.00
Immobilization	\$100.00
Extrication	\$250.00
<u>Lift Assist</u>	<u>\$100.00</u>
<u>Treat / Non-Transport</u>	<u>\$100.00</u>
Paramedic Transportation – Non-resident	
BLS	\$1,300.00
Oxygen	\$50.00
ALS	\$1,500.00
EKG	\$50.00-
IV Establishment	\$50.00-
Mileage (per mile)	\$20.00-
Immobilization	\$100.00-
Extrication	\$250.00-
Fire Suppression/Fire Alarm- Permit/Inspection	\$25.00 per \$1,000 of system cost



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 22, 2022

**To:** Village President and Board of Trustees

**From:** Napoleon Haney, Village Manager

**Topic:** Purchase of Property located at 1225 175<sup>th</sup> Street

### PURPOSE

The Village desires to purchase a three-story commercial office building located at 1221 175<sup>th</sup> Street (1221 Building) for public purposes. The building is located within the Northeast Tax Increment Financing District. The building is being offered for sale by its owner, 7841 Pines Boulevard LLC.

### PROCESS

The 1221 Building has been vacant for several years and has been cited by the Village numerous times for property maintenance violations. The Village recorded numerous liens against the property to recover costs incurred by the Village to remove debris and remediate nuisance vegetation (grass and weed abatement) on the property.

The Village also filed suit against the property owner in the Circuit Court of Cook County to require the owner to either demolish the property or bring the property into compliance with local codes.

On or about November 12, 2021, the Village Manager's Office provided the owners of the 1221 Building with a letter of intent (LOI) outlining the Village's offer to purchase the building for \$200,000. The broker for the 1221 Building made various counter-offers over the past months with the most recent counter offer of \$550,000 being made on January 25, 2022. These counters were rejected.

On February 15, 2022, the Village Manager received an email explaining that the owner of the building decided to accept the Village's offer. The purchase of the building qualifies as a TIF eligible expense and could be funded by proceeds currently available in the Northeast Tax Increment Financing District. Per the November 12, 2021 letter of intent, the Village would agree to assume ancillary costs associated with the purchase including title charges, fees and closing costs. It is the Village's understanding that the owner of the property recently paid off most of the delinquent property taxes since receiving the letter of intent.



### OUTCOME

The Village attorney coordinated the preparation of a real estate sale contract and a resolution approving the contract for Board consideration and approval.

### FINANCIAL IMPACT

**Funding Source:** Northeast Tax Increment Financing District TIF

- **TIF Fund Balance:** \$1,879,704
- **Purchase Cost:** \$200,000
- **Ancillary Costs:** Estimated at or about \$8,000

### LEGAL REVIEW

Completed

### RECOMMENDED BOARD ACTION

Pass a resolution approving a purchase contract for the office building at 1221 175<sup>th</sup> Street, Homewood, IL; authorize the Village President to enter into a real estate sale contract with 7841 Pines Boulevard LLC of Sunny Isles Beach, FL (Boris Motovich); and authorize the Village President, Village Manager, Village Attorney, and other necessary Village officials to take all actions required to complete the purchase and acquisition of the property as provided in the real estate sale contract.

### ATTACHMENT(S)

- Letter of Intent
- Resolution Approving Purchase Contract
- Real Estate Sales Contract



November 12, 2021

7841 Pines Boulevard LLC

**Letter of Intent**

Re: Purchase of 1221 175<sup>th</sup> Street, Homewood

**Village Hall**

2020 Chestnut Road  
Homewood, IL 60430  
Phone 708-798-3000  
Fax 708-798-4680

**Village Manager's Office**

Phone 708-206-3377  
Fax 708-206-3496

**Community Development  
and Building Department**

Phone 708-206-3385  
Fax 708-206-3947

**Finance Department**

Phone 708-798-3000  
Fax 708-798-4680

**Fire Department**

17950 Dixie Highway  
Homewood, IL 60430  
Phone 708-206-3400  
Fax 708-206-3498

**Police Department**

17950 Dixie Highway  
Homewood, IL 60430  
Phone 708-206-3420  
Fax 708-206-3497

**Public Works Department**

17755 Ashland Avenue  
Homewood, IL 60430  
Phone 708-206-3470  
Fax 708-206-3499

Dear 7841 Pines Boulevard LLC:

I am the Village Manager for the Village of Homewood. The Village is willing to purchase the commercial property owned by you at 1221 175<sup>th</sup> Street, Homewood for \$200,000, subject to the following terms:

1. Cash purchase.
2. Buyer shall pay the cost of survey and environmental assessment.
3. Buyer shall take title subject to all outstanding property taxes.
4. Seller shall transfer title by a deed in lieu of demolition in case number 2021 M6 003870.
5. Buyer shall pay all customary title charges, fees, and closing costs.
6. Closing shall be contingent upon receipt of a title commitment showing good and merchantable title in the property, subject only to covenants, conditions, and restrictions of record and building lines and easements, if any, and real estate taxes.
7. Closing date within 45 days of approval by the Board of Trustees of the Village of Homewood.

Please confirm that these terms are acceptable and advise whether you prefer that the Village of Homewood prepare the purchase agreement. The final purchase agreement is subject to approval by the Board of Trustees of the Village of Homewood.

Sincerely,

Jim Marino  
Village Manager

**RESOLUTION NO. R- 3101**

**A RESOLUTION APPROVING A PURCHASE CONTRACT FOR THE  
OFFICE BUILDING AT 1221 175<sup>TH</sup> STREET, HOMEWOOD,  
COOK COUNTY, ILLINOIS**

WHEREAS, the Village of Homewood (the “Village”) is a non-home rule unit of local government authorized to acquire title to real property for public purposes; and

WHEREAS, the commercial office building at 1221 175<sup>th</sup> Street, Homewood is currently offered for sale by its owner, 7841 Pines Boulevard LLC; and

WHEREAS, this three-story office building in the Northeast Tax Increment Financing District has been vacant for several years and has been cited numerous times for property maintenance violations; and

WHEREAS, the Village has recorded numerous liens against the property to recover costs incurred by the Village to remove debris and remediate nuisance vegetation on the property; and

WHEREAS, the Village has filed suit against the property owner in the Circuit Court of Cook County to require it to either demolish the property or bring it into compliance with local codes; and

WHEREAS, in the opinion of the corporate authorities of the Village of Homewood, it is in the Village’s best interests to acquire this building in order to bring it into compliance with local codes and restore its functionality.

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

**SECTION ONE – RECITALS:**

The Corporate Authorities find that the above recitals are full, true, and correct and incorporate them into this Resolution as legislative findings.



**SECTION TWO – APPROVAL OF SPECIAL WARRANTY DEED:**

The Corporate Authorities of the Village approve the contract attached to this resolution as Exhibit A. The Village President, Village Manager, Village Attorney and all other necessary Village officials to authorized to take all actions required to complete the purchase of this property as provided in the attached contract .

**SECTION THREE – EFFECTIVE DATE:**

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

PASSED and APPROVED this 22nd day of February, 2022.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENCES: \_\_\_\_\_

Exhibit A – Recorded Special Warranty Deed

## REAL ESTATE SALE CONTRACT

1. The Village of Homewood, an Illinois Municipal Corporation (Purchaser) agrees to purchase at a price of \$200,000.00 on the terms set forth herein, the following described real estate in Cook County, Illinois:

Lots 1, 2, 3, 4 and 5 in Industrial Subdivision Unit 1, a Subdivision of part of the Northeast 1/4 of Section 32, Township 36 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded April 28, 1982, as Document 26214941, in Cook County, Illinois.

PINs: 29-32-101-048-0000  
 29-32-101-049-0000  
 29-32-101-050-0000  
 29-32-101-051-0000  
 29-32-101-052-0000

commonly known as 1221 West 175th Street, Homewood, Illinois 60430, and with approximate lot dimensions of 500' x 300', together with the following property presently located thereon: All fixtures in place as of the contract acceptance date.

2. Seller agrees to sell the real estate and the property described above, if any, at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto by a recordable Warranty Deed in Lieu of Demolition, with release of homestead rights, if any, and a proper bill of sale, subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) special taxes or assessments for improvements not yet completed; (e) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (g) general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2020; and to municipal liens recorded against the property by the Village of Homewood.

3. Purchaser has paid \$0.00 as earnest money to be applied on the purchase price and agrees to pay or satisfy the balance of the purchase price, at the time of closing by payment of \$200,000.00 at closing.

4. The time of closing shall be on April 8, 2022 or on the date, if any, to which such time is extended by agreement of the parties, unless subsequently mutually agreed otherwise, at the office of title company, provided title is shown to be good or is accepted by Purchaser.

5. Seller agrees to pay a broker's commission to \_\_\_\_\_  
in the amount set forth in the broker's listing contract or as follows:

\_\_\_\_\_

\_\_\_\_\_

6. The earnest money shall be held by [not applicable] for the mutual benefit of the parties.

7. A duplicate original of this contract, duly executed by the Seller and his spouse, if any, shall be delivered to the Purchaser within two business days from the date hereof, otherwise, at the Purchaser's option, this contract shall become void.

This contract is subject to the Conditions and Stipulations set forth on the following pages, which Conditions and Stipulations are made a part of this contract.

Dated: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Address: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Address: \_\_\_\_\_

Seller: \_\_\_\_\_

Address: \_\_\_\_\_

Seller: \_\_\_\_\_

Address: \_\_\_\_\_

## CONDITIONS AND STIPULATIONS

1. Purchaser shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax; such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor.
2. Purchaser shall pay the cost of any survey or environmental assessment of the property.
3. Purchaser shall pay all customary title fees, including the owners title insurance policy, any endorsements required by the Purchaser, and the escrow fee.
4. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.
5. If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault, then upon notice to the Purchaser, the earnest money shall be forfeited to the Seller and applied first to the payment of Seller's expenses and then to payment of broker's commission; the balance, if any, to be retained by the Seller as liquidated damages.
6. At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with Title Company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by Title Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchaser price and delivery of deed shall be made through the escrow and this contract, and the earnest money shall be deposited in the escrow. The cost of the escrow shall be paid by the Purchaser.
7. Time is of the essence of this contract.
8. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by Registered or Certified Mail, return receipt requested, shall be sufficient service.
9. Seller represents that is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certificate set forth in said Section.

10. (A) Purchaser and Seller agree that the disclosure requirements of the Illinois Responsible Property Transfer Act do apply to the transfer contemplated by this contract.
11. This Contract is contingent upon approval by the Village of Homewood Board of Trustees.
12. This Contract is contingent upon Purchaser's approval of title exceptions, the survey, and site conditions.