

HOMEWOOD-FLOSSMOOR COMMUNITY
HIGH SCHOOL DISTRICT 233
FINANCE COMMITTEE AGENDA
OCTOBER 7, 2025, 7:45 A.M.
The Viking Room

AGENDA

1. Call to Order
2. [Approval of regular meeting minutes of August 5, 2025](#)
3. Comments
4. Topics:
 - a. Science Building Remembrance Request
 - b. Facilities Review
 - i. Revised Capital Improvement 5-Year Project
 - ii. Future Capital Project Discussion
 - c. Safety and Security Proposal
 - d. Levy Timeline
 - e. Service Contract - Illuminate, Inc.
5. Adjournment

Approval of regular meeting minutes of August 5, 2025

MINUTES OF FINANCE COMMITTEE MEETING

Homewood-Flossmoor High School, 999 Kedzie Ave., Flossmoor

August 5, 2025

In attendance for all or part of the meeting were Dr. Leonard, Mr. Riedel, Dr. Norrell, Dr. Cook, Mr. Patterson, Mr. Lyke, Mr. Richardson and Mrs. Erdey, In addition, DLA Architects Mr. Kelley and Mr. Wright, were also present. Mr. Pauling was absent due to a business commitment.

The meeting was called to order at 7:45 a.m.

Members of the public were in attendance.

Approval of Minutes

The April 8, 2025, Finance Committee minutes stand approved as presented.

Comments

Based on a request by Dr. Norrell, the order of today's agenda will be slightly changed with Agenda Items 4.b.iii – South Lot Project and 4.b.iv – South Flooring Project being discussed before moving onto Agenda Item 4.b.ii – Facilities/ Program Exploratory Presentation and then continuing with the regular sequence of the agenda.

FY25 Capital Projects Updates

Mr. Patterson presented an update on 2024-25 capital projects that included:

- Science Building – The project is at its final end with \$1,348,954 held as retainage money holding for final commissioning, completion of punch list items, closeouts, final waivers and final pay application.
- Natatorium Boiler System – Project has been completed. County and state inspectors were pleased with the project. The state required bottom drain cover upgrade was completed putting the district in compliance for another 15 years with the exception of yearly inspections. The pool re-opened yesterday on August 4th.
- The South Building Paving Project – The South Building Paving Project has been completed. Once the punch list is completed a final payment in the amount of \$511,845.54 will be processed. Punch list items to be completed include handrails, bollards and final clean up.
- A-Building Room Roof – Project will be completed tomorrow ahead of schedule with August 8th as the original completion date. Final billing will be received after the manufacturer inspection and walk through.

Future Projects

Mr. Patterson provided an overview and spoke on two future projects that included:

- South Lot Project: Traffic Control Gates - Mr. Patterson spoke on the install of mechanical gates to secure the parking lot area. Two electric operating gates on Viking Drive near Door 9, along with a 12-foot sliding gate just north of that location is being proposed. This installation will provide an added layer of safety and security for students, staff, and vehicles during the school day. This recommendation is made following discussions with Dr. Alexander, Dr. Norrell and in collaboration with Mr. Patterson and Mr. Richardson. The electric gates that were selected are compatible with the district's existing Open Path electronic entry system, which all faculty and staff already use for secure building access. In situations where a student needs to leave campus during the day, the system will also include a video intercom reader, enabling secure remote

operation of the gates when needed. The equipment will be a direct purchase and a contractor will do the install of the gates, power and data. The gates will be kept closed during the school day and left open during off school hours for activities and events. The estimated proposed equipment and costs, excluding installation and labor is \$15,143.00. Mr. Patterson stated that he is currently awaiting quotes from two contractors for the installation portion estimated to range between \$15,000 and \$17,500. Dr. Norrell added that the estimated total cost of this project is under the bid threshold and the discussion today is for information purposes only.

- South Flooring Project – Mr. Patterson explained that the installation of hallway flooring will begin today and will continue through the next 12 days in order to complete prior to the students return to school. Worn flooring in key high-traffic areas as part of the 2025–2026 Operations and Maintenance (O&M) budget will be replaced at a total combined cost of \$112,940. This upgrade is intended to improve safety, enhance the appearance of shared spaces, and support a positive and professional learning environment. The locations include the Superintendent’s Hallway through to the terrazzo flooring near the Principal’s Office. The hallway past the South Gym extending to the start of B-Building and the Guidance Hallway concluding at Door 26. The project will be completed by Diversify Flooring as a cooperative purchase through Sourcewell, using Mohawk Hot & Heavy LVT for all identified areas. This project supports the district’s strategic goal of maintaining high-quality, well-kept, and safe learning environments for students, staff, and visitors.

Five-Year Facilities Plan Update

Mr. Patterson provided an overview of the district’s Five-Year Facilities Plan. He distributed a document that listed the capital projects designated as “Completed”, “Top Priority”, “High Priority”, “Medium Priority” and “Low Priority” for years 2024-25, 2025-26, 2026-27, 2027-28 and 2028-29. He noted the Five-Year Facilities Plan is a living plan with flexibility for changes or revisions as needed. Discussion ensued as Mr. Patterson reviewed and highlighted the current and future projects as listed on the Plan. Projects that have been completed for 2024-25 include the Natatorium- Boiler Replacement, A-Building and Library Roofs, Science Building and South Tennis Courts restriping. In addition, “top priority” projects, as well as, all other projects for the years 2025-26, 2026-2027, 2027-28 and 2028-29 were also presented and reviewed by the committee. A breakdown of all of the proposed projects listed on the Five-Year Plan will be attached to today’s committee meeting minutes. Some additional discussion ensued over B and G Building Renovations with B-Building – Renovations listed as a “Top Priority” in 2025-26. Based on a request from Mr. Riedel the costs of B and G-Building renovations will be separated out. It was noted, there have been no new updates or revisions made to this Five-Year plan since the committee’s review of this document prior to today’s meeting. Dr. Norrell stated that B-Building and G-Building Renovations will be presented during the Facilities/Programs Exploratory Presentation this morning. Dr. Norrell pointed out that the B-Building and G-Building renovations are listed under “Education” on the Plan which has been incorporated based on the current proposal that they have received.

Facilities/Programs Exploratory Presentation

Dr. Norrell stated that through review of the 5-year facilities plan along with the strategic plan implementation focus for the next 4 years, culminating in 2029, district leadership proposes a potential plan for board input and consensus for continued movement and exploration. This exploration presented today include South campus B-Building and G-Building. The committee learned of an exploratory proposal regarding B-Building and most importantly the connection of this proposed idea to student achievement and the district’s finances. The presentation provided

an overview merging student academic programs and facility needs and highlighted a direct connection between advancements in student achievement, fulfillment of State requirements for commendable and exemplary ratings and quality post-secondary preparations for all students at HF High School. Mr. Kelley and Mr. Wright provided a walkthrough of the plans for the renovating of B-Building. Mr. Wright expressed that he feels construction can occur during this school year. The committee indicated that leadership could proceed with exploring details for this project and requested that a complete request be prepared for the full board at the September board meeting that includes the previous proposals or agreements, student programming and the short- and long-term finance implications. Mr. Riedel emphasized that he would want to be clear that this is still an exploratory phase and the Finance Committee is looking for all of the possible options, and before proceeding with any of the renovation plans as presented today, it will come down to a review of all options and it is strictly exploratory. Dr. Norrell added that spaces in G-Building will have to be renovated for safety/environmental implications.

Summer Camps

Mr. Lyke updated the committee on summer 2025 sports camps offered on campus. All summer camp concluded last week. This week is designated as IHSA week and fall sports will begin on August 11. For the committee's information, Mr. Lyke provided a handout with all of HF 2025 summer camps offerings listed. The camps were advertised through all social media resources available to the district, including the district's website. Over 1000 campers attended this summer, with an increase in enrollment by 200. He noted the enrollment number does not reflect students enrolled in multiple sports. Dr. Leonard commented that she was pleased that the camps were offered to younger athletes and perhaps that might account for the increase in enrollment. Registrations collected as of June 30, 2025 was \$121,860.25. Mr. Lyke reviewed expenditures and noted the average rate for coaches is \$30.00 per hour and that all campers received Tshirts. In addition, a total of 31 fee waivers were given to students who needed financial assistance and 10 families received a financial payment plan.

FY26 Counsel Agreements

Dr. Norrell presented the FY26 Counsel Agreements indicating there are some rate modifications due to rate increases that can be seen. She is also requesting approval to enter into a new Agreement with the law firm of Himes, Petrarca and Fester. She noted the district engages law firms based on their expertise in certain areas. This item will be on the August 19, 2025 board agenda for approval.

Tentative 2025-2026 Budget Presentation

Dr. Cook overviewed the 2025-2026 tentative budget. He noted the information presented to the committee focused on the budgeting of operational funds. He shared the ending audit numbers for Operating Revenues for the previous three fiscal years. Dr. Cook stated the audit numbers are the numbers presented to the Illinois State Board of Education (ISBE). He noted FY25 audited numbers are not available at this point. He shared that Robert Grossi has retired and David Ricker is the new Bloom Township Treasurer. Dr. Cook spoke on Board Policy 4:20 Fund Balances and noted the district's goal is to have 6 months of reserves. Reserves will be at 7.1 months for all funds. He pointed out that Operating funds largest source of revenues is from property taxes. He noted that Evidence Based Funding (EBF) is projected to be flat and noted that there is not a Property Tax Relief Grant (PTRG) for FY26. He noted very little funds are received from federal grants. State grants are also projected to be flat as the district is currently designated as a Tier 2. He shared the ending audit numbers for Operating Expenses for the previous three years. He noted FY25 audited numbers are not available at this point. He noted that salaries are the biggest expenditure at 52% and reviewed all other operating expenditure

funds. Dr. Cook is projecting that expenditures will be about same as last year and there are various expenditure funds that may present potential significant savings by the end of the fiscal year. Dr. Norrell spoke on Professional travel where some savings may be gained as requests for professional development will now be reviewed in the curriculum office to determine that the conferences are connected to the work and are connected with the district's strategic plan. Dr. Norrell anticipates that this will result in that fund being greatly reduced. It was noted that the FY26 Tentative Budget will be on display before the full board has the opportunity to view Dr. Cook's presentation on August 18th to make the 30-day requirement prior to Board vote in September.

Executive Session

The committee moved into Executive Session at 9:15 a.m. pursuant to 5 ILCS 120/2(c)(2) of the Open Meetings Act to consider the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the School District and for the purpose of meetings between internal or external auditors and governmental audit committees, finance committees, and their equivalents.

Return to Open Session

The committee returned to Open Session at 9:51 a.m.

Adjournment

The meeting adjourned at 9:51 a.m.

FY23-FY29 Capital Improvement Plan - Sheet2

	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
I. Site					
Parking Lot		\$25,000			
Windows					
Stadium Track - Maintenance Recoating		\$400,000			
Door 12 Redesign					
Ceiling Tiles					
Auditorium Lighting & Sound		\$140,000	\$140,000		
Clock System					
North Cafeteria Renovation					
North Synthetic Field					\$550,000
Field House Synthetic Field				\$250,000	
South Tennis Courts Restripe	\$25,000				
Flooring		\$195,000	\$100,000	\$100,000	\$100,000
Site Totals	\$25,000	\$760,000	\$240,000	\$380,000	\$680,000
II. Mechanical, Electric, and Plumbing					
Door Replacement					
Field House Electrical Switches					
Hallway Lighting					
A-Building - Replace Controls/HVAC			\$2,400,000		
B-Building - Replace Unit plus controls		\$1,900,000			
Cafeteria - Equipment Replacement				\$75,000	
South Gymnasium - Equipment Replacement				\$250,000	
E-Building - Replace Controls					
Guidance - Replace Multizone AHU					\$95,000
Butler - Replace Multizone AHU					\$65,000
J-Building - Replace Multizone AHU					\$155,000
Natorium - Replace Boiler (2024/2025)	\$1,400,000				
Mall Building HVAC - Replace RTU/Furnance					
E-Buildings Chillers and Towers					
C and D controls			\$525,000		
G Building Controls					
Mechanical, Electric, and Plumbing Totals	\$1,400,000	\$1,900,000	\$2,925,000	\$325,000	\$315,000
III. Roofs					
A-Building	\$1,053,668				
B-Building -					
E-Building - Roof				\$1,600,000	\$185,000
Library - Roof		\$1,500,000			
T-building	\$349,328				
Auto				\$444,724	
Cafeteria		\$524,104			
South Gym					
G-Building					
Mall Auditorium					
North Building				\$2,000,000	\$1,500,000
Roofing Totals	\$1,402,996	\$2,024,104	\$0	\$4,044,724	\$1,685,000
IV. Masonry/Windows/Asbestos					
Science Addition	\$13,491,000	\$1,348,954			
Fine Arts					
Classroom Restorations					
Culinary/Fashion Design					
B-Building - Renovations		\$3,035,000	\$6,000,000		
G-Building Renovations				6,000,000	6,000,000
Education Totals	\$13,491,000	\$4,383,954	\$6,000,000	\$6,000,000	\$6,000,000
VI. Capitalized Equipment					
Small Buses & Vehicles		\$62,000	\$90,000		
Large Shuttle Bus - Lease		\$28,000	\$28,000	\$28,000	\$28,000
Capitalized Equipment Totals	\$0	\$90,000	\$118,000	\$28,000	\$28,000
Grand Total	\$16,318,996	\$9,158,058	\$9,283,000	\$10,747,724	\$8,678,000
	Complete	0 - Top Priority	1 - High Priority	2 - Med Priority	3 - Low Priority