

Finance Committee

Tuesday, October 13, 2026 7:45 AM

Viking Room, 999 Kedzie Ave, Flossmoor, IL 60422

1. **Call to Order: Dr. Leonard, Mr. Pauling, Mr. Riedel**

2. **Monthly Financials Update**

3. **Public Comments**

4. **New Business**

4.1. Frontline Central Proposal

4.2. Capital Improvement 5-YR Plan Review

4.3. Safety Audit Projects

4.3.1. Safety Audit Path Infrastructure Project

4.3.2. Safety Audit Lighting Project

4.4. August Storm Projects

4.5. Space Reallocation Projects

4.5.1. Lower G Building

4.5.2. District Office

4.6. Levy Timeline

4.7. Service Contract - Illuminate, Inc.

5. **Executive Session**

Motion to enter into Executive Session pursuant to 5 ILCS 120/2(c) of the Open Meetings Act to consider security procedures, school building safety and security, and the use of personnel and equipment to respond to an actual, a threatened, or reasonably potential danger to the safety of employees, students, staff, the public, or public property.

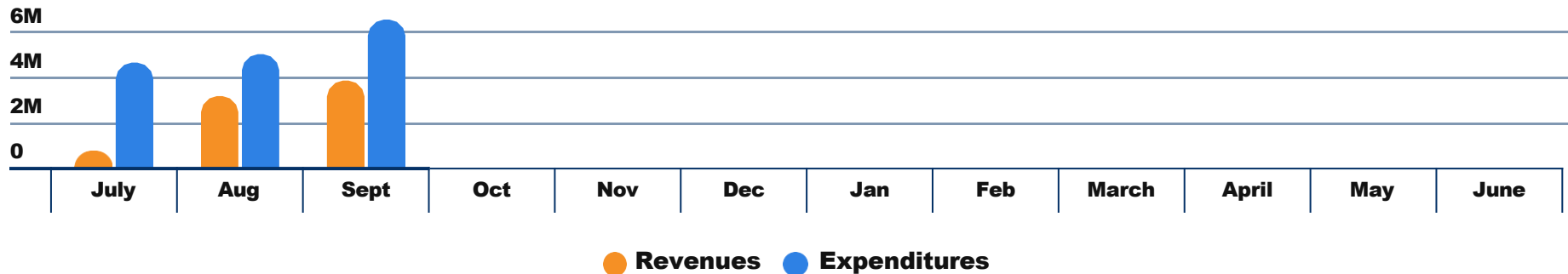
6. **Return to Open Session**

7. **Adjournment**

Monthly Financial Report - September 2026

Homewood Flossmoor School District 233

Monthly Revenues and Expenditures for FY27



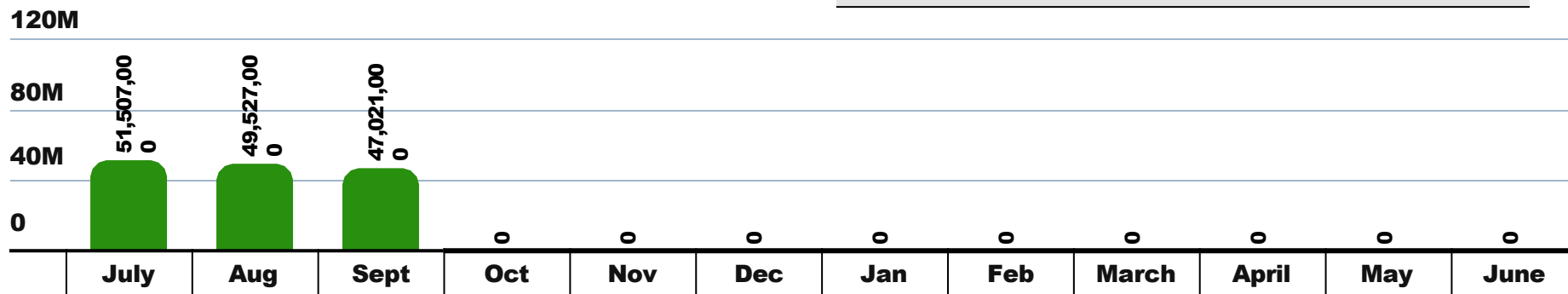
Revenues Received During Month

	Month	YTD
Real Estate Taxes	568,000	1,426,000
Other Local Sources	-10,000	481,000
Evidence-Based Funding	2,337,000	4,674,000
Other State Sources	897,000	897,000
Federal Sources	21,000	244,000
Total All Funds	\$3,813,000	\$7,722,000

Expenses Paid During Month

Object	Month	YTD
Salaries	3,530,000	6,576,000
Benefits	785,000	1,579,000
Purchased Services	671,000	3,201,000
Supplies & Materials	431,000	1,258,000
Capital Outlays	811,000	2,897,000
Tuition and Other	240,000	524,000
Debt Payments	0	0
Total All Funds	\$6,468,000	\$16,035,000

Monthly Fund Balance - All Funds



Budget Tracking Report

FY27 Actual YTD

Beginning Balance	YTD Revenues	YTD Expenditures	Bond Proceeds - Other	Ending Balance
\$55,320,000	\$7,722,000	\$16,035,000	\$14,000	\$47,021,000

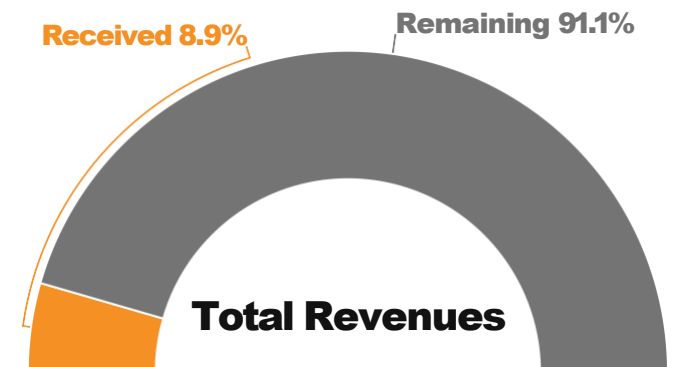
FY27 Total Budget

Beginning Balance	Budgeted Revenues	Budgeted Expenditures	Budgeted Bond Proceeds	Budgeted Ending Balance
\$55,320,000	\$86,403,000	\$85,256,000		\$56,467,000

Revenues Received - Actual YTD vs. Total FY Budget

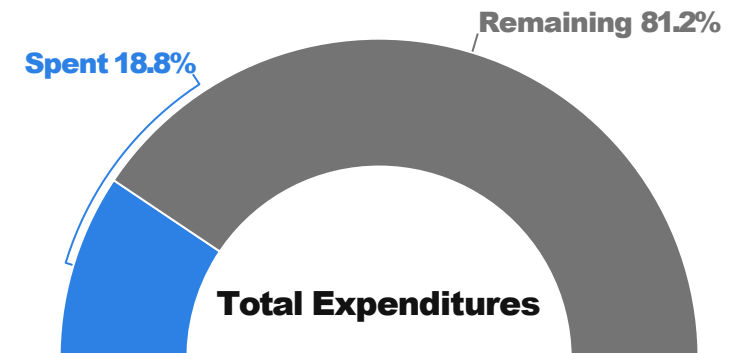
Source	YTD	Budget	% of Budget	Budget Remaining
Real Estate Taxes	1,426,000	52,295,000	2.73%	50,869,000
Other Local Sources	481,000	3,937,000	12.22%	3,456,000
Evidence-Based Funding	4,674,000	25,708,000	18.18%	21,034,000
Other State Sources	897,000	2,969,000	30.21%	2,072,000
Federal Sources	244,000	1,494,000	16.33%	1,250,000
Total All Funds	\$7,722,000	\$86,403,000	8.94%	\$78,681,000

% Actual vs. Budget



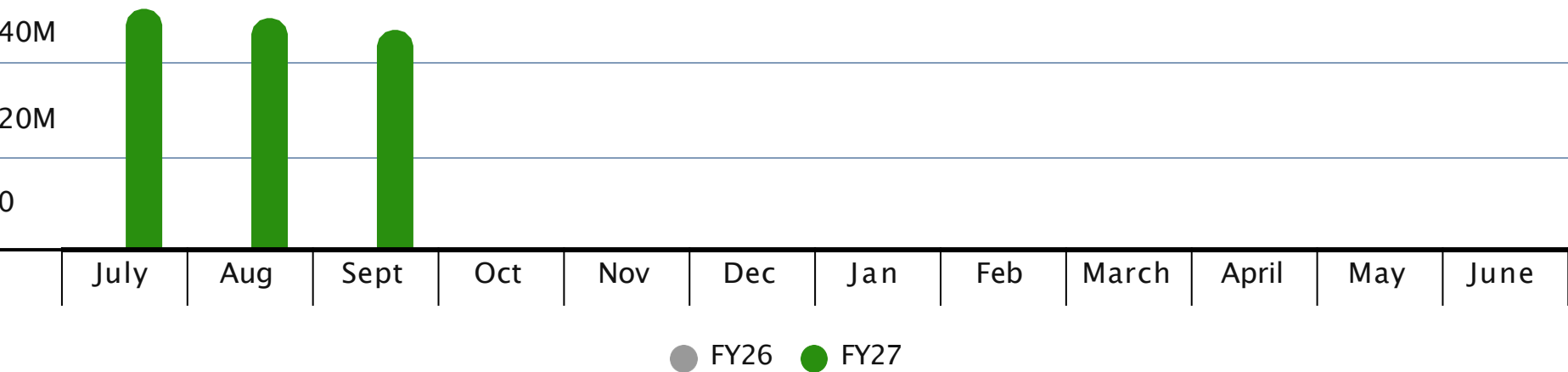
Expenses Paid - Actual YTD vs. Total FY Budget

Source	YTD	Budget	% of Budget	Budget Remaining
Salaries	6,576,000	43,212,000	15.22%	36,636,000
Benefits	1,579,000	9,745,000	16.20%	8,166,000
Purchased Services	3,201,000	15,124,000	21.17%	11,923,000
Supplies	1,258,000	4,032,000	31.20%	2,774,000
Capital Outlays	2,897,000	4,861,000	59.60%	1,964,000
Tuition and Other	524,000	4,953,000	10.58%	4,429,000
Debt Service	0	3,329,000	0.00%	3,329,000
Total All Funds	\$16,035,000	\$85,256,000	18.81%	\$69,221,000



Current Year vs. Prior Year Tracking Report

Monthly Fund Balance Comparison



YTD Revenues FY27 vs. FY26

Source	Current YTD	FY26 YTD	FY27 v. FY26
Real Estate Taxes	1,426,000	290,000	1,136,000
Other Local Sources	481,000	673,000	(192,000)
Evidence-Based Funding	4,674,000	4,618,000	56,000
Other State Sources	897,000	345,000	552,000
Federal Sources	244,000	329,000	(85,000)
Total All Funds	\$7,722,000	\$6,255,000	\$1,467,000

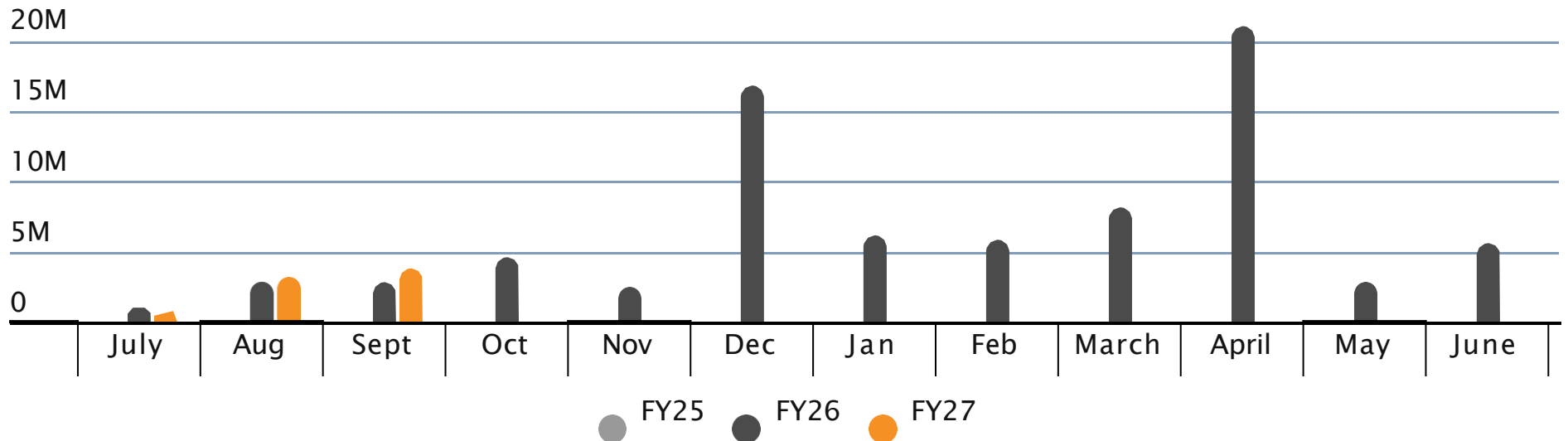
YTD Expenditures FY27 vs. FY26

Object	Current YTD	FY26 YTD	FY27 v. FY26
Salaries	6,576,000	6,372,000	204,000
Benefits	1,579,000	1,406,000	173,000
Purchased Services	3,201,000	4,097,000	(896,000)
Supplies	1,258,000	1,531,000	(273,000)
Capital Outlays	2,897,000	2,442,000	455,000
Tuition and Other	524,000	740,000	(216,000)
Debt Payments	0	0	0
Total All Funds	\$16,035,000	\$16,588,000	\$(553,000)

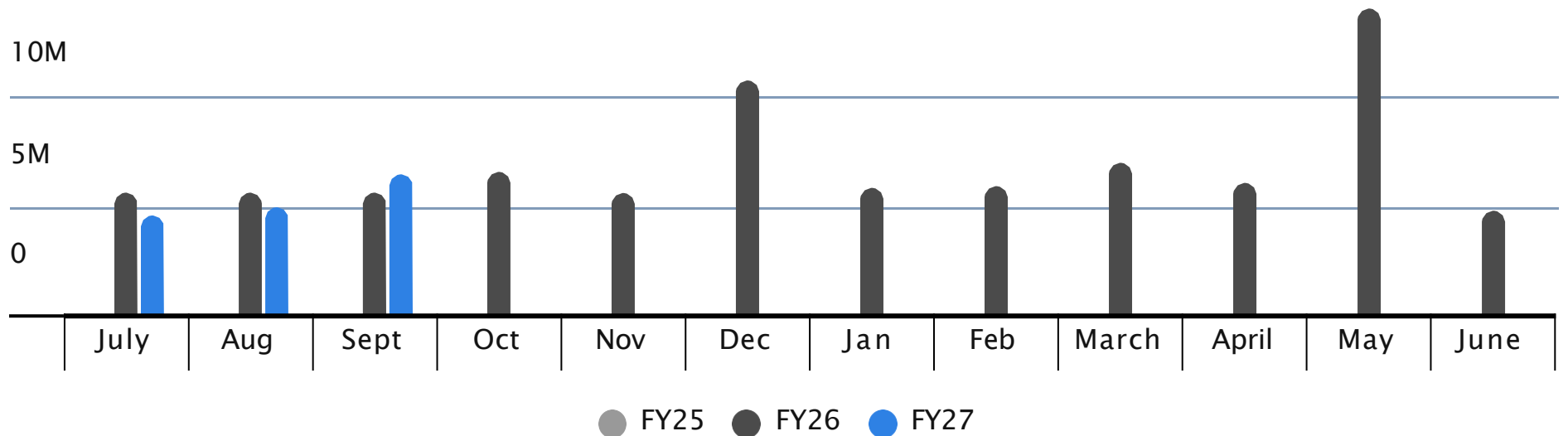
Current YTD Revenues vs. Expenditures
\$(8,313,000)
Prior YTD Revenues vs. Expenditures
\$(10,333,000)

Cash Flow Report

Revenues Received by Month vs. Prior Years



Expenditures Paid by Month vs. Prior Years



Fund Balance Report

Fund	Beginning Balance	Revenues YTD	Expenses YTD	Transfers - Other	Ending Balance
Education	39,302,000	6,857,000	11,332,000	14,000	34,841,000
Operations and Maintenance	3,294,000	164,000	3,221,000	0	237,000
Transportation	2,517,000	569,000	398,000	0	2,688,000
Working Cash	4,364,000	13,000	0	0	4,377,000
Total - Operating Funds	\$49,477,000	\$7,603,000	\$14,951,000	\$14,000	\$42,143,000
Bond and Interest	308,000	62,000	0	0	370,000
IMRF/Social Security	1,179,000	57,000	398,000	0	838,000
Capital Projects	4,027,000	0	686,000	0	3,341,000
Tort Immunity	325,000	0	0	0	325,000
Health/Life Safety	4,000	0	0	0	4,000
Total - Other Funds	\$5,843,000	\$119,000	\$1,084,000	\$-	\$4,878,000
Total - All Funds	\$55,320,000	\$7,722,000	\$16,035,000	\$14,000	\$47,021,000



MEMO

To: Dr. Jennifer Norrell, Superintendent for Homewood-Flossmoor 233

From: Toriano Horton, Assistant Superintendent for Finance and Operations/CSBO

Date: October 13, 2026

Subject: Frontline Central Proposal

Background:

The District currently utilizes Frontline Education for recruiting and absence management. The addition of Frontline Central will further expand and align the District's existing systems by digitizing Human Resources and Finance processes, creating a more comprehensive and integrated approach to employee services.

Currently, many pre-employment, onboarding, and employee request processes are completed through paper-based systems, resulting in additional administrative work and inefficiencies. Frontline Central will allow the District to digitize and centralize these processes, providing employees with a more seamless experience while improving workflow efficiency for Human Resources and Finance personnel.

The platform also offers workflow automation and integration capabilities with the District's existing Human Resources Information System (HRIS), Skyward. These features will help reduce duplicate data entry, streamline internal processes, improve accuracy, and enhance communication across systems. Training will also be provided.

Total Cost for services: \$12,560 is a one time implementation fee. Annually this would cost \$33,368.00, paid for through local funds. Quote attached.

Recommendation: It is recommended that the Board of Education of Homewood-Flossmoor Community High School District approve the contract for Frontline Central in the amount of \$37,527.15.

Please let me know if you would like to discuss this recommendation further or need additional details.

Timeline: October 20, 2026

	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
I. Site					
Parking Lot Painting		\$25,000			
Stadium Track - Maintenance Recoating		\$400,000	\$250,000		
North Synthetic Field					\$550,000
Field House Synthetic Field				\$250,000	
South Tennis Courts Restripe	\$25,000				
Flooring (\$95k is complete as of 10/1/25)		\$195,000	\$150,000	\$300,000	\$100,000
North Tennis Court refinish		\$600,000			
South Tennis Courts refinish		\$600,000			
Site Totals	\$25,000	\$1,820,000	\$400,000	\$550,000	\$650,000
II. Mechanical, Electric, and Plumbing					
Auditorium/PAC Lighting & Sound		\$140,000	\$140,000		
A-Building - Replace Controls/HVAC		\$1,200,000	\$1,200,000		
C and D controls				\$525,000	
Natatorium - Replace Boiler (2024/2025)	\$1,400,000				
Cafeteria - Equipment Replacement				\$75,000	
South Gymnasium - Equipment Replacement				\$250,000	
VA-Building - Replace Multizone AHU					\$155,000
Guidance - Replace Multizone AHU					\$95,000
Butler - Replace Multizone AHU					\$65,000
Mechanical, Electric, and Plumbing Totals	\$1,400,000	\$1,340,000	\$1,340,000	\$850,000	\$315,000
III. Roofs					
A-Building	\$1,053,668				
E-Building - Roof				\$1,600,000	\$185,000
Library - Roof		\$175,000	\$175,000		
T-building	\$349,328	\$175,000	\$175,000		
Auto				\$444,724	
North Building				\$2,000,000	\$1,500,000
Roofing Totals	\$1,402,996	\$350,000	\$350,000	\$4,044,724	\$1,685,000
IV. Safety and Security					
Safety Projects		\$184,000	\$600,000		
Masonry/Windows/Asbestos Totals	\$0	\$184,000	\$600,000	\$0	\$0
V. Education					
Science Addition	\$13,491,000	\$1,348,954			
Fine Arts					
Classroom Restorations					
B-Building - Renovations (including HVAC)				\$9,850,000	
G-Building Renovations (including HVAC)					\$12,000,000
Education Totals	\$13,491,000	\$1,348,954	\$0	\$9,850,000	\$12,000,000
VI. Capitalized Equipment					
Small Buses & Vehicles		\$62,000	\$112,000		
Large Shuttle Bus - Lease		\$28,000	\$28,000	\$28,000	\$28,000
Walk In Cooler - South Kitchen			\$35,000.00		
Capitalized Equipment Totals	\$0	\$90,000	\$175,000	\$28,000	\$28,000
Grand Total	\$16,318,996	\$5,132,954	\$2,865,000	\$15,322,724	\$14,678,000
	Complete	0 - Top Priority	1 - High Priority	2 - Med Priority	3 - Low Priority



MEMORANDUM

To: Dr. Jennifer Norrell, Superintendent
From: Toriano Horton, Assistant Superintendent/ CSBO
Date: October 9, 2026
Subject: Safety and Security Upgrades

Safety and Security Upgrades

Purpose: The purpose of this memo is to seek approval to move forward with the approval of two safety and security upgrades that were recommended in the threat and vulnerability audit that was performed by Vulnerability Solutions Group, LLC.

Background: As a part of the 2026 threat and vulnerability audit that was performed by Vulnerability Solutions Group, LLC, two recommendations were pointed out that and we are looking for approval to move forward with these projects as described below.

Security Infrastructure Pier Project: This project will add stone piers as well as collapsible bollards at the entrances to our walking paths that run between the north and south buildings. By adding these features, we heavily reduce the ability for vehicles to enter the paths that our students walk on throughout the entire day. AHAL Construction was the lowest qualified bidder, they came in at a total of \$169,988 which includes the base bid of \$123,998 and \$46,000 for the alternate bid. The second lowest bidder came in at a total of \$221,420. I would recommend approving both the base bid as well as the alternate bid from AHAL Construction in the amount of \$169,988. This project has been included in our 2026/2026 budget. Renderings of the full project are attached.

Campus Lighting Upgrade: This project includes several lighting upgrades that have been suggested as a part of the 2026 threat and vulnerability audit that was performed by Vulnerability Solutions Group, LLC. The lighting upgrades suggested will be in several exterior areas of our entire campus (list attached). I would recommend approving the contract for AHAL Construction, through Omnia

of \$38,831 as well as the alternate amount of \$41,373. Descriptions of work are attached.



EXTERIOR RENDERING - SOUTH ENTRANCE

- **2026 SECURITY INFRASTRUCTURE UPGRADE**
 HOMEWOOD-FLOSSMOOR COMMUNITY HIGH SCHOOL
 JUNE 30, 2026



EXTERIOR RENDERING - NORTH ENTRANCE



W
architects

form follows
learning

2026 SECURITY INFRASTRUCTURE UPGRADE

HOMewood-FLOSSMOOR COMMUNITY HIGH SCHOOL

JUNE 30, 2026

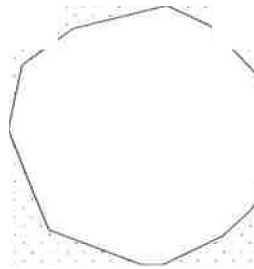
NEW MASONRY ORNAMENTAL PIER

NEW REMOVABLE BALLARD -----

ffi

SITE PLAN - NORTH ENTRANCE

NOT TO SCALE



ffi

SITE PLAN - SOUTH ENTRANCE

NOT TO SCALE

NEW REMOVABLE BALLARD

NEW MASONRY ORNAMENTAL PIER

W

architects

form follows
function

- 2026 SECURITY INFRASTRUCTURE UPGRADE
HOMEWOOD-FLOSSMOOR COMMUNITY HIGH SCHOOL
JUNE 30, 2026



3364 S Calumet Ave. | Chicago, IL 60616
(630) 533-2468 | alfred@ahalconstruction.com

PROPOSAL/QUOTATION

Project Information

Date: 09/03/2026

Proposal#: 092B

Owner/ Client: Homewood-Flossmoor School District 233 / DLA Architects

Project Name: Homewood-Flossmoor - Electrical

Project Address: 999 Kedzie Ave, Flossmoor, IL 60422

Cooperative Purchasing & Memberships

AHAL Contracting Co. is an official member of OMNIA Partners - **Member ID #6099537**. AHAL actively participates in cooperative purchasing networks and pursues contracting opportunities with public agencies throughout the Chicagoland area.

Scope of Work

We propose to furnish all labor, material, equipment, supervision, access equipment, and ordinary incidentals required to complete the exterior lighting work described below.

Base Bid Scope

South Building

2. **Entrance #9** - Remove and replace two exterior floodlights, including one inoperative fixture and one intermittently cycling fixture.
3. **Entrance #11- Delivery Entrance-** Convert one recessed HID canopy fixture to LED while retaining the existing serviceable housing, trim, and lens.
4. **Entrance #12** - Troubleshoot and convert one inoperative pedestrian pole-light head to LED while retaining the existing serviceable pole and head.
5. **Entrance #25** - Remove two failed or obsolete conversions and install two matching LED canopy fixtures over the existing recessed openings, including required retrofit plates.
6. **Entrance #35** - Replace two failed recessed soffit fixtures with matching square LED canopy fixtures and matching fabricated cover plates.

General Contracting | Construction Management
Licensed - Bonded (A+ Rated) - Insured
www.ahalconstruction.com



3364 S Calumet Ave, 1 Chicago, IL 60616
(630) 533-2468 1 alfred@ahalconstruction.com

8. **Door #14** - Remove and replace one inoperative exterior wall fixture with an architectural LED sconce comparable to the North Building Entrance B-D fixture family. This location was not shown on the Owner's written deficiency list but was specifically discussed with the architect during the walk-through and is therefore included in the base bid.

North Building

9. **Entrance A** - Troubleshoot and repair or retrofit one high-mounted recessed architectural wall-wash/accent fixture, retaining the existing housing, aperture, trim, and aiming assembly where serviceable.

10. **Entrances B, C, and D** - Replace one inoperative architectural wall sconce at each entrance with matching commercial-grade LED fixtures or compatible manufacturer replacement components.

11. **Entrance E** - Replace one failed high-mounted exterior fixture with an adjustable LED floodlight aimed to improve illumination of the entrance approach.

12. **Entrance J** - Replace one inoperative exterior fixture with the architectural LED fixture family selected for Entrances 8-D, including minor box, mounting-plate, or limited raceway adaptation.

13. **Entrance F Walkway**- Replace one failed recessed rectangular fixture with a surface-mounted LED canopy/soffit fixture over a fabricated finished cover plate.

14. **Primary Parking Area** - Provide a controlled troubleshooting and minor-repair allowance for one inoperative school-owned streetlight. If the fixture cannot be restored within the included allowance, make the location safe, document the findings, and submit separate corrective pricing before proceeding further.

15. **Pathway Lights #1**- Remove the damaged two-head pathway pole and existing foundation; furnish and install one new matching pole, two LED heads, reinforced concrete foundation, anchor bolts, grounding, reconnection to the existing branch circuit, and localized landscape restoration.

16. **Pathway Lights #2** - Troubleshoot and attempt repair of one inoperative pathway-light head, including ordinary internal components where practical.



3364 S Calumet Ave, I Chicago, IL 60616
(630) 533-2468 | alfred@ahalconstruction.com

Base Bid Installation Requirements

- New building-mounted exterior fixtures and LED conversions shall be 4000K unless otherwise required to match adjacent lighting.
- Provide integral or fixture-mounted standalone daylight sensing for new building-mounted fixtures unless the affected fixtures are confirmed to be controlled as a coordinated group by an existing contactor, timeclock, BAS, or remote photocell.
- Existing pathway, parking-lot, roadway, and coordinated wall-washer systems shall remain connected to their existing group controls unless otherwise stated.
- Include sensor setup, fixture configuration, aiming, functional testing, and commissioning.
- Provide ladders, an articulating boom lift, and other access equipment appropriate to the locations.
- High-level work shall be performed by a two-person crew with suitable barricading and pedestrian protection.
- Includes removal and lawful disposal of replaced fixtures, lamps, ballasts, drivers, capacitors, and ordinary installation debris.

Proposal Amount

Combined Base Bid (\$38,831) + Alternate Proposal Amount (\$41,373): **\$80,204.00**

- Breakdown of pricing shown below



3364 S Calumet Ave. | Chicago, IL 60616
(630) 533-2468 | alfred@ahalconstruction.com

Base Bid Price Breakdown

The following allocation is provided for budgeting and accounting purposes. These values are not standalone unit prices; the base bid is intended to be awarded as one coordinated package.

Item	Base Bid Location and Scope	Price
2	South Building- Entrance #9: Replace two exterior floodlights, including the inoperative and intermittently cycling fixtures.	\$3,718.00
3	South Building- Entrance #11 / Delivery Entrance: Convert one recessed HID canopy fixture to LED while retaining the serviceable housing, trim, and lens.	\$1,378.00
4	South Building - Entrance #12: Troubleshoot and convert one inoperative pedestrian pole-light head to LED while retaining the serviceable pole and head.	\$1,456.00
5	South Building- Entrance #25: Replace two failed or obsolete conversions with two matching LED canopy fixtures and retrofit plates.	\$4,459.00
6	South Building - Entrance #35: Replace two failed recessed soffit fixtures with matching square LED canopy fixtures and fabricated cover plates.	\$5,850.00
8	South Building - Door#14: Replace one inoperative wall fixture with LED sconce; reuse the existing box, wiring, and raceway, with minor mounting adaptation and weather-sealing.	\$1,885.00
9	North Building - Entrance A: Troubleshoot and repair or retrofit one high-mounted recessed architectural wall-wash/accent fixture.	\$2,990.00
10	North Building - Entrances B, C, and D: Replace one inoperative architectural wall sconce at each entrance with matching commercial-grade LED fixtures or compatible manufacturer components.	\$6,045.00
11	North Building- Entrance E: Replace one failed high-mounted exterior fixture with an adjustable LED floodlight.	\$2,405.00
12	North Building- Entrance J: Replace one inoperative exterior fixture with the B-D fixture family, including minor box, mounting-plate, or limited raceway adaptation.	\$2,470.00
13	North Building- Entrance F Walkway: Convert one failed recessed rectangular fixture to a surface-mounted LED canopy/soffit fixture with fabricated cover plate.	\$2,275.00
14	North Building - Primary Parking Area: Controlled troubleshooting and minor-repair allowance for one inoperative school-owned streetlight.	\$2,145.00
16	North Building - Pathway Lights #2: Troubleshoot and attempt minor repair of one inoperative pathway-light head.	\$1,755.00
	Total Base Bid	\$38,831.00



3364 S Calumet Ave, 1 Chicago, IL 60616
(630) 533-2468 1 alfred@ahalconstruction.com

Owner-Identified Add Alternates

Add Alternate 1- Entrance #12 Walkway Pole Heads

In lieu of the single pole-head repair included in the base bid, replace all five existing heads on three single-head poles and one double-head pole with new 4000K LED pathway heads. Retain the existing poles, bases, underground feeds, and controls. Include adapters, internal wiring, aiming, lift access, testing, and commissioning.

Add: \$14,203.00

Add Alternate 5 - Entrance I Pathway Pole Investigation

Diagnose the inoperative three-head pathway pole and attempt ordinary minor repairs within the stated allowance. This alternate does not guarantee restoration and excludes underground reconstruction, excavation, boring, pole replacement, and complete replacement of all three heads.

Add: \$4,355.00

Add Alternate 6 - Entrance I Supplemental Light

Add one adjustable LED floodlight near Entrance I, including up to approximately 30 feet of exposed weatherproof raceway and wiring from a viable existing exterior-lighting source.

Add: \$3,120.00

Add Alternate 7 - Entrance K Fixture Replacement

Replace the existing functioning but weak entrance fixture with the architectural LED fixture family selected for Entrances B-D.

Add: \$2,600.00

Add Alternate 8 - Entrance K Supplemental Floodlight

Retain the existing fixture and add one separately aimed LED floodlight, including up to approximately 30 feet of exposed weatherproof raceway and wiring from a viable existing exterior-lighting source.

Add: \$3,120.00



3364 S Calumet Ave. | Chicago, IL 60616
(630) 533-2468 | alfred@ahalconstruction.com

Add Alternate 9 - Entrance E Walkway Pathway Head

Troubleshoot and repair or replace one inoperative head on a two-head pathway pole. The functioning companion head indicates that usable power is presently available at the pole.

Add: \$1,625.00

Add Alternate IO-Entrance E School-Owned Streetlight

Diagnose and repair the inoperative school-owned roadway light. If usable power is present and ordinary internal repair is impractical, replace the fixture head within the stated allowance. Underground-feed, pole, arm, and foundation work are excluded.

Add: \$4,225.00

Add Alternate 11-North Building Pathway Lights

Diagnose two reported nonoperational double-head pathway poles and, where usable power is present, replace up to four heads with commercial-grade 4000K LED pathway fixtures. Underground repairs, excavation, boring, pole, and foundation replacement are excluded.

Add: \$8,125.00

Total Combined Alternates Proposal Amount: \$41,373.00



MEMO

To: Dr. Jennifer Norrell, Superintendent
From: Toriano Horton, Assistant Superintendent/CSBO
Date: October 8, 2026
Subject: Finance Committee meeting – Storm Damage

Storm Damage

Purpose: The purpose of this memo is to show the total storm damage costs to date, these repairs have been turned over to our insurance adjuster for payment. The damages were caused by the tornado/storm on August 11th, 2026.

Background: On August 11th, 2026, Homewood-Flossmoor was hit by a severe storm/tornado which caused severe damage to several areas of the campus. Included in the damage were several roofs being damaged, downed trees and power lines, athletic fields and equipment and several leaks into the building. Please see below the most up to date repair costs which have all been turned into the insurance adjuster for payment.

Property Care Management	Tree Removal (ongoing)	\$466,227
Maneval Construction	Emergency Fence Repair	\$48,121.50
Precision Controls	HVAC Replacement	\$110,900
AHAL Construction	Fencing/Electrical	\$405,000
Chiattello Roofing	Roof Repairs	\$5500
Diversify Flooring	Flooring	\$9940
Camplin/Husar	Abatement	\$15,400
ACR	Water Mitigation	\$22,734.92
Gorman Construction	Emergency Repairs	\$34,930
Richey Athletics	Track Mats	\$45,020
Total		\$1,163,773.42



MEMO

To: Dr. Jennifer Norrell, Superintendent
From: Toriano Horton, Assistant Superintendent/CSBO
Date: October 9, 2026
Subject: Finance Committee meeting – Building Utilization Projects

Building Utilization Projects

Purpose: The purpose of this memo is to provide updates on current and future building utilization projects that are or will be happening in the very near future.

Background: There have been several office/staff moves over the past few months which have added some building utilization projects in order to accommodate all of the moving pieces.

G1 Offices: G1 offices, which has in the past been used for assessment and testing, is now being used by our IB Coordinators as well as our Academic Coaches. In order to accommodate for these changes, we were able to remove an existing wall and install a new ceiling and floor, which increased the size of the office to now house three IB Coordinators. Photos of both the IB office and the Academic Coaches office are attached.

District Office Restroom: In hopes to accommodate for the additional staff in the District Office, as well as for the number of meetings that are held in the Conference Room, there is a need to add an additional toilet to the existing space. The current restroom has a shower that is not used or needed in the District Office, the shower will be removed and a second toilet will be added.

District Office File Room: In order to accommodate a confidential meeting space in the South building for HR and Finance, we will be adding a conference table and chairs to the space. In order to make this happen, we will be relocating a portion of the files to a secure location and removing file cabinets as needed.



MEMORANDUM

To: Dr. Jennifer Norrell, Superintendent
From: Toriano Horton, Assistant Superintendent/ CSBO
Date: October 9, 2026
Subject: Recommendation to Renew Illuminate Consulting Services Agreement

Recommendation

I recommend the District renew the contract with Illuminate for consulting services. This engagement will provide independent outside input on budgets, tax levies, and financial projections, following a “best practices” model used successfully in other school districts.

Rationale

- Dr. Robert Grossi has a strong historical working relationship with the District, which has fostered trust, collaboration, and efficient communication.
- The contract offers objective, independent review of critical fiscal areas, enhancing transparency and accuracy in financial planning.
- The annual fee is \$19,584, which represents a 2% increase over last year. The total amount of the increase is \$384.
- Although the proposed start date is September 1, Illuminate has offered to assist with any issues prior to that date if needed.
- Beginning with the September ending monthly report, the consultant will provide detailed monthly reports, which will strengthen the District’s ability to monitor and project financial outcomes.

Attachment

1. Contract Proposal – Illuminate Consulting Services



FINANCIAL CONSULTING AGREEMENT

This Financial Consulting Agreement (the “Agreement”) is made and entered into by and between Homewood Flossmoor High School District 233, Cook County, Illinois (“Client”) and Illuminate, Incorporated (“Illuminate”) effective as of September 1, 2026 (the “Effective Date”). The Client and Illuminate collectively constitute the “Parties” hereunder”.

WITNESSETH:

WHEREAS, the Client desires to retain a financial consultant to assist the Client with various services during the fiscal year:

WHEREAS, Illuminate is willing to provide its professional services as a financial consultant to the Client during the period in which this Agreement shall be effective; and

NOW, THEREFORE, the Client and Illuminate, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, do hereby agree as follows:

SECTION I SCOPE OF SERVICES

Upon the request of an authorized representative of the Client, Illuminate agrees to perform the financial consulting services stated in this Section I; and for having rendered such services, the Client agrees to pay Illuminate the compensation as provided in Section IV hereof.

I. Monthly Board Reports

Create a monthly financial board report highlighting current fiscal performance to budget and prior year data utilizing our unique, easy to understand report designed specifically for Boards of Education.

II. Monthly State and Federal Tracking Report

Create a monthly monitoring report for state and federal grants of the District that are processed through the Illinois State Board of Education’s Financial Reimbursement Information System (“FRIS”).



III. Budget and Tax Levy Assistance

- Assist in the development, review and presentation of the annual budget.
- Assist in the development, review and presentation of the annual tax levy.

IV. Development of the Financial Analysis and Projection Report

Develop a comprehensive financial report that includes the following information:

- Analysis of the district's financial history
- An independent multi-year financial projection using assumptions developed through consultation with the administration.
- Valuable information beyond the financial statements, including:
 - trends in tax collection percentages, tax refunds and new taxable property
 - tax increment financing districts within district boundaries
 - largest taxpayers in the district
 - debt history, future debt levies and borrowing availability.

SECTION II TERM OF AGREEMENT

The term of this agreement shall commence on the effective date and shall terminate on August 31, 2027. This agreement shall be automatically extended for successive one-year periods at the end of the initial term and each extended term thereafter, unless either party provides written notice of termination to the other party at least thirty (30) days prior to the expiration of the initial or such extended term, respectively.

SECTION III TERMINATION

This Agreement may be terminated for any reason and by either party, provided that notice is given at least thirty (30) days prior to the termination date. In the event of such termination, it is understood and agreed that all amounts due to Illuminate for services provided or expenses incurred are due and payable on the effective date of termination.

SECTION IV COMPENSATION

The fee due to Illuminate, Inc. shall be \$19,584 and shall be payable within 60 days after the effective date of the Agreement. The fee will cover all items under the Section I "Scope of Services". The annual fee for each successive year shall increase by 2% versus the prior year amount unless agreed upon otherwise.



SECTION V DISCLOSURES

Illuminate, at all times, will act in good faith with respect to its Services under this Agreement. The Client agrees that Illuminate shall not be liable to the Client for any act or omission in connection with the performance of Illuminate's services hereunder, other than as a result of Illuminate's negligent acts of omissions, reckless conduct, intentional misconduct, bad faith, violation of applicable law or material breach of any of the material terms of this Agreement.

Your Signature Required

If the foregoing terms are acceptable to you, please so indicate by returning the enclosed copy of this engagement letter dated and signed by an authorized officer, retaining the original for your files. We look forward to working with you.

ILLUMINATE, INCORPORATED

By _____

Robert G. Grossi, President

Date _____

Accepted and Approved:

HOMEWOOD FLOSSMOOR HIGH SCHOOL DISTRICT 233,
COOK COUNTY ILLINOIS

By ⁽¹⁾: _____

Print Name

Title: _____

Date: _____

(1) By signing this Agreement, as representative of the Client, the representative acknowledges that he or she has the ability to bind the Client by contract with Illuminate.