

SPECIAL MEETING
City of Calumet City
Wednesday, April 22, 2015
City Council Chambers

A Special Meeting of the City Council was held on Wednesday, April 22, 2015, at 6:30 pm in the City Council Chambers, 204 Pulaski Road, Calumet City, Illinois, with the Honorable Mayor Michelle Markiewicz Qualkinbush present and presiding.

ROLL CALL

PRESENT: 6 ALDERMEN: Schneider, Wosczyński, Williams, Munda,
Manousopoulos, Collins
ABSENT: 1 ALDERMAN: Jones

Also present were: City Clerk Nyota Figgs, City Treasurer Tarka, Economic Development Coordinator Swanson, Finance Director Kasperek and Computer System Manager Wachowski.

Public Comment NONE

Accept Call Alderman Wosczyński moved, seconded by Alderman Williams, to accept the Call of the Meeting as presented. Motion Carried.

Economic Development Year in Review Economic Development Coordinator Bryan Swanson:
“It has been a great opportunity over the past year in assisting Calumet City with Economic Development initiatives and opportunities. I am truly grateful to serve this fine community in this capacity under Mayor Michelle and our elected officials. Economic Development occurs in many different capacities from business retention and attraction, to community marketing and job training initiatives. The Department has made it a priority to promote Calumet City as not only a shopping destination for the south suburbs but an economic development partner with other south suburban communities. Our Department couldn't do what we do without the assistance of Denise Rzonca who knows this region really well as well as her experience with South Suburban College in terms of training and job fairs. She has been a very valuable asset to our Department.”

Economic Dev.
Year in Review
(cont.)

I would first like to start off with River Oaks Shopping Center. It's the City's main commercial shopping engine. We rely on the mall for many different reasons, not only sales but drawing people into the community. Once they are here, they are going to our restaurants and other businesses.

The mall has a new manager. When I first started here the mall manager was Kirk Moffit. The new mall manager is named Jack Fahler. Jack's been good to work with, more of a professional person. I keep in touch with him every week to see what's going on at the mall—how their attraction efforts are going. I know that the food court is getting a little bit bigger. There are a couple different restaurants that are coming this summer. I stay on top of them with what's going on with the Carson's location. I know that's a big anchor that we would like to figure out. They are on it as much as they can try to recruit someone. I am going to the shopping center conference in Las Vegas in May with other communities, and the Carson location is one of the locations that we will be trying to recruit a retailer to come to. If you look at Calumet City and Lansing, we are really one big shopping district. Boundaries aren't really boundaries to retailers. If you look at our retailers in our shopping corridors which is Torrence Avenue and 159th street, we have a lot of retailers that are already in the area. It is very important for us to find that retailer that is not present in our market.

So in a location like Sears that we would like to see someone move into to be able to attract more people into the mall. Sears is owned by the Sears Corporation not owned by the Simeon Property Group. Simon, headquartered in Indianapolis, Indiana, transferred ownership of the mall to their subsidiary corporation the Washington Prime Group. Washington Prime has a portfolio of properties. The Government went to Simon and said you are getting a little too big. You are somewhat of a monopoly so Simon created a sub-company which is their real estate investment trust and River Oaks Shopping Center is part of that. We hope that his new corporation will put more money into the mall, as it will be its largest retail property within its portfolio. Simon still manages the mall. So Simon is the mall manager but the ownership of the mall is the Washington Prime Corporation.

We receive a lot of phone calls from the public asking if Macys and JC Penny are going to leave. So Denise Rzonca and I met with the new River Oaks Center manager, the Macy's manager and the

Economic Dev.
Year in Review
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Macys district manager. We discussed what was going on in the mall and wanted to hear right from the corporations what their opinions were about the locations. Macys indicated that their location in River oaks is one of the stronger regional locations that Macys has, and they recently signed a five year extension to River Oaks. JC Penny is their #2 JC Penny within the Midwest region. We told them we want them to be here and offered economic incentives to stay here but they are fine with what they are doing. Simon indicated that they are doing everything they can for JC Penny at that location; however, we made it clear to them that the City wants to be a good partner with the mall. They do know of the City's efforts to get some more action at the mall.

The Department has been involved in many redevelopment initiatives:

- The City working in conjunction with the State of Illinois on the recruitment of the ALTA Equipment Company, which is headquartered in Michigan, to expand in Calumet City at 150 State Street (Former Central Door property). The business is a leader in the servicing and sales of industrial forklifts. With headquarters in Michigan, the company was looking at two properties in Munster and Hammond. The City created an offer to attract the business to locate within the community through the use of TIF revenue and the utilization of the Class 8 property tax incentive, and the EDGE Tax Credit offered by the State of Illinois. 30 jobs; invest \$1.5 into the renovation of the building; which doesn't include the \$919,000.00 purchase price. This was a victory for the City and the State of Illinois—this business chose to locate here. They really love the location of Calumet City and its excellent location to interstates and the Chicago market.

- The Department has been involved in the marketing and disposition of municipal controlled real estate to private developers over the past year. The new Checkers restaurant is scheduled to submit building permits within the next month. The business will create roughly 25 jobs and generate sales tax at the former Shakey's Pizza location on River Oaks Drive.

Economic Dev.
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- The AETNA Development Corporation, Mr. George Hanus, who is a well-known developer, will be submitting plans to appear before the City's Zoning Board for a Planned Unit Development application on Sibley Blvd., east of Torrence. The development will include a medical office building and future commercial development.
- The existing Jamaican Jerk restaurant on Sibley Blvd. is looking to expand on Torrence Avenue on the site of the former Cottage restaurant. While the City owns the two lots at the corner, the City is submitting an offer through the no-cash bid program to acquire an additional lot. The additional land would give the restaurant a little more parking onsite. It is important to have onsite parking because of its location adjacent to the residential neighborhood.
- It has been a real benefit to utilize the no cash bid program and acquire property at little cost and use the property as an economic development tool to attract businesses.

Dunkin Donuts plans on constructing a new location on Torrence Avenue in the Home Depot parking lot. Home Depot want to utilize their out lot better and this location generates a lot of traffic on Torrence Avenue. The owner of Dunkin Doughnuts feels that this would be a good opportunity to establish another Dunkin Doughnuts at this location.

- Business District Designation is a tool the City is using for the Baymont Inn on Sibley Boulevard to assist in renovation expenses.
- Relocation of Calumet City Plumbing to the former River Oaks Ford dealership. A substantial investment is planned for the renovation of the former dealership. The City utilized a Class 8 tax incentive. 40 employees will be working in this location. We need more people working and driving into this area on River Oaks Drive to spur economic development. The City is utilizing the no cash bid program to acquire the former Video Max and a Long John Silver properties which is located across the street from this location and we hope to have ownership by this summer.

Economic Dev.
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Calumet City as well as 12 other communities in the South Suburbs will be attending the ICSC (International Convention of Shopping Centers) from May 15-22 in Las Vegas to recruit and market the City's available properties and sites. The convention attracts more than 30,000 people from around the world and serves as the meeting place for developers and retailers looking for opportunities.

This is a one stop shop to talk to talk to retailers—international and national—developers on sites that cities have available. Our City will have appointments which we will talk about our available properties. We are excited about this conference and hope to bring home economic development opportunities.

Staff maintains an active list of available commercial and industrial properties on the City's website as well as working with real estate brokers on finding users for the City's public and private properties.

Staff has been very involved with promoting Calumet City through partnerships with our local and regional organizations. Calumet City is engaged in the south suburbs and is active in regional collaborations.

In the summer of 2014 – The City hosted the CSEDC Quarterly Forum at TF North High School in which over 200 people came to our City that may have not ordinarily come. Mayor Michelle and other industrial users made presentations. We looked at this as 200 people, who may have never visited to Calumet City, but they came here and were impressed by our High School and they went to Tilly's after the event. The City received very positive feedback regarding the overall condition of the City, high school and the restaurant in which attendees went to after the event. These types of events spur economic development. You might not see it on paper, but getting people to visit our community is something we promote.

Chicago Southland Convention and Visitors Bureau strives to market Calumet City as a shopping destination to visitors staying in our local hotels. So is someone stays at a hotel in Lansing, they know that River Oaks shopping center is right here and they can come here to shop,. The partnership the City has with this group is invaluable.

Economic Dev.
Year in Review
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The Calumet Area Industrial Commission (CAIC) offers assistance to people looking for industrial businesses to locate in the south suburbs. They are located in Pullman. The organization assists industrial clients in site selection and offers world class employee training. The organization has assisted two of our industrial partners, Gelita and Kay Manufacturing employee training. We work very close with CAIC to get people to look at our area.

Staff regularly attends all South Suburban Mayors and Managers events to establish and strengthen relationships with member communities and further promote Calumet City and let them know we are open for business, and that we are looking to work with other communities on regional economic development issues.

The Economic Development Department works to support and build up our Chamber of Commerce. In 2014, the City hosted a Chamber lunch meeting in City Hall. More than 75 members were in attendance. Mayor Michelle made a presentation and staff was available to answer questions. This event was very important in building stronger relationships with our business community.

Throughout 2014, we have reached out to many businesses such as: Costco, Chuck-E-Cheese, Portello's, Chick-Fil-A, Binny', Hobby Lobby, Red Lobster, H & M, Firehouse Subs, Jimmy Johns, Chipotle, HH Grey and Harbor Freight Tools. We recognize that Calumet City is a regional shopping area and we believe that we can attract restaurants to this area. We are constantly reaching out to franchise chains to come here and look at our location. We have a meeting with Binny's at the ICSC to see what we can do to have them look at the Target or Wicks property.

The Economic Development Dept. does everything possible to promote economic development in Calumet City but it goes a little further than that. We are promoting Calumet City as a place that you can do everything—shop, dine and buy a home.”

Mayor Michelle

Mayor Michelle stated that the reason she asked EDC Swanson to make this presentation was to advise the Council on all the hard work this Department does on behalf of the City, even though emails do not go out on every effort. Stating that informational emails go out when businesses close and felt the Council should know of the many efforts of this department.

Mayor Michelle
(cont.)

Mayor Michelle also stated that the City was pursuing ownership of the former Circuit City building through the no cash bid program and use it to spur development in that area.

The Mayor reported that the Economic Development Dept. and the Mayor's office have had many meetings with the Forest Preserve District wherein they are indicating that golf is not what it used to be and looking for ideas to energize or redevelop the River Oaks Golf Course. Also, advising of the Shabonna Camp Ground Development and their plans for linking the bike path to the aquatic park, camp grounds and nature center.

Mayor Michelle talked about the Walgreens closing—200 across the nation—our River Oaks Drive location was one of them. Walgreens invested in the Torrence Avenue site with the addition of the wellness clinic. It is her opinion that residents west of Torrence use that location and the residents located on the south end of town are going to the Walgreens location in Lansing which has also been upgraded with a drive thru and is a 24 hour operation. Residents are not recognizing boundaries, but rather convenience. When the City learned of the closing, every resource was utilized to prevent it, including asking our Cook County Commissioner Stanley Moore for assistance. However, it was a corporate decision and there was nothing that could be done.

There will be continuous meetings to update the Council on economic development efforts.

Update on
establishing bike
lanes throughout
the city

Mayor Michelle briefed the Council on plans to establish bike lanes per the Comprehensive Plan adopted by the City Council. A map highlighting the designated bike lanes on streets, areas to access the Burnham Greenway bike path and areas to connect to other bike paths was distributed. Documentation explaining the cost was also distributed. This matter will be presented to the City Council for approval.

Amendment to
Agreement btwn.
City and EFN
Cal. City Prop.
KIA Dealership

An Ordinance approving the first amendment to an agreement Between the City and EFN Calumet City Properties, LLC. (recommended by Committee of Whole Council at March 25, 2014 Meeting) (KIA Car Dealership)

Alderman Manousopoulos moved, seconded by Alderman Munda, to approve the first amendment contingent that the project is for renovation of the showroom and the relocation of the retention pond project; bills to be submitted before the extension is paid; and business must stay in Calumet City for two years after extension of the incentive agreement.

ROLL CALL

YEAS: 5 ALDERMEN: Wosczynski, Williams, Munda,
Manousopoulos, Collins
NAYS: 1 ALDERMAN: Schneider
ABSENT: 1 ALDERMAN: Jones Motion Carried.

New Phone
System/Midco
Wiring & Network
Agreements

New phone system update; advising of next phase; wiring and data network agreement with Midco. (Wiring in the amount \$37,950.90; data network in the amount of \$67,093.86)

Alderman Wosczynski moved, seconded by Alderman Manousopoulos, to approve the agreement with Midco for wiring in the amount of \$37,950.90.

ROLL CALL

YEAS: 4 ALDERMEN: Wosczynski, Williams, Munda,
Manousopoulos
NAYS: 2 ALDERMEN: Schneider, Collins
ABSENT: 1 ALDERMAN: Jones Motion Carried.

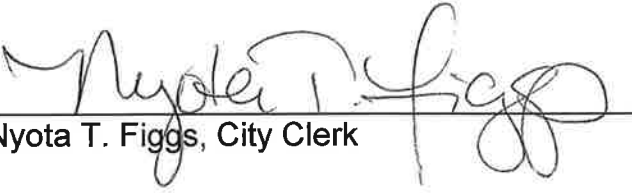
Alderman Wosczynski moved, seconded by Alderman Munda, to Approve the agreement with Midco for the data network in the amount of \$67,093.86.

ROLL CALL

YEAS: 4 ALDERMEN: Wosczynski, Williams, Munda,
Manousopoulos
NAYS: 2 ALDERMEN: Schneider, Collins
ABSENT: 1 ALDERMAN: Jones Motion Carried.

Adjournment

Adjournment was at 7:31 p.m., on a motion by Alderman Wosczynski, seconded by Alderman Munda. Motion Carried.


Nyota T. Figgs, City Clerk