

**JOURNAL OF PROCEEDINGS**  
**REGULAR MEETING**  
**City Council of the City of Calumet City**  
**Cook County, Illinois**

**JANUARY 19, 2022**

Public Comment

Park Harbor Resident (Deshawn) requested an update on Park Harbors payments and stated that he has not received any letters from the City Attorneys.

Pledge Of Allegiance

The City Council of the City of Calumet City met in the City Council Chambers at 6:37 p.m. in a regular meeting on January 19, 2022, with Mayor Thaddeus Jones present and presiding.

ROLL CALL

PRESENT: 7

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Patton, Smith

ABSENT: 0

ALDERMEN: NONE

Also present was City Attorney Townsend, Police Chief Kolosh, Fire Chief Glenn Bachert, City Administrator Jaffrey, Engineer Consultant Matt McDonald, Deputy Clerks Jessica Coffee, Quentin Dailey, Economic Development Department Val Williams, Don Aleksy, Richard Chambers, Public Works, Jerico Thomas, Zach Quakinbush, Kevin Embry, Director Sheryl Tillman, Kenny Jones, Pastor Stokes, Officer Simms.

There being a quorum present, the meeting was called to order.

Prayer

Pastor Stokes led the City Council in prayer.

Approval of minutes

December 18, 2022: Committee of the Whole Meeting  
December 19, 2022: Regular City Council Meeting

Alderman Gardner moved, seconded by Alderman Tillman to approve the minutes as presented.

**MOTION CARRIED**

**REPORTS OF STANDING COMMITTEES**

Finance

Alderman Gardner had no report.

Public Safety

Alderman Williams had no report.

Public Utilities

Alderman Patton reported that he will be setting up a meeting to discuss solar energy. Alderman Patton reported on some of the

benefits of switching to solar panels.

Ord. & Res.

Alderman Tillman reported on the Special Meeting on January 3, 2023 where a Tax Freeze and a Quick Table Resolution was passed and Mayoral Term limits was discussed.

H.E.W

Alderman Wilson reported that there is a Reading Program for students coming up. Alderman Wilson reported on the Communication program where children can get a free tablet.

Permits & Licenses

Alderman Smith had no report.

Public Works

Alderman Navarrete had no report.

**CITY COUNCIL REPORTS**

Ald. Navarrete

Alderman Navarrete reported that 1<sup>st</sup> wards Townhall meeting will be held February 15, 2023, at the VFW on Pulaski and Hirsh at 6:00 p.m.

Ald. Wilson

Alderman Wilson reported that the 2<sup>nd</sup> ward meeting on February 1, 2023 will be held on 24<sup>th</sup> and State at 6:30 p.m. Alderman Wilson requested that the 2<sup>nd</sup> ward email or text their repair request.

Ald. Tillman

Alderman Tillman invited the 3<sup>rd</sup> ward to discuss and prepare for the upcoming spring events.

Ald. Williams

Alderman Williams gave honor to God and reminded residents about the 3<sup>rd</sup> and 4<sup>th</sup> Ward meeting on February 6, 2023 at 6:30 p.m.

Ald. Gardner

Alderman Gardner wished a Happy New year to the 5<sup>th</sup> ward Residents.

Ald. Patton

Alderman Patton no report.

Ald. Smith

Alderman Smith no report.

**INFORMATIONAL ITEMS TO BE ACCEPTED AND PLACED ON FILE**

A. WILDLIFE CONTROL REPORT

RE: Track 'n Trap Wildlife Control report for the period of December 1-31, 2023.

**Approval of Informational Items to be Accepted And Placed on File**

Alderman Wilson moved seconded by Alderman Williams to approve informational items to be accepted and placed on file.

**MOTION CARRIED**

**Engineering Report**

Matt McDonald reported that Calumet City will receive over 3 million dollars in funds for the repair of Dolton Road and State Street.

## **NEW BUSINESS**

### **#1: Approve Handicap Pole**

Approve application for handicap pole to be located at 504 Bensley Avenue.

### **#2: Approve Farnsworth for Design Service**

Approve the selection of Farnsworth Engineering to provide Phase II engineering design services for projects funded by US STP (Surface Transportation Program) regarding STP 2020 (State Street from Alice to State Line Road) - and STP 2022 (Dolton Road/State Street from I-94 to Alice).

### **Brief Question and Answer period**

Alderman Navarrete asked for an explanation on the process for the Phase 2 Engineering Design Services, he stated that he would like to have a better understanding of how the RFP process was handled.

Alderman Navarrete: "I was asked questions about the process by members of the council in regard to the process and doesn't know if there could be a discussion or of if the matter can be tabled."

Mayor Jones: "no alderman I want to get this approved tonight, I don't want to hold up this project. We got money from the Federal Government, you can ask questions of the Engineers afterwards or you could've asked the questions before hand but there is a motion and a second on the floor."

Alderman Navarrete: "so I guess the questions were based around how the RFP process went? Who conducted the RFP process? Who put together the RFP documents. How many Bidders did we receive? How many bids were submitted? How those bids played out? Those were the questions that were submitted to me."

Mayor Jones: "to my knowledge there were 4 Bidders correct?"

Matt McDonald: "that I don't know; I'm sorry I have to defer to Don Alesky"

Mayor Jones: "Val or Don"

Don Alesky: "Mayor there were four bidders; Farnsworth, Millhouse, GSG, and ER Engineering. They submitted their RFQs last Friday.

The CED team; the five us sat down and went through them all followed the RFQ to see if they all qualified which they did and then there was a grading system put in place and I believe in the councils packets you have a resulting of the grading points that were given.

Alderman Navarrete: "I guess the question is, was it based off the low bidder or what was the driving force in the selection."

Don Alesky: "The driving force was completeness, timeliness, some of the timelines were very long we didn't want it to be long we went with the shorter time, familiarity with projects especially IDOT projects."

Val Williams: "With this particular RFQ this was more of a QVS it wasn't amounts involved, it was all about qualifications and most of the qualifications was geared toward the familiarity with the program and how our funding agency would be able to see how we were able to bring someone in that would be able to do a food job. We had an engineer that was working on this previously and that engineering

firm did not meet the objectives necessary to hold on to funding. So that's why we rebid and sought out another engineering firm that could do a better job."

Alderman Tillman: "Were any of the firms that submitted bids involved in writing the RFQs?"

Val Williams: "No, not to that extent, we do have an engineering firm if that's what you are referring to and we do rely on them for a lot of the things that we do but when it comes to something like this they have to step away. We have enough familiarity with the program to be able to do the process. Now we did rely on them to help us make sure we were meeting the legal objectives of bidding because sometimes engineering firms know more about that process. As for the actual work, now the agency that was awarded obviously was intimately involved in what the needs are for the project there is no learning curve. The agency that was awarded had to bid behind another agency that did a very poor job, with implementing the project."

Mayor Jones: "Thank you Val"

### **Approval of New Business Items**

Alderman Gardner motioned seconded by Alderman Smith to approve new business items.

#### ROLL CALL

YEAS: 7

NAYS: 0

ABSENT: 0

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Patton, Smith

ALDERMEN: None

ALDERMAN: None

**MOTION CARRIED**

### **BUILDING PERMITS**

NONE

### **RESOLUTIONS AND ORDINANCES**

#### **Res.#1 Class 8 Real Estate Tax**

Resolution of the City of Calumet City, Cook County Illinois supporting the Class 8 Real Estate Tax Assessment Classification for 510 East End Avenue.

(Res.#23-02)

(See attached page 4A)

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**THE CITY OF CALUMET CITY**  
COOK COUNTY, ILLINOIS

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**RESOLUTION**  
NUMBER 23-02

A RESOLUTION OF THE CITY OF CALUMET CITY,  
COOK COUNTY ILLINOIS SUPPORTING THE CLASS 8  
REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR  
510 EAST END AVENUE

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THADDEUS JONES, Mayor  
NYOTA T. FIGGS, City Clerk

DEJUAN GARDNER  
MICHAEL NAVARRETE  
JAMES PATTON  
ANTHONY SMITH  
DEANDRE TILLMAN  
RAMONDE WILLIAMS  
MONET WILSON

Aldermen

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Published in pamphlet form by authority of the Mayor and City Council of the City of Calumet City on 19th, January 2023  
Prepared by Corporation Counsel Ancel Glink, P.C. – 140 S. Dearborn, #600, Chicago, Illinois 60603

**RESOLUTION NUMBER 23-02**

**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY  
ILLINOIS SUPPORTING THE CLASS 8 REAL ESTATE TAX ASSESSMENT  
CLASSIFICATION FOR 510 EAST END AVENUE**

WHEREAS, the City of Calumet City, Cook County, Illinois (the "*City*") is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the "*Home Rule Powers*"); and

WHEREAS, the President and Board of Commissioners of the County of Cook have enacted an ordinance known as the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the "*Classification Ordinance*"), which provides for a tax assessment incentive classification designed to encourage development throughout Cook County by offering a real estate tax incentive for the development of new facilities, the rehabilitation of existing structures and the utilization of abandoned buildings in order to create employment opportunities and expand the tax base; and

WHEREAS, BM Calumet City, LLC is the owner ("*Owner*") of certain parcels of property within the City commonly known as 510 East End Avenue, Calumet City, Illinois, identified by certain permanent index number (PIN) 29-12-301-001 and hereinafter legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the "*Property*"); and

WHEREAS, Owner is the applicant and has requested that the Mayor and City Council of the City of Calumet City (the "*Corporate Authorities*") support and consent to the Cook County Class 8 Real Estate Tax Assessment Classification for the Property, as said term is defined in the Classification Ordinance (the "*Class 8 Tax Assessment Classification*"); and

WHEREAS, the Owner has provided an Economic Disclosure Statement to the City; and

**WHEREAS**, the adoption of a resolution by the Corporate Authorities is required and must be filed by the Owner with its application with the County of Cook in order for the Property to receive the Class 8 Tax Assessment Classification; and

**WHEREAS**, the Property is currently abandoned and unused. The Property was previously used as a hotel. The Owner plans to operate a commercial hotel from the Property, but without receiving a Class 8 tax incentive, Owner will be unable to secure a long-term tenant and the Property will remain vacant; and

**WHEREAS**, if the Property receives the Class 8 incentive, Owner will make a significant investment in the Property of approximately \$160,000.00 in leasehold improvements, including a parking lot expansion and swimming pool improvements; and

**WHEREAS**, the proposed lease and redevelopment should result in 10 new full-time jobs, and 3 part-time jobs; and

**WHEREAS**, the lease and redevelopment proposed by the Owner will improve the tax base of the City, prevent a property from remaining vacant and contributing to blight in the City, create new permanent employment opportunities, and generate real estate tax revenues for both the City and the County of Cook, as a result of the aforesaid redevelopment; and

**WHEREAS**, the Corporate Authorities find that the lease and redevelopment contemplated for the Property will promote commercial growth, create new employment opportunities within the City and will expand and further diversify the tax base of the City and that without a Class 8 Tax Assessment Classification for the Property it will remain vacant and exacerbate blight in the area surrounding the Property; and

**WHEREAS**, to ensure the occupation and viability of the facility, the creation of employment positions in the City and to stimulate the tax base of the City, the Corporate

Authorities have determined that it is necessary and in the best interests of the City to approve the Class 8 Real Estate Tax Assessment Classification for the Property for the occupation, redevelopment and revitalization of the Property, pursuant to the Classification Ordinance.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, by and through its Home Rule Powers, as follows:

**Section 1.** That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

**Section 2.** The Corporate Authorities find that the proposed redevelopment contemplated herein for the Property is necessary and appropriate and that without a Class 8 Tax Assessment Classification the Property will remain vacant and underutilized and cause the continued exacerbation of blighted factors within the area surrounding the Property.

**Section 3.** The Corporate Authorities find that the Class 8 Tax Assessment Classification incentive program established by the County of Cook is necessary for the redevelopment herein contemplated to occur on the Property which is the subject of this Resolution.

**Section 4.** The Corporate Authorities support and consent to the filing of a Class 8 Tax Incentive Eligibility Application by the Owner for the Property.

**Section 5.** If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

**Section 6.** All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

**Section 7.** This Resolution shall be in full force and effect upon its passage, approval and publication as provided by law.

PASSED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois

this 19<sup>th</sup> day of January, 2023, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Gardner	X			
Navarrete	X			
Patton	X			
Smith	X			
Tillman	X			
Williams	X			
Wilson	X			
(Mayor Jones)				
TOTAL	7			

APPROVED by the Mayor on January 19<sup>th</sup>, 2023.

  
Thaddeus Jones  
MAYOR

ATTEST:

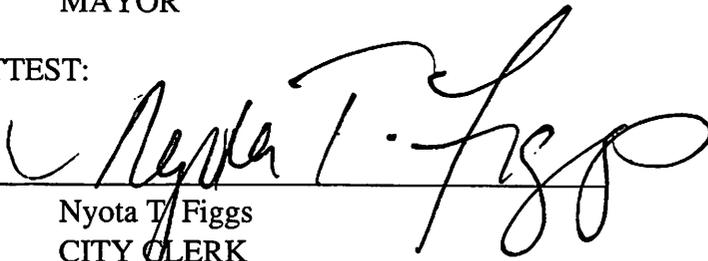
  
Nyota T. Figs  
CITY CLERK

Exhibit A – Legal Description

PARCEL 1:

BLOCK 2 (EXCEPT THE WEST 33 FEET) AND EXCEPT THE EAST 33 FEET AND EXCEPT PART OF BLOCK 2 LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE WEST LINE OF THE EAST 33 FEET OF SAID BLOCK 2 SAID POINT BEING 50 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 12 THENCE SOUTHWESTERLY ALONG A LINE TO A POINT, SAID POINT BEING 160 FEET SOUTH (MEASURED ALONG THE EAST LINE OF SAID BLOCK 2 AND THE EAST LINE OF SAID BLOCK 2 EXTENDED) OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 12, AND 210 FEET WEST OF THE EAST LINE OF SAID BLOCK 2 ( MEASURED AT RIGHT ANGLES THERETO); THENCE ON A GENERAL SOUTHERLY DIRECTION ALONG A LINE TO A POINT IN THE EAST LINE OF THE WEST 33 FEET OF SAID BLOCK 2 SAID POINT BEING 500 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, CONVEYED TO COUNTY OF COOK, IN SUBDIVISION OF THAT PART NORTH OF LINCOLN AVENUE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINIOS.

PARCEL 2:

THAT PART OF BLOCK 2 IN THE SUBDIVISION OF THAT PART NORTH OF LINCOLN AVENUE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF THE EAST 33 FEET OF SAID BLOCK 2, SAID POINT BEING 50 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 12; THENCE SOUTHWESTERLY ALONG A LINE TO A POINT BEING 160 FEET SOUTH (AS MEASURED ALONG THE EAST LINE OF SAID BLOCK 2 AND ON THE EAST LINE OF SAID BLOCK 2 EXTENDED) OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 12 AND 210 FEET WEST OF THE EAST LINE OF SAID BLOCK 2 (AS MEASURED AT RIGHT ANGLES THERETO) THENCE IN A GENERAL SOUTHERLY DIRECTION ALONG A LINE TO A POINT IN THE EAST LINE OF SAID BLOCK 2 (AS MEASURED AT RIGHT ANGLES THERETO) THENCE IN A GENERAL SOUTHERLY DIRECTION ALONG A LINE TO A POINT IN THE EAST LINE OF THE WEST 33 FEET OF SAID BLOCK 2 SAID POINT BEING 500 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12 AFORESAID; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 107.40 FEET; THENCE NORTHEASTERLY FORMING AN ANGLE OF 144 DEGREES 42 MINUTES WITH SAID EAST LINE AS MEASURED FROM SOUTH TO NORTHEAST) A DISTANCE OF 59.70 FEET; THENCE NORTHEASTERLY FORMING AN ANGLE OF 201 DEGREES 19 MINUTES WITH THE LAST DESCRIBED COURSE (AS MEASURED FROM SOUTHWEST TO EAST TO NORTHEAST) A DISTANCE OF 230.40 FEET; THENCE NORTHWESTERLY FORMING AN ANGLE OF 140 DEGREES 28 MINUTES WITH THE LAST DESCRIBED COURSE (AS MEASURED FROM SOUTHWEST TO NORTHEAST) A DISTANCE OF 91.30 FEET; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property Index Number: 29-12-301-001

Property Address: 510 East End Avenue, Calumet City, Illinois, 60409

RES. #23-02  
Regular MTG 01.19.23

Res.#2 Cook County Land Bank

Resolution approving and authorizing execution of an agreement between the City of Calumet City and the Cook County Land Bank Authority.

(Res.#23-03)

(See attached page 4B)

Ord.#3 159<sup>th</sup> Street / River Oaks Drive

Ordinance of the City of Calumet City, Cook County, Illinois, to set a date for, and to approve a public notice of a public hearing on the proposed City of Calumet City 159th Street/River Oaks Drive Redevelopment Project Area Tax Increment Financing Plan and Program.

(Ord.#23-02)

(See attached page 5A)

Approval Resolutions and Ordinances

Alderman Smith moved, seconded by Alderman Tillman to pass Resolutions And adopt Ordinances as presented.

ROLL CALL

YEAS: 7

NAYS: 0

ABSENT: 0

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Patton, Smith

ALDERMEN: NONE

ALDERMAN: NONE

**MOTION CARRIED**

**FINANCIAL MATTERS**

#1: Payment to Black Dove Design

Approve payment to Black Dove Design Company, LLC for November Calumet City Design (invoice #113020222); authorize City Treasurer Tarka to remit payment in the amount of \$1,173 and charge account #010999-52990.

#2: Payment to Peter, Johnson & Murray, LLC

Approve payment to Peterson, Johnson & Murray, LLC for invoice #138020; authorize City Treasurer Tarka to remit payment in the amount of \$4,935.00 and charge account #01025- 52200.

#3: Payment to Peter, Johnson & Murray, LLC

Approve payment to Peterson, Johnson & Murray, LLC for invoice #138011; authorize City Treasurer Tarka to remit payment in the amount of \$4,314.30 and charge account #01025- 52200.

**AN ORDINANCE OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING ON THE PROPOSED CITY OF CALUMET CITY 159<sup>TH</sup> STREET/RIVER OAKS DRIVE REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING PLAN AND PROGRAM**

**WHEREAS**, the City of Calumet City, Cook County, Illinois (the “City”) is a municipal corporation and political subdivision of the State of Illinois and as such is reviewing the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “Act”) for purposes of designating the 159<sup>th</sup> Street/River Oaks Drive Redevelopment Project Area (the “159<sup>th</sup> and River Oaks RPA”); and,

**WHEREAS**, pursuant to the Act, the City is required to adopt an ordinance fixing the time and place for a public hearing on the proposed 159<sup>th</sup> and River Oaks RPA; and,

**WHEREAS**, the City desires to adopt this Ordinance in order to comply with such requirements of the Act.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, as follows:

**Section 1.** The above recitals are incorporated herein and made a part hereof.

**Section 2.** It is necessary and in the best interests of the City that a public hearing be held prior to the consideration of the adoption by the Mayor and City Council (the “Corporate Authorities”) of an ordinance or ordinances approving the City of Calumet City 159<sup>th</sup> Street/River Oaks Drive Redevelopment Project Area Plan and Program (the “Plan”), designating the 159<sup>th</sup> and River Oaks RPA as a “Redevelopment Project Area” (the “Project Area”) under the Act and adopting tax increment allocation financing, and accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the provisions of the Act.

ORD.#23-02  
Regular Mtg 01.19.23

**Section 3.** It is hereby determined that a public hearing (the “*Hearing*”) on the proposed Plan for the proposed Project Area, as legally described in *Exhibit A*, attached hereto and made a part hereof this Ordinance, shall be held on the 2<sup>nd</sup> day of March, 2023 at 6:00 p.m., at the Calumet City City Hall, 204 Pulaski Road, Calumet City, Illinois.

**Section 4.** Notice of the Hearing is hereby authorized to be given by publication and mailing, said notice by publication to be given at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the Hearing in a newspaper of general circulation within the taxing districts having property in the Project Area, and notice by mailing to be given by depositing such notice in the United States mail by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Project Area and to each residential address located within the Project Area, not less than ten (10) nor more than thirty (30) days prior to the date set for the Hearing. In the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as owner(s) of such property.

**Section 5.** Notice of the Hearing is hereby directed to be in substantially the form found in *Exhibit B* which is attached hereto and made a part hereof.

**Section 6.** The notice provided for in Section 5 is hereby directed to be given by certified mail, not less than forty-five (45) days prior to the date set for the Hearing, to all taxing districts of which taxable property is included in the proposed Project Area and to the Illinois Department of Commerce and Economic Opportunity (“*DCEO*”). Notice shall include an invitation to each taxing district and DCEO to submit written comments to the City, in care of the

City Clerk of the City of Calumet City, City Hall, 204 Pulaski Road, Calumet City, Illinois 60409, concerning the subject matter of the Hearing prior to the date of the Hearing.

**Section 7.** It is hereby ordered that a Joint Review Board (the “Board”) shall be convened on the 3<sup>rd</sup> day of February, 2023 at 11:00 a.m., at City Hall, 204 Pulaski Road, Calumet City, Illinois, which is not sooner than fourteen (14) days following the notice to be given to all taxing districts as provided in Section 6 above, to review the public record, the proposed Plan and the proposed ordinances approving the proposed Plan. The Joint Review Board shall consist of a representative selected by the community college district, the high school and the grammar school districts, park district, fire protection district, township and the county that has authority to directly levy taxes on the property in the proposed Project Area, a representative selected by the City, and a public member to be selected by a majority of other Board members, and shall act in accordance with the applicable provisions of the Act.

**Section 8.** The document entitled *Calumet City 159<sup>th</sup> Street/River Oaks Drive Redevelopment Project Area Tax Increment Financing Plan and Program* has been available for inspection and review commencing the 9<sup>th</sup> of January, 2023, which is more than 10 days prior to the adoption of this Ordinance, at the office of the City Clerk at City Hall, 204 Pulaski Road, Calumet City, Illinois, during regular office hours.

**Section 9.** Notice of the establishment of an interested parties’ registry which entitles all registrants to receive information on activities related to the proposed designation of a redevelopment project area and the preparation of a redevelopment plan and program is hereby authorized.

**Section 10.** If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

**Section 11.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 12.** This Ordinance shall be in full force and effect immediately upon its passage.

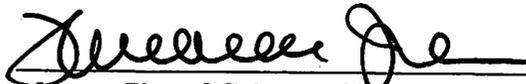
PASSED THIS 19th day of January, 2023, pursuant to a roll call vote as follows:

AYES: 7

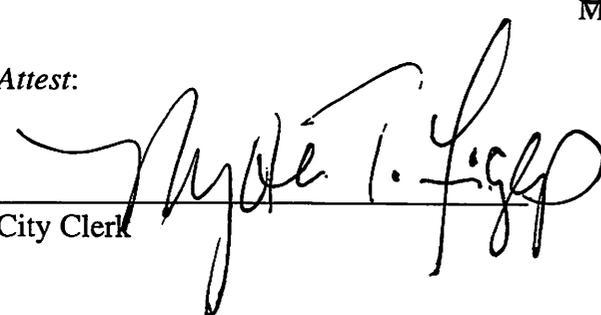
NAYS: 0

ABSENT: 0

APPROVED THIS 19th day of January, 2023.

  
\_\_\_\_\_  
Mayor, City of Calumet City

Attest:

  
\_\_\_\_\_  
City Clerk

ORD.#23-02  
Regular Mtg 01.19.23

*Exhibit A*

*Legal Description*

ORD.#23-02  
Regular Mtg 01.19.23

*Exhibit B*

*Form of Notice of Public Hearing*

**NOTICE OF PUBLIC HEARING**

**CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS, ON THE PROPOSED APPROVAL OF THE CITY OF CALUMET CITY 159<sup>TH</sup> STREET/RIVER OAKS DRIVE REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING PLAN AND PROGRAM**

Notice is hereby given that on the 2<sup>nd</sup> day of March, 2023 at 6:00 p.m., at the City of Calumet City City Hall, 204 Pulaski Road, Calumet City, Illinois, a public hearing (the "*Hearing*") will be held to consider the approval of the proposed City of Calumet City 159<sup>th</sup> Street/River Oaks Drive Redevelopment Project Area Tax Increment Financing Plan and Program (the "*Plan*"), the designation of the 159<sup>th</sup> Street/River Oaks Drive Redevelopment Project Area (the "*Project Area*") and the adoption of tax increment financing therefore. The Project Area consists of the territory legally described on *Exhibit A* and generally described as the following area:

Properties located along River Oaks Drive between Torrence Avenue and Freeland Avenue.

The Plan objectives are to reduce or eliminate blighting conditions, to enhance the tax base of the City and other affected taxing districts by encouraging private investment in industrial development within the Project Area, and to preserve and enhance the value of properties therein, all in accordance with the provisions of the "Tax Increment Allocation Redevelopment Act," effective January 10, 1977, as amended (the "*Act*"). The City may issue obligations to finance project costs in accordance with the Plan, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law, and which also may be secured by the full faith and credit of the municipality.

At the Hearing, there will be a discussion of the Plan, designation of the Project Area, and the adoption of tax increment allocation financing for the Project Area. The Plan is on file and available for public inspection at the office of the City Clerk at City Hall, 204 Pulaski Road, Calumet City, Illinois.

Pursuant to the proposed Plan, the City proposes to facilitate redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building rehabilitation, reconstruction, renovation and repair, financing costs, and interest costs, all as authorized under the Act. The Plan proposes to provide

ORD.#23-02  
Regular Mtg 01.19.23

assistance by paying or reimbursing costs including, but not limited to, site assembly, analysis, professional services and administrative activities, public improvements and facilities, building rehabilitation, capital costs incurred by a taxing district as a direct result of a redevelopment project, the payment of financing and interest costs, and such other project costs as permitted by the Act pursuant to one or more redevelopment agreements.

Tax increment financing is a public financing tool that does not raise property taxes but is used to assist economic development projects by capturing the projected increase in the property tax revenue stream to be created by the increase of the assessed value of the development or development area and investing those funds in improvements associated with the project.

At the Hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the proposed Plan, designation of the Project Area, and adoption of tax increment allocation financing therefore.

The Hearing may be adjourned by the Mayor and City Council without further notice other than a motion to be entered upon the minutes of the Hearing fixing the time and place of the subsequent hearing.

For additional information about the proposed Plan and to file comments or suggestions prior to the hearing contact Nyota Figgs, City Clerk, City Hall, 204 Pulaski Road, Calumet City, Illinois, 60409.

By Order of the Mayor and City Council of the City of Calumet City this 19th day of January, 2023.

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City Clerk

**The Clerk's office never received Resolution 23-03 the Resolution approving and authorizing execution of an agreement between the City of Calumet City and the Cook County Land Bank Authority. This Resolution was passed by the City Council in the Regular City Council Meeting on January 19, 2023.**

- #4: Payment to Peter, Johnson & Murray, LLC Approve payment to Peterson, Johnson & Murray, LLC for invoice #138012; authorize City Treasurer Tarka to remit payment in the amount of \$563.84 and charge account #01025- 52200.
- #5: Payment to Farnsworth Approve payment to Farnsworth (Inv. #238676) for Project #022MUN0222, in the amount of \$39,615.40 and direct City Treasurer Tarka to remit payment from account #01099- 52600.
- #6: Payment to Farnsworth Approve payment to Farnsworth (Inv. #238577) for Project #0220452.01, in the amount of \$58,259.33 and direct City Treasurer Tarka to remit payment from Rebuild Illinois Special MFT account #04007-52707.
- #7: Payment to Farnsworth Group Approve payment to Farnsworth Group (Inv #237740) for Project #0220938.00, in the amount of \$10,750.00 for the development of an ALTA survey relevant to the sale of 800 Riverside Drive whereby ALTA expense was included in the sales price to HB Taylor – payment made from account #01099- 52600.
- #8: Payment to Gordon Flesch Company Inc. Approve amendment of the previously passed motion to reflect the corrected amount. A motion was approved on November 21, 2022, agenda item D13 to approve the proposal and agreement with Gordon Flesch Company, Inc for the upgrade and replacement of current printers for the City of Calumet City in the amount of \$6,845.13. Authorize the Treasurer Tarka to remit a monthly payment in the amount of \$7,739.16 for a 60- month term and charge account #01023-52340.
- #9: Payment to ESO Approve and authorize the City Treasurer to remit payment to ESO in the amount of \$18,981.40; this is to be charged to line item #06607-52483. This is for annual renewal fees for ESO software for scheduling and reports and Firehouse Cloud.
- #10: Payment to Fire Service Approve and authorize the City Treasurer to remit payment to Fire Service in the amount of \$7,591.48; this is to be charged to line item #06617-54150. This is for repairs and maintenance to Truck 12.
- #12: Payment to Track ‘n Trap Approve payment to Track ‘n Trap for invoice #1594; authorize Treasurer Tarka to remit payment in the amount of \$3,300.00 and charge account #01060-52487.
- #13: Payment to Shane Geringer Approve buyback for Shane Geringer due to their resignation with the City of Calumet City; authorize the City Treasurer to remit payment in the amount listed in communication and charge account #01060-51179.
- #14: Payment to Cordero Rudder Approve buyback for Cordero Rudder due to their resignation with the City of Calumet City; authorize the City Treasurer to remit payment in the amount listed in communication and charge account #01060-51179.

- #15: Payment to Desmond Clark Removed.
- #16: Payment to August Tarka Approve buyback for August Tarka; authorize City Treasurer to remit payment in the amount listed in communication and charge account #01069-51118.
- #17: Payment to Co-Alliance Cooperative Inc Approve costs payable to Co-Alliance Cooperative Inc for invoice 389132, in the amount of \$7,253.94 and direct City Treasurer to remit payment from account #01099- 52009.
- #18: Payment to Lyons Electric Company Inc Approve costs payable to Lyons Electric Company Inc for invoice 14792, in the amount of \$6,098.50 and direct City Treasurer to remit payment from account #04007-52449.
- #19: Payment to Calumet City Plumbing Approve costs payable to Calumet City Plumbing for invoice 55328, in the amount of \$5,337.26 and direct City Treasurer to remit payment from account #03036-52349.
- #20: Payment to Calumet City Plumbing Approve costs payable to Calumet City Plumbing for invoice 55369, in the amount of \$5,136.05 and direct City Treasurer to remit payment from account #03036-52349.
- #21: Payment to Calumet City Plumbing Approve costs payable to Calumet City Plumbing for invoice 54753, in the amount of \$8,732.00 and direct City Treasurer to remit payment from account #03036-52101.
- #22: Payment to Calumet City Plumbing Approve costs payable to Calumet City Plumbing for invoice 55575, in the amount of \$9,684.28 and direct City Treasurer to remit payment from account #03036-52349.
- #23: Payment to Calumet City Plumbing Approve costs payable to Calumet City Plumbing for invoice 55262, in the amount of \$7,162.40 and direct City Treasurer to remit payment from account #03036-52349.
- #24: Payment to J & J Newell Concrete Approve costs payable to J & J Newell Concrete for invoice 22-6035, in the amount of 5,070.00 and direct City Treasurer to remit payment from account #03036-52332.
- #25: Payment to Lyons Electric Company Inc Approve costs payable to Lyons Electric Company Inc for invoice 14190, in the amount of \$7,071.11 and direct City Treasurer to remit payment from account #04007-52449.
- #26: Payment to Lyons Electric Company Inc Approve costs payable to Lyons Electric Company Inc for invoice 14792, in the amount of \$6,098.50 and direct City Treasurer to remit payment from account #04007-5244.
- #27: Payment to Calumet City Plumbing Approve costs payable to Calumet City Plumbing for invoice 54350, in the amount of \$5,803.82 and direct City Treasurer to remit payment from account #03036-52349.

#28: Payment to Republic Services

Approve costs payable to Republic Services for invoice 0721-007401608, in the amount of \$19,979.90 and direct City Treasurer to remit payment from account #01041- 52141.

#29: Payment to Calumet City Plumbing

Approve costs payable to Calumet City Plumbing for invoice 55597, in the amount of \$7,019.00 and direct City Treasurer to remit payment from account #03036-5234.

#30: Payment to Calumet City Plumbing

Approve costs payable to Calumet City Plumbing for invoice 55581, in the amount of \$6,152.50 and direct City Treasurer to remit payment from account #03036-52349.

#31: Payment to GoDaddy

Approve payment to GoDaddy for the GoDaddy Email Renewal Quote for 1 year; authorize the City Treasurer to remit payment in the amount of \$22,708.68 and charge account #01028-52371.

#32: Payment to Rock River Auto Body

Approve and authorize City Treasurer to remit payment to Rock River Auto Body, Inc. in the amount of \$12,081.81; this is to be charged to account #06607-54150 for repairs to the ambulance.

#33: Payment to Farnsworth Group

Approve payment to Farnsworth Group (Inv #239073) for Project #0211081.00, for the MWRD Green Infrastructure Partnership Program, in the amount of \$35,858.80 and direct City Treasurer to remit payment from account #03036-52600.

#34: Payment of Payroll

Approve Payroll (\$941,411.48).

#35: Payment of Emergency Bill Listing

Approve Emergency Bill Listing (\$1,185.00).

#36: Payment of Bill Listing

Approve Bill Listing (\$1,473,485.09).

Approve Financial Items

Alderman Gardner seconded by Alderman Smith motioned for the approval of amended Financial Matters number 1-14 with the removal of 15 and 16 -36.

ROLL CALL

YEAS: 7  
NAYS: 0

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Patton, Smith

ABSENT: 0

ALDERMEN: NONE

ALDERMEN: NONE

**MOTION CARRIED**

Motion for Closed Session

Alderman Tillman moved, seconded by Alderman Williams to enter executive session for discussion and possible action on Collective Bargaining and possible litigation.

Executive Session

The City Council met in closed session from 6:37 p.m. to 7:25 p.m.

Return to Regular Meeting

Alderman Wilson moved, seconded by Alderman Navarrete to return to regular order of business at 7:28 p.m.

ROLL CALL

YEAS: 7

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Patton, Smith

NAYS: 0

ALDERMEN: NONE

ABSENT: 0

ALDERMEN: NONE

**MOTION CARRIED**

**UNFINISHED BUSINESS**

Ald. Williams

Alderman Williams thanked the Police and Fire Department for all they do.

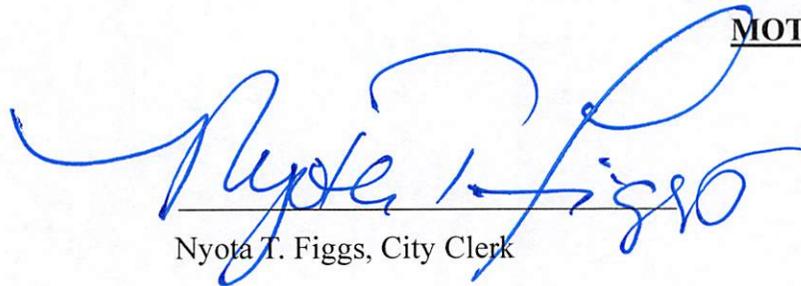
Ald. Smith

Alderman Smith reminded residents of the 7<sup>th</sup> wards Townhall meeting on January 20, 2023, starting at 10:00 am.

**ADJOURNMENT**

Adjournment was at 7:29 p.m., on a motion by Alderman Wilson seconded by Alderman Smith.

**MOTION CARRIED**



Nyota T. Figgs, City Clerk