

JOURNAL OF PROCEEDINGS

**SPECIAL MEETING
City Council of the City of Calumet City
Cook County**

NOVEMBER 20, 2014

Public Forum

There was no public comment.

CALL TO ORDER

The City Council of the City of Calumet City met in the City Council Chambers at 6:09 p.m. at City Hall in a Special Meeting on Thursday, November 20, 2014 with Mayor Michelle Markiewicz Qualkinbush, present and presiding.

The Mayor thereupon called the meeting to order and directed the City Clerk to call the roll of aldermen present.

ROLL CALL

PRESENT:	6	ALDERMEN:	Schneider, Jones, Williams, Munda, Manousopoulos, Collins (6:12)
ABSENT:	1	ALDERMAN:	Wosczynski

Also present were City Clerk Figgs, City Treasurer Tarka, Finance Director Kasperek, City Attorney Odelson and Economic Development Coordinator Swanson.

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

Accept call of meeting

Alderman Munda moved, seconded by Alderman Manousopoulos, to accept the meeting.

MOTION CARRIED

Ord #2: establishment
Enterprise Zone

Ordinance for the establishment of an enterprise zone submit subject to the Enterprise Zone Act of the State of Illinois.

Res. #3:approving Intergovernmental Agreement/Enterprise Zone

Resolution approving an Intergovernmental Agreement between the City of Calumet City, the Village of Lansing, the Village of Riverdale, the Village of South Holland, the Village of Thornton, and the unincorporated areas of the County of Cook for the establishment of the Calumet Region Enterprise Zone.

Mayor - statement

Mayor Michelle Markiewicz Qualkinbush: "Resolution #3 on the agenda is not necessary because it is adopted in Ordinance #2.

Swanson discussion

At this time in the meeting, Economic Development Coordinator Swanson gave a brief presentation relative to the ordinance establishing the Enterprise Zone Act of the State of Illinois.

Ald. Collins - present

Mayor Michelle Markiewicz Qualkinbush: "For the record, Alderman Collins is present.

(Alderman Collins entered the meeting at 6:12 p.m.)

Adopt Ordinance (Ord., #14-54)

Alderman Manousopoulos moved, seconded by Alderman Munda, to adopt Ordinance #2 for the establishment of an enterprise zone as presented, without the necessity of prior posting. (see attached page 2A)

ROLL CALL

YEAS: 6
NAYS: 0
ABSENT: 1

ALDERMEN: Jones, Williams, Munda, Manousopoulos, Collins, Schneider
ALDERMEN: None
ALDERMAN: Wosczynski

MOTION CARRIED

Ord.#4 - deleted

Ordinance approving a first amendment to an agreement between the City of Calumet City and EFN Calumet City Properties, LLC (Napleton Kia; approved at the Committee of the Whole in March, 2014)

Mayor Michelle Markiewicz Qualkinbush: "Item #4 on the agenda, I would like to delete at this time."

Delete item #4

Alderman Manousopoulos moved, seconded by Alderman Munda, to delete item #4 from the agenda.

MOTION CARRIED

Ord.. #5: approving Real Estate Contract - 675 River Oaks Drive

Ordinance approving a real estate contract for the sale of 675 River Oaks Drive (formerly Shakey's Pizza Property) (see attached page 2B)

Swanson - discussion

At this time in the meeting, Economic Development Coordinator Swanson gave a brief presentation regarding a Real Estate Contract for the sale of 675 River Oaks Drive.

NAME OF MUNICIPALITY/COUNTY

CALUMET ENTERPRISE ZONE

ORDINANCE NUMBER 14-54

AN ORDINANCE FOR THE ESTABLISHMENT OF AN ENTERPRISE ZONE SUBJECT TO THE ENTERPRISE ZONE ACT OF THE STATE OF ILLINOIS.

WHEREAS, the State of Illinois Enterprise Zone Act (20 ILCS 655/1 et seq) provides for the creation of enterprise zones to encourage private sector investments in economically distressed areas throughout the State; and

WHEREAS, The City of Calumet City, The Village of Dolton, The Village of Lansing, The Village of Riverdale, The Village of South Holland, The Village of Thornton and the County of Cook, a body Politic and Corporate of the State of Illinois, are organized and existing under the laws of that State of Illinois. Each have areas within their respective legal boundaries that are economically distressed and would benefit from private sector investments under the Enterprise Zone Act; and

WHEREAS, the aforesaid Municipalities and County have joined in the collective pursuit of a joint Enterprise Zone, subject to approval of their respective governing bodies; and

WHEREAS, it is determined that it is in the best interest of the citizens of the County and Municipalities to establish an Enterprise Zone and encourage private sector investments within said Enterprise Zone; and

WHEREAS, prior to filing of an application for approval of the designation of an Enterprise Zone under the Illinois Enterprise Zone Act, it is required that the County and Municipalities adopt an Ordinance designating the proposed Enterprise Zone; and

NOW, THEREFORE, BE IT ORDAINED BY THE City of Calumet City, as follows:

SECTION 1: INCORPORATION BY REFERENCE

The above Recitals are incorporated herein by reference and become part of this Section as if fully stated herein.

SECTION 2: ENTERPRISE ZONE DESIGNATION

An Enterprise Zone is hereby declared and established as an Enterprise Zone pursuant to authority granted by the Illinois Enterprise Zone Act, as amended, subject to the approval by the Illinois Enterprise Zone Board and certification by the Illinois Department of Commerce and Economic Opportunity. This Enterprise Zone is hereby named and designated as the **Calumet Enterprise Zone**.

SECTION 3: TERM

The term of the Enterprise Zone is 15 years, subject to the effective date of certification of the Enterprise Zone and the potential 10-year renewal prescribed under the Illinois Enterprise Zone Act.

SECTION 4: DESCRIPTION OF ZONE

The area of the designated Enterprise Zone is outlined in the map provided as **EXHIBIT A** and its boundaries are set down in the legal description, **HIBIT B**, which exhibits are attached to this Ordinance and incorporated herein by reference.

SECTION 5: QUALIFICATIONS. The County and the Municipalities hereby declare and affirm that the Zone Area is qualified for designation as an Enterprise Zone in accordance with the provisions of the Act, and it is **FOUND**:

- a. The Zone Area is a contiguous area;
- b. The Zone Area comprises an area larger than one-half square miles and not more than Fifteen square miles in total area;
- c. The Zone Area is a depressed area;
- d. The Zone Area addresses a reasonable need to encompass portions of more than one (1) municipality and adjacent unincorporated areas of the County;
- e. The Zone Area exceeds the minimum requirement of meeting 3 of the 10 criteria specified in the Illinois Enterprise Act (20ILCS 655/4 (f));
- f. On the **27th** day of **October, 2014**, a public hearing was conducted pursuant to a Notice duly published in a newspaper of general circulation, within the Zone Area, not more than 20 days nor less than 5 days before the hearing date;

- g. The Zone Area satisfies any additional criteria stated in the Illinois Enterprise Zone Act or established by the Rules of the Illinois Department of Commerce and Economic Opportunity;

All of the above stated **FINDINGS** are supported, sustained and consistent with the substantive materials contained in **EXHIBIT C**, attached here to, and incorporated herein by reference.

SECTION 6: INCENTIVES

The State of Illinois, Counties and Municipalities offer incentives designed to encourage businesses in the private sector to locate or expand within an Enterprise Zone, subject to terms, conditions, rules and legal limitations in the law:

STATE INCENTIVES

- **Sales Tax Exemption** - A 6.25 percent state sales tax exemption is permitted on building materials to be used in an Enterprise Zone. Materials must be permanently affixed to the property and must be purchased from a qualified retailer.
- **Enterprise Zone Machinery and Equipment Consumables/Pollution Control Facilities Sales Tax Exemption** - A 6.25 percent state sales tax exemption on purchases of tangible personal property to be used in the manufacturing or assembly process or in the operation of a pollution control facility within an Enterprise Zone is available. Eligibility is based on a business making an investment in an Enterprise Zone of at least \$5 million in qualified property that creates a minimum of 200 fulltime-equivalent jobs, a business investing at least \$40 million in a zone and retaining at least 2,000 jobs, or a business investing at least \$40 million in a zone which causes the retention of at least 80 percent of the jobs existing on the date it is certified to receive the exemption.
- **Enterprise Zone Utility Tax Exemption** - A state utility tax exemption on gas, electricity and the Illinois Commerce Commission's administrative charge and telecommunication excise tax is available to businesses located in Enterprise Zones. Eligible businesses must make an investment of at least \$5 million in qualified property that creates a minimum of 200 full-time equivalent jobs in Illinois, an investment of \$20 million that retains at least 1,000 full-time-equivalent jobs, or an investment of \$175 million that creates 150 full-time equivalent jobs in Illinois. The majority of the jobs created must be located in the Enterprise Zone where the investment occurs.
- **Enterprise Zone Investment Tax Credit** - A state investment tax credit of 0.5 percent is allowed a taxpayer who invests in qualified property in a Zone. Qualified property includes machinery, equipment and buildings. The credit may be carried forward for up to five years. This credit is in addition to the regular 0.5 percent Investment tax credit, which is available throughout the state, and up to 0.5 percent credit for increased employment over the previous year.
- **Contribution Deduction** - Businesses may deduct double the value of a cash or in-kind contribution to an approved project of a Designated Zone Organization from taxable

income.

LOCAL INCENTIVES AND FEES

Local governments, through the assistance and coordination of the Enterprise Zone Administrators, may provide a variety of local incentives to further encourage economic growth and investment within enterprise zones. The incentives offered are determined by counties and municipalities. The following local Enterprise Zone incentives are hereby offered:

- a) Abatement of 50% of the municipal portion of property taxes on new improvements on industrial or commercial properties for the first five years following the completion of these improvements. This benefit will not be applicable if the project investor is also the recipient of tax relief for this property under the terms of a tax increment finance (TIF) agreement or other substantial property tax abatement provided by a unit of local government.
- b) Waiver of 50% of initial building permit or zoning application fees on industrial or commercial projects.
- c) The Enterprise Zone will provide officials of municipalities that are signatories to the Intergovernmental Agreement, which is Attachment D to this Ordinance, with certain written documentation and materials relative to additional incentives, including public or not for profit financing and workforce development programs, which municipal officials may make available to the project developer, and other interested individuals. There is no representation that the available documents and materials include all incentives and program available to the project.

The Zone Administrator shall file a copy of the Enterprise Zone's fee schedule with the Department of Commerce and Economic Opportunity by April 1 of each year. The Zone Administrator may charge up to 0.5% (one half of one percent) of the cost of building materials of the project associated with the Enterprise Zone, provided that a maximum fee of no more than \$50,000 is permitted (20 ILCS 655/8.2 (c)).

SECTION 7. ZONE ADMINISTRATOR:

The Zone Administrator is responsible for the day-to-day operation of the Enterprise Zone including the following duties:

- (a) Supervise the implementation of the provisions of this Intergovernmental Agreement and the Illinois Enterprise Zone Act.
- (b) Act as a liaison between the County, Municipalities, the Illinois Department of Commerce Economic Opportunity, Designated Zone

Organizations, and other State, Federal and local agencies, whether public or private.

- (c) Conduct an ongoing evaluation of the Enterprise Zone Programs and submit evaluative reports at least annually to the Council.
- (d) Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small business, financial assistance and employment training within the Enterprise Zone.
- (e) Recommend qualified Designated Zone Organizations to the Council.
- (f) Have other such duties as specified by the Council, including the appointment of authorized personnel as appropriate, to assure the smooth operation of the Enterprise Zone.

SECTION 8: INTERGOVERNMENTAL AGREEMENT

The Enterprise Zone shall be governed, managed and operated in accordance with the Intergovernmental Agreement between the County (s) and Municipalities as set forth in **EXHIBIT D**, which is attached hereto and incorporated into this Ordinance, by reference. The attached Intergovernmental Agreement (**EXHIBIT D**) was presented to the legislative body of City of Calumet City and its attorney for review. The Mayor is hereby directed to execute this Agreement, on behalf of the City of Calumet City. Further, the Mayor or his or her designee is directed to sign all documents reasonably necessary in the furtherance of the Joint Application for said Enterprise Zone, to be filed with the Illinois Department of Commerce and Economic Opportunity.

SECTION 9: SEVERABILITY

This Ordinance and every provision thereof shall be considered severable and the invalidity of any section clause, paragraph, sentence or provision of this Ordinance will not affect the validity of any other portion of this Ordinance.

SECTION 10: PUBLICATION AND EFFECTIVE DATE

_____ is hereby authorized to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect from after its passage, approval and publication as required by law.

Presented, passed and approved this 20th day of November, 2014.

AYES: (6) Schneider, Jones, Williams, Munda, Manousopoulos, Collins

NAYS: None

ABSENT: (1) Wosczynski

APPROVED this 20th day of November 2014

Michael Andrew Gull
Mayor TITLE

ATTEST:
Nyola T. Figg
TITLE

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

**ORDINANCE
NUMBER 14-55**

**AN ORDINANCE AUTHORIZING THE SALE OF
REAL ESTATE COMMONLY KNOWN AS 675 RIVER OAKS
DRIVE IN THE CITY OF CALUMET CITY,
COOK COUNTY, ILLINOIS**

**MICHELLE QUALKINBUSH, MAYOR
NYOTA T. FIGGS, CITY CLERK**

**ANTOINE COLLINS
THADDEUS JONES
NICK MANOUSOPOULOS
ROGER MUNDA
ERIC SCHNEIDER
RAMONDE WILLIAMS
MAGDALENA J. "LENI" WOSZYNSKI
Aldermen**

Published in pamphlet form by authority of the Mayor and City Council of the City of Calumet City on 11/__/14
Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

ORDINANCE NO. 14-55

AN ORDINANCE AUTHORIZING THE SALE OF
REAL ESTATE COMMONLY KNOWN AS 675 RIVER OAKS DRIVE IN
CALUMET CITY, COOK COUNTY, ILLINOIS

WHEREAS, Calumet City is the owner of certain real estate commonly known as 675 River Oaks Drive, Calumet City, Illinois which is legally described on Exhibit "A" attached hereto and incorporated herein by reference ("Real Estate"); and

WHEREAS, the Mayor and City Council have determined that the sale of the Real Estate is necessary and proper and will serve a corporate purpose; and

NOW, THEREFORE, be it ordained by the Mayor and City Council of the City of Calumet City, Cook County, Illinois in the exercise of Calumet City's home rule powers, as follows:

SECTION 1: The Real Estate shall be sold to MRP Ventures, LLC ("Buyer") for the purchase price of one hundred forty five thousand dollars (\$145,000.00) plus or minus prorations and pursuant to the terms and conditions contained in a real estate purchase agreement in substantially the form attached hereto as Exhibit "B" subject to such additional terms and conditions as may be determined by the Mayor.

SECTION 2: The Mayor, City Clerk and the City Attorney are authorized and directed to execute such documents as are necessary to complete the sale of the Real Estate to Buyers.

SECTION 3: If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

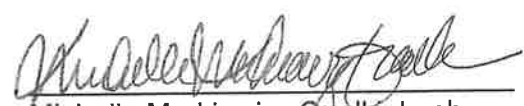
SECTION 4: All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

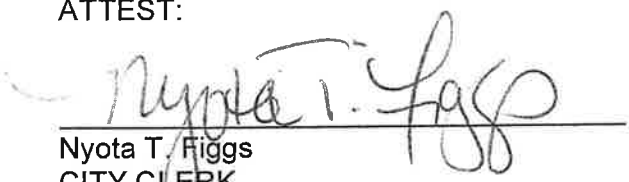
ADOPTED this 20th day of November, 2014 pursuant to a roll call as follows:

	YES	NO	ABSENT	PRESENT
Collins	X			
Jones	X			
Manousopoulos	X			
Munda	X			
Schneider	X			
Williams	X			
Wosczyński			X	
(Mayor Qualkinbush)				
TOTAL	6		1	

APPROVED by the Mayor on November 20, 2014.


 Michelle Markiewicz Qualkinbush
 MAYOR

ATTEST:


 Nyota T. Figgs
 CITY CLERK

Adopt Ordinance
(Ord. #14-55)

Alderman Schneider moved, seconded by Alderman Manousopoulos, to adopt ordinance #5 approving sale of 675 River Oaks Drive as presented, without the necessity of prior posting.

ROLL CALL

YEAS: 6 ALDERMEN: Williams, Munda, Manousopoulos, Collins, Schneider,
Jones
NAYS: 0 ALDERMEN: None
ABSENT: 1 ALDERMAN: Wosczyński

MOTION CARRIED

Res.#6: approving Class 8
Real Estate Tax Assess-
ment - 675 River Oaks Dr

Resolution approving a Class 8 Real Estate Tax Assessment classification for new construction within the City of Calumet City, Cook County, Illinois. (675 River Oaks Drive. (see attached page 3A)

Pass Resolution
(Res. #14-41)

Alderman Collins moved, seconded by Alderman Manousopoulos, to pass Resolution #6 approving Class 8 Real Estate Tax Assessment for new construction of 675 River Oaks Drive as presented.

ROLL CALL

YEAS: 6 ALDERMEN: Munda, Manousopoulos, Collins, Schneider, Jones,
Williams
NAYS: 0 ALDERMEN: None
ABSENT: 1 ALDERMAN: Wosczyński

MOTION CARRIED

Deviate - regular order
of business

Alderman Manousopoulos moved, seconded by Alderman Munda, to deviate from the regular order of business to take action on item #10.

MOTION CARRIED

Res. #10: approving
extension Class 8 Incentive
10 Wentworth (Gelita)

Resolution approving an extension of Class 8 Incentive for 10 Wentworth Avenue (Gelita).

Swanson - discussion

At this time in the meeting, Economic Development Coordinator Swanson gave a brief presentation relative to Resolution for extension of a Class 8 Incentive for 10 Wentworth Avenue. (Gelita)

Pass Resolution
(Res. #14-42)

Alderman Williams moved, seconded by Alderman Manousopoulos, to pass Resolution #10 a approving an extension of Class 8 Incentive for 10 Wentworth Avenue as presented. (see attached page 3B)

There was brief discussion regarding extension of Class 8 Incentive for 10 Wentworth Avenue (Gelita)

THE CITY OF CALUMET CITY
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER 14-41

**A RESOLUTION APPROVING A CLASS 8 REAL ESTATE TAX
ASSESSMENT CLASSIFICATION FOR NEW CONSTRUCTION WITHIN THE CITY
OF CALUMET CITY, COOK COUNTY, ILLINOIS
(675 RIVER OAKS DRIVE)**

MICHELLE MARKIEWICZ QUALKINBUSH, Mayor
Nyota T. Figgs, City Clerk

ANTOINE COLLINS
THADDEUS JONES
NICK MANOUSOPOULOS
ROGER MUNDA
ERIC W. SCHNEIDER
RAMONDE WILLIAMS
MAGDALENA J. "LENI" WOSCZYNSKI
Aldermen

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Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

RESOLUTION NUMBER 14-41

**A RESOLUTION APPROVING A CLASS 8 REAL ESTATE TAX
ASSESSMENT CLASSIFICATION FOR NEW CONSTRUCTION WITHIN THE CITY
OF CALUMET CITY, COOK COUNTY, ILLINOIS
(675 RIVER OAKS DRIVE)**

WHEREAS, the City of Calumet City, Cook County, Illinois (the “City”) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; 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 commercial development throughout Cook County by offering a real estate incentive for the development of new commercial facilities, the rehabilitation of existing commercial structures and utilization of abandoned commercial buildings in order to create employment opportunities and expand the tax base; and

WHEREAS, an owner of property may request that the Mayor and City Council of the City of Calumet City (the “*Corporate Authorities*”) approve a Cook County Class 8 Real Estate Tax Assessment Classification (the “*Class 8 Tax Assessment Classification*”) for a property; and

WHEREAS, the adoption of a resolution by the Corporate Authorities is required and must be filed by the requestor along with an application for said incentive with the County of Cook in order for the property to be eligible for a Class 8 Tax Assessment Classification; and

WHEREAS, Food Box, LLC, (the "*Applicant*"), is the contract purchaser of a certain parcel of property within the City that is commonly known as 675 River Oaks Drive, Calumet City, Illinois and identified by permanent index numbers (PIN) 30-19-205-015-0000, which is legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the "*Property*"); and

WHEREAS, the Applicant is proposing to construct a restaurant on the Property, the viability of such redevelopment being dependent on the eligibility of the Property for a Class 8 Tax Assessment Classification; and

WHEREAS, the redevelopment proposed by the Applicant will significantly improve the commercial tax base of the City, create additional temporary employment opportunities during construction and, when completed, provide employment positions as well as generate new sales tax revenues and additional real estate taxes for both the City and the County of Cook, as a result of the aforesaid redevelopment; and

WHEREAS, the Corporate Authorities find that the development contemplated for the Property will serve the residents of the City and surrounding communities and that without a Class 8 Tax Assessment Classification for the Property it will remain vacant and underutilized; and

WHEREAS, to promote commercial growth, to create new employment opportunities within the City and to expand and further diversify the tax base of the City, the Corporate Authorities declare that it is necessary and in the best interests of the City to approve the Class 8 Tax Assessment Classification for the 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.

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 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 Applicant for the Property, which is herein legally described.

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.

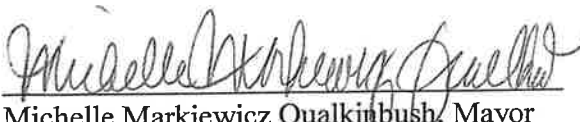
Section 6. All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

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

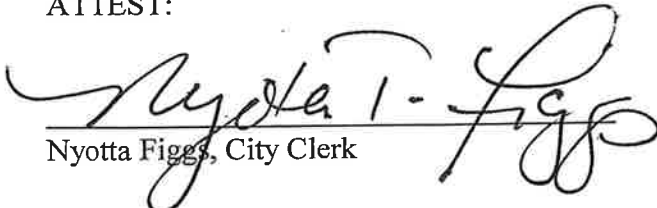
PASSED by the Mayor and City Council of the City of Calumet City, Cook County,
 Illinois this 20th day of November 2014, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Collins	X			
Schneider	X			
Jones	X			
Manousopoulos	X			
Munda	X			
Williams	X			
Wosczyński			X	
(Mayor Qualkinbush)				
TOTAL	<u>6</u>		<u>1</u>	

APPROVED by the Mayor of the City of Calumet City, Cook County, Illinois on this
20th day of November 2014


 Michelle Markiewicz Qualkinbush, Mayor

ATTEST:


 Nyotta Figgs, City Clerk

THE CITY OF CALUMET CITY
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER 14-42

**A RESOLUTION OF THE CITY OF CALUMET CITY, COOK
COUNTY ILLINOIS SUPPORTING THE RENEWAL OF A CLASS 8
REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR
GELITA NORTH AMERICA (10 WENTWORTH AVE.)**

MICHELLE MARKIEWICZ QUALKINBUSH, Mayor
NYOTA T. FIGGS, City Clerk

ANTOINE COLLINS
THADDEUS JONES
NICK MANOUSOPOULOS
ROGER MUNDA
ERIC W. SCHNEIDER
RAMONDE WILLIAMS
MAGDALENA J. "LENI" WOSZYNSKI
Aldermen

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Odelson & Sterk, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park, Illinois 60805

RESOLUTION NUMBER 14-42

A RESOLUTION OF THE CITY OF CALUMET CITY, COOK COUNTY ILLINOIS SUPPORTING THE RENEWAL OF A CLASS 8 REAL ESTATE TAX ASSESSMENT CLASSIFICATION FOR GELITA NORTH AMERICA (10 WENTWORTH AVE.)

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, Gelita North America (the “*Gelita*”) owns a certain parcel of property within the City commonly known as 10 Wentworth Avenue, Calumet City, Illinois, identified by certain permanent index number (PIN) and hereinafter legally described on Exhibit A, a copy of which is attached hereto and made a part hereof (the “*Property*”); and

WHEREAS, Gelita has requested that the Mayor and City Council of the City of Calumet City (the “*Corporate Authorities*”) support and consent to the renewal of its 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 as previously authorized by the Corporate Authorities, a copy of said authorizing document is attached hereto and made a part hereof, as Exhibit B; and

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

WHEREAS, Gelita is an important entity in the City whose economic viability is dependent on the continued Class 8 Tax Assessment Classification; and

WHEREAS, to ensure the ongoing viability of the facility, the continuation of numerous employment positions in the City and to safeguard 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 renewal of the Class 8 Real Estate Tax Assessment Classification for the Property.

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 exasperation 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 Renewal Application by the Applicant for the Property, which is herein legally described.

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.

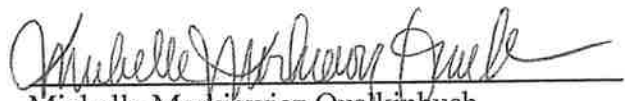
Section 6. All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

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

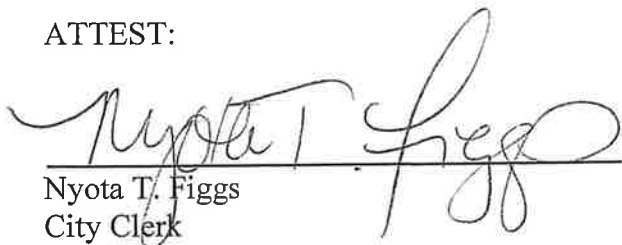
PASSED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois
 this 24th day of November 2014, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Collins	X			
Jones	X			
Manousopoulos	X			
Munda	X			
Schneider	X			
Williams	X			
Woczynski			X	
(Mayor Qualkinbush)				
TOTAL	6		1	

APPROVED by the Mayor of the City of Calumet City, Cook County, Illinois on this 24th
 day of November 2014.


 Michelle Markiewicz Qualkinbush
 Mayor

ATTEST:


 Nyota T. Figgs
 City Clerk

ROLL CALL

YEAS: 6	ALDERMEN: Manousopoulos, Collins, Schneider, Jones, Williams, Munda
NAYS: 0	ALDERMEN: None
ABSENT: 1	ALDERMAN: Wosczynski

MOTION CARRIED

Item #7: 530 Torrence

Development of 531 Torrence Avenue (formerly The Cottage) by Jamaica Jerk Choice/Paul Green, Owner.

Mayor - statement

Mayor Michelle Markiewicz Qualkinbush: "The City has retained ownership of this property at 531 Torrence Avenue. We have had a request by Jamaica Jerk Choice, Paul Green, Owner, to sell the property to him and for him to construct a restaurant."

Swanson - discussion

At this time in the meeting, Economic Development Coordinator Swanson gave a brief presentation relative to 531 Torrence Avenue development.

Discussion - 530 Torrence

Mayor Michelle Markiewicz Qualkinbush: "I can speak for myself, I am in favor of him building a nice restaurant and affording him a liquor license for his restaurant.

I am a little concerned about that location backing up into the neighborhood and what would that create in terms of entertainment there. The alderman of the ward is not present here tonight.

We are bringing this to the city council to let them know that these requests are going to be forthcoming. I would suggest that he speak with the alderman of the ward.

We are welcoming of the restaurant and I personally am in favor of a liquor license for a restaurant, just a little concerned about it being that close to the neighborhood with regard to his request for entertainment."

Item #9: Sam's Club

Sam's Club new development of a gas station.

Mayor Michelle Markiewicz Qualkinbush: "Item #9, I know we are excited that Sam's Club is going to be developing a gas station at their location. I know the city received some plans relative to the development.

Swanson - discussion

At this time in the meeting Economic Development Coordinator Swanson gave the City Council some information and development will be discussed at a later time.

Res. #11: Tax Levy
Illinois Truth in Taxation
Act for 2014 Tax Levy

Resolution of the City of Calumet City for Compliance with the Illinois Truth in Taxation Act for the 2014 Tax Levy Collected in 2015 relating to the Corporate Fund, the Library Fund, the IMRF Pension Fund, the Police & Fire Pension Funds and the Debt Service Funds. (Recommending 0% increase and elimination of the loss in cost of the operating levels) (see attached page 5A)

Kasperek report tax levy

At this time in the meeting, Finance Director Kasperek gave a brief discussion to the City Council relative to the City of Calumet City for Compliance with the Illinois Truth in Taxation Act for the 2014 Tax Levy Collected in 2015.

Finance Director Kasperek stated that there is 0% increase and elimination of the loss in cost of the operating levels.

City Attorney - discussion

City Attorney Odelson gave a brief discussion relative to the Tax Levy.

Pass Resolution
(Res. #14-43)

Alderman Manousopoulos moved, seconded by Alderman Williams, to pass Resolution #11 of the City of Calumet City for Compliance with the Illinois Truth in Taxation Act for the 2014 Tax Levy Collected in 2015 as presented.

ROLL CALL

YEAS: 6
NAYS: 0
ABSENT: 1

ALDERMEN: Collins, Schneider, Jones, Williams, Munda,
Manousopoulos
ALDERMEN: None
ALDERMAN: Wosczyński

MOTION CARRIED

Item #8: Executive
Summary Report SFA
Sears Property

Executive summary report SFA regarding the Sears Property.

Mayor - statement

Mayor Michelle Markiewicz Qualkinbush: "Item #8 is in your packets. It is a pretty extensive report. We just wanted to get it out to you today to have you pursue it and come back a future meeting with some additional information from the City Attorney."

City Attorney Odelson: "In line with that, I don't have anything to report. We are talking to Sear's and Target about their properties. That is all I want to say right now. We are in discussions with them."

RESOLUTION 14-43

RESOLUTION OF THE CITY OF CALUMET CITY FOR COMPLIANCE WITH THE ILLINOIS TRUTH IN TAXATION ACT FOR THE 2014 TAX LEVY COLLECTED IN 2015 RELATING TO THE CORPORATE FUND, THE LIBRARY FUND, THE IMRF PENSION FUND, THE POLICE AND FIRE PENSION FUNDS AND THE DEBT SERVICE FUNDS.

WHEREAS, Section 35 ILCS 200/18-60 provides that the City Council of the City of Calumet City, Cook County, Illinois shall determine the amounts of money, exclusive of election costs, estimated to be necessary to be raised by taxation for the tax year 2014 collected in 2015 upon the taxable property of the City of Calumet City; and

WHEREAS, pursuant to 35 ILCS 200/18-60, the City Council of the City of Calumet City on June 26, 2014 approved and authorized the public display of a City of Calumet City Corporate Fund, a City of Calumet City Library Fund, a City of Calumet City IMRF Pension Fund, and a City of Calumet City Police and Fire Pension Funds Budget prepared in tentative form for said City for the fiscal year beginning May 1, 2014 and ending April 30, 2015; and

WHEREAS, the budgets for said City of Calumet City Corporate Fund, City of Calumet City Library Fund, City of Calumet City IMRF Pension Fund, and City of Calumet City Police and Fire Pension Funds (hereinafter referred to as the Corporate & Special Purpose Funds) were adopted by the City Council of the City of Calumet City at a legal meeting held on the 29th day of July, 2014; and

WHEREAS, the City of Calumet City has Debt Service Funds created for the payment of outstanding general obligation bonds and notes; and

WHEREAS, in accordance with said budgets and general obligation bond and note ordinances, the following amounts of money, in the aggregate, are estimated to be necessary to be raised by taxation for the 2014 tax year upon the taxable property of the City of Calumet City;

Corporate and Special Purpose Funds Aggregate 2014 Levy:	\$ 23,952,923
Debt Service Funds Aggregate 2014 Levy:	\$ 4,916,531
Less-Amount of Tax Levies abated as follows:	
1999 G.O. Bond (Special Service Area)	<u>(169,845)</u>
Anticipated Aggregate 2014 Debt Service to be extended:	<u>4,746,686</u>
Total 2014 Property Tax Levy to be extended:	<u>\$ 28,699,609</u>

WHEREAS, the total amount of taxes extended for the 2013 tax year for the Corporate and Special Purposes Funds was \$23,952,923, the total amount of taxes extended for the 2013 tax year for the Debt Service Funds was \$ 5,047,513, and the total amount extended for the 2013 tax year for all the Funds was \$29,000,436; and

WHEREAS, it appears that by virtue of the foregoing amounts of money necessary to be raised by taxation that the 2014 tax levy for the City of Calumet City's Corporate and Special Purpose Funds is 100.00% to the amounts extended for 2013, that the 2014 tax levy for the City of Calumet City's Debt Service Funds is 94.04% to the amount extended for 2013, and that the 2014 tax levy for the City of Calumet City for all levied Funds is 98.96% to the amounts extended for 2013; and

NOW THEREFORE BY IT RESOLVED by the City of Calumet City Council of the City of Calumet City that the following amounts of money, in the aggregate, are hereby determined to be necessary to be raised for the 2014 tax levy upon the taxable property of the City of Calumet City:

Corporate and Special Purpose Funds Aggregate 2014 Levy:	\$ 23,952,923
Debt Service Funds Aggregate 2014 Levy:	\$ 4,916,531
Less-Amount of Tax Levies abated as follows:	
1999 G.O. Bond (Special Service Area)	<u>(169,845)</u>
Anticipated Aggregate 2014 Debt Service to be extended:	<u>4,746,686</u>
Total 2014 Property Tax Levy to be extended:	<u>\$ 28,699,609</u>

BE IT FURTHER RESOLVED that the amounts of money necessary to be raised by taxation for the 2014 tax year for the Corporate and Special Purpose Funds are 0.00% increase of the amount extended for the 2013 tax year, that the 2014 tax levy for the Debt Service Funds is a 5.96% decrease of the amounts extended for the 2013 tax year, and the 2014 tax levy for all tax levied Funds is 1.04% decrease of the amount extended for the 2014 tax year.

This resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED by the following roll call vote this 20th day of November, 2014.

AYES: **(6) Schneider, Jones, Williams, Munda, Manousopoulos, Collins**

NAYS: **None**

ABSENT: **(1) Woczynski**

APPROVED BY ME THIS 20th DAY OF NOVEMBER, 2014.


Michelle Markiewicz Qualkinbush, Mayor

ATTEST:

Nyota T. Figgs, City Clerk

ADJOURNMENT

Adjournment was at 6:38 p.m. on a motion made by Alderman Manousopoulos and seconded by Alderman Williams.

MOTION CARRIED



Nyota T. Figgs, City Clerk

/rb