

SPECIAL MEETING  
HELD ON MAY 2, 2019 IN THE CITY COUNCIL CHAMBERS  
204 PULASKI ROAD, CALUMET CITY, ILLINOIS

CALL TO ORDER      The Council Committee of the Whole meeting was called to order at 6:16 p.m. by Mayor Michelle Markiewicz Qualkinbush.

PUBLIC COMMENT      No Public Comment/No Public Present.

ROLL CALL

YEAS:                6      ALDERMEN:    Navarrete (6:18), Wosczynski, Tillman, Williams, Smith (7:02).

ABSENT:            1      ALDERMEN:    Patton

Also present were Mayor Michelle Qualkinbush, City Clerk Nyota Figgs, City Treasurer Gerry Tarka, City Administrator William Murray, Chief Fletcher, Finance Director John Kasperek, and Executive Assistant Rose Bonato.

Accept Call                      Alderman Wosczynski moved, seconded by Alderman Tillman, to accept the call.

**MOTION CARRIED**

Ord. approving Economic incentive Advantage Toyota River Oaks      Alderman Williams moved, seconded by Alderman Tillman, to approve first amendment to an economic incentive agreement by and between the city and Advantage Toyota of River Oaks

Ord. # 19- 20                      (See attached 1A)

**AN ORDINANCE APPROVING A FIRST AMENDMENT TO AN  
ECONOMIC INCENTIVE AGREEMENT  
by and between  
THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS  
and  
ADVANTAGE TOYOTA OF RIVER OAKS**

**WHEREAS**, the City is a home rule municipality pursuant to Section 6(a) of Article VII of the Constitution of the State of Illinois and is authorized to exercise and perform any function pertaining to its government and affairs; and,

**WHEREAS**, the Mayor and City Council of the City (the "*Corporate Authorities*") have acknowledged that one of the primary goals of local government is to promote the health, safety and welfare of its citizens by encouraging private investment in industry, business and housing in order to enhance the City's tax base, ameliorate blight and provide job opportunities for its residents; and,

**WHEREAS**, Advantage Toyota of River Oaks, an Illinois corporation (the "*Developer*") owns and operates Advantage Toyota of River Oaks (the "*Dealership*") located at 1970 River Oaks Drive, Calumet City, Illinois, an automobile dealership selling new and used cars and operating a service department and approached the City requesting financial assistance to enable it to acquire and renovate the property which is immediately adjacent to the Dealership in order to expand its used car operation (the "*Project*"); and,

**WHEREAS**, the Corporate Authorities determined that it was in the best interest of the City and its residents to provide assistance to the Developer and approved an Economic Incentive Agreement between the City and Developer dated October 25, 2018 (the "*Original Agreement*") pursuant to its home-rule powers and the authority granted to the City pursuant to

the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the "TIF Act"); and,

**WHEREAS**, the Original Agreement required the Developer to complete the Project on or before March 1, 2019; however, due to the unforeseen delays, the Project has not proceeded and the Developer has requested an extension of time which the City is prepared to grant as hereinafter set forth.

**NOW, THEREFORE**, the parties hereto, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

*Section 1.* That the First Amendment to the Economic Incentive Agreement dated October 25, 2018, by and between the City of Calumet City, Cook County, Illinois and Advantage Toyota of River Oaks, attached hereto and made a part hereof, is hereby approved and the Mayor and City Clerk are hereby authorized to execute and deliver said agreement on behalf of the City and undertake any and all actions as may be required to implement its terms.

*Section 2.* This Ordinance shall be in full force and effect upon its passage and approval, as provided by law.

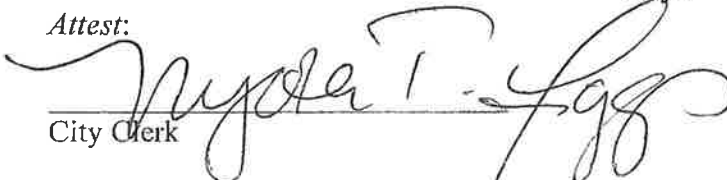
**PASSED** this 2 day of May, 2019.

AYES: 5  
NAYS: 0  
ABSENT: 2

**APPROVED:**

  
\_\_\_\_\_  
Mayor

*Attest:*

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

**FIRST AMENDMENT TO AN ECONOMIC INCENTIVE AGREEMENT**  
*by and between*  
**THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS**  
*and*  
**ADVANTAGE TOYOTA OF RIVER OAKS**

**THIS FIRST AMENDMENT TO AN ECONOMIC INCENTIVE AGREEMENT** by and between the City of Calumet City, Cook County, Illinois, and Advantage Toyota of River Oaks an Illinois corporation d/b/a Advantage Toyota River Oaks (the “*Developer*”), is hereby entered into this 2nd day of May, 2019 (the “*Amendment*”).

**PREAMBLES**

**WHEREAS**, the City is a home rule municipality pursuant to Section 6(a) of Article VII of the Constitution of the State of Illinois and is authorized to exercise and perform any function pertaining to its government and affairs; and,

**WHEREAS**, the Mayor and City Council of the City (the “*Corporate Authorities*”) have acknowledged that one of the primary goals of local government is to promote the health, safety and welfare of its citizens by encouraging private investment in industry, business and housing in order to enhance the City’s tax base, ameliorate blight and provide job opportunities for its residents there is often a need for economic assistance to address some of the extraordinary measures required to accomplish private investment in industry, business and housing; and,

**WHEREAS**, the City has identified certain areas within its municipal boundaries where the existence of certain factors, such as excessive vacancies obsolescence, deteriorating buildings, and deteriorating site improvements, if not addressed, shall result in a disproportionate expenditure of public funds, decline of the City’s tax base and loss of job opportunity for its residents; and,

**WHEREAS**, pursuant to the TIF Act and the City's home-rule powers, the Corporate Authorities entered into the Original Agreement with the Developer in order to provide economic assistance to permit the Developer to acquire and renovate certain property commonly known as 1990 River Oaks Drive (the "*Subject Property*"), which is located immediately adjacent to Advantage Toyota River Oaks, for the purpose of expanding its used car retail operation; and,

**WHEREAS**, pursuant to the Original Agreement, the Developer agreed to acquire the Subject Property and complete the required renovation of the Subject Property on or before March 1, 2019; however, due to several unforeseen delays, the renovation has not proceeded; and,

**WHEREAS**, the Developer has requested an extension of time to complete the renovation of the Subject Property which the City is prepared to grant for a limited period of time as hereinafter set forth.

**NOW, THEREFORE**, the parties hereto, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

***Section 1. Incorporation of Recitals.***

All of the recitals contained in the Preambles to this Agreement are hereby incorporated into this Agreement as if restated in this Section.

***Section 2. Amendments to Section 2 of the Original Agreement.***

Paragraphs B and C of Section 2 of the Original Agreement are hereby amended to read as follows:

"B. On or before August 31, 2019 ~~October 31, 2018~~, the Developer shall cause plans for the Project to be submitted to the City for its review and

approval. Upon approval by the City, the City shall issue such permits, licenses and approvals as deemed necessary to construct and complete the renovation of the Subject Property.

C. On or before December 31, 2019 ~~March 1, 2019~~, the Developer shall have received an occupancy permit issued by the City, and have commenced the operation of the expanded Dealership.”

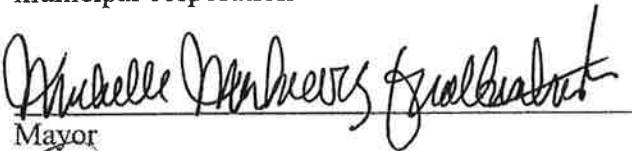
***Section 3. Confirmation and Restatement.***

All other terms and conditions of the Original Agreement are hereby confirmed as if restated herein.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Rock Island, Illinois.

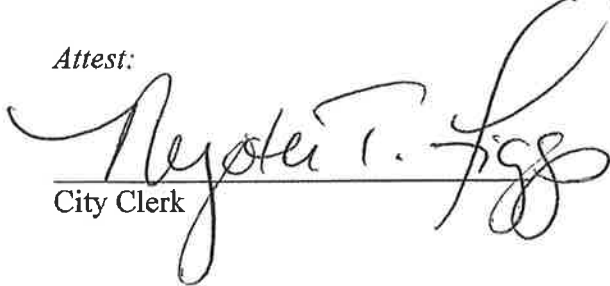
City of Calumet City, Cook County, an Illinois  
municipal corporation

By:

  
\_\_\_\_\_  
Mayor

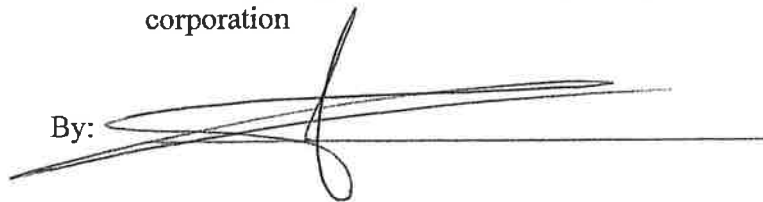
*Attest:*

City Clerk

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

Advantage Toyota of River Oaks, an Illinois  
corporation

By:

  
\_\_\_\_\_

ROLL CALL

YEAS: 5 ALDERMEN: Navarrete, Wosczynski, Tillman, Williams,  
Gardner.

NAYS: 0 ALDERMAN: NONE

ABSENT: 2 ALDERMEN: Patton, Smith

**MOTION CARRIED**

Approve purchase  
2019 Ford F-250  
For Animal Control

Alderman Wosczynski moved, seconded by Alderman Navarrete to approve the purchase of a 2019 Ford F-250 from Curie Motors Frankfort (as part of the Suburban Purchasing Cooperative) in the amount not to exceed \$24,664 for the Animal Control Department; direct the City Treasurer to remit payment to Currie Motors; further to approve the purchase of a Chassis Mount Animal Transport Unit in the amount not to exceed \$14,260.00; direct the City Treasurer to remit payment to Custom Fiberglass Coaches; to be charged to account to the 2017 Bond Issue.

ROLL CALL

YEAS: 5 ALDERMEN: Navarrete, Wosczynski, Tillman, Williams,  
Gardner.

NAYS: 0 ALDERMAN: NONE

ABSENT: 2 ALDERMEN: Patton, Smith

**MOTION CARRIED**

Summer Youth Program

Alderman Gardner moved, seconded by Alderman Tillman to approve the summer youth program five per ward and one per clerk's office and treasurer's office for the 2019.

ROLL CALL

YEAS: 5 ALDERMEN: Navarrete, Wosczyński, Tillman, Williams, Gardner.

NAYS: 0 ALDERMAN: NONE

ABSENT: 2 ALDERMEN: Patton, Smith

**MOTION CARRIED**

2018-2019 Appropriation Analysis to date

John Kasperek distributed a trend monitoring report for the year ending April 30, 2019 and an Interim Financial Report dated March 31, 2019 and explained the reports to the city council; a discussion followed.

Closed Session

Alderman Gardner moved, seconded by Alderman Williams, to enter into Closed session for collective bargaining.

**MOTION CARRIED**

Alderman Smith Smith entered meeting

Alderman Smith entered the meeting at 7:02 p.m.

The council met in executive session from 6:58 p.m. – 7:31 p.m.

Return to Reg. Order of Business

Alderman Gardner moved, seconded by Alderman Williams, water to return to the regular order

**MOTION CARRIED**



Adjournment

Alderman Gardner moved to adjourn, seconded by Alderman  
At 7:32 p.m.

**MOTION CARRIED**

X   
Nyota T. Fiqas  
City Clerk