

ROLL CALL

YEAS: 6 ALDERMEN: Swibes, Tillman, Gardner,
Patton, Smith, Navarrete

ABSENT: 1 ALDERMEN: Williams

MOTION CARRIED

Resolution Approving A
Redevelopment Agreement
with Napleton Lincoln

Resolution Approving A Redevelopment Agreement With Napleton
Lincoln.

(Res. # 21-18)

(See attached page 2A)

Pass Resolution

Alderman Patton moved, seconded by Alderman Smith to pass
resolution #3 as presented for 15 years.

ROLL CALL

YEAS: 6 ALDERMEN: Tillman, Gardner, Patton,
Smith, Navarrete, Swibes

ABSENT: 1 ALDERMEN: Williams

MOTION CARRIED

Alderman Williams returned to the Council Chambers (6:37 p.m.)

Resolution Approving An
Engineering Contract With
Mott MacDonald LLC For
Riverside Drive Project

Resolution Approving An Engineering Contract With Mott MacDonald
LLC For Riverside Drive Project (\$4.2 million dollar grant from EDA)

(Res. #21-19)

(See page 2B)

Pass Resolution

Alderman Patton moved, seconded by Alderman Tillman to pass
resolution #4 as presented.

ROLL CALL

YEAS: 7 ALDERMEN: Williams, Gardner, Patton, Smith,
Navarrete, Swibes, Tillman

ABSENT: 0 ALDERMEN: None

MOTION CARRIED

THE CITY OF CALUMET CITY
COOK COUNTY, ILLINOIS

RESOLUTION

NUMBER 21-18

**A RESOLUTION APPROVING A
SALES TAX SHARING AGREEMENT WITH
NAPLETON RIVER OAKS LINCOLN, LLC**

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

DEJUAN GARDNER
MICHAEL NAVARRETE
JAMES PATTON
ANTHONY SMITH
MARY E. SWIBES
DEANDRE TILLMAN
RAMONDE WILLIAMS

Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City on 4-21-2021
Odelson, Sterk, Murphey, Frazier & McGrath, Ltd., City Attorneys, 3318 West 95th Street, Evergreen Park, Illinois 60805

RESOLUTION NO. 21-18

**A RESOLUTION APPROVING A
SALES TAX SHARING AGREEMENT WITH
NAPLETON RIVER OAKS LINCOLN, LLC**

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: The sales tax sharing agreement between the City of Calumet City and Napleton River Oaks Lincoln, LLC in the form attached hereto as Exhibit "A" is hereby approved. The Mayor is authorized to sign the said agreement on behalf of the City.

Section 4: 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 5: All ordinances, resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 6: This resolution shall be in full force and effect upon its passage, approval and publication as provided by law.

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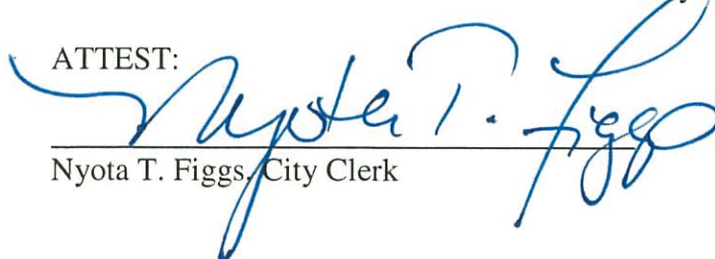
ADOPTED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois this 21st day of April 2021, pursuant to a roll call vote, as follows:

| | YES | NO | ABSENT | PRESENT |
|---------------------|----------|----|--------|---------|
| GARDNER | X | | | |
| NAVARRETE | X | | | |
| PATTON | X | | | |
| SMITH | X | | | |
| SWIBES | X | | | |
| TILLMAN | X | | | |
| WILLIAMS | X | | | |
| (MAYOR QUALKINBUSH) | | | | |
| TOTAL | 7 | | | |

APPROVED by the Mayor of the City of Calumet City, Cook County, Illinois on this 21st day of April 2021



 Michelle Markiewicz Qualkinbush
 Mayor

ATTEST:


 Nyota T. Figgs, City Clerk

EXHIBIT "A"
SALES TAX SHARING AGREEMENT WITH
NAPLETON RIVER OAKS LINCOLN, LLC

4

A RESOLUTION APPROVING A CONTRACT WITH Mott McDonald LLC

WHEREAS, the City of Calumet City has the authority to contract and be contracted with pursuant to 65 ILCS 5/2-2-12;

WHEREAS, THE City plans to enter into a agreement with Mott McDonald LLC for preliminary and final engineering, including going to bid in accordance with the terms of the Agreement attached hereto, including Exhibit A related to the Economic Development Administration \$4.2 million dollar Riverside Drive project;

WHEREAS, the appropriate city officials have considered and reviewed the Agreement attached, including Exhibit A and find the same to be in the best interests of the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Calumet City, Cook County, Illinois, as follows:

SECTION 1: **AGREEMENT FOR AND TERMS AUTHORIZED**

The terms and conditions as shown in the agreement, including Exhibit A, to this Resolution are hereby approved.

SECTION 2: Authorize the City Treasurer to remit payment for the City's commitment of \$524,770.00 for this EDA project from the following funding sources: \$200,000.00 from TIFF 1 Account, \$250,000.00 from Congressional earmark funds and \$74,770.00 from Motor Fuel Tax Funds or any funds necessary from American Rescue Plan funds (Covid-19 stimulus package).

SECTION 3: **AUTHORIZATION OF AGENT TO EXECUTE AND ACT IN ACCORDANCE WITH AGREEMENT**

The City Council further authorizes the Mayor or her designee and the City Clerk to execute the Agreement and any and all documentation that may be necessary to carry out the Intent of this Resolution. The officers, employees, and/or agents of the City shall take all action necessary or reasonable required by the City to carry out, give effect to, and consummate the Intent of this Resolution.

SECTION 4: **EFFECTIVE DATE**

This Resolution shall be in full force and effect upon its passage and approval as required by law.

PASSED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, this 21st Day of April, 2021.

APPROVED this 21st day of April, 2021.


Michelle Markiewicz Qualkinbush, Mayor

ATTEST:

Nyota T. Figgs, City Clerk

Resolution for Improvement under the Illinois Highway Code
(Res. #21-20)

Resolution for Improvement under the Illinois Highway Code (appropriating \$74,770.00 MFT Funds for Riverside Drive EDA Project)

(See page 3A

Alderman Smith moved, seconded by Alderman Navarrete to pass the resolution #5 as presented.

ROLL CALL

YEAS: 7

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

ABSENT: 0

ALDERMEN: None

MOTION CARRIED

Resolution Approving An Agreement for Professional Engineering Services For Calumet City's FFY 2021-2025 STP Local Grand Program That Was Approved by the South Suburban Mayors And Managers Association – Authorizing Mayor To Sign All Consulting Agreements And Other Program STP Documents

Resolution Approving An Agreement for Professional Engineering Services For Calumet City's FFY 2021-2025 STP Local Grand Program That Was Approved by the South Suburban Mayors And Managers Association – Authorizing Mayor To Sign All Consulting Agreements And Other Program STP Documents.

(Res. #21-21)

(See page 3B)

Pass Resolution

Alderman Navarrete moved, seconded by Alderman Smith to pass resolution #6 as corrected to reflect DSIR East.

ROLL CALL

YEAS: 7

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

ABSENT: 0

ALDERMEN: None

MOTION CARRIED



Resolution for Improvement Under the Illinois Highway Code



Is this project a bondable capital improvement?

Yes No

| | | |
|-----------------|-------------------|----------------|
| Resolution Type | Resolution Number | Section Number |
| Original | 21-20 | |

BE IT RESOLVED, by the Council of the City of Calumet City Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract.

Calumet City Name of Local Public Agency
Governing Body Type Local Public Agency Type
Contract Contract or Day Labor

For Roadway/Street Improvements:

| Name of Street(s)/Road(s) | Length (miles) | Route | From | To |
|---------------------------|----------------|-------|----------------|---------------------|
| Riverside Drive | 0.4 | Local | Burnham Avenue | Grand Calumet River |

For Structures:

| Name of Street(s)/Road(s) | Existing Structure No. | Route | Location | Feature Crossed |
|---------------------------|------------------------|-------|----------|-----------------|
| Riverside Drive | | | | |

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Phase I and Phase II Engineering of Riverside Drive Improvements for an Industrial Park

2. That there is hereby appropriated the sum of Seventy Four Thousand Seven Hundred Seventy and Zero Dollars (\$74,770.00) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Nyota Figgs City Calumet City Clerk in and for said City

of Calumet City in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council of Calumet City at a meeting held on April 21, 2021.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 21st day of April, 2021.

(SEAL)

Clerk Signature Nyota Figgs Date 4/28/21
 Approved

Regional Engineer
 Department of Transportation
 Date

CITY OF CALUMET CITY

A RESOLUTION APPROVING AN AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES FOR CALUMET CITY'S FFY 2021-2025 STP-LOCAL GRANT PROGRAM THAT WAS APPROVED BY THE SOUTH SUBURBAN MAYORS AND MANAGERS ASSOCIATION – AUTHORIZING MAYOR TO SIGN ALL CONSULTING AGREEMENTS AND OTHER PROGRAM STP DOCUMENTS.

RESOLUTION NO. 21-21

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 City approves an agreement for professional services ("Agreement") by and between the City and Mott MacDonald, LLC ("Engineer") in the form of Exhibit "A" as attached.

THEREFORE BE IT RESOLVED, that the Mayor, City of Calumet City, is hereby authorized to execute and deliver such Agreement in substantially the form presented to the City Council, City of Calumet City, as contained in Exhibit A; and

BE IT FURTHER RESOLVED, that the Mayor, City of Calumet City, and City Clerk, City of Calumet City, are hereby authorized to do and perform any and all such acts, including execution of any and all documents and certificates, as such officers shall deem necessary or advisable, to carry out the purposes and intent of the foregoing resolutions; and

BE IT FURTHER RESOLVED, that any actions taken by such officers prior to the date of the foregoing resolutions adopted hereby that are within the authority conferred thereby are hereby ratified, confirmed and approved as the acts and deeds of the City.

APPROVED by the Mayor and City Council, Cook County, Illinois on this 21st day of April, 2021.


Michelle Markiewicz Qualkinbush, Mayor

ATTEST:


Nyota T. Figgs, City Clerk

Resolution Approving An Agreement With JT Homes Group LLC for A 1st Ward Pilot Program To Rehab Abandoned Homes And Promote Home Ownership

A Resolution Approving And Authorizing A Redevelopment Agreement with the J&T Group Of Illinois, LLC For A First Ward Pilot Program To Promote Home Ownership In The City Of Calumet City.

(Res. #21-22)

(See attached page 4A)

Pass Resolution

Alderman Gardner moved, seconded by Alderman Swibes to pass resolution #7 as presented.

ROLL CALL

YEAS: 7

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

ABSENT: 0

ALDERMEN: None

MOTION CARRIED

Resolution Approving To Authorize A List Of Properties Subject To A Redevelopment Agreement With The J&T Group Of Illinois, LLC

Resolution Of The City Of Calumet City Approving And Authorizing A List Of Properties Subject To A Redevelopment Agreement With The J & T Group Of Illinois, LLC.

(Res. #21-23)

(See attached page 4B)

Pass Resolution

Alderman Navarrete moved, seconded by Alderman Gardner to pass resolution #8 as presented.

ROLL CALL

YEAS: 7

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

ABSENT: 0

ALDERMEN: None

Request from Historical Society

The Historical Society requesting the City deed the property located at 760 Wentworth Ave. to them. The building's roof is in need of repairs and if given the deed, there are grant opportunities available to help with the costs. Proposals were submitted. There was a lengthy discussion regarding this item.

THE CITY OF CALUMET CITY
COOK COUNTY, ILLINOIS

RESOLUTION

NUMBER 21-22

**A RESOLUTION APPROVING AND AUTHORIZING A
REDEVELOPMENT AGREEMENT WITH THE J&T GROUP OF
ILLINOIS, LLC FOR A FIRST WARD PILOT PROGRAM TO PROMOTE
HOME OWNERSHIP IN THE CITY OF CALUMET CITY**

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

DEJUAN GARDNER
MICHAEL NAVARRETE
JAMES PATTON
ANTHONY SMITH
MARY E. SWIBES
DEANDRE TILLMAN
RAMONDE WILLIAMS

Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City on 4-21-21
Odelson, Sterk, Murphey, Frazier & McGrath, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park,
Illinois 60805

RESOLUTION NO. 21-22

A RESOLUTION APPROVING AND AUTHORIZING A REDEVELOPMENT AGREEMENT WITH THE J&T GROUP OF ILLINOIS, LLC FOR A FIRST WARD PILOT PROGRAM TO PROMOTE HOME OWNERSHIP IN THE CITY OF CALUMET CITY

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 City has a substantial interest in promoting home ownership, decreasing blight, and eliminating vacant, abandoned and unsafe properties within the City; and

WHEREAS, the City seeks to enter into a redevelopment agreement with The J&T Group of Illinois, LLC (“Developer”) for a pilot program in the First Ward wherein Developer will pay all fees and costs associated with judicial abandonment proceedings, will take title to abandoned, dangerous and unsafe properties, renovate them to a state fit for occupancy and sell the properties to owner-occupiers; and

WHEREAS, the Mayor and City Council (the “Corporate Authorities”) find it to be in the best interests of the health, safety and welfare of the City and its citizens to enter into a redevelopment agreement with the J&T Group of Illinois, LLC for the redevelopment of abandoned properties.

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 Redevelopment Agreement attached hereto as Exhibit 1 is hereby adopted and approved.

Section 3: All authorized officials of the City of Calumet City are hereby instructed and authorized to sign said Redevelopment Agreement on behalf of the City of Calumet City.

Section 4: The law firm of Barbaro Law Group is appointed as special counsel for the sole purpose of fulfilling the terms set forth in the Redevelopment Agreement.

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.

Intentionally left blank.

ADOPTED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois this 21st day of April, 2021, pursuant to a roll call vote, as follows:

| | YES | NO | ABSENT | PRESENT |
|---------------------|----------|----|--------|---------|
| GARDNER | X | | | |
| NAVARRETE | X | | | |
| PATTON | X | | | |
| SMITH | X | | | |
| SWIBES | X | | | |
| TILLMAN | X | | | |
| WILLIAMS | X | | | |
| (MAYOR QUALKINBUSH) | | | | |
| TOTAL | 7 | | | |

APPROVED by the Mayor of the City of Calumet City, Cook County, Illinois on this 21st day of April, 2021


 Michelle Markiewicz Qualkinbush
 Mayor

ATTEST:



 Nyota T. Figgs, City Clerk

EXHIBIT 1:

**REDEVELOPMENT AGREEMENT BETWEEN CITY OF CALUMET CITY AND THE
J&T GROUP OF ILLINOIS, LLC**

THE CITY OF CALUMET CITY
COOK COUNTY, ILLINOIS

RESOLUTION

NUMBER 21-23

**A RESOLUTION OF THE CITY OF CALUMET CITY APPROVING AND
AUTHORIZING A LIST OF PROPERTIES SUBJECT TO A
REDEVELOPMENT AGREEMENT WITH
THE J&T GROUP OF ILLINOIS, LLC**

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

DEJUAN GARDNER
MICHAEL NAVARRETE
JAMES PATTON
ANTHONY SMITH
MARY E. SWIBES
DEANDRE TILLMAN
RAMONDE WILLIAMS

Aldermen

Published in pamphlet form by authority of the Mayor and City Clerk of the City of Calumet City on 4-21-21
Odelson, Sterk, Murphey, Frazier & McGrath, Ltd. - City Attorneys - 3318 West 95th Street - Evergreen Park,
Illinois 60805

RESOLUTION NO. 21-23

A RESOLUTION OF THE CITY OF CALUMET CITY APPROVING AND AUTHORIZING A LIST OF PROPERTIES SUBJECT TO A REDEVELOPMENT AGREEMENT WITH THE J&T GROUP OF ILLINOIS, LLC

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 City has a substantial interest in promoting home ownership, decreasing blight, and eliminating vacant, abandoned and unsafe properties within the City; and

WHEREAS, the City is seeking to enter into an agreement with The J&T Group of Illinois, LLC (Developer), the details of which are contained in a document titled “Redevelopment Agreement”, to further the goals of home ownership, decreasing blight, and eliminating vacant, abandoned and unsafe properties within the City; and

WHEREAS, pursuant to the Redevelopment Agreement, the City Council must approve the properties subject to the Redevelopment Agreement before the Redevelopment Agreement may be signed; and

WHEREAS, Developer has worked with the City to identify abandoned properties that are fit for renovation and sale to owner occupiers; and

WHEREAS, the Mayor and City Council (the “Corporate Authorities”) find it to be in the best interests of the health, safety and welfare of the City and its citizens to approve and authorize the attached list of properties subject to a Redevelopment Agreement with Developer.

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 City Council of the City of Calumet City hereby approves the List of Subject Properties attached hereto as Exhibit A and made a part hereof as if fully set forth herein. The parties to the Redevelopment Agreement may perform under the Redevelopment Agreement as to the properties listed in Exhibit A only.

Section 3: 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 4: All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 5: This Resolution shall be in full force and effect upon its passage, approval and publication as provided by law.

Intentionally left blank.

ADOPTED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois this 21st day of April, 2021, pursuant to a roll call vote, as follows:

| | YES | NO | ABSENT | PRESENT |
|---------------------|----------|----|--------|---------|
| GARDNER | X | | | |
| NAVARRETE | X | | | |
| PATTON | X | | | |
| SMITH | X | | | |
| SWIBES | X | | | |
| TILLMAN | X | | | |
| WILLIAMS | X | | | |
| (MAYOR QUALKINBUSH) | | | | |
| TOTAL | 7 | | | |

APPROVED by the Mayor of the City of Calumet City, Cook County, Illinois on this 21st day of April, 2021

Michelle Markiewicz Qualkinbush
Mayor

ATTEST:

Nyota T. Figgs, City Clerk

EXHIBIT A

LIST OF SUBJECT PROPERTIES TO REDEVELOPMENT AGREEMENT

APRIL 22, 2021

| | |
|------------------------------|-------------------------------|
| 669 Freeland | 30-08-329-005 |
| 425 Garfield | 30-08-306-012 & 30-08-306-055 |
| 586 Gordon | 30-08-317-021 |
| 509 Ingraham | 30-08-401-019 |
| 604 Ingraham | 30-08-409-032 |
| 675 Ingraham | 30-08-414-012 |
| 668 Sibley Blvd | 30-07-216-025 |
| 735 Sibley | 30-08-302-047 |
| 313 -153 rd Place | 30-08-029-015 |
| 418 Wilson Ave | 30-08-307-032 |

Alderman Patton moved, seconded by Alderman Smith to direct the City Attorney to transfer the deed for the property located at 760 Wentworth Ave. to the Calumet City Historical Society with the stipulation that it will be used as the Calumet City Historical Society and if it does not, ownership reverts back to Calumet City.

ROLL CALL

YEAS: 6 ALDERMEN: Navarrete, Swibes, Tillman, Patton, Smith
MAYOR: Mayor Michelle voted yes
NAYS: 2 ALDERMEN: Williams, Gardner
ABSENT: 0 ALDERMEN: None

MOTION CARRIED

Finalize guidelines for Pilot Grass Cutting Program

There was a lengthy discussion regarding finalizing guidelines for Pilot Grass Cutting Program of vacant lots in Wards 1 & 5.

Enter Closed Session

Alderman Smith moved, seconded by Alderman Swibes to go into closed session to discuss Collective Bargaining Agreements at 7:15 p.m.

MOTION CARRIED

The City Council met in Closed Session from 7:15 p.m. to 8:10 p.m.

Return to Regular Order of Business

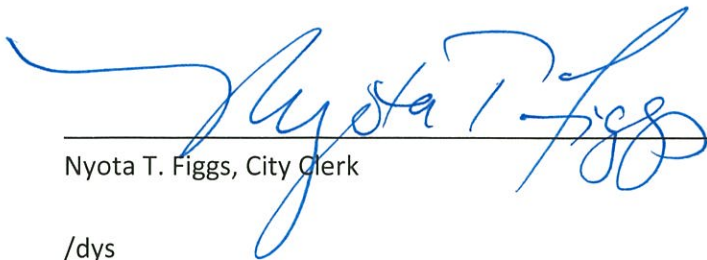
Alderman Smith moved, seconded by Alderman Swibes to return to regular order of business at 8:10 p.m.

MOTION CARRIED

Adjournment

Alderman Gardner moved, seconded by Alderman Swibes to adjourn at 8:12 p.m.

MOTION CARRIED



Nyota T. Figgs, City Clerk
/dys