

JOURNAL OF PROCEEDINGS

REGULAR MEETING

City Council of the City of Calumet City

Cook County, Illinois

FEBRUARY 23, 2023

Public Comment

Marlene Tyler would like to have a street dedicated for Pastor Anthony Tyler on March 26, 2023.

Pledge Of Allegiance

The City Council of the City of Calumet City met in the City Council Chambers at 6:06 p.m. in a regular meeting on February 23, 2023, with Mayor Thaddeus Jones present and presiding.

ROLL CALL

PRESENT: 6

ALDERMAN: Navarrete, Wilson, Tillman, Williams, Gardner, Smith

ABSENT: 1

ALDERMAN: Patton

Also present was City Clerk Figgs, City Treasurer Tarka, City Attorney Townsend, Chief Black, Fire Chief Bachert, City Administrator Jaffrey, Deputy Clerk I Jessica Coffee, Deputy Clerk II Quentin Dailey, Economic Development Department, Public Works Commissioners. Director of Inspectional Service Sheryl Tillman

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

Prayer

Pastor Stokes led the City Council in prayer.

Tabling of Minutes

January 19, 2023: Regular City Council Meeting
January 26, 2023: Regular City Council Meeting

REPORTS OF STANDING COMMITTEES

Finance

Alderman Gardner had no report.

Public Safety

Alderman Williams reported that there has been an increase in auto thefts we are currently working with PD to get free auto theft devices.

Public Utilities

Alderman Patton was absent.

Ord. & Res.

Alderman Tillman reported that the February 22 meeting report will be given at the next meeting.

H.E.W

Alderman Wilson reported that there will be a Committee Meeting on 03.02.23 from 6:30 p.m. to 7:30 p.m. we will be discussing Economic challenges for the Highschool District.

Permits & Licenses

Alderman Smith had no report.

Public Works

Alderman Navarrete advised there will be a Public Works meeting at 6:00 p.m.

CITY COUNCIL REPORTS

Mayor Jones

Mayor announced there will be extended hours at City Hall for the Clerk's office on Wednesday and Thursday until 6:30 p.m. and every 2nd and 4th Saturday starting with March 11th and March 24th.

Mayor Jones announced that the Chambers of Commerce will have a meeting with the businesses on the 16th of March from 5 p.m. to 8 p.m.

Mayor Jones announced that the Grand Opening for Buddy Bear Car Wash is on March 3, 2023 at 11:30 a.m.; the first 10,000 cars will receive a free car wash and a special prize.

Motion for Closed Session

Alderwoman Smith moved, seconded by Alderman Williams to enter executive session for discussion of employment of specific individuals.

MOTION CARRIED

Executive Session

The City Council met in closed session from 6:20 p.m. to 7:13 p.m.

Return to Regular Meeting

Alderwoman Wilson moved, seconded by Alderman Smith to return to the regular order of business.

MOTION CARRIED

Ald. Navarrete

Alderman Navarrete thanked everyone that showed up to the 1st Ward meeting. Alderman Navarrete reminded residents to report any abandoned properties in the ward and to also update the Sidewalk list if they need to, by contacting his office at 708-8918198.

Ald. Wilson

Alderwoman Wilson announced that there will not be a 2nd Ward meeting in the month of March. Alderwoman Wilson announced that on February 27, 2023 at 6:30 p.m. at Downey Park the second Solar Meeting will be held. Alderwoman Wilson announced that there will be a Friends and Family Day at Impact Church on Sunday at 11:00 a.m. at 415 Saginaw in Calumet City.

Ald. Tillman

Alderman Tillman announced that on April 1, 2023 at 9:00 a.m. he will be holding a Real Estate Seminar.

Ald. Williams

Alderman Williams gave honor to GOD. Alderman Williams would like to thank everyone who attended the Valentine's Day event at Bernadine Manor. Alderman Williams would like to invite 3rd and 4th Wards Residents to the Townhall at Downey Park on March 6, 2023 at 6:30 p.m.

Ald. Gardner

Alderman Gardner wants 5th Ward Residents to call his office with any concerns @708-891-8195.

Ald. Patton

Alderman Patton was absent.

Ald. Smith

Alderman Smith invited residents to the Monthly Town Hall meeting on 03/18/2023 at 10:00 am to noon.

INFORMATIONAL ITEMS TO BE ACCEPTED AND PLACED ON FILE

- A. Farnsworth Group Lawn Mowing RE: Farnsworth Group Lawn Mowing and Maintenance Services 2023- 2025.
- B. Letter to Minority Vendors RE: Mayor Jones letter to Minority vendors to attend a minority vendor fair meeting engineering, design and special projects hosted by Farnsworth Group.
- C. Extended Hours at City Hall RE: Mayor Jones announcement of extended hours at City Hall on Friday's and Saturday's beginning March 15, 2023. City Hall will be open from 9:00 a.m. to 1:00 p.m.
- D. Acceptance of Grant RE: Acceptance of \$1.8 million dollar grant to hire firefighters.
- E. Acceptance of OSLAD Grant RE: Acceptance of \$600,000 OSLAD grant from the State of Illinois.
- F. Renewal Letter RE: Comcast franchise renewal letter.

Approval of Informational Items to be Accepted And Placed on File

Alderman Gardner moved seconded by Alderman Smith to approve informational items to be excepted and placed on file as amended.

ROLL CALL

YEAS: 6
NAYS: 0
ABSENT: 1

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Smith
ALDERMEN: None
ALDERMAN: Patton

Approval of Informational Items to be Accepted And Placed on File

Alderman Gardner moved seconded by Alderman Smith to approve informational items to be excepted and placed on file as amended.

MOTION CARRIED

NEW BUSINESS

#1: 2023 Lawn Services

Direct the City Attorney, City Engineer and the public works department to draft a RFQ for lawn services for the 2023 season.

Approval of New Business Item

Alderman Tillman motioned seconded by Alderman Smith to table item 9A-1.

MOTION CARRIED

#2: Approve Residential parking sign in front of 205 154th Place

Approve the draft of the Complete Streets Policy Manual.

#3: Approve selection of WSP

Based on QBS (Qualified-Based Selection criteria), CED recommends City Council consideration of a motion to approve the selection of WSP to provide a Planning and Environmental Linkage (PEL) Feasibility Study at the Dolton Road and I-94 Interchange located within Calumet City.

#4: Approve Handicap Pole

Approve application request for a handicap pole to be located at 651 Bensley Avenue

#5: Approve Addendum to Ordinance 14-58

Authorize and approve an addendum to Ordinance 14- 58 of the Mutual Aid Box Alarm System. This agreement was last updated on December 11, 2014. A motion is needed to approve the revision of the Mutual Aid Box Alarm Agreement and sign the master contract

#6: Approve the selection of Farnsworth

Based on QBS (Qualified-Based Selection criteria), CED recommends City Council consideration of a motion to approve the selection of Farnsworth Engineering to provide Engineering Design and Engineering Construction Services for a project funded by IDNR RTP (Recreational Trails Program) regarding a multi-use trail near River Oaks Mall.

**#7: Approve Street Closure
(Amended)**

Approve the street closure of Cleveland Ave from the West Alley of Torrence Ave to Hoxie Ave from July 1, 2023 – September 15, 2023, in partnership with Don Pedros Restaurant for the purposes of the Seasonal “4th Ward Residents Eats Initiative” to improve and promote community engagement. Pending health and safety approval. (Amended)

#8: Approve Sunrize Outdoor Dining

Approve for Sunrize Café to have “Brunchin on the Sib” outdoor dining on Sundays from 10am-4pm, in their private adjacent parking lot, for the purposes of the seasonal “4th Ward Residents Eats Initiative” to improve and promote community engagement. Pending health and public safety approval

#9: Approve Handicap Pole

Approve application request for a handicap pole to be located at 617 Forsythe Avenue.

Approval of New Business Items

Alderman Gardner motioned seconded by Alderman Tillman to approve 9A 2-9 as amended.

ROLL CALL

YEAS: 6
NAYS: 0
ABSENT: 1

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Smith
ALDERMEN: None
ALDERMAN: Patton

MOTION CARRIED

BUILDING PERMITS

RESOLUTIONS AND ORDINANCE

Res. #1 Resolution to Approve Complete Streets

Resolution to approve City of Calumet City’s Complete Streets Policy Manual.

(Res.#23-07A)

(See attached page 4A)

ROLL CALL

YEAS: 6
NAYS: 0
ABSENT: 1

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Smith
ALDERMEN: None
ALDERMAN: Patton

MOTION CARRIED

Res. #2 Resolution to Approve Redevelopment

Resolution approving a redevelopment and economic incentive agreement and Class 8 designation and enterprise zone incentives for certain property - JCCL 308 Torrence.

(Res.# 23-08)

(See attached page 4B)

ROLL CALL

YEAS: 5
NAYS: 0
ABSENT: 1
ABSTAIN: 1

ALDERMEN: Navarrete, Wilson, Tillman, Gardner, Smith
ALDERMEN: None
ALDERMAN: Patton
ALDERMAN: Williams

MOTION CARRIED

**A Resolution to Approve
City of Calumet City's Complete Streets Policy Manual**

Resolution No. 23-07A

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, Complete Streets is a transportation policy and design approach that requires City streets to be planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities regardless of mode of transportation; and

WHEREAS, the City adopted a *Complete Streets Policy Statement* on March 9, 2017 (Resolution #17-9); and

WHEREAS, the City desires to adopt a *Complete Streets Policy Manual* to address a wide range of specific elements – including sidewalks, bicycle lanes, bus lanes, public transportation stops, crossing opportunities, median islands, accessible pedestrian signals, curb extensions, modified vehicle travel lanes, streetscape, landscape treatments, and more; and

WHEREAS, the City's *Complete Streets Policy Manual* will address reducing motor vehicle-related crashes and pedestrian risk - as well as bicyclist, and promoting walking and bicycling by providing safer places to achieve physical activity through transportation; and

WHEREAS, the City's Complete Streets default approach consists of the prioritization of safety for all users and to make funding and designing Complete Streets the easiest option when designing streets; and

WHEREAS, the Complete Streets program will utilize *Context Sensitive Solutions* encouraging public input, and the needs of many users, utilizing a flexible, innovative, and balanced approach that follows a mix of appropriate design standards; and

WHEREAS, community resiliency is a City objective to make complete streets resilient streets – an idea of designing streets for the safety and accessibility of everyone; and

WHEREAS, the *Complete Streets Policy Manual* may be updated and amended from time to time to ensure the most recent best practices for planning, designing, implementation, resiliency, context sensitivity, and sustainability of the City's Complete Streets transportation program.

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:

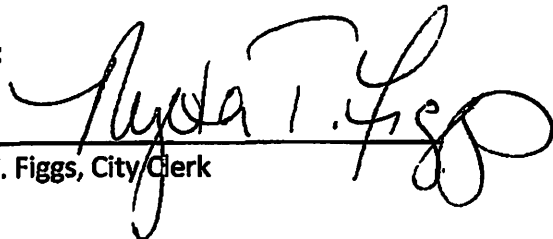
- Section 1.** That the above recitals and research are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.
- Section 2.** If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity hereof shall not affect any other provision of this Resolution.
- Section 3.** All ordinances, resolutions, motions, or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.
- Section 4.** This Resolution shall be in full force and effect upon its passage, approval, and publication as provided by law.

APPROVED by the Mayor and City Council, Cook County, Illinois on this 23rd day of February, 2023.



Thaddeus M. Jones, Mayor

ATTEST:



Nyota T. Figgs, City Clerk

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

**RESOLUTION
NO. 23-08**

**A RESOLUTION
APPROVING A REDEVELOPMENT AND ECONOMIC INCENTIVE
AGREEMENT AND CLASS 8 DESIGNATION AND ENTERPRISE ZONE
INCENTIVES FOR CERTAIN PROPERTY**

(JCCL COMMUNITY DEVELOPMENT CORPORATION)

Passed by the City Council, February 23, 2023

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

RESOLUTION NO. 23-08

BE IT RESOLVED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, THAT:

**A RESOLUTION
APPROVING A REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT AND
CLASS 8 DESIGNATION AND ENTERPRISE ZONE INCENTIVES FOR CERTAIN PROPERTY**

(JCCL COMMUNITY DEVELOPMENT CORPORATION, INC.)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

A. The City is a home rule unit of local government by virtue of the provisions of the Illinois Constitution of 1970.

B. The City is the owner of a certain parcel of real property that is located in the City, commonly known as 308 Torrence Avenue, Calumet City, Illinois (the "**Property**"), which Property is legally described in **Exhibit A**.

C. The Developer proposes to purchase the Property from the City to reconstruct the building for a permanent facility to administer programs, conduct business meetings and other events for members of JCCL and Nu Pi Chapter of Omega Psi Phi Fraternity, Inc. ("**Redevelopment Project**") as depicted in Exhibit B. Developer's project will proceed as follows:

1. The improvements on the Property will include a complete renovation including an exterior facelift by sandblasting the brick, replacing and adding windows, enhancing the front door entry point, repair and replacement for the stairs.
2. The interior replacements will include reconfiguration of the space, HVAC, plumbing, and electrical updates.
3. The Developer plans to repave the parking lots and lots and improve the landscaping of the Property.

D. It is estimated that the cost of the Property improvements contemplated by the Developer will be approximately \$70,000.

E. The Property is currently located in the Calumet Region Enterprise Zone and designated as an area by the City and approved by the Cook County Assessor for Class 8 property tax incentives to promote redevelopment projects ("**Incentives**"). The Developer desires to obtain the Incentives for the Property.

F. The Developer requires economic development assistance to undertake the Project because the costs of the constructing the Redevelopment Project exceeds the Developer's ability to realize a reasonable return on its investment and be viable and competitive business in the City.

G. The City and the Developer desire that the Property be developed and used only in compliance with this Agreement.

H. It is anticipated the improvements proposed by Developer will create additional employment opportunities in the City and increase the City's tax base.

I. The City is willing to assist the Developer by obtaining Incentives for the Redevelopment Property as of the Effective Date, provided it receives the assurances from the Developer as set forth in this Agreement.

J. The Developer has submitted an economic disclosure statement to the City.

K. The City desires to promote new investment, as part of its economic development strategy, that creates new job opportunities for City residents and sources of revenue for the City. The City and Developer have negotiated the terms of a Redevelopment Agreement that will guide the redevelopment of the Redevelopment Property, as well as the terms of the Class 8 Tax Incentive.

L. The Corporate Authorities, after due and careful consideration, have concluded that the sale of the Redevelopment Property, the redevelopment, and use of the Redevelopment Property pursuant to and in accordance with the Redevelopment Agreement and the support of the Class 8 Tax Incentive and Enterprise Zone Incentives for the Property will promote the public health, safety, and welfare and serve the best interests of the City and its residents.

Section 2. CLASS 8 TAX INCENTIVE APPROVAL.

A. The Mayor and City Council find that:

1. the Redevelopment Property is appropriate for a Class 8 Tax Incentive benefits pursuant to the Cook County Real Property Classification Ordinance, as amended;
2. the Class 8 Tax Incentive for the Redevelopment Property is necessary to encourage redevelopment and occupancy of the Redevelopment Property by the Developer, and that occupancy and use of the Redevelopment Property for the commercial purposes proposed in the Redevelopment Agreement is necessary and beneficial to the City's economy; and
3. the Mayor and the City Council approve, support and consent to the Class 8 Tax Incentive for the Redevelopment Property.

B. **Conditional Support and Consent.** The Mayor's and City Council's support and consent provided in Subsection 2.A of this Resolution is expressly conditioned on Developer executing the Redevelopment Agreement with the City. The obligations, terms, and conditions of the Redevelopment Agreement are material inducements made by Developer to obtain the Mayor's and City Council's support provided in Subsection 2.A of this Resolution and those

obligations, terms, and conditions are incorporated into this Resolution by this reference.

Section 3. APPROVAL OF REDEVELOPMENT AGREEMENT AND AUTHORIZATION.

A. The Redevelopment Agreement by and between, the City and Developer, shall be and is hereby approved in substantially the form attached in ***Exhibit B.***

B. The Mayor and City Clerk are hereby authorized and directed to execute and seal, on behalf of the City, the Redevelopment Agreement only after receipt of at least three fully executed copies of the Redevelopment Agreement by Developer; provided, however, that if the three fully executed copies of the Redevelopment Agreement are not submitted to the City within 90 days after the adoption of this Resolution, this authority to execute and seal shall, at the option of the City Council, be null and void.

Section 4. RECORDATION.

The City Clerk is hereby directed to record a certified copy of this Resolution, together with the Redevelopment Agreement in the Office of the Cook County Recorder against the Redevelopment Property. Developer will bear the full cost for such recordation.

Section 5. EFFECTIVE DATE.

This Resolution will be effective upon occurrence of the following events:

- a. Passage by the City Council in the manner required by law;
- b. Developer executing the Redevelopment Agreement in accordance with the requirements of Subsections 3 and 4 of this Resolution; and

PASSED AND APPROVED THIS 23rd DAY OF February, 2023


Thaddeus Jones, MAYOR

ATTEST:


CITY CLERK

VOTES:6
AYES:5
NAYS:
ABSENT:1
ABSTAIN:1

Regular City Council Mtg. 02.23.23
RES.#23.08

Res. #3 Resolution to Approve Redevelopment

(Res.#23-09)

ROLL CALL

YEAS: 6
NAYS: 0
ABSENT: 1

Resolution approving a redevelopment and economic incentive agreement and Class 8 designation and enterprise zone incentives for certain property - Bold Age Pace 1600 170th Street.
(See attached page 5C)

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Smith
ALDERMEN: None
ALDERMAN: Patton

MOTION CARRIED

Res. #4 Resolution to Approve Redevelopment

(Removed)

FINANCIAL MATTERS

#1: Approval payment to DA's Banquets

Approve Mayor's Neighborhood Account Fund-Motion to pay DAs Banquets & Events an amount not to exceed \$15,000 regarding the City's Resident and Business Appreciation Open-House Celebration scheduled for Thursday, March 30th, to accommodate an estimated 1000 to 1500 residents and business representatives; and direct City Treasurer to remit payment from account #01099-52729 to DAs Banquets & Events in two increments (\$7500 deposit and final payment of \$7500 – whereby, deposit and final payment are pending calculation of exact amount not to exceed \$15,000) Mayor Neighborhood account fund-account #01099-52729.

#2: Payment to Sam's Club

Approve payment to Sam's Club for Council Chamber chairs, in the amount of \$5,569.38 and direct City Treasurer Tarka to remit payment from account #01099-52990.

#3: Payment to Vermeer Midwest Inc

Approve costs payable to Vermeer Midwest Inc for Estimate 024388, in the amount of \$9,213.28 and direct City Treasurer to remit payment from account #01041-54150.

#4: Payment to Scot Decal Company

Approve costs payable to Scot Decal Company for vehicle stickers, in the amount of \$5,930.00 and direct City Treasurer Tarka to remit payment from account #01029-53200.

#5: Approval to Accept FEMA SAFER Award

Approve acceptance of FEMA SAFER Award (EMW-2021-FF-00237) in the amount of \$1,806,870. This award provides 100% funding of six new firefighters for three years.

#6: Payment to River Oaks L&E Automotive

Approve repair of squad involved in motor vehicle accident 12/13/2022 and authorize City Treasurer to remit payment \$7,442.05 to River Oaks L&E Automotive from #01060- 54152 (Traffic Accident Repair).

#7: Payment to LeadsOnline

Approve annual membership for LeadsOnline Power Investigation System Service Package (2/1/23 to 1/31/24). In the amount of \$6,265.00. Please authorize the City Treasurer to remit payment in the amount of \$6,265.00 to LeadsOnline, to be charged to account #01060-52430 (Professional Service).

#8: Payment to Schindler Elevator Corp

Approve annual yearly service for maintenance and services for elevators from 2/1/23 to 1/31/24 and authorize City Treasurer to remit payment in the amount of \$5,387.15 to Schindler Elevator Corp #01060-52345 (Maintenance Service/Building).

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

**RESOLUTION
NO. 23-09**

**A RESOLUTION
APPROVING A REDEVELOPMENT AND ECONOMIC INCENTIVE
AGREEMENT AND CLASS 8 DESIGNATION AND ENTERPRISE ZONE
INCENTIVES FOR CERTAIN PROPERTY**

(BOLD AGE PACE ILLINOIS)

Passed by the City Council, February 23, 2023

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

RESOLUTION NO. 23-09

BE IT RESOLVED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, THAT:

**A RESOLUTION
APPROVING A REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT AND
CLASS 8 DESIGNATION AND ENTERPRISE ZONE INCENTIVES FOR CERTAIN
PROPERTY**

(BOLD AGE PACE ILLINOIS)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

A. The City is a home rule unit of local government by virtue of the provisions of the Illinois Constitution of 1970.

B. The City is the owner of the real property located at 1600 170th Street legally described in **Exhibit A** (the "**Property**").

C. The Developer desires to purchase the Property from the City.

D. Developer is, as of the Effective Date, the City's designated developer for the Property.

E. The Developer desires to redevelop the Property as a Program for All Inclusive Care for the Elderly ("**PACE**") to service the frail elderly and disabled of Southern Cook County.

F. The Developer proposed to rehabilitate the existing structures on the Property for the construction and implementation of (i) a Primary Care Clinic, (ii) Adult Day Program, (iii) Social Services and Behavioral Health, (iv) Physical and Occupational Therapies, (v) Dining Facilities, (vi) Hub for Transportation services, (vii) Hub for Homecare Service, and (viii) Administration Services (the "**Project**").

i. The improvements on the Property will involve: (i) construction of a Porte-Co for participant drop off; (ii) roof replacement or repair; (iii) framing and carpentry; (iv) new drop ceilings; (v) casework and millwork; (vi) flooring; (vii) doors; (viii) tiling; (ix) new HVAC systems; (x) new plumbing; (xi) new electrical; (xii) fire suppression system; (xiii) fire alarm system; (xiv) access control system; (xv) commercial kitchen; (xvi) refinishing of building exterior; (xvii) landscaping; and (xviii) potential site work.

G. The Developer anticipates that the Project will cost \$3,000,000 in capital improvements to the Property and an additional investment of \$7,500,000 in the operational startup costs and equipment as part of the PACE program.

H. The Project is anticipated to employ between 200 to 250 employees and serve an average 400-500 residents of the City and surrounding areas.

I. The Developer requires economic development assistance to undertake the Project because the costs of the constructing the Project exceeds the Developer's ability to realize a reasonable return on its investment and be viable and competitive business in the City.

J. The City and the Developer desire that the Property be developed and used only in compliance with this Agreement.

K. The Property is currently located in the Calumet Region Enterprise Zone and is currently designated as an area by the City to be eligible for and approved by the Cook County Assessor for the Cook County Class 8 property tax incentives to promote redevelopment projects ("*Incentives*"). The Developer desires to obtain Incentives for the Property.

L. The City seeks to promote new investment, as part of its economic development strategy, that creates new job opportunities for City residents and sources of revenue for the City.

M. It is anticipated that the improvements proposed by the Developer will create additional employment opportunities and in the City and increase the City's tax base.

N. The City is willing to assist the Developer by obtaining Incentives for the Property as of the Effective Date, provided it receives the assurances from the Developer as set forth in this Agreement.

O. The Developer has submitted an economic disclosure statement to the City.

P. The City desires to promote new investment, as part of its economic development strategy, that creates new job opportunities for City residents and sources of revenue for the City. The City and Developer have negotiated the terms of a Redevelopment Agreement that will guide the redevelopment of the Property, as well as the terms of the Class 8 Tax Incentive.

Q. The Corporate Authorities, after due and careful consideration, have concluded that the acquisition, the redevelopment, and use of the Redevelopment Property pursuant to and in accordance with the Redevelopment Agreement and the extension of the Class 8 Tax Incentive for the Redevelopment Property will promote the public health, safety, and welfare and serve the best interests of the City and its residents.

Section 2. CLASS 8 TAX INCENTIVE APPROVAL.

A. The Mayor and City Council find that:

Regular City Council Mtg. 02.23.23
RES.#23.09

1. the Redevelopment Property is appropriate for a Class 8 Tax Incentive benefits pursuant to the Cook County Real Property Classification Ordinance, as amended;
2. the Class 8 Tax Incentive for the Redevelopment Property is necessary to encourage redevelopment and occupancy of the Redevelopment Property by the Developer, and that occupancy and use of the Redevelopment Property for the commercial purposes proposed in the Redevelopment Agreement is necessary and beneficial to the City's economy; and
3. the Mayor and the City Council approve, support and consent to the Class 8 Tax Incentive for the Redevelopment Property.

B. Conditional Support and Consent. The Mayor's and City Council's support and consent provided in Subsection 2.A of this Resolution is expressly conditioned on Developer executing the Redevelopment Agreement with the City. The obligations, terms, and conditions of the Redevelopment Agreement are material inducements made by Developer to obtain the Mayor's and City Council's support provided in Subsection 2.A of this Resolution and those obligations, terms, and conditions are incorporated into this Resolution by this reference.

Section 3. APPROVAL OF REDEVELOPMENT AGREEMENT AND AUTHORIZATION.

A. The Redevelopment Agreement by and between, the City and Developer, shall be and is hereby approved in substantially the form attached in *Exhibit B*, subject to final review and revision by the City Attorney.

B. The Mayor and City Clerk are hereby authorized and directed to execute and seal, on behalf of the City, the Redevelopment Agreement only after receipt of at least three fully executed copies of the Redevelopment Agreement by Developer; provided, however, that if the three fully executed copies of the Redevelopment Agreement are not submitted to the City within 90 days after the adoption of this Resolution, this authority to execute and seal shall, at the option of the City Council, be null and void.

Section 4. RECORDATION.

The City Clerk is hereby directed to record a certified copy of this Resolution, together with the Redevelopment Agreement in the Office of the Cook County Recorder against the Redevelopment Property. Developer will bear the full cost for such recordation.

Section 5. EFFECTIVE DATE.

This Resolution will be effective upon occurrence of the following events:

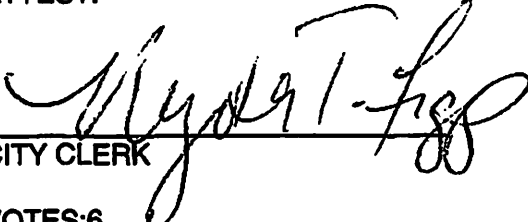
- a. Passage by the City Council in the manner required by law;
- b. Developer executing the Redevelopment Agreement in accordance with the requirements of Subsections 3 and 4 of this Resolution; and

PASSED AND APPROVED THIS 23rd DAY OF February, 2023



Thaddeus Jones, MAYOR

ATTEST:



CITY CLERK

VOTES:6
AYES:6
NAYS:
ABSENT:1
ABSTAIN:

Regular City Council Mtg. 02.23.23
RES.#23.09

- #9: Payment to Calumet City Plumbing Approve costs payable to Calumet City Plumbing for invoice 56327, in the amount of \$8,209.60 and direct City Treasurer to remit payment from account #03036-52349.
- #10: Payment to Calumet City Plumbing Approve costs payable to Calumet City Plumbing for invoice 55478, in the amount of \$11,541.80 and direct City Treasurer to remit payment from account #03036-52101.
- #11: Payment to Polis Solutions Approve De-escalation Training for the Police Department, provided by Polis Solutions, at a cost of \$32,500.00; authorize the City Treasurer to remit payment to Polis Solutions in the amount of \$32,500.00, to be charged to account #01060-52517 (COPS De-escalation Grant).
- #12: Payment to Rasheda J Armstrong Approve settlement agreement for Rasheda J. Armstrong v. City of Calumet City (Case No: 1:22-cv-03462); authorize the City Treasurer to remit payment listed in communication and charge account #01025-52200.
- #13: Payment to Shannon Lewis and Mariah Sanders Approve settlement agreements for Shannon Lewis and Mariah Sanders v. Calumet City Police Officers (Case No: 1:21-cv-03911); authorize the City Treasurer to remit payment listed in communication and charge account #01025-52200.
- #14: Payment to Health Endeavors Approve settlement agreement for Theresa Keller v. City of Calumet City (Case No: 2019 L 2436); authorize the City Treasurer to remit payment listed in communication and charge account #01025-52200.
- #15: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3017; authorize the City Treasurer to remit payment in the amount of \$14,301.07 and charge account #01025- 52200.
- #16: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3018; authorize the City Treasurer to remit payment in the amount of \$2,415.00 and charge account #01025- 52200.
- #17: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3019; authorize the City Treasurer to remit payment in the amount of \$1,779.72 and charge account #01025- 52200.
- #18: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3020; authorize the City Treasurer to remit payment in the amount of \$105.00 and charge account #01025- 52200.
- #19: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3021; authorize the City Treasurer to remit payment in the amount of \$630.00 and charge account #01025- 52200.
- #20: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3022; authorize the City Treasurer to remit payment in the amount of \$420.00 and charge account #01025- 52200.
- #21: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3023; authorize the City Treasurer to remit payment in the amount of \$367.50 and charge account #01025- 52200.
- #22: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3024; authorize the City Treasurer to remit payment in the amount of \$472.50 and charge account #01025- 52200.
- #23: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3025; authorize the City Treasurer to remit payment in the amount of \$1,131.90 and charge account #01025- 52200.
- #24: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3026; authorize the City Treasurer to remit payment in the amount of \$1,997.90 and charge account #01025- 52200.
- #25: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3027; authorize the City Treasurer to remit payment in the amount of \$1,136.80 and charge account #01025- 52200.
- #26: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3029; authorize the City Treasurer to remit payment in the amount of \$945.00 and charge account #01025- 52200.

- #27: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3030; authorize the City Treasurer to remit payment in the amount of \$572.28 and charge account #01025- 52200.
- #28: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3031; authorize the City Treasurer to remit payment in the amount of \$8,172.50 and charge account #01025- 52200.
- #29: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3032; authorize the City Treasurer to remit payment in the amount of \$3,953.14 and charge account #01025- 52200.
- #30: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3033; authorize the City Treasurer to remit payment in the amount of \$462.00 and charge account #01025- 52200.
- #31: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3034; authorize the City Treasurer to remit payment in the amount of \$1,015.00 and charge account #01025- 52200.
- #32: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3035; authorize the City Treasurer to remit payment in the amount of \$1,906.10 and charge account #01025- 52200.
- #33: Payment to Patrick W. Walsh Approve payment to Patrick W. Walsh, Attorney at Law for Invoice #3036; authorize the City Treasurer to remit payment in the amount of \$5,229.30 and charge account #01025- 52200.
- #34: Payment to The City Clerk Nyota T. Figgs Approve attendance of City Clerk at the Clerks conference and to direct the City Treasurer to issue attendance fees in the amount of \$1,500.00 to the City clerk from account number #01021-52300 (Mayor Convention travel account).
- #35: Authorize Transfer of Funds Authorize the City Treasurer to transfer \$212,943.29 from the Water System Improvement bank account to the Water Clearing bank account to pay off the Illinois Environmental Protection Agency (IEPA) Project Loan L17-3625. Authorize City Treasurer to remit payment of \$212,943.29 to IEPA.
- #36: Payment to Thomas Drazba Approve settlement agreement for Thomas Drazba v. Calumet City (DOL: 6/21/2017 Case No: 17 WC 020090); authorize the City Treasurer to remit payment listed in communication and charge account #01050-52131.
- #37: Payment to Michael Serrano Approve settlement agreement for Michael Serrano v. Calumet City (D/A: 5/13/2019 Case No: 19WC 19865 and 6/2/2021 Case No: 21WC 17661); authorize the City Treasurer to remit payment listed in communication and charge account #01050-52131.
- #38: Approve Payroll Approve Payroll: (\$853,428.88).
- #39: Approve Emergency Bill Listing Approve Emergency Bill Listing \$972.50).
- #40: Approve Bill Listing Approve Bill Listing (\$1,218,542.44).
- Approve Financial Items Alderman Gardner seconded by Alderman Smith motioned for the approval of Financial Matters number 1-40.

ROLL CALL

YEAS: 6
 NAYS: 0
 ABSENT: 1

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Smith
 ALDERMEN: None
 ALDERMAN: Patton

MOTION CARRIED

UNFINISHED BUSINESS

Ald. Navarrete

Alderman Navarrete: "How the extended hours would affect our budget?"

Treasurer Tarka

Alderman Navarrete: "Is there an update or response for the questions that he asked on the 1st of February."

Treasurer Tarka: "There is a line item for overtime in the budget)."

Mayor Jones

Mayor Jones: "No"

Ald. Wilson

Alderwoman Wilson thanked the Calumet City Residents for their participation she announced that 499 people applied for tablets. Alderwoman Wilson thanked Obie.

Ald. Tillman

Alderman Tillman had no report.

Ald. Williams

Alderman Williams reminded 4th ward residents if they have any questions or concerns to call him at 708-891-8193.

Ald. Gardner

Alderman Gardner had no report.

Ald. Patton

Alderman Patton was absent.

Ald. Smith

Alderman Smith had no report.

Appointment of Jerico Thomas

Alderman Smith seconded by Alderman Williams motioned for the appointment of Jerico Thomas to Public Works Commissioner.

ROLL CALL

YEAS: 6

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

NAYS: 0

ALDERMEN: None

ABSENT: 1

ALDERMAN: Patton

MOTION CARRIED

Appointment of Kevin Embry

Alderman Smith seconded by Alderman Gardner motioned for the appointment of Kevin J. Embry to Deputy Commissioner of the Water Department.

ROLL CALL

YEAS: 6

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

NAYS: 0

ALDERMEN: None

ABSENT: 1

ALDERMAN: Patton

MOTION CARRIED

Appointment of Deanne Jaffrey

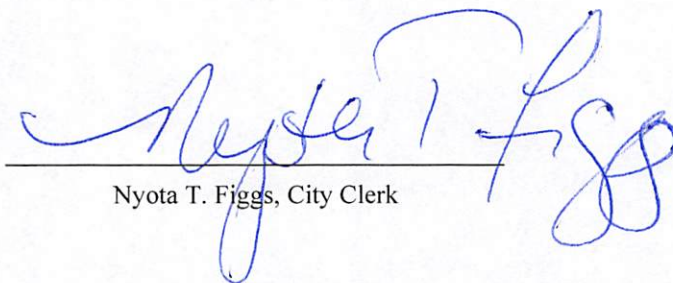
Mayor Jones appointed Deanne Jaffrey to the Fire and Police Pension Commission for the City of Calumet City using his 30 day appointment power. Mayor Jones stated that this is an informational item for the City Council. The Mayor thanked everyone for their support and stated that there will be an update from that board soon.

Mayor Jones

Mayor Jones announced that there will be extended hours in the City of Calumet City and it will start on March 15th; hours will be extended to 6:30 p.m. Mayor Jones thanked Chief Kolosh and Chief Black for working with O'Reilly Auto Parts to provide the tags for the residents.

ADJOURNMENT

Adjournment was at 7:42 p.m., on a motion by Alderman Gardner seconded by Alderman Smith.



Nyota T. Figgs, City Clerk