

**SPECIAL MEETING
HELD ON AUGUST 29, 2023, IN THE CITY COUNCIL CHAMBERS
204 PULASKI ROAD, CALUMET CITY, ILLINOIS**

CALL TO ORDER The Special Meeting was called to order at 5:46 p.m. by Mayor Jones present and presiding.

PUBLIC COMMENT James Fountain of Hoxie Ave. in the 2nd ward inquired regarding Buddy Bear and what the council is willing to do about the loud music and the smell of marijuana smoke coming from the car wash.

ROLL CALL

YEAS: 5 **ALDERMEN:** Wilson, Tillman, Williams, Gardner, Smith

ABSENT: 2 **ALDERMAN:** Navarrete, Patton

Also present were Mayor Jones, City Clerk Nyota Figgs (via audio), City Treasurer Tarka, Deputy Clerk Jessica Coffee, Police Chief Kolosh, Attorney Don Lanzito, Fire Chief Bachert

**Public Works
Facility**

There was a brief discussion regarding possible action on a motion to recommend that the TIF#8 account reimburse the corporate fund not to exceed 400,000.00 for the removal of debris and site remediation at the at the Public Works facility.

Park Harbor

There was a brief discussion regarding possible action on a motion to recommend that the TIF#8 account reimburse the corporate fund in an amount not to exceed 200,000.00 for the removal of the trees at the Park Harbor location; further that the city place a lien on the property for said expenses.

**Public Works
Park Harbor**

Alderman Gardner moved, seconded by Smith to change the wording in items 4 and 5 to “not exceed” the mentioned amount and to approve taking action on items 4 and 5 as amended.

ROLL CALL

YEAS: 5 **ALDERMEN:** Wilson, Tillman, Williams, Gardner, Smith

NAYS: 0 **ALDERMEN:** NONE

ABSENT: 2 **ALDERMEN:** Navarrete, Patton

MOTION CARRIED

Solomon Estates
Presentation for
Home Buying
Options

The owner of Solomon Estates gave a presentation on plans to build 3 homes on Harding and Stoney near the Baymont Hotel there was a lengthy discussion regarding responsibilities of the city's and the responsibilities of Solomon Estates. Alderman Tillman had several questions about how much Solomon Estates planned to sell the homes for and exactly what the 700,000 from the city would be covering. There was a lengthy discussion regarding the Solomon Estates plans.

Table Solomon
Estates Home
Building

Alderman Tillman moved, seconded by Alderwoman Wilson to table Solomon Estates building of homes until the owner is able to speak with Alderman Tillman and provide answers to the council's questions.

Senior Housing
3 Diamond
Development

There was a lengthy presentation by 3 Diamond Development regarding the building of Senior Homes on State Line Rd. Ben Porush Director of Operations reported on how long the project would take, funding, and size. Ben Porush introduced Jimmy Akintonde the founder of Ujamaa construction who spoke about the company's current project.

Senior Housing
Z Fite Development

There was a lengthy presentation by Z Fite Development and Johnson & Lee Architects/ Planners regarding the building of a Senior Home on State Line Rd. Phillip Johnson architect spoke about his experience and achievements.

Buddy Bear
Marketing

There was a lengthy discussion regarding the marketing proposal and agreement by Buddy Bear properties for economic development at the location of 512-524 Torrence Avenue.

Sunrize Café
Presentation

Sunrize Café owner Juanita Banks located at 1652 Sibley Blvd presented on the progress of the restaurant and intentions to expand the business. Business owner Juanita Banks plans to obtain the strip mall where Sunrize Café is currently located. The owner lacks the amount of 84,000.00. Owner Juanita Banks is requesting assistance from the city in the amount Of \$84,000.00.

Remodel
Sunrize Café

Alderman Gardner moved, seconded by Alderman Smith to approve redevelopment agreement with Sunrize Enterprise LLC using TIF#8 Development funds in the amount of \$84,000.00.

ROLL CALL

YEAS: 5 ALDERMEN: Wilson, Tillman, Williams, Gardner, Smith

NAYS: 0 ALDERMEN: NONE

ABSENT: 2 ALDERMEN: Navarrete, Patton

MOTION CARRIED

Ald. Wilson

Alderwoman requested that any business that opens in the 2nd ward be approved by the 2nd ward alderman and the council.

City Attorney
Don Lanzito

City Attorney Don Lanzito informed the Council that the wording in the Resolution can be altered to include any new business be approved by the Council.

Approve Buddy
Bear Proposal

Alderman Williams moved, seconded by Alderman Smith to approve the Buddy Bear Marketing Proposal and agreement for the properties located at 512-524 Torrence Avenue.

ROLL CALL

YEAS:	5	ALDERMEN:	Wilson, Tillman, Williams, Gardner, Smith
NAYS:	0	ALDERMEN:	NONE
ABSENT:	2	ALDERMEN:	Navarrete, Patton

MOTION CARRIED

Direct City Attorney
To Draft RFQ for
Construction of 100
Homes

The city council gave direction to the City Attorney to draft a RFQ for the construction of 100 homes in the Forsythe Avenue Home Construction project area; RFQ submitted at the September 14, 2023, Regular City Council Meeting.

Direct City Attorney
to Draft an RFQ for
Wentworth Woods

The city council gave direction to the City Attorney to draft a RFQ for the draft a RFQ for the possible construction on a 2nd grocery store, condo development and Fat Burger at the Wentworth Woods location.

Direct City Attorney
To Draft an RFQ for
The Sears Location

The city council gave direction to the City Attorney to draft a RFQ for the construction of an Indoor Water Park, Hotel, Shopping area and at the city owned Sears location.

RFQ's for the City
Attorney to Draft

Alderman Smith moved, seconded by Alderman Tillman to approve drafting of RFQ's for the Forsythe Avenue Home Construction, the construction at the Wentworth Woods location, and the construction of the Sears location.

ROLL CALL

YEAS: 5 ALDERMEN: Wilson, Tillman, Williams, Gardner, Smith
NAYS: 0 ALDERMEN: NONE
ABSENT: 2 ALDERMEN: Navarrete, Patton

MOTION CARRIED

Old Harris Bank Building Purchase Agreement

The city council directed City Attorney to draft an agreement for the purchase of the Old Harris Bank Building located at 612 Burnham Avenue; further direct that payment for purchase shall be withdrawn from the 2022-2023 Bond Acquisition fund.

Approve Drafting an Agreement for 612 Burnham Ave.

Alderman Smith moved, seconded by Alderman Wilson to approve drafting of an agreement for the purchase of the Old Harris Bank Building located at 612 Burnham Avenue from the 2022-2023 Bond Acquisition Fund.

ROLL CALL

YEAS: 5 ALDERMEN: Wilson, Tillman, Williams, Gardner, Smith
NAYS: 0 ALDERMEN: NONE
ABSENT: 2 ALDERMEN: Navarrete, Patton

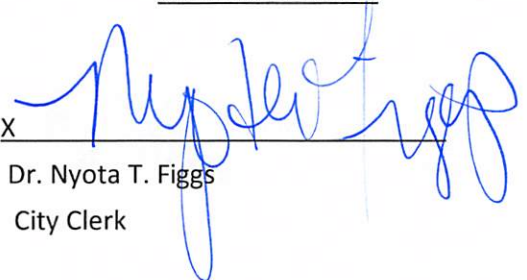
Mayor Jones

Mayor Jones announced there will be a Fireworks show on September 4th at the Sears Building all attendees must register.
Mayor Jones informed the Aldermen that they will receive 25 tickets to the Senior Prom that will be held at DA's Banquet Hall in October.
Mayor Jones announced that September 16, 2023 is Hispanic Heritage Day.

Adjournment

Alderman Wilson moved to adjourn, seconded by Alderman Smith at 7:58pm.

MOTION CARRIED

X 
Dr. Nyota T. Figgs
City Clerk