

**SPECIAL COMMITTEE MEETING
HELD ON JANUARY 27, 2026
204 PULASKI ROAD, CALUMET CITY,
ILLINOIS**

CALL TO ORDER The Special Committee meeting was called to order at 6:02 p.m. on January 27, 2026, by Alderman Ramonde Williams.

ROLL CALL

PRESENT 7 ALDERMEN: Harvey, Wilson, Tillman, Williams, Gardner, Nelson, Phillips.

ABSENT: 0 ALDERMEN: NONE

Also present were City Clerk Dr. Figgs, City Treasurer Tarka, Deputy Clerk I Jessica Coffee, Finance Director John Kasperek (remotely), Deputy Clerk II Dailey, Police Chief Kolosh, Fire Chief Bachert, Economic Water Commissioner Surufka, City Administrator Deanne Jaffrey, City Attorney Michael Kasper, Corporate Counsel Paul O' Grady (Ancel Glink) Legislative Counsel Burt Odleson and Arlene Cabana (Odelson, Murphy, Frazier & McGrath).

PUBLIC COMMENT Ryan Sinwelski of Harvey inquired if Harvey Mayor Christopher Clark is still Calumet City's Ethic Officer because that's what it says on the Calumet City website. Ryan Sinwelski commented regarding a FOIA request he sent to Calumet City stating he has not received a response.

Mayor's Report Mayor Jones reported that the Calumet City Library has received an award letter for 1,750,000.000; \$200,000.00 will paid back to the city for a previous loan. The city received a \$500,000.00 award letter specifically for Public Works; these funds can be used to cover salaries.

Finance Director
John Kasperek
Water Rate
Overview Finance Director Kasperek gave a brief overview of the Water Rate presentation given at the January 20, 2026, Special Meeting.

Discussion Regarding
Water Rate Increases The Council had a brief discussion regarding adjusting the suggested water rates. The members of the council agreed that there did need to be a water rate increase for the purpose of creating a surplus in the water fund but everyone agreed they did not want to devastate the residents with the increase.

Water Rate Increases Alderman Nelson moved, seconded by Alderman Harvey to approve amending the Water Rates Ordinance to reflect the new rates as follows: Water \$11.45, Sewer \$1.33, and Stormwater \$2.00.

(Ord.#26-01) (See Attached 2A)

ROLL CALL

AYES: 7 ALDERMEN: Harvey, Wilson, Tillman, Williams, Gardner, Nelson,
Phillips
NAYS: 0 ALDERMEN: None
ABSENT: 0 ALDERMAN: None

MOTION CARRIED

Finance Director John Kasperek Finance Director Kasperek reported that after reviewing the submitted invoices from Farnsworth it has been determined that the council only approved \$674,267.40 worth of invoices presented to the council for payment.
Farnsworth Invoice Overview

Payment Of Farnsworth Invoices Alderman Williams moved, seconded by Alderwoman Wilson to authorize the City Treasurer to reallocate \$254,437.43 of engineering invoices charged to the Corporate Fund, Water/Sewer Fund or the Capital Project Fund for the fiscal year 04-30-2026 and charge them to the 2023 A and B Bond. In addition, the City Treasurer is authorized to reallocate \$419,829.97 of engineering invoices for fiscal year 04-30-2026 charged to Water/Sewer or the Capital Project Fund and charge them to the 2023 A and B Bonds. The total amount is \$674,267.40.

ROLL CALL

AYES: 7 ALDERMEN: Harvey, Wilson, Tillman, Williams, Gardner, Nelson,
Phillips
NAYS: 0 ALDERMEN: None
ABSENT: 0 ALDERMAN: None

MOTION CARRIED

South Suburban Land Bank Development Joe Van Dyk representative from South Suburban Land Bank Development gave a presentation regarding the acquiring, stabilizing, and the activating of properties in the Southland. Joe Van Dyk gave an overview of how the Land Bank has been implementing inspectors and how this affects the day-to-day operations. Mr. Van Dyk explained that the Land Bank having its own inspectors takes pressure off the municipalities.

(See Presentation Attached)

Ord. #26-01

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

ORDINANCE NO. 26-01

**AN ORDINANCE AMENDING DIVISION 1, OF ARTICLE V. –
WATER SYSTEM, OF CHAPTER 94 – UTILITIES**

**THADDEUS JONES, Mayor
DR. NYOTA T. FIGGS, City Clerk**

**DEJUAN GARDNER
SHALISA D. HARVEY
MIACOLE NELSON
MELISSA PHILLIPS
DEANDRE TILLMAN
RAMONDE WILLIAMS
MONET WILSON
Aldermen**

Published in pamphlet form by authority of the City Council of
Calumet City

Prepared by: Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
2441 Warrenville Road, Suite 310, Lisle, Illinois 60532

Ord. #26-01

ORDINANCE NO. 26-01

**AN ORDINANCE AMENDING DIVISIONS 1 OF ARTICLE V. – WATER SYSTEM OF
CHAPTER 94 – UTILITIES**

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 Mayor and the City Council of the City of Calumet City (the "Corporate Authorities") may from time to time amend the text of the Municipal Code of the City of Calumet City when it is determined to be in the best interests of the City; and

WHEREAS, the City has not updated or increased its water utility rates for several decades, and responsible stewardship of the municipal water system requires periodic rate adjustments to ensure its financial stability and service reliability for current and future residents;

WHEREAS, the Corporate Authorities have determined it is in the best interest of the health, safety, morals and welfare of the citizens of the City to update and amend Division 1 of Article V. – Water System of Chapter 94 – Utilities.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALUMET CITY, COOK COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:

Section 1. That the City hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

Section 2. That Sections 171 and 172 of Article I. – IN GENERAL of Chapter 94 "UTILITIES" of the Calumet City Municipal Code is hereby amended to add the underlined text and delete the stricken text as indicated:

Sec. 94-171. - Established; rates and due date.

Ord. #26-01

The rate for all water supplied by the city to users who reside within the corporate boundaries of the city, payable on the first day of each billing period, ~~effective May 1, 2026~~, shall be ~~eleven dollars and forty-five~~ ~~seven dollars and eighty-one~~ cents (~~\$11.457-81~~) per every one thousand (1,000) gallons, or part thereof, of water used. The rate for sewer usage provided by the city to users who reside within the corporate boundaries of the city, payable on the first day of each billing period, shall be ~~one dollar and thirty-three cents~~ ~~sixty-two cents~~ (~~\$1.330-62~~) per every one thousand (1,000) gallons, or part thereof, of water used.

The rate for all water supplied to users who reside in an unincorporated area, payable on the first day of each billing period, shall be ~~twelve dollars and forty-five cents~~ ~~eight dollars and eighty-one cents~~ (~~\$12.458-81~~) per every one thousand (1,000) gallons, or part thereof, of water used. This rate will always be one dollar (\$1.00) more per every one thousand (1,000) gallons, or part thereof, of water used, than the current rate in effect from time to time for users who reside within the corporate boundaries of the city. The rate for sewer usage provided by the city to users who reside in an unincorporated area, payable on the first day of each billing period, shall be ~~three dollars~~ ~~sixty-two cents~~ (~~\$3.000-62~~) per every one thousand (1,000) gallons, or part thereof, of water used.

~~January 1, 2027, water rates shall increase by two dollars (\$1.00) to fourteen dollars and forty five cents (\$14.45). January 1, 2028, water rates shall increase by one dollar and twenty cents (\$1.20) to fifteen dollars and sixty-five cents (\$15.65). January 1, 2029, water rates shall increase by forty-five cents (\$0.45) to sixteen dollars and ten cents (\$16.10). January 1, 2030 water rates shall increase by forty-six cents (\$0.46) to sixteen dollars and fifty-six cents (\$16.56).~~

~~January 1, 2027, sewer rates shall increase by sixty-two cents (\$0.62) to three dollars and sixty-two cents (\$2.62). January 1, 2028, sewer rates shall increase by sixty-two cents (\$0.62) to four dollars and twenty-four cents (\$4.24). January 1, 2029, water rates shall increase by seven cents (\$0.07) to four dollars and thirty-one cents (\$4.31). January 1, 2030, water rates shall increase by seven cents (\$0.07) to four dollars and thirty-eight cents (\$4.38).~~

~~Effective May 1, 2030~~~~July 1, 2018~~, the rate for all water supplied by the city to users ~~who reside within the corporate boundaries of the city will be increased by the same percentage as samone and nine tenths (1.9) percent to seven dollars and ninety-six cents (\$7.96) per every one thousand (1,000) gallons, or part thereof, of water used. The one and nine tenths (1.9) percent increase is the new percentage rate increases charged imposed by the City of Chicago to Calumet City. Such increases will become effective one month following the effective date of Chicago's increased rates. If the City of Chicago increases rates charged for water it sells to the City of Calumet City, such charges increasing the rates shall be reflected immediately in the computation of water rates charged by Calumet City to all consumers.~~

Sec. 94-172. - Established; stormwater fee.

~~A stormwater fee of two dollars (\$2.00) shall be assessed for every one thousand (1,000) gallons or part thereof, of water used utilized by all users.~~

~~January 1, 2027, stormwater fees shall increase by sixty-two cents (\$0.62) to three dollars and sixty-two cents. January 1, 2028, stormwater fees shall increase by sixty-two cents (\$0.62) to four dollars and twenty-four cents (\$4.24). January 1, 2029, stormwater fees shall increase by~~

Ord. #26-01

seven cents (\$0.07) to four dollars and thirty-one cents (\$4.31). January 1, 2030, stormwater fees shall increase by seven cents (\$0.07) to four dollars and thirty-eight cents (\$4.38)

Effective May 1, 2030, storm water rates shall increase by the same percentage as water and sewer rates.

Secs. 94-17~~23~~—94-190. - Reserved.

Section 3: Superseder. In the event a conflict exists between the terms of this Ordinance and any other ordinance or resolution of the City, the terms of this Ordinance shall govern.

Section 4: 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.

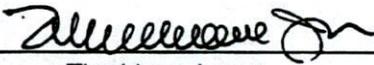
Section 5: Effective Date. This Ordinance shall be in full force and effect upon its passage and publication in pamphlet form, in accordance with law, and the provisions of the Calumet City's Municipal Code amended herein shall be reprinted with the changes.

Ord. #26-01

ADOPTED this 27th day of January 2026, pursuant to a roll call as follows:

	Yes	No	Absent	Present
Gardner	X			
Harvey	X			
Nelson	X			
Phillips	X			
Tillman	X			
Williams	X			
Wilson	X			
(Mayor Jones)				

APPROVED by the Mayor on January 27, 2026



Thaddeus Jones
MAYOR

ATTEST:



Dr. Nyota T. Figs, CITY CLERK



The South Suburban Land Bank and Development Authority: An Overview

January 2026



What is the Land Bank?

Founded in 2012 as Illinois' first land bank, the SSLBDA is a public agency consisting of roughly 30 member cities and villages in the Chicago Southland who work together on a regional approach to activate vacant, abandoned, and significantly tax delinquent properties.



How it works

A city or village board signs an Intergovernmental Agreement (IGA) to join the land bank and appoint a board member. A second IGA empowers the Land Bank to acquire an agreed upon list of properties in that community. The most common method to acquire properties is abandonment (essentially condemnation).

Land Bank Member Communities

*pending



- Blue Island
- Burnham
- Calumet City
- Country Club Hills
- Crete
- Ford Heights
- Harvey
- Hazel Crest
- Homewood
- Joliet
- Matteson
- Midlothian
- Oak Forest
- Park Forest
- Richton Park
- Robbins*
- South Holland
- Steger
- Tinley Park
- University Park*

By The Numbers



Staff: 5 Full-Time, 1 Part-Time (shared), 2 SME Contractors

2025 Direct Investment: \$704,009 toward property stabilization/repairs/security
\$361,700 toward blight elimination/demolition

Regional Jurisdiction: South Cook County & parts of Will County, Illinois
30 municipalities
+/- 795,000 residents

Current Holdings: 172 properties total, 29 structures

In Calumet City: 9 current property listings
2 properties scheduled for demolition
3 properties under contract with buyers
2 recently recorded deeds currently being cleaned out
16 case files pending inspections (abandonment evidence)

Our "Standard" Model



Acquire

Acquire title to distressed properties



Stabilize

Eliminate back taxes, liabilities, claims and liens; board-up, secure, maintain the property; **evaluate** options for redevelopment



Activate

Renovate, sell, or demolish property to support local priorities and unlock market potential

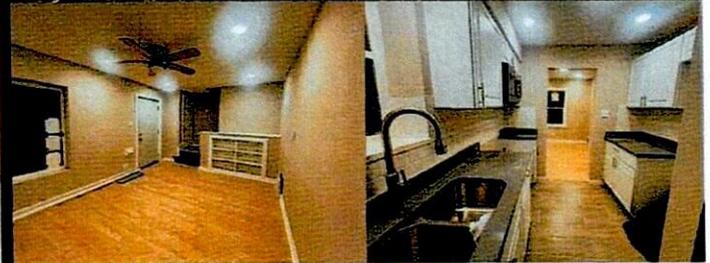
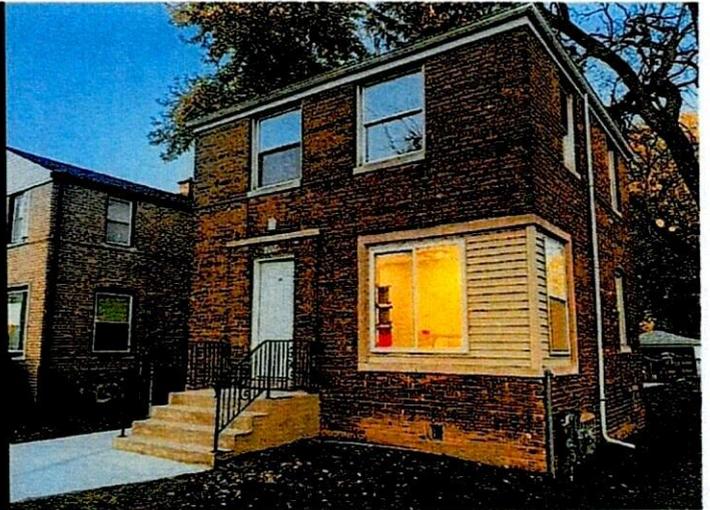
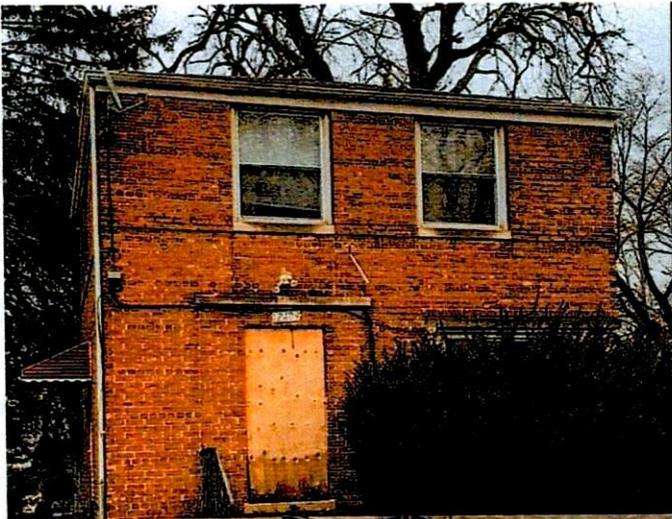


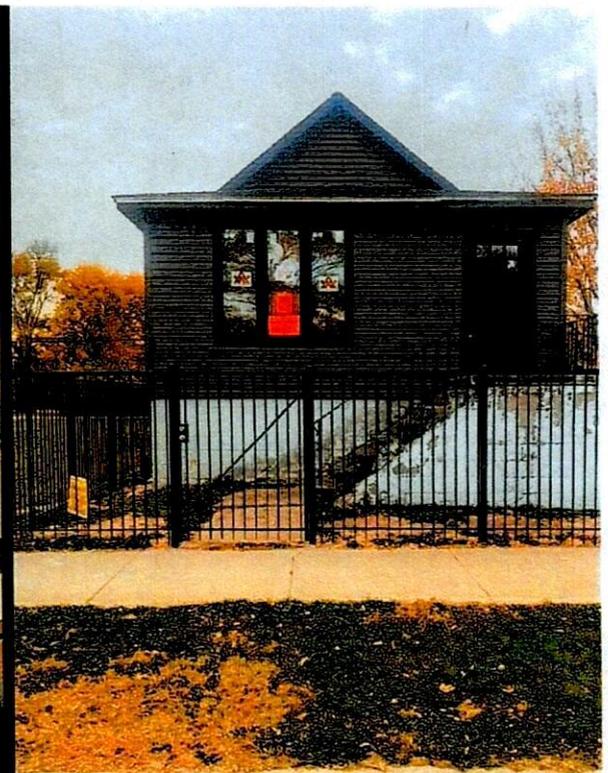
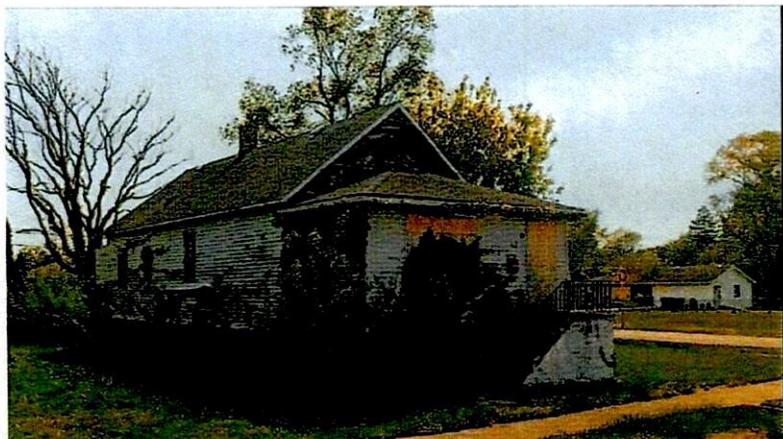
**1. Stabilize
and Sell “As-Is”**



Stabilize the property, clean out debris, conduct minor repairs and safety improvements before listing on the market or via RFP to a redevelopment partner.









Manage moderate repairs, interior demolition, and environmental remediation using sub-contractors before selling "as-is" to third parties who complete the rehab and sell or occupy the property.

1. Stabilize and Sell "As-Is"

2. "White Box"
(Rehab Light)







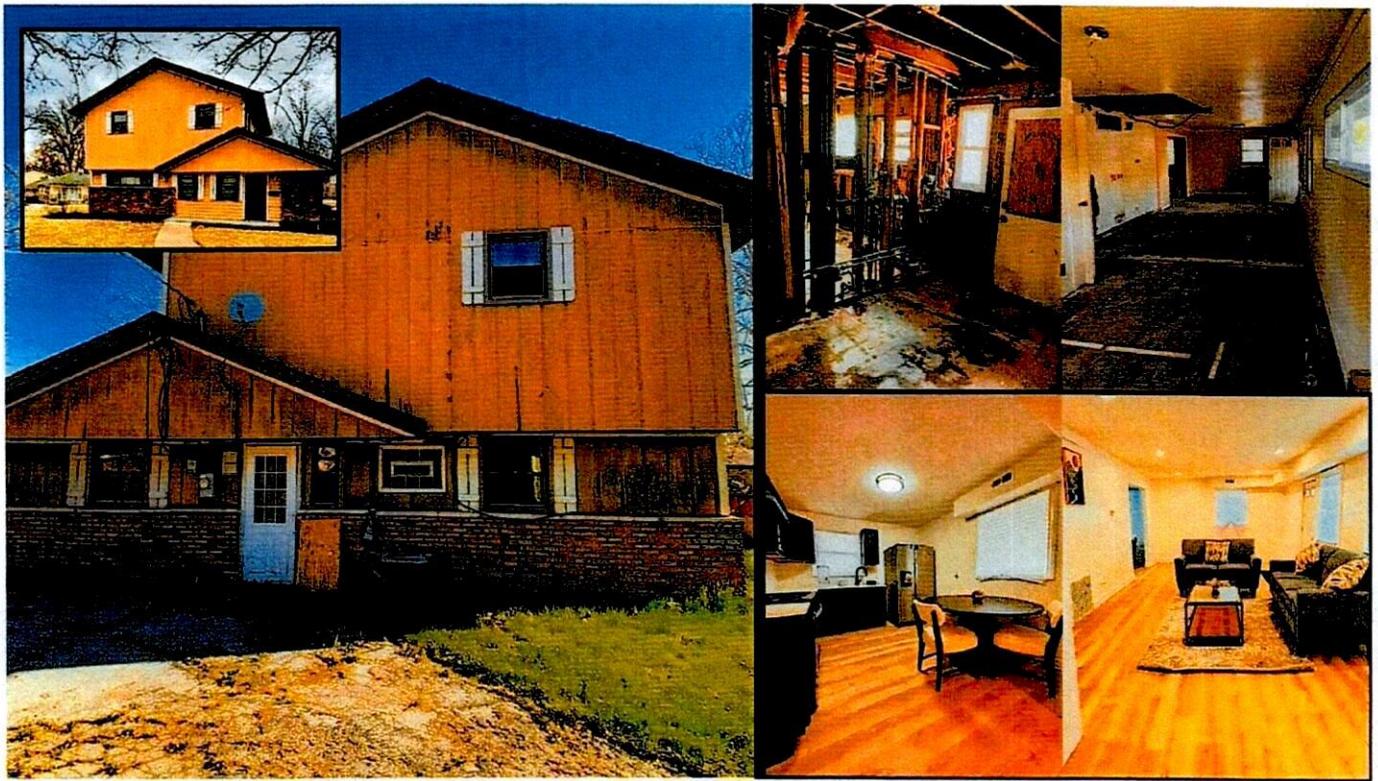


Manage entire renovation before selling a move-in ready property.

1. Stabilize and Sell "As-Is"

2. "White Box" (Rehab Light)

3. Full In-House Rehab



Our Abandonment to Activation Pipeline



1. **IDENTIFICATION:** Data analysis and site visits, add property to IGA
2. ***INSPECTION:** Collect evidence in partnership with municipality
3. **ABANDONMENT FILING:** File a petition for abandonment in court
4. **DEED ISSUANCE:** If successful, take title to abandoned property
5. **STABILIZATION:** Secure, insure, clean property... evaluate what's next
6. **REDEVELOPMENT:** Renovate property or foster renovation through sale
7. **ACTIVATION:** Revitalized property occupied and back on tax rolls

**IGA Amendment up for consideration enables Land Bank staff to provide inspection services*



FOR MORE INFO:
southsuburbanlandbank.org

Approval of South Suburban Land Bank And Development Resolution

Alderman Nelson moved, seconded by Alderman Gardner to approve the South Suburban Land Bank Resolution approving the third amendment to the Intergovernmental Agreement between the South Suburban Land Bank and Development Authority and City of Calumet City for the acquisition of certain properties through abandonment proceedings.

(Res.#26-02)

(See Attached 3A)

ROLL CALL

AYES: 7 ALDERMEN: Harvey, Wilson, Tillman, Williams, Gardner, Nelson, Phillips
NAYS: 0 ALDERMEN: None
ABSENT: 0 ALDERMAN: None

MOTION CARRIED

Postpone Agenda Items

Alderman Harvey moved, seconded by Alderman Williams to postpone agenda items #11, 12, 13, and 18.

ROLL CALL

AYES: 7 ALDERMEN: Harvey, Wilson, Tillman, Williams, Gardner, Nelson, Phillips
NAYS: 0 ALDERMEN: None
ABSENT: 0 ALDERMAN: None

MOTION CARRIED

City Treasurer Tarka Reports

City Treasurer Tarka gave a brief report on the revenue generated from the Casino, Dispensary, and Food Trucks.

City Vehicles Discussion

The city council had a brief discussion regarding the employee's vehicle take home privileges.

Alderman Wilson

Alderman Wilson stated that Calumet City vehicles should stay in the City of Calumet City.

Alderman Williams

Alderman Williams stated that department heads need to be able to get to Calumet City at any time day or night.

Alderman Gardner

Alderman Gardner inquired about some of the vehicles not having municipal license plates.

Mayor Jones

Mayor Jones stated he will check into why some of the plates were not ordered as municipal plates.

Res.#26- 02

THE CITY OF CALUMET CITY
COOK COUNTY, ILLINOIS

RESOLUTION
NUMBER 26- 02

A RESOLUTION APPROVING THIRD AMENDMENT TO THE
INTERGOVERNMENTAL AGREEMENT BETWEEN THE SOUTH SUBURBAN LAND
BANK AND DEVELOPMENT AUTHORITY AND CITY OF CALUMET CITY FOR THE
ACQUISITION OF CERTAIN PROPERTIES THROUGH ABANDONMENT
PROCEEDINGS

THADDEUS JONES, Mayor
NYOTA T. FIGGS, City Clerk

**DEJUAN GARDNER
SHALISA HARVEY
MIACOLE NELSON
MELISSA PHILLIPS
DEANDRE TILLMAN
RAMONDE WILLIAMS
MONET WILSON**

Aldermen

Published in pamphlet form by authority of the Mayor and City Council of the City of Calumet
City on January 27, 2026

Prepared by Corporation Counsel Ancel Glink, P.C. – 140 S. Dearborn, #600, Chicago, Illinois
60603

Res.#26-02

RESOLUTION NUMBER 26-02

**A RESOLUTION APPROVING THIRD AMENDMENT TO THE
INTERGOVERNMENTAL AGREEMENT BETWEEN THE SOUTH SUBURBAN
LAND BANK AND DEVELOPMENT AUTHORITY AND CITY OF CALUMET CITY
FOR THE ACQUISITION OF CERTAIN PROPERTIES THROUGH
ABANDONMENT PROCEEDINGS**

WHEREAS, the City of Calumet City, Cook County, Illinois ("City") is a home rule municipality organized and operating 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; and

WHEREAS, Article VII, Section 10 of the 1970 Constitution of the State of Illinois (1970 Ill. Const., Art. VII, § 10(a)) authorizes units of local government to contract and otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the Intergovernmental Corporation Act authorizes public agencies to contract with one another to perform any governmental service, activity or undertaking or to combine, transfer, or exercise any powers, functions, privileges, or authority which any of the public agencies entering into the contract is authorized by law to perform, provided that such contract shall be approved by the governing bodies of each party to the contract and except where specifically and expressly prohibited by law (5 ILCS 220/3; 5 ILCS 220/5); and

WHEREAS, the City approved an Intergovernmental Agreement for the Acquisition of Certain Properties Through Abandonment Proceedings ("IGA") to join the South Suburban Land Bank and Development Authority ("SSLBDA"), approved by Resolution Number 20-26 passed by City Council on June 25, 2020, a copy of which was filed with the City Clerk of the City of Calumet City; and

Res.#26-02

WHEREAS, the IGA was executed by the Mayor of the City of Calumet City on June 30, 2020, and executed by the Executive Director of the SSLBDA on July 10, 2020, a copy of which is filed with the City Clerk of the City of Calumet City; and

WHEREAS, the City and SSLBDA desire to execute a Third Amendment to the IGA, subject to the terms and conditions contained therein; and

WHEREAS, the Mayor and the City Council of the City of Calumet City find that executing the Third Amendment to the IGA is necessary and in the best interests of the health, welfare and safety of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, in exercise of its home rule authority, as follows:

Section 1. RECITALS. The foregoing recitals are incorporated into this Resolution as though fully set forth in this Section 1.

Section 2. AGREEMENT APPROVED. The Third Amendment to the IGA, is attached hereto and incorporated herein as **Exhibit A**, is approved, subject to City Attorney review, and the Mayor and the City Clerk are authorized and directed to execute the Third Amendment to the IGA on the City's behalf, and to take all actions necessary to implement and enforce the terms and conditions of the Third Amendment to the IGA.

Section 3. CONFLICT. In the event a conflict exists between this Resolution's terms and the terms of any other City ordinance or resolution, the terms of this Resolution will control.

Section 4. SEVERABILITY. If any part, subsection or clause of this Resolution is deemed unconstitutional, invalid or otherwise unenforceable by a court of competent jurisdiction, the remaining sections, subsections, and clauses not affected thereby shall remain fully valid and enforceable.

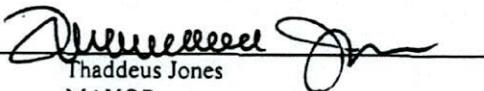
Res.#26-02

Section 5. EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois this 27 day of January, 2026, pursuant to a roll call vote, as follows:

	YES	NO	ABSENT	PRESENT
Gardner	X			
Harvey	X			
Nelson	X			
Phillips	X			
Tillman	X			
Williams	X			
Wilson	X			
(Mayor Jones)				
TOTAL				

APPROVED by the Mayor on January, 27 2026.


Thaddeus Jones
MAYOR

ATTEST:

Nyota T. Figgs
CITY CLERK

EXHIBIT A

**THIRD AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN
THE SOUTH SUBURBAN LAND BANK AND DEVELOPMENT AUTHORITY AND
CITY OF CALUMET CITY FOR THE ACQUISITION OF CERTAIN PROPERTIES
THROUGH ABANDONMENT PROCEEDINGS**

[ATTACH]

**THIRD AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN
THE SOUTH SUBURBAN LAND BANK AND DEVELOPMENT AUTHORITY AND
CITY OF CALUMET CITY FOR THE ACQUISITION OF CERTAIN PROPERTIES
THROUGH ABANDONMENT PROCEEDINGS**

THIS THIRD AMENDMENT ("Third Amendment"), to the Intergovernmental Agreement adopted by the City of Calumet City on June 25, 2020 ("IGA"), is made and entered into as of the ____ day of ____, 2026, by and between the City of Calumet City ("Municipality"), and the South Suburban Land Bank and Development Authority, an Intergovernmental Agency ("SSLBDA").

A. The Parties agree to amend the IGA as follows:

a. Paragraph 2 is hereby amended to read as follows:

2. Authority to Inspection for Abandonment Petitions and to File and Prosecute Abandonment Petitions. The City authorizes and engages SSLBDA and its staff, vendors, and independent contractors, who are trained to inspect real property and identify building and property maintenance code violations, to exercise on the City's behalf, the City's inspection authority for the exterior of real property. Such inspection authority shall be used to determine if parcels of real property within the City meet the criteria for a declaration of abandonment. Such inspection authority shall be exercised only by mutual written agreement, including by email, of the Parties' Contacts, as defined herein, on such parcels of real property identified by mutual written agreement, including by email, of the Parties' Contacts.

The City further authorizes and engages SSLBDA and its counsel to file and prosecute, on its behalf, petition(s) for a declaration of abandonment (pursuant to 65 ILCS 5/11-31-1(d)) ("Petition") for all parcels identified in **Exhibit A** ("Parcels"). Exhibit A may be amended from time to time by written agreement, including by email, of the Parties' Contacts, as defined herein.

b. Paragraph 4 is hereby amended to read as follows:

4. Title to Abandoned Parcels. In exchange for SSLBDA paying the costs of abandonment proceedings, as described in paragraph 3, the City agrees that SSLBDA shall be the City's designated recipient of a judicial deed pursuant to 65 ILCS 5/11-31-1(d). If, however, a judicial deed is issued to the City instead of SSLBDA as a result of a declaration of abandonment filed pursuant to this Agreement, the City agrees to immediately convey fee simple title to the Parcel to SSLBDA.

c. Paragraph 8 is hereby amended to read as follows:

8. Contacts. the Parties' contacts for the implementation of this Agreement are as follows ("Contacts"):

For the City:

Local Government Director for Calumet City appointed to
SSLBDA Currently: DeJuan Gardner, Alderman
Email: dgardner@calumetcity.org

With a copy to:
Director of the Department of Building and Zoning
Currently: Sheryl Tillman
Email: stillman@calumetcity.org

For SSLBDA:
Executive Director of SSLBDA
Currently: Joseph Van Dyk
Email: joseph.vandyk@southlanddevelopment.org

d. References to 65 ILCS 5/11-31-(d):

All references in the IGA to “dangerous and unsafe buildings” shall be modified to reflect the revisions to 65 ILCS 5/11-31-1(d), made as of January 1, 2022, and which now reference conditions that “impair[s] public health, safety, or welfare.”

e. Counterparts:

This Third Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and any signatures to counterparts may be delivered by electronic transmission and shall have the same force and effect as original signatures.

f. Force and Effect:

Except as set forth in this Third Amendment, all terms and provisions of the IGA and prior amendments shall continue in full force and effect. If the provisions of this Third Amendment and the provisions of the IGA or prior amendments are in conflict, the provisions of this Third Amendment shall prevail.

(Signature Pages to Follow)

**SOUTH SUBURBAN LAND BANK CITY OF CALUMET CITY: AND
DEVELOPMENT AUTHORITY:**

BY: _____ BY: ^{Signed by:} Joseph van Dyk Joseph Van
Dyk
Executive Director ITS: _____

Approved and Adopted by City Council on:

Alderman Gardner Alderman Gardner inquired about the former Economic Development Director and if they still have a city vehicle.

Mayor Jones Mayor Jones responded that the former Economic Development Director is not in possession of a city vehicle.

Alderman Nelson Alderman Nelson commented regarding the way city vehicles are being driven by city employees. Alderman Nelson also commented regarding the cost for gas and insurance on all of the city vehicles. Alderman Nelson stated the vehicles should be parked in the city parking lot at night and picked up in the morning.

Alderman Wilson Alderman Wilson inquired about an employee in the City Clerk's office having a vehicle but the City Clerk having to drive her own car.

Mayor Jones Mayor Jones stated a vehicle is not included in the Clerk's salary as well as the City Clerk hasn't asked for a vehicle.

City Clerk Figgs Official Request City Clerk Figgs officially requested a city vehicle.

Settlement Approval EFN (Napleton Kia) Alderman Williams moved, seconded by Alderman Harvey to approve the \$670,000.00 settlement between the City of Calumet City and EFN (Napleton Kia) 17 to be loaned from the 2023 A Bond and paid back on a schedule created by the City Treasurer.

Motion to Enter Into Closed Session Alderman Harvey moved, seconded by Alderman Williams to enter into closed session for the purpose of discussing the employment of a specific individual, and pending or probable litigation at 8:14 p.m.

MOTION CARRIED

Executive Session The city council met in executive session from 8:24 p.m. to 10:32 p.m.

Return to Regular Order of Business Alderman Phillips moved, seconded by Alderman Harvey to return to the regular order of business at 10:36 p.m.

Mayor Jones Left Special Meeting Mayor Jones left the Special Meeting at 10:35 p.m.

MOTION CARRIED

Alderman Williams Alderman Williams announced agenda items #11,12, 13, 18, and 20

Approval of Payroll
January 22, 2026

will be deferred to Friday January 30, 2026, meeting.
Alderman Tillman moved, seconded by Alderman Gardner to approve Payroll as it appears on the agenda of January 22, 2026.

Alderman Wilson

Alderman Wilson stated for the record her vote is no based upon what was discussed in executive session.

ROLL CALL

AYES: 6	ALDERMEN: Harvey, Tillman, Williams, Gardner, Nelson, Phillips
NAYS: 1	ALDERMEN: Wilson
ABSENT: 0	ALDERMAN: None

MOTION CARRIED

Approval of
Emergency Bill List
January 22, 2026

Alderman Nelson moved, seconded by Alderman Wilson to approve the the Emergency Bill list as it appears on the agenda of January 22, 2026.

ROLL CALL

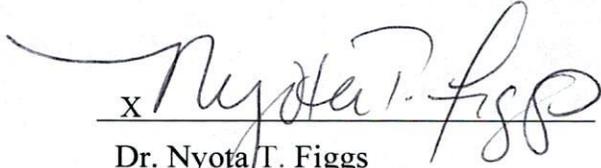
AYES: 7	ALDERMEN: Harvey, Wilson, Tillman, Williams, Gardner, Nelson, Phillips
NAYS: 0	ALDERMEN: None
ABSENT: 0	ALDERMAN: None

MOTION CARRIED

Adjournment

Alderman Gardner moved to adjourn, seconded by Alderwoman Nelson at 10:38 p.m.

MOTION CARRIED

X 

Dr. Nyota T. Figgs
City Clerk