SPECIAL MEETING
HELD ON SEPTEMBER 22, 2026
204 PULASKI ROAD, CALUMET CITY, ILLINOIS

CALL TO ORDER The Special Meeting was called to order at 6:21 p.m. on September 22, 2026, by Mayor Thaddeus Jones.

ROLL CALL

PRESENT 7 ALDERMEN: Harvey (Zoom-Audio), Wilson, Tillman, Williams, Gardner, Nelson, Phillips.

ABSENT: 0 ALDERMEN: NONE

Also present were: City Clerk Dr. Figgs, City Treasurer Tarka, Finance Director Kasperek City Administrator Deanne Jaffrey, Fire Chief Bachert, Police Chief Kolosh, Deputy Clerk Jessica Coffee, Deputy Fire Chief Vega, Attorney Dominick Lanzito, Attorney Maurice Hunt (Ancel Glink), and Assistant Economic Director Sonia Khalil (Zoom-Audio).

PUBLIC COMMENT None

Alderman Harvey Requested Remote Attendance to the Special Meeting

Alderman Harvey requested to attend the Special Meeting remotely via (Zoom -Audio) due to her being ill.

Approve Alderman Harvey to Attend the Special Meeting Remotely

Alderman Wilson moved seconded by Alderman Gardner to approve Alderman Harvey attending the Special Meeting remotely at 6:23 p.m.

ROLL CALL

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

MOTION CARRIED

Class8, Redevelopment And TIF Agreement Discussions

Alderman Nelson requested that all documentation be provided before the council is requested to make a decision regarding selling city property.

Alderman Wilson requested that each developer provide a Performa, and that clearer Redevelopment Agreements be provided to the council. Alderman Wilson requested that legislative counsel reviews the agreements before the council votes.

Alderman Gardner requested a Scope of Work be provided as well as an appraisal for each property.

Assistant Director of Economic Development Sonia Khalil stated the appraisals might cost the city around $1,000.00.

Alderman Wilson commented regarding businesses coming into Calumet City and benefiting from TIF funds and Class 8's and not hiring Calumet City residents. Alderman Wilson requested that a Claw back provision be put in place.

Tabeling of Redevelopment, TIF Agreement and Class 8 Approval

Alderman Gardner moved, seconded by Alderman Nelson to table the redevelopment agreements, TIF agreements and Class 8 approvals for A.P. Deli, The Calumet City Laundromat LLC, and 1624 Harbor Avenue.

ROLL CALL

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

MOTION CARRIED

River Oaks Auto Discussion

The owner of River Oaks Auto Nick Beadini commented regarding his challenges with Calumet City over the last few years. Nick Beadini gave a brief overview of his plans for the 4 lots he hopes to acquire from the city. Nick Beadini stated there was a previous agreement he signed with the city two years ago for the purchase of four lots, but he is not sure what happened with that contract. Nick Beadini stated the cost for the lots was $5,000.00 a lot which totaled $20,000.00. Nick Beadini stated that he was previously advised that he needed to wait until after the election for the sale of the lots.

Alderman Gardner requested a rendering for the lot.

Mayor Jones requested that Nick Beadini speak with his attorney and provide the previous agreement for review. Mayor Jones also requested the renderings for the lots be provided.

Alderman Nelson requested that Nick Beadini send his agreement and any supporting documentation to the council such as the renderings and the Dealers license approved by the county.

Nick Beadini commented regarding the city no longer patronizing his business any longer and taking the vehicles outside of Calumet City for repair.

Mayor Jones stated there are several outstanding invoices that need to be paid to River Oaks Auto.
Mayor Jones also stated that the sale of the four lots on the Regular City Council Meeting Agenda on October the 8th.

Alderman Tillman Left the Special Meeting

Alderman Tillman left the Special Meeting at 6:41 p.m.

Purchase and Sale Agreement Discussion For 45 155th Street

Alderman Gardner gave a brief overview of the Purchase and Sale agreement for 45 155th Street and stated that the land was sold for $5000.00.Alderman Gardner stating that there is a garage that encroaches on the lot so the city will sale that portion to the owner.

Alderman Wilson requested the dollar amount of the sale be included in the motion for the council to reference.

Approval of the Purchase and Sale Agreement as Amended For 45 155th Street (Amended)

Alderman Gardner moved, seconded by Alderman Wilson to approve the purchase and sale agreement for the amount of $5,000.00 for 45 155th Street: further direct the city attorney to prepare and for the Mayor to sign and execute the purchase and sale agreement. (Amended)

ROLL CALL

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

MOTION CARRIED

Zoning Board Meeting Discussion

Mayor Jones reported to the council there will be an upcoming Zoning Board meeting on October 6th and there will be three petitions being brought before the board. Mayor Jones stated each ward and Alderman has been notified.

Alderman Wilson reported that she had not received notification.

Mayor Jones stated he would look into the matter.

RFP for Refuse Contract Discussion

Mayor Jones stated the RFP for Refuse Contract will appear on a future agenda.

ADJOURNMENT

Adjournment was at 7:16 p.m., on a motion by Alderman Phillips, seconded by Alderman Williams.

MOTION CARRIED

X_____

Dr. Nyota T. Figgs,
City Clerk