

President of
A.P. Deli Kenneth
Battee Gave a
Presentation

The President of A.P. Deli Kenneth Battee along with the Economic Development Coordinator for Sandrick Law Firm LLC Angela Mesaros and Michael J. Pyrchalla the Attorney Concentrating on Property Tax and Assessment Law for Sandrick Law Firm LLC gave a brief presentation regarding A.P. Deli's history. Mr. Kenneth Battee announced A.P. Deli is a family business that has been operating for 42 years. A.P. Deli has several locations and a distribution center. Mr. Battee stated he is excited about 1625 Sibley because there is a drive thru. Mr. Pyrchalla commented regarding the \$200,000.00 in renovations A.P. Deli will need to complete to open the location. Angela Mesaros reported that the company would need to hire at least 12 employees and they would hope that they are Calumet City residents. A.P. Deli will pay \$5,000.00 dollars for the property and will be requesting a Class 8 Incentive as well as TIF money.

Discussion

Alderman Williams inquired about the timeframe for construction.

President of A.P. Deli Mr. Battee responded construction should be completed within 90 days.

Alderman Wilson inquired if A.P. Deli had any affiliation with any other business in Calumet City.

President of A.P. Deli Mr. Battee responded neither him nor A.P. Deli are affiliated with any businesses in Calumet City.

Motion to Enter into
Closed Session

Alderman Williams moved, seconded by Alderman Gardner to enter into closed session for the purpose of discussion of the sale of property at 6:44 p.m.

MOTION CARRIED

Executive Session

The City Council met in executive session from 6:44 p.m. to 7:44 p.m.

Return to the Regular
Order of Business

Alderman Phillips moved, seconded by Alderman Harvey to return to the regular order of business at 7:44 p.m.

MOTION CARRIED

Council Requests
From A.P. Deli

Mayor Jones requested that A.P. Deli provide a Performa and Appraisal of the property. Mayor Jones stated the council looks forward to receiving the information requested so both parties can move forward.

Calumet City
Laundromat LLC

Attorney Tim McGinty representing Calumet City Laundromat LLC. gave a presentation regarding the development of 1255- 1259 Burnham

Presentation

Avenue. Attorney McGinty commented regarding the amount of work it will take to get the business up and running; he stated this building is in a dilapidated state. Attorney McGinty reported that the owner his firm is representing Steven Partika has a Quick Wash in Tinley Park and owns several other businesses as well.

Laundromat
Discussion

Alderman Wilson inquired how about the amount Tinley Park gave Mr. Steven Partika to open up a Quick Wash in their town.

Attorney McGinty reported that there was an incentive received from Tinley Park at the time he cannot recall what exactly the amount was. Attorney McGinty advised the council that this property is in very bad shape; it's going to cost Mr. Partika about \$1,500,000.00 dollars to get the property up and running, he will also have to put \$750,000.00 dollars worth of equipment in the business as well. Mr. Partika is asking for \$250,000.00 from the TIF for the laundromat. Attorney McGinty stated the laundromat will bring 4 to 6 jobs to Calumet City.

Council Requests
For 1255-1259
Burnham Ave

Mayor Jones requested Mr. Partika provide the council with a Performa and an appraisal.

Calumet City Storage
LLC Presentation

John Thayer General Contractor and Developer gave a presentation regarding 1737 East- West. Mr. Thayer reported on previous projects he has completed and his plans to the property into a well lit 300 unit storage facility with new electrical and plumbing. Mr. Thayer stated the property will have indoor and outdoor security cameras as well as electronic entry. Mr. Thayer reported the cost for the redevelopment will be about 1,700,000.00 and he is requesting the city pay half on a pay as you go basis so that the council is able to issue funds based on project progress.

Mayor Jones
Comments Regarding
A Possible Storage Tax

Mayor Jones asked Mr. Thayer if he would be opposed to a storage tax.

General Contractor Mr. Thayer stated he wouldn't be opposed.

Mayor Jones advised that the taxes would need to be paid for the previous year as soon as the property is transferred.

General Contractor Mr. Thayer agreed to make sure the taxes are paid as long as it's for one year.

Mayor Jones requested Mr. Thayer use local businesses for supplies.

General Contractor Mr. Thayer Mr. Thayer stated his building process works better with local suppliers and vendors.

Council Requests
For 1255-1259
Burnham Ave

Mayor Jones requested the owner Mr. Partika provide the council with a Performa and an appraisal.

Director Tillman
Comments Regarding
1624 Harbor Avenue

Director Tillman explained to the council that Cook County Land Bank gave to the City of Calumet 1624 Harbor Avenue and they are demanding that the property be demolished, or redeveloped, or they are requiring the city give the property back.

Attorney McGinty
1624 Harbor Ave
Presentation

Attorney McGinty reported to the council Mr. Partika's plan for 1624 Harbor Avenue is to redevelop the property and make the 6 units Affordable Housing.

Tabling of
45 155th Street
Redevelopment
Agreement

Alderman Harvey moved, seconded by Alderman Wilson to table action on the redevelopment agreement for 45 155th Street: further direct the city attorney to prepare and for the mayor to sign and execute the purchase and sale agreement.

ROLL CALL

AYES: 7

ALDERMEN: Harvey, Wilson, Tillman, Williams, Gardner, Nelson,
Phillips

NAYS: 0

ALDERMEN: None

ABSENT: 0

ALDERMAN: None

MOTION CARRIED

Mayor's Report

Mayor Jones inquired if the council wanted to cancel the Zoning Board meeting.

Council stated they are fine with moving forward.

Mayor Jones stated he would need to use his 30-day appointment powers appoint Regina Houston, Scott Nnamah, and Karen Oliver to the Building and Zoning Board so that the Public Hearing doesn't have to be canceled.

Attorney Lanzito advised that since appointing members does not appear on the agenda the mayor is not able to appoint anyone in this meeting.

Alderman Tillman stated he feels like appointing the Public Works Deputy Commissioner would be a conflict of interest.

Tabeling Payroll

Alderman Phillips moved, seconded by Alderman Harvey to table the payroll that should reflect the June 05, 2026, date in the amount of \$1,063,958.67 until Department Heads are present.

ROLL CALL

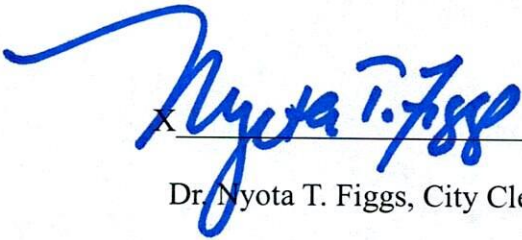
AYES:	5	ALDERMEN:	Harvey, Wilson, Williams, Nelson, Phillips
NAYS:	0	ALDERMEN:	None
ABSENT:	2	ALDERMAN:	Tillman, Gardner

MOTION CARRIED

ADJOURNMENT

Adjournment was at 8:46 p.m., on a motion by Alderman Phillips, seconded by Alderman Harvey.

MOTION CARRIED


X _____
Dr. Nyota T. Figgs, City Clerk