

SPECIAL MEETING
HELD ON JUNE 20, 2026
204 PULASKI ROAD, CALUMET CITY, ILLINOIS

CALL TO ORDER The Special meeting was called to order at 9:18 a.m.
on June 20, 2026, by Mayor Thaddeus Jones.

ROLL CALL

PRESENT 6 ALDERMEN: Harvey, Wilson, Williams (9:20 a.m.),
Gardner, Nelson, Phillips.

ABSENT: 1 ALDERMEN: Tillman

Also present were: City Clerk Dr. Figgs, City Treasurer Tarka (Remote),
Deputy Treasurer Nicole Rudder, City Administrator Deanne Jaffrey,
Fire Chief Bachert, and Deputy Coffee.

PUBLIC COMMENT None

Mayors Report

Mayor Jones reported to the council that a letter has been submitted to
the USEPA requesting a 27-month extension. Mayor Jones stated the 27
months will allow the fix its water related issues.

Mayor Jones announced in the next three weeks all aldermen will be
provided with their own Prompt IO text messaging system.

Mayor Jones reported that Airy's Construction will appear on the next
Regular City Council Meeting agenda. Mayor Jones stated that attorney
will be present to provide a legal opinion.

Alderman Nelson questioned if Airy's received payment for the city of
Calumet City for any project in the past.

Deputy Treasurer Nicole Rudder stated Airy's has been paid over
\$500,000.00 from the City of Calumet City.

Mayor Jones announced the city has a Waiver of Liability form that
needs to be signed if Public Works removed any trees from a residents
property. Mayor Jones stated the residents should contact their insurance
company before signing the waiver of liability and before the city
removes any trees or debris.

Mayor Jones made reference to the June 16, 2026, Special meeting where
the council discussed the sale price of 1625 Sibley Avenue; stating that

\$5,000.00 wasn't enough and that the city needs to make more of a profit. Mayor Jones reported that at previous meetings city council supported the sale of 1625 Sibley Avenue for \$5,000.00 to Teiki's Turkeys and JFL Food LLC.

Building and
Zoning Members
Appointment
Discussion

Mayor Jones announced the members he is submitting for the Building and Zoning Board member appointment; they are Anthony Walker, Scott Mamon, Linda Graves, Karen Oliver, Shondra Devasher Williams, and

Alderman Nelson stated for the record "we should be able to work for our residents, are they residents?"

Appointment of
Building and Zoning
Board Members
Presentation

Alderman Williams moved, seconded by Alderman Harvey to approve the appointment of the Building and Zoning Board Members as follows: Anthony Walker, Scott Mamon, Linda Graves, Karen Oliver, Shondra Devasher Williams, and Demetria Dorsey.

ROLL CALL

AYES:	4	ALDERMEN:	Harvey, Nelson, Phillips
NAYS:	2	ALDERMEN:	Wilson, Gardner
ABSENT:	0	ALDERMAN:	Tillman
PRESENT:	1	ALDERMAN:	Williams

MOTION CARRIED

Discussion
Building and
Zoning Members
Payment

Alderman Wilson moved, seconded by Alderman Nelson to reduce the stipend amount from \$750.00 to \$250.00.

Alderman Williams stated the Zoning Board has only meet about three times in the last 3 years and that's not enough to put a strain on the city.

Mayor Jones commented regarding the number of meetings Aldermen hold.

Alderman Nelson stated that she all of the stipends should be lowered. Alderman Nelson reported the only reason aldermen have to call meetings is because the mayor is over the agenda and certain items don't make the agenda.

Alderman Gardner stated he doesn't think this is the right setting to discuss compensation; that would need to be changed with the budget.

City Treasurer Tarka stated if the stipend should change his office would payout what is listed in the ordinance until the appropriation is amended.

Withdrawal of Motion Alderman Wilson withdrew her motion to reduce the stipend amount for the Building and Zoning Board members.

Withdrawal of Motion Alderman Nelson withdrew her second to reduce the stipend amount for the Building and Zoning Board members.

Mayor Jones Mayor Jones stated for the record “send everything you have against every department that you have issues with.”

Discussion on Payroll Alderman Wilson stated that the department heads should be at the meeting so that the council can ask them questions regarding payroll

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.

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 For 1625 Sibley Mayor Jones requested that A.P. Deli a Performa and Appraisal of the the property. Mayor Jones stated the council looks forward to receiving the information requested so both parties can move forward.

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

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 responded 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

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

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.

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

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

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

Council Requests
For 1255-1259
Burnham Ave

Mayor Jones requested 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.

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 Amended
Payroll

Alderman Phillips moved, seconded by Alderman Harvey to table amended payroll in the amount of \$1,063,958.67 until Department Heads are present.

ROLL CALL

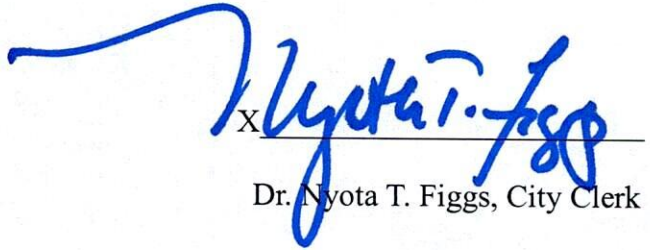
AYES:	7	ALDERMEN:	Harvey, Wilson, Williams, Nelson, Phillips
NAYS:	0	ALDERMEN:	Tillman, Gardner
ABSENT:	0	ALDERMAN:	None

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