

JOURNAL OF PROCEEDINGS

**REGULAR MEETING
City Council of the City of Calumet City
Cook County, Illinois**

JANUARY 23, 2025

Public Comment

Cassandra Elston, wife of Jesse Elston thanked everyone for the love support during her time of loss.

Pledge Of Allegiance

The City Council of the City of Calumet City met in the City Council Chambers at 6:05 p.m. in a regular meeting on January 23, 2025, with Mayor Jones present and presiding.

ROLL CALL

PRESENT: 7

ALDERMEN: Navarrete, (6:32 p.m.) Wilson (6:06 p.m.), Tillman, Williams, Gardner, Patton, Smith

ABSENT: 0

ALDERMEN: None

Also present was: City Clerk Figgs, City Treasurer Tarka, Fire Chief Bachert, Deputy Clerk I Jessica Coffee, City Engineer Ken Chastain, Economic Development Val Williams, City Administrator Deanne Jaffrey

There being a quorum present, the meeting was called to order.

Prayer

Pastor Stokes led the City Council in prayer.

Approval of Minutes
(Removed)

January 09, 2025: Regular City Council Meeting
(Removed)

Presentation from The Attorney Generals
Office

Norman Skip from the Attorney General's Office reported on the assistance the office provides for the State of Illinois.

Farnsworth Presentation

Matt Bueger, Hosea Reya, Jeanine Mendoza and Ken Chastain from Farnsworth Group gave a presentation of findings from the sewer work performed in response to the September 2023 storm. Farnsworth discussed the upcoming Sewer and Stormwater Capital Improvement Action Plan.

Class 8 Request for 1401 River Oaks
Drive

Adam Dotson presented on the need for a Class 8 Designation and enterprise zone incentives for 1401 River Oaks Drive (Investor Real Estate Group, LLC). Adam Dotson reported 1401 River Oaks Drive will be a new development.

Clark and Dr. Mccants will host a Creating Economic Opportunity Workshop; visit Facebook.com/2ndward4Wilson to sign up. Last week I discussed something very personal, but it was very public; I was asked to track down some numbers so I would like you all to take down this number (708) 512-3899 this is the number sending out text messages that incite violence on several Elected Officials here in Calumet City, that number again is (708) 512-3899 if you pull it up or search it in your smart phones you may see some messages that are just of a gutter snipe nature but then on top of that message in a thread you'll see things that says hey this is Mayor Thaddeus Jones inviting you to a Tree Lighting Ceremony or inviting you to Thanksgiving for food. This number is also sending out things that incite threats to elected officials. So again (708) 512-3899; taking advice that was given last week I did file a police report on that number. We are going to get a restraining order on that number and hopefully we can find out who truly owns and controls that number. Thank you to the residents and my uncle who sent me something that was on their door today. On their door today was a white Calumet City bag and inside that bag there were things like the Black History calendar that the Calumet City gives out, a newsletter from July, a newsletter that we had tabled till this meeting and it was not printed last meeting because we tabled it until this meeting because we didn't want it paid until we could get a copy of it, but that was in there. Then there was also this disgusting letter on city letterhead that says it's from the office of Mayor Thaddeus Jones and it goes on to say that the Alderwoman which is me has been lying at doors. That's not true because that's not who I am. There is something here that says I've been lying about speed bumps. When you don't know how a ward communicates with each other you are left on the outside lying to get in. Every year the Speed Bump list is made public and every year you are able to add to that list so my residents know, not only is it made public, but it is texted to you and we discuss it in our meetings. The second line says that I lied about alleys, well I don't grade alleys all I do is pass legislation that gives the money to the departments to purchase the equipment to make sure its done; that's where skilled labor comes in. And unfortunately, our Public Works can't do their job because they are the hottest public entertainment promoters in town but were hoping that they get the training to do the alleys. Then it talked about not hiring woman here, I never said anything about not hiring women, I said not respecting women that's something totally different but for the Mayor of a town to have enough time to create something as disgusting, and insidious, and gutter snipe like as this letter to go out to residents. And when my uncle got it and brought it to me and I read it we laughed because this isn't what we do in the second ward; it's about the vision of We in the second ward, if it hurts one its hurt to many. As we continue to pray for your wife Mayor, I continue to pray for your soul."

Mayor Jones

"Alderman don't pray for my wife and don't pray for me".

Alderwoman Wilson

“Somebody got to do it because the way you are moving it gonna get a lot of people hurt.”

Mayor Jones

“Finish your statement Alderman.”

Alderwoman Wilson

“I’ll finish my statement when I finish my statement. And so, I’m asking this council to stop allowing this stop allowing this. This is tax money, this was printed on paper with our tax dollars on city letterhead. I also caution employees from doing the work of putting this on doors while you are in your ESDA uniforms while you are driving ESDA cars while you are in your Public Works vehicles you are stealing taxpayer money and time. This is disgusting Mayor State Rep Jones. This is shameful, nobody deserves this.”

Mayor Jones

“Alderman please conclude.”

Alderwoman Wilson

“Step down”

Mayor Jones

“Thank you.”

Alderwoman Wilson

“And I’m asking the council to watch the spending that’s being allowed; for this negative type of thing. This is not our community our community is better then that. But again, that number is (708) 512-3899 file a police report on it. Now I am done thank you.”

Ald. Tillman

Alderman Tillman announced the Senior Dinner at Downey Park will be canceled due to construction at the Downey Park.

Ald. Williams

Alderman Williams gave honor to God. Alderman Williams announced the 3rd and 4th ward meeting will be held at Downey Park on February 06, 2025, at 6:30 p.m.

Ald. Gardner

Alderman Gardner extended well wishes to Stephen Drew. Alderman Gardner expressed condolences to former Alderman Roger Munda and his family on the loss of his mother. Alderman Gardner reminded residents of the 5th ward coat drive; the drop off locations are at Jesus, Shepard and Soul, Calumet City Resource Center and Lasinos. Alderman Gardner would like 5th ward residents to continue to reach out to his office regarding snow removal.

Ald. Patton

Alderman Patton wished a heartfelt congratulations to Engineer Stephen Drew “Squirt”.

Ald. Smith

Alderman Smith announced the 7th ward monthly townhall will be held on February 15, 2025, at 10:00 a.m. to noon at DA’s Banquet Hall.

City Engineer Matt Buerger

City Engineer Matt Buerger presented on all the current engineering projects in the City of Calumet City and demonstrated how to view those projects on the City's Website under Maps. Matt Buerger spoke about the cost of 180,000.00 to repair one alley and \$50,000.00 to resurface one block.

INFORMATIONAL ITEMS TO BE ACCEPTED AND PLACED ON FILE

A. Revenue Sewer and Stormwater
Capital Improvement Action Plan

RE: Presentation by City Engineer of findings from sewer work performed in response to September 2023 and upcoming Sewer and Stormwater Capital Improvement Action Plan.

B. Engineer Stephen Drew Retiring from
The Calumet City Fire Department

RE: Engineer Stephen Drew joined the Calumet City Fire Department on September 1, 2001. After 22 years, 4 months and 24 days of service to the City and residents of Calumet City, Engineer Drew will retire effective January 25, 2025, also direct the city attorney to draft a resolution.

Approval of Informational Items to be
Accepted And Placed on File

Alderman Patton moved seconded by Alderman Smith to approve info items to be accepted and placed on file.

MOTION CARRIED

NEW BUSINESS

#1: Approve Board of Fire & Police
Commissioners to Offer Conditional
Employment

Direct the Board of Fire & Police Commissioners to offer conditional employment to the next eligible candidate on the hiring list and to direct the Board to make the necessary promotions to reflect the retirement of Engineers Stephen Drew.

#2: Approve a No Cost Supplement
Engineering Agreement

Approve a No Cost Supplement Engineering Agreement to reallocate project funds for 157th Street and Wilson Avenue.

#3: Approve Public Works to Place a
Resident Parking Only Pole

Direct Public Works to place a resident parking only pole that includes the following address at 533 Exchange.

#4: Authorize Executing a Professional
Services Agreement with Farnsworth
Group

Authorize Mayor Jones to execute a Professional Services Agreement with Farnsworth Group for the Sewer and Stormwater Capital Improvement Action Plan. This project will entail a comprehensive Sewer Assessment and Response Program to collect data in all seven (7) wards. It will include cleaning of sewers; closed circuit televising of sewers; an engineering analysis of the data; community outreach; asset management and procedural updates; development of projects to alleviate flooding and sewer concerns; preparation of a comprehensive Capital Improvement Plan; and application for Federal and State Revolving Loan Fund financing from the IL EPA to rehabilitate and/or replace and improve sewer and stormwater facilities. The fee for the Professional Services Agreement is

\$1,886,000. This fee will be paid entirely from funds financed through the 2023 Infrastructure General Obligation Bond of 2023. The targeted total project cost for the Sewer and Stormwater Capital Improvement Action Plan, including all engineering and contractor fees is \$10,000,000.

Tabeling of Professional Service Agreement with Farnsworth

Alderman Navarrete moved, seconded by Alderman Patton to table authorizing executing a professional services agreement with Farnsworth Group for a presentation.

MOTION CARRIED

#5: Approve Public Works to Place a Resident Parking Only Pole

Approve and direct public works to install a resident-only parking sign with the address in front of 499 Bensley.

#6: Award the bid for the Calumet City USEDA Industrial Park to K-Five Construction

Award the bid for the Calumet City USEDA Industrial Park to K-Five Construction in the amount of \$3,714,297.83. Construction is funded through grants totaling \$4,244,000. The United States Economic Development Administration (USED A) funding is in the amount of \$3,400,000 with a local match of \$844,000 funded through the assistance of Cook County through an intergovernmental agreement with the City of Calumet City.

Approve New Business Item #1,2,3,5 and 6

Alderman Patton moved, seconded by Alderman Wilson approve new business items #1,2,3,5, and 6.

ROLL CALL

YEAS: 7
NAYS: 0
ABSENT: 0

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Patton, Smith
ALDERMEN: None
ALDERMEN: None

MOTION CARRIED

BUILDING PERMITS

Privacy Fence

451 Price Privacy Fence 1st Ward

Approve Building Permits

Alderman Navarrete moved, seconded by Alderman Patton to approve the building permits as presented.

ROLL CALL

YEAS: 7
NAYS: 0
ABSENT: 0

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Patton, Smith
ALDERMEN: None
ALDERMEN: None

MOTION CARRIED

RESOLUTIONS AND ORDINANCE

Res. #1: Resolution Approving a Class 8 Designation and Enterprise Zone Incentives

A Resolution approving a Class 8 Designation and enterprise zone incentives for 1401 River Oaks Drive (Investor Real Estate Group, LLC)

(Res.#25-05)

(See Attached 7A)

Approval of Resolution #1

Alderman Tillman moved, seconded by Alderman Smith to approve Resolution #1 as presented.

ROLL CALL

YEAS: 7
NAYS: 0
ABSENT: 0

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Patton, Smith
ALDERMEN: None
ALDERMEN: None

MOTION CARRIED

Res. #2: Resolution Authorizing Settlement Agreement and Land Exchange

A Resolution authorizing settlement agreement and land exchange with Mohammed Abdallah and 59th Property, LLC.

(Res.#25-06)

(See Attached 7B)

Res. #3: Resolution authorizing Settlement Agreement (Removed)

A Resolution authorizing a settlement agreement with Mohammed Abdallah and 59th Property LLC.

Motion to Enter Into Closed Session

Alderman Wilson moved, seconded by Alderman Smith to enter into executive session at 7:23 p.m. to discuss pending litigation, probable litigation and the purchase and sell of property.

MOTION CARRIED

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

**RESOLUTION
NO. 25-05**

**A RESOLUTION
APPROVING A CLASS 8 DESIGNATION AND ENTERPRISE ZONE
INCENTIVES FOR 1401 RIVER OAKS DRIVE
(INVESTOR REAL ESTATE GROUP, LLC)**

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

**DEJUAN GARDNER
MICHAEL NAVARRETE
JAMES PATTON
ANTHONY SMITH
DEANDRE TILLMAN
RAMONDE WILLIAMS
MONET WILSON
Aldermen**

Prepared by: Peterson, Johnson, and Murray, LLC,
1301 W. 22nd Street – Ste. 500
Oak Brook, Illinois 60523

CALUMET CITY
Cook County, Illinois

RESOLUTION NO. 25-05

**A RESOLUTION
APPROVING A CLASS 8 DESIGNATION AND ENTERPRISE ZONE INCENTIVES
FOR 1401 RIVER OAKS DRIVE
(INVESTOR REAL ESTATE GROUP, LLC)**

WHEREAS, 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; and

WHEREAS, the City seeks to promote new investments, as part of its economic development strategy, and encourage the creation of new job opportunities for City residents and sources of revenue for the City; and

WHEREAS, the City seeks to encourage the redevelopment of the property at 1401 River Oaks Drive, Calumet City.

BE IT RESOLVED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, THAT shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

A. 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.

B. The Investor Real Estate Group, LLC (the "Developer") is under contract to purchase the Mobil Gas Station at 1401 River Oaks Drive. ("Redevelopment Property").

C. The Developer plans to spend approximately \$150,000 to \$200,000 on improvements in order to bring the property up to date and replace the car wash with a smoothie retail center and smoothie café (the "Project").

D. Developer's proposed improvements include new asphalt, surface coating, updated signage and renovation of the existing carwash.

E. Developer's Project will create twenty-five construction jobs, eight to ten (8-10) new full-time jobs and ten (10) new part time jobs.

F. The Developer is seeking a class 8 exemption with special circumstances as the Subject Property will have been vacant for less than (12) months at closing. The Property needs extensive improvements and updates and without a Class 8 Exemption, it will not be financially feasible for Developer to make such improvements. Given the difficulty of sustaining businesses

in the area, and that the property will remain vacant without the Class 8 Exemption, special circumstances exist for which to deem the Subject Property abandoned for purposes of the Class 8 Exemption.

G. The Property is currently located in the Calumet Region Enterprise Zone and is currently designated as an area by the City to be eligible for and approved by the Cook County Assessor for the Cook County Class 8 property tax incentives to promote redevelopment projects (“*Incentives*”). The Developer desires to obtain Incentives for the Property.

H. The City seeks to encourage the development of vacant buildings and promote new businesses as part of its economic development strategy, which will create new job opportunities for City residents and sources of revenue for the City.

I. The City is willing to assist the Developer by obtaining Incentives for the Property as of the Effective Date.

J. The Corporate Authorities, after due and careful consideration, have concluded that a Class 8 Tax Incentive for the Subject Property is necessary and in the best interest of the City in order to promote the redevelopment and use of the Subject Property, which will in turn promote the public health, safety, and welfare and serve the best interests of the City and its residents.

Section 2. CLASS 8 TAX INCENTIVE APPROVAL.

The Mayor and City Council find that:

1. Special circumstances exist for which it is necessary and appropriate to deem the Subject Property abandoned for purposes of the Class 8 tax incentive; and
2. the Subject Property is deemed abandoned for purposes of the Class 8 tax incentive;
3. the Subject Property is appropriate for a Class 8 Tax Incentive benefits pursuant to the Cook County Real Property Classification Ordinance, as amended; and
4. the Class 8 Tax Incentive for the Subject Property is necessary to encourage redevelopment and occupancy of the Subject Property by the Developer, and that occupancy and use of the Subject Property is beneficial to the City’s economy; and
5. the Mayor and the City Council approve, support and consent to the Class 8 Tax Incentive for the Subject Property.

Section 3. RECORDATION.

The City Clerk is hereby directed to record a certified copy of this Resolution in the Office of the Cook County Recorder against the Redevelopment Property. Developer will bear the full cost for such recordation.

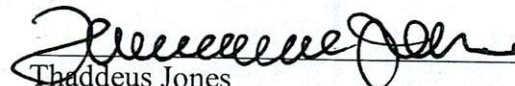
Section 4. EFFECTIVE DATE.

This Resolution will be effective upon passage by the City Council.

PASSED AND APPROVED THIS 9th DAY OF JANUARY 2025 pursuant to a roll call as follows:

	Yes	No	Absent	Present
Gardner	X			
Navarrete	X			
Patton	X			
Smith	X			
Tillman	X			
Williams	X			
Wilson	X			
(Mayor Jones)				

APPROVED by the Mayor on January 9, 2025.


Thaddeus Jones
MAYOR

ATTEST:


Dr. Nyota T. Figgs, CITY CLERK

EXHIBIT A

Redevelopment Property Legal Description

Commonly known address: 1401 River Oaks Drive, Calumet City, Illinois, 60409

PIN: 29-24-200-005

The North 232.513 feet of the East 226.23 feet of the Northeast $\frac{1}{4}$ of Section 24, Township 36 North, Range 14 East of the Third Principal Meridian, (except that part taken for public right of ways) described as follows:

Commencing at the Northeast corner of said Section 24; thence West and parallel to the North line of said Section 24, 226.23 feet; thence South and parallel to the East line of said Section 24, 70.00 feet for as point of beginning; thence South 00 degrees 44 minutes 22 seconds East 162.51.00 feet, thence North 89 degrees 16 minutes 23 seconds East 166.23 feet; thence North 00 degrees 44 minutes 22 seconds West 137.14 feet; thence North 50 degrees 30 minutes 43 seconds West 39.29 feet; thence South 89 degrees 16 minutes 23 seconds West 136.23 feet to the point of beginning, in Cook County, Illinois.

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

**RESOLUTION
NO. 25-06**

**A RESOLUTION AUTHORIZING A SETTLEMENT AGREEMENT AND
LAND EXCHANGE WITH MOHAMMED ABDALLAH AND 59TH
PROPERTY, LLC**

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

**DEJUAN GARDNER
MICHAEL NAVARRETE
JAMES PATTON
ANTHONY SMITH
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

Prepared by: Peterson, Johnson, and Murray, LLC
1301 W. 22nd Street – Ste. 500 Oak Brook, Illinois 60523

CALUMET CITY
Cook County, Illinois

RESOLUTION NO. 25-06

**A RESOLUTION AUTHORIZING A SETTLEMENT AGREEMENT AND
LAND EXCHANGE WITH MOHAMMED ABDALLAH AND 59TH
PROPERTY, LLC**

WHEREAS, 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; and

WHEREAS, Mohammed Abdallah ("Abdallah") is the managing member of 59th Property, LLC, which owns 473 Burnham Avenue in Calumet City; and

WHEREAS, Abdallah filed a Complaint for Declaratory and Injunctive Relief in case number 2023 CH 09502, stemming from a rezoning petition and special use application to operate a gas station and convenience store at 473 Burnham Avenue; and

WHEREAS, Calumet City and Abdallah desire to resolve all disputes related to the case number 2023 CH 09502; and

WHEREAS, both parties have the benefit of Counsel and have agreed to the terms of a Settlement Agreement (a copy of which is attached herein as Exhibit A); and

WHEREAS, the Mayor and City Council of Calumet City have found that resolving the matter and entering into a Settlement Agreement with Abdallah and 59th Properties, LLC will promote public health, welfare, safety and best serve the interests of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Calumet City, Cook County, Illinois by and through its home rule powers as follows:

SECTION ONE: The City hereby incorporates all of the recitals above into this Resolution as if fully set forth herein.

SECTION TWO: The Mayor and City Council hereby approve a Settlement Agreement with Abdallah and 59th Properties, LLC, in substantially the same form as Exhibit A and authorize, the Mayor or his designee is authorized to execute a Settlement Agreement with Abdallah and 59th Properties, LLC, in substantially the same form as Exhibit A, subject to review and revision by the city attorney.

SECTION THREE: If any provision of this Resolution or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Resolution is severable.

SECTION FOUR: Where the conditions imposed by any provisions of this Resolution are more restrictive than comparable provisions imposed elsewhere in any other local law, ordinance, resolution, rule or regulation, the regulations of this Resolution will govern.

SECTION FIVE: The City Clerk shall publish this Resolution in pamphlet form.

SECTION SIX: This Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

ADOPTED this 09th day of January 2025, pursuant to a roll call as follows:

	Yes	No	Absent	Present	Abstain
Gardner	X				
Navarrete	X				
Patton	X				
Smith	X				
Tillman	X				
Williams	X				
Wilson					X
(Mayor Jones)					

APPROVED by the Mayor on January 09, 2025.


 Thaddeus Jones
 MAYOR

ATTEST:

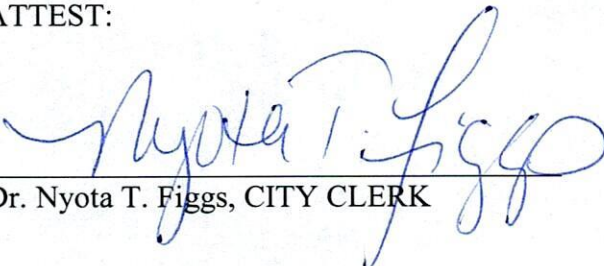

 Dr. Nyota T. Figgs, CITY CLERK

Exhibit A

(Form of Settlement Agreement – NOT FOR EXECUTION)

SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release (“Settlement Agreement”) is entered into this ___ day of January, 2025 (the “Effective Date”) by and between Mohammed Abdallah and 59th Property LLC (collectively “Abdallah”) and the City of Calumet City (“Calumet City”). Collectively, Abdallah and Calumet City shall be referred to as the “Parties.” The Parties state and agree as follows:

BACKGROUND

WHEREAS, Abdallah filed a Complaint for Declaratory and Injunctive Relief in case number 2023 CH 09502, stemming from a rezoning petition and special use application to operate a gas station and convenience store at 473 Burnham Avenue, Calumet City with PIN 30-08-108-053-0000 (the “Complaint”); and

WHEREAS, Calumet City denied that Abdallah is entitled to any of the declaratory or injunctive relief sought in the Complaint;

WHEREAS, it is the Parties’ desire to resolve any and all disputes between them through the date of the execution of this Settlement Agreement, except for any future claims of breaches of this Settlement Agreement or unrelated future claims;

WHEREAS, Abdallah is willing to redevelop another location in the City as a convenience store and gas station;

WHEREAS, the City is willing to purchase and transfer ownership 1077 159th Street, Calumet City, Illinois for Abdallah to redevelop and Abdallah would then transfer 473 Burnham Avenue, Calumet City to the City as part of the settlement set forth herein;

WHEREAS, the Parties now desire to settlement, waive, and release their rights and claims against each other, including, but not limited to, any claims that could have been raised or right of appeal that could have been pursued, pursuant to the terms of this Settlement Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth hereinafter, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties, intending to be legally bound, agree as follows:

AGREED TERMS

1. Land Exchange. Pursuant to the terms of this Settlement Agreement, the City will acquire 1077 159th Street, Calumet City, Illinois with PIN 30-19-100-132-0000 at a purchase price not to exceed \$375,000.00 and subject to all due diligence, including environmental inspections, which the

City and Abdallah will conduct jointly for a period of at least 30 days. Each party, within its sole discretion, and prior to the expiration of the due diligence period, may terminate the settlement agreement only in the event that the condition the property is unsatisfactory for its intended purposes, as resaobale determined by said party. In such case, the settlement agreement shall be null and void and the parties shall have no obligation to one another regarding the same. The City will rezone the property from B-1 Commercial Business District to B-2 Service Commercial Business District.

Upon the completion of the rezoning, the City will transfer ownership of 1077 159th Street, Calumet City with PIN 30-19-100-132-000 to Abdallah and Abdallah will transfer ownership of 473 Burnham Avenue, Calumet City with PIN 30-08-108-053-0000 to the City during the same transaction. The Parties agree to exchange all documents necessary for the transfer of the two properties between the Parties and provide all cooperation necessary to complete the transaction contemplated herein.

2. Non-Monetary Relief. Upon completion of the transfer of the aforementioned properties, Abdallah will be granted a Special Use to operate a gas station and convenience store at 1077 159th Street, Calumet City. The following terms shall apply to the Special Use:

- a. The hours of operation shall be limited to: the hours of operation shall not be more restrictive than other similarly situated gas stations and in any event shall not be more restrictive than 5 a.m.- 2a.m.;
- b. The sale of lottery tickets shall be prohibited for Developer; and
- c. The gas station shall be a Citgo brand gas station under current ownership.

In order to construct the new gas station and convenience store at 1077 159th Street, Calumet City; the City Council will approve necessary variations for relief from the setback requirements in the City's Code, following all required notice and hearings:

3. Construction of a New Facility. Pursuant to this Settlement Agreement, Abdallah agrees to construct a gas station, as generally depicted in the renderings attached hereto as Group Exhibit 1. Abdallah agrees to provide and do the following:

- a. Construct a gas station facility and convenience store consistent with the renderings attached as group Exhibit 1;
- b. Construct new fueling islands with all new fueling equipment;
- c. Construct sidewalks and the appropriate driveway entrances, along Burnham Avenue and Sibley Boulevard, based upon a traffic study, and in compliance with applicable codes;
- d. Construct appropriate landscaping features;
- e. Construct all other necessary infrastructure to meet applicable building codes for a gas station facility;
- f. Construct the aforementioned items in accordance with all applicable Federal, State, and Local regulations.

4. Mutual Releases.

A. **Release by Abdallah.** Abdallah hereby forever releases Calumet City, and its predecessors-in-interest, successors-in-interest, agents, representatives, current and former employees, current and

former elected officials, current and former directors, officers, trustees, attorneys, agents, insurance carriers or self-insured risk pools, attorneys, and each of their agents and representatives from all actions, causes of action, suits, debts, accounts, reckonings, sums of monies, bills, covenants, contracts, controversies, promises, damages, claims, judgments and demands whatsoever, known or unknown, in law or equity, including all matters raised or which could have been raised by Abdallah against Calumet City through the Effective Date.

B. **Release by Calumet City.** Calumet City hereby forever releases Abdallah and his members, directors, managers, predecessors-in-interest, successors-in-interest, agents, attorneys, from all actions, causes of action, suits, debts, accounts, reckonings, sums of monies, bills, covenants, contracts, controversies, promises, damages, claims, judgments and demands whatsoever, known or unknown, in law or equity, including but not limited to all matters raised or which could have been raised by Calumet City against Abdallah through the Effective Date.

5. **Dismissal of the Complaint.** Within three business (3) days after the final approval of this Agreement by Calumet City and granting of all entitlements for the construction of the gas station and convenience, the Parties will file an Agreed Order dismissing the Complaint and action with prejudice.

6. **Attorneys' Fees.** The Parties will bear their own respective costs and attorneys' fees.

7. **Class 8 Designation.** Following the final approval of this Settlement Agreement and subject to Abdallah submitting acceptable renderings, site plans, landscaping plans, and all necessary documentation for the redevelopment of 473 Burnham Avenue, Calumet City will approve a Resolution for a Class 8 Tax Incentive Agreement with the following general findings:

The Mayor and City Council find that:

- A. the property is appropriate for a Class 8 Tax Incentive benefits pursuant to the Cook County Real Property Classification Ordinance, as amended;
- B. the Class 8 Tax Incentive for the property is necessary to encourage redevelopment of a new gas station on the property, and that occupancy and use of the Redevelopment Property for the commercial purposes proposed in the Agreement is necessary and beneficial to the City's economy; and
- C. the Mayor and the City Council approve, support and consent to the Class 8 Tax Incentive for the property.
A copy of the proposed resolution is attached hereto as Exhibit 2.

8. **Non-Admission.** The Parties understand and agree that the settlement of the litigation under the provisions in this Settlement Agreement are made for the purpose of settlement and compromise only, to avoid the cost and expense, uncertainty and time associated with further litigation, and without any admission by either Party as to fault, liability or wrongdoing, all of which are expressly denied by the Parties.

This Settlement Agreement is not and shall not be construed as evidence of or an admission by either

party hereto or that any claim or fact alleged by the others in the litigation is true or correct. Neither this Settlement Agreement nor any of its terms shall be offered or received in evidence in any other action or proceeding or utilized in any manner whatsoever by Parties or any third-party as an admission or concession of liability or wrongdoing of any nature on the part of the Parties hereto. Further, the existence of this Settlement Agreement, or the fact that the Parties have entered into this Settlement Agreement, may not be used as an admission of fault, wrongdoing, or liability of the Parties in the present lawsuit.

9. Knowing Waiver. The Parties acknowledge that they have been provided with ample time to consult with counsel, have read this Settlement Agreement, fully understand the meaning and consequences of its execution, and have elected to do so freely and voluntarily. In executing this Settlement Agreement, the Parties are not relying on any inducements, promises or representations outside of this Settlement Agreement made by any other party, other than the representations and consideration set forth herein.

10. Confidentiality. Except as expressly set forth below, and to the extent permitted or required by law, from the date of the execution of the Settlement Agreement, the Parties agree that the terms of this Settlement Agreement shall be strictly confidential, and the Parties, including any informed agent or representative of the Parties, shall not disclose any information whatsoever concerning terms of this Settlement Agreement to anyone with the exception that “a settlement was reached”. Abdallah acknowledges and understands that the approval of this Settlement Agreement must be done in open session at a City Council meeting. Both parties may divulge the contents of this Settlement Agreement only to their attorneys, tax preparer, or as may be required by law or ordinance, including the Freedom of Information Act (“FOIA”) and Illinois Open Meetings Act (“OMA”). This paragraph may be enforced through an independent action for an injunction, attorney fees and damages. Notwithstanding the foregoing, the Parties agree that this Release shall be admissible in evidence in any action in which the terms of this Release are sought to be enforced.

11. Settlement Agreement and Release is Legally Binding. This Settlement Agreement is legally binding upon and shall inure to the benefit of each of the Parties and their respective successors, assigns, executors, administrators, heirs and estates.

12. Governing Law and Choice of Forum. This Settlement Agreement is made and entered into within and shall be governed by, construed, interpreted and enforced in accordance with the laws of the State of Illinois, without regard to the principles of conflicts of laws. Any action to enforce this Settlement Agreement shall be brought in Cook County, Illinois.

13. Reliance on Own Counsel. In entering into this Settlement Agreement, the Parties acknowledge that they have relied upon the legal advice of their respective attorneys, who are the attorneys of their own choosing, that such terms are fully understood and voluntarily accepted by Parties, and that, other than the representations and consideration set forth herein, no promises or representations of any kind have been made to Parties by the other Party. The Parties represent and acknowledge that in executing this Settlement Agreement they did not rely, and have not relied, upon any representation or statement outside of this Settlement Agreement, whether oral or written, made by the other Party or by that other Party’s agents, representatives or attorneys with regard to the subject matter, basis or effect of this Settlement Agreement or otherwise.

14. Counterparts. This Settlement Agreement may be executed by the Parties in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

15. Severability. If any provision of this Settlement Agreement shall be held to be illegal, void, or unenforceable, such provision shall be of no force or effect. However, the illegality or unenforceability of such provision shall have no effect upon, and shall not impair the legality or enforceability of, any other provision of this Settlement Agreement; provided, however, that, upon any finding by a court of competent jurisdiction that a release or waiver of claims or rights or a covenant provided for by the paragraphs above are illegal, void or unenforceable, the Parties agree to execute a separate release, waiver and/or covenant that is legal and enforceable.

16. No Assignments. The Parties certify that they have not assigned or sold, or in any way disposed of claims hereby released, or any part thereof, to anyone and that they will save and hold harmless each other of and from any claims, actions, causes of action, demands, rights, damages, costs and expenses, including reasonable attorneys' fees, arising from a complete or partial assignment of the claims hereby released. The Parties further represent and warrant that, as of the date of this Settlement Agreement, they have not filed any lawsuit, charge, complaint or other legal or administrative action against the each other, apart from the litigation and unemployment appeals.

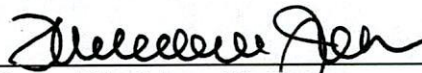
17. Entire Agreement. This Settlement Agreement constitutes the complete understanding between the Parties. No other amendments, promises or agreements shall be binding unless in writing and signed by all of the Parties after the effective date of this Settlement Agreement.

18. Joint Drafting. This Settlement Agreement is deemed to have been drafted by the Parties. Any uncertainty or ambiguity shall not be construed for or against the other Party based on attribution of drafting to any Party. The language of all parts of this Settlement Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any of the Parties.

19. No Waiver. No waiver by any Party of any condition or provision of this Settlement Agreement to be performed by the other shall be valid unless in a mutually signed writing.

IN WITNESS WHEREOF, and intending to be legally bound, each of the Parties hereto has caused this Settlement Agreement to be executed as of the date(s) set forth below.

City of Calumet City



Mayor Thaddeus M. Jones

Date: 1/29/25

Mohammed Abdallah

Date: _____

59th Property LLC

Its: _____

Date: _____

Exhibit 1
[Insert Exhibit when available]

Exhibit 2

**Class 8 Resolution
NOT FOR EXECUTION**

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

**RESOLUTION
NO. _____**

**A RESOLUTION
APPROVING A CLASS 8 DESIGNATION AND ENTERPRISE ZONE INCENTIVES FOR
473 BURNHAM AVE**

(59th Property, LLC)

Passed by the City Council, _____, 2025

CITY OF CALUMET CITY
COOK COUNTY, ILLINOIS

RESOLUTION NO. _____

BE IT RESOLVED by the Mayor and City Council of the City of Calumet City, Cook County, Illinois, THAT:

**A RESOLUTION
APPROVING A CLASS 8 DESIGNATION AND ENTERPRISE ZONE INCENTIVES FOR
1077 159TH STREET, CALUMET CITY WITH PIN 30-19-100-132-000**

(59th Property, LLC)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

A. The City is a home rule unit of local government by virtue of the provisions of the Illinois Constitution of 1970.

B. The “**Subject Property**” at 1077 159th Street in Calumet City has been vacant after the prior business had vacated the property.

C. 59th Property, LLC, (herein after “**Developer**”) is the owner of the Subject Property.

D. The Subject Property will require substantial investment and renovation for redevelopment.

E. The Developer desires to redevelop the Subject Property as a Citgo gas station with convenience store (the “**Project**”).

F. The improvements on the Subject Property will include: (i) renovation of the existing structure and construction of a new canopy; (ii) installation of new fueling islands and equipment; (iii) construction of a new sidewalk, and entrances; (iv) installation of electric car charging stations; and (v) design and installation of new landscaping.

G. The Developer anticipates that the Project will cost approximately two million dollars (2,000,000.00) in capital improvements to the Subject Property.

H. The Project is anticipated to employ a total of five (5) full-time employees and two (2) new part-time jobs. Providing new jobs for the City will increase the City’s tax base.

I. The Developer is seeking a class 8 exemption as the Subject Property is vacant. The Property needs substantial interior and exterior improvements, and without a Class 8 Exemption, it will not be financially feasible for Developer to make such improvements.

J. The Subject Property is located in the Calumet Region Enterprise Zone and is currently designated as an area by the City to be eligible for and approved by the Cook County

Assessor for the Cook County Class 8 property tax incentives to promote redevelopment projects (“**Incentives**”). The Developer desires to obtain Incentives for the Subject Property.

K. The City seeks to encourage the development of vacant properties and promote new businesses as part of its economic development strategy, which will create new job opportunities for City residents and sources of revenue for the City.

L. The City is willing to assist the Developer by obtaining Incentives for the Property as of the Effective Date.

M. The Corporate Authorities, after due and careful consideration, have concluded that a Class 8 Tax Incentive for the Subject Property is necessary and in the best interest of the City in order to promote the redevelopment and use of the Subject Property, which will in turn promote public health, safety, and welfare and serve the best interests of the City and its residents.

Section 2. CLASS 8 TAX INCENTIVE APPROVAL.

A. The Mayor and City Council find that:

1. the Subject Property is appropriate for a Class 8 Tax Incentive benefits pursuant to the Cook County Real Property Classification Ordinance, as amended; and
2. the Class 8 Tax Incentive for the Subject Property is necessary to encourage the redevelopment and occupancy of the Subject Property by the Developer, and that occupancy and use of the Subject Property is beneficial to the City’s economy; and
3. the Mayor and the City Council approve, support and consent to the Class 8 Tax Incentive for the Subject Property.

Section 3. RECORDATION.

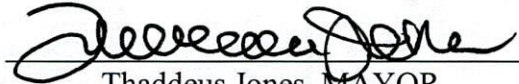
The City Clerk is hereby directed to record a certified copy of this Resolution in the Office of the Cook County Recorder against the Subject Property. Developer will bear the full cost for such recordation.

Section 4. EFFECTIVE DATE.

This Resolution will be effective upon approval by the City Council.

- b. Developer purchasing the Subject Property; and

PASSED AND APPROVED THIS _____th DAY OF _____ 2025.



Thaddeus Jones, MAYOR

ATTEST:

CITY CLERK

VOTES:

AYES:

NAYS:

ABSENT:

ABSTAIN:

EXHIBIT A
Subject Property Legal Description

Common known address: 1077 159th Street, Calumet City

LEGAL DESCRIPTION

[To be inserted when available]

PIN: 30-19-100-132-000

Executive Session

The council met in Executive Session from 7:23 p.m. to 7:48 p.m.

Return to the Regular Order of Business

Alderman Smith moved, seconded by Alderman Williams to return to the regular order of business at 7:48 p.m.

MOTION CARRIED

Attorney Dominick Lanzito

Attorney Dominick Lanzito gave a brief description of Resolution #2 and Resolution#3.

Approval of Resolution #2 (Amended)

Alderman Tillman moved, seconded by Alderman Smith to approve Resolution #2 as amended to direct Economic Development, the Treasurer and the Finance Director John Kasperek to review the agreement.

ROLL CALL

YEAS: 6
NAYS: 0
ABSENT: 0
ABSTAIN: 1

ALDERMEN: Navarrete, Tillman, Williams, Gardner, Patton, Smith
ALDERMEN: None
ALDERMEN: None
ALDERMEN: Wilson

MOTION CARRIED

Alderman Navarrete Discussion

Alderman Navarrete stated he would like to negotiate the price that the city pays for Cassidy location because \$375,000.00 is a bit much for a property Mr. Abdullah paid \$85,000.00 for.

Motion to Enter Into Closed Session

Alderman Gardner moved, seconded by Alderman Smith to enter into executive session at 7:57 p.m. to discuss pending litigation, probable litigation and the purchase and sell of property.

MOTION CARRIED

Executive Session

The council met in Executive Session from 7:57 p.m. to 8:07 p.m.

Return to the Regular Order of Business

Alderman Smith moved, seconded by Alderman Tillman to return to the regular order of business at 8:07 p.m.

MOTION CARRIED

FINANCIAL MATTERS

- #3: Payment to Farnsworth (Inv #257292) Approve payment to Farnsworth (Inv #257292) for Project #024MUN0222 Miscellaneous Engineering Services, in the amount of \$30,643.50 and direct City Treasurer Tarka to remit payment from account #01099-52600.
- #4: Payment to Farnsworth (Inv #257297) Approve payment to Farnsworth (Inv #257297) for Project #024MUN0222 Miscellaneous Engineering Services, Phase 6 City Alley Programming in the amount of \$2,942.50 and direct City Treasurer Tarka to remit payment from account #01099-52600.
- #5: Payment to Farnsworth (Inv #257298) Approve payment to Farnsworth (Inv #257298) for Project #024MUN0222 Miscellaneous Engineering Services, Phase 7 Stormwater and Drainage needs in the amount of \$4,196.25 and direct City Treasurer Tarka to remit payment from account #03036-52600.
- #6: Payment to Farnsworth (Inv #257299) Approve payment to Farnsworth (Inv #257299) for Project #024MUN0222 Miscellaneous Engineering Services, Phase 10 Water System in the amount of \$6,087.50 and direct City Treasurer Tarka to remit payment from account #03036-52600.
- #7: Payment to Farnsworth (Inv #257301) Approve payment to Farnsworth (Inv #257301) for Project #024MUN0222 Miscellaneous Engineering Services, Phase 11 Sewer System in the amount of \$55,783.09 and direct City Treasurer Tarka to remit payment from account #03036-52600.
- #8: Payment to Farnsworth (Inv #257591) Approve payment to Farnsworth (Inv #257591) for Project #0210804 USACE Levee Project, in the amount of \$26,992.50 and direct City Treasurer Tarka to remit payment from account #12607-53450.
- #9: Payment to Farnsworth (Inv #257297) Approve payment to Farnsworth (Inv #257297) for Project #0211048, PASER Pavement Management Study and ADA Transition Plan through 12/27/2024 in the amount of \$9,750.00 and direct City Treasurer Tarka to remit payment from account #01099-52600.
- #10: Payment to Farnsworth (Inv #257651) Approve payment to Farnsworth (Inv #257651) for Project #024MUN0222 Miscellaneous Engineering Services, in the amount of \$17,856.50 and direct City Treasurer Tarka to remit payment from account #01099-52600.
- #11: Payment to Farnsworth (Inv #257458) Approve payment to Farnsworth (Inv #257458) for Project #024MUN0222 Miscellaneous Engineering Services, Phase 11 Sewer System in the amount of \$19,410.43 and direct City Treasurer Tarka to remit payment from account #03036-52600.

- #12: Payment to Farnsworth (Inv #257457) Approve payment to Farnsworth (Inv #257457) for Project #024MUN0222 Miscellaneous Engineering Services, Phase 10 Water System in the amount of \$9,960.00 and direct City Treasurer Tarka to remit payment from account #03036-52600.
- #13: Payment to Farnsworth (Inv #257456) Approve payment to Farnsworth (Inv #257456) for Project #024MUN0222 Miscellaneous Engineering Services, Phase 7 Stormwater and Drainage in the amount of \$5,855.00 and direct City Treasurer Tarka to remit payment from account #03036-52600.
- #14: Payment to Trophys Are Us, Inc., Approve payment to Trophys Are Us, Inc., for order #31892 - plaque purchase for winners of the City of Calumet City's Black History Month Student Contest, in an amount not to exceed \$270 and direct the City Treasurer to remit payment from account #01099-52681.
- #15: Payment to Chicagoland Diesel Approve cost payable to Chicagoland Diesel for Invoice RO#7807, in the amount of \$12,168.26; authorize the City Treasurer to remit payment from account #01041-54150.
- #16: Payment to David Bartock Approve the buyback for David Bartock as shown in the communication.
- #17: Payment to Nilda Perez Approve the buyback for Nilda Perez as shown in the communication.
- #18: Payment to Zachary Qualkinbush Approve buyback for Zachary Qualkinbush for their unused 2024 vacation time; authorize the City Treasurer to remit payment as stated in the communication.
- #19: Payment to Pete Bendinelli Approve buyback for Pete Bendinelli for their unused 2024 vacation time; authorize the City Treasurer to remit payment as stated in the communication.
- #20: Payment to Joshua Brown Approve buyback for Joshua Brown for their unused 2024 vacation time; authorize the City Treasurer to remit payment as stated in the communication.
- #21: Payment to Jerico Thomas Approve buyback for Jerico Thomas for their unused 2024 vacation time; authorize the City Treasurer to remit payment as stated in the communication.
- #22: Payment to Glenn Bachert Approve buyback for Glenn Bachert for their unused 2024 vacation time; authorize the City Treasurer to remit payment as stated in the communication.
- #23: Payment to Gerald Surufka Approve buyback for Gerald Surufka for their unused 2024 vacation time; authorize the City Treasurer to remit payment as stated in the communication.

Approve Financial Items #1-23

Alderman Gardner moved, seconded by Alderman Smith to approve financial matter numbers #1-23 as presented.

ROLL CALL

YEAS: 7
NAYS: 0
ABSENT: 0

ALDERMEN: Navarrete, Wilson, Tillman, Williams. Gardner, Patton, Smith
ALDERMEN: None
ALDERMEN: None

#24: Payment to Hoosier Printing

Approve payment to Hoosier Printing for January 2025 Newsletter, in the amount of \$52,106.00 and direct City Treasurer Tarka to remit payment from account #01099-52351. January Newsletter is a combination of two citywide mailings: Year End Review and Newsletter. The total for separate mailings would have been \$64,775.10 for both items to be printed. The city saved \$12,669.10 by combining both mailers.

Refer Payment to Hoosier Printing to the Finance Committee

Alderman Gardner moved, seconded by Alderman Wilson to refer financial item #24 to the Finance Committee.

ROLL CALL

YEAS: 4
NAYS: 3
ABSENT: 0

ALDERMEN: Navarrete, Wilson, Gardner, Patton
ALDERMEN: Tillman, Williams, Smith
ALDERMEN: None

MOTION CARRIED

#25: Payment to Ancel Glink, P.C.

Approve payment to Ancel Glink, P.C. in the amount of \$40,280.29 for corporate legal services dated January 13,2025 and direct the City Treasurer to remit payment from account #01025-52200.

#26: Payment to Ancel Glink, P.C.

Approve payment to Ancel Glink, P.C. in the amount of \$21,024.74 for legal services dated January 13, 2025 and direct the City Treasurer to remit payment from account #01025- 52200.

#27: Payment to Calumet City Plumbing for Invoice #65987

Approve cost payable to Calumet City Plumbing for Invoice #65987, in the amount of \$14,259.96, authorize the City Treasurer to remit payment from account #03036-52349.

#28: Payment to Calumet City Plumbing for invoice #65990

Approve e cost payable to Calumet City Plumbing for invoice #65990, in the amount of \$7,077.70, authorize the City Treasurer to remit payment from account #03036-52349.

#29: Payment to Calumet City Plumbing for Invoice #65991

Approve cost payable to Calumet City Plumbing for Invoice #65991, in the amount of \$6,515.00, authorize the City Treasurer to remit payment from account #03036-52349.

#30: Payment to Calumet City Plumbing for Invoice #65989

Approve cost payable to Calumet City Plumbing for Invoice #65989, in the amount of \$5,280.40, authorize the City Treasurer to remit payment from account #03036-52349.

#31: Payment to Calumet City Plumbing for Invoice #65988

Approve cost payable to Calumet City Plumbing for Invoice #65988, in the amount of \$13,337.85, authorize the City Treasurer to remit payment from account #03036-52349.

#32: Payment for Equipment for the Calumet City Water Department

Approve proposal for the purchase of Equipment for the Calumet City Water Department in the amount of \$32,365.00, the City will be funding thru account #01099-52238.

#33: Payment to Supplies for the Calumet City Water Department

Approve quote for the purchase of Supplies for the Calumet City Water Department in the amount of \$5,146.78, the City of Calumet City will be funding thru acct #01099-52238.

#34: Payment to Doris Evans

Approval to pay Doris Evans a settlement in the amount of \$2,425.00 regarding a court-order petition to have the property declared abandoned; and direct the treasurer to pay said amount from account number #01085-55108.

Approve Financial Items #25-34

Alderman Gardner moved, seconded by Alderman Smith to approve financial matter numbers #25-34 as presented.

ROLL CALL

YEAS: 7

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Patton, Smith

NAYS: 0

ALDERMEN: None

ABSENT: 0

ALDERMEN: None

MOTION CARRIED

#35: Payment to Gregory Ramon Design Studio Inc. (Invoice #1232) (Table)

Approve payment to Gregory Ramon Design Studio Inc. (Invoice #1232), for concept design services for Cafe Borgia in the amount of \$13,888.99, and direct City Treasurer to remit payment from account #01099-52600.

Tabling of Payment to Gregory Ramon Design Studio Inc. (Invoice #1232)

Alderman Patton moved, seconded by Alderman Smith to table payment to Gregory Ramon Design Studio Inc. (Invoice #1232).

MOTION CARRIED

#36: Payment to JLL Valuation & Advisory Services

Approve \$5000 retainer to JLL Valuation & Advisory Services for PTAB. Direct Treasurer to remit payment from #01025-52200.

- #37: Payment to GoDaddy Approve payment to GoDaddy for the GoDaddy Email Renewals expiring in March April, & May; authorize the City Treasurer to remit payment in the amount of \$30,062.88 and charge account #01028-52371.
- #38: Payment to JensenIT Approve payment to JensenIT for the renewal of CrowdStrike Falcon Endpoint Licensing Renewal for City Hall & PD; authorize the City Treasurer to remit payment in the amount of \$25,200.39 and charge account #01028-52630.
- #39: Payment to West Side Tractor for Invoice H05042 Approve cost payable to West Side Tractor for Invoice H05042, in the amount of \$62,770.00; authorize the City Treasurer to remit payment from account #01099-52990.
- #40: Payment to Calumet City Plumbing for Invoice #66063 Approve cost payable to Calumet City Plumbing for Invoice #66063, in the amount of \$14,488.54, authorize the City Treasurer to remit payment from account #03036-52349.
- #41: Payment to Metropolitan Industries Approve cost payable to Metropolitan Industries for Invoice #INV065634, in the amount of \$12,020.00, authorize the City Treasurer to remit payment from account #03036- 52103.
- #42: Payment to Lyons-Pinner Electric Approve costs payable to Lyons-Pinner Electric, in the amount of \$19,800.00 (INV# 30602). Please direct the City Treasurer to remit payment from account #04007-52449.
- #43: Payment to Lyons-Pinner Electric Approve costs payable to Lyons-Pinner Electric, in the amount of \$16,972.00 (INV# 19537A). Please direct the City Treasurer to remit payment from account #04007-52449.
- #44: Payment to Total Property Management Approve costs payable to Total Property Management, in the amount of \$5,483.60 (INV #CC-112). Please direct the City Treasurer to remit payment from account #01099- 52642.
- #45: Payment to Total Property Management Approve costs payable to Total Property Management, in the amount of \$5,483.60 (INV #CC-114). Please direct the City Treasurer to remit payment from account #01099-52642.
- #46: Payment to Total Property Management Approve costs payable to Total Property Management, in the amount of \$5,454.40 (INV #CC-110). Please direct the City Treasurer to remit payment from account #01099- 52642.
- #47: Payment to West Side Tractor Sales Approve costs payable to West Side Tractor Sales, in the amount of \$14,140.00 (INV # B07251). Please direct the City Treasurer to remit payment from account #01041-54140.
- #48: Payment to Runnion Equipment Company Approve costs payable to Runnion Equipment Company, in the amount of \$5,083.53 (INV # INV63101). Please direct the City Treasurer to remit payment from account #01041- 54140.

#49: Payment to Holland Asphalt Services, Inc

Approve cost payable to Holland Asphalt Services, Inc., in the amount of \$8,900.00 (INV#2024-188). Please direct the City Treasurer to remit payment from account #01099- 52645.

#50: Payment to Chicagoland Diesel

Approve costs payable to Chicagoland Diesel, in the amount of \$9,744.73 (INV #8424). Please direct the City Treasurer to remit payment from account #01041-54150.

#51: Payment to Holland Asphalt Services, Inc

Approve digital forensics training, to be administered by Cellebrite, in the amount of \$9,000.00; authorize the City Treasurer to remit payment to Cellebrite in the amount of \$9,000.00, to be charged to account #01060-52493 (ORC Grant).

#52: Approve Payroll (\$1,105,878.68)

Approve Payroll (1/3/25 Payroll (\$1,105,878.68)

#53: Approve Payroll (\$1,032,017.06)

Approve Payroll 1/17/25 Payroll (\$1,032,017.06)

#54: Approve Emergency Bill List (\$3,269.75)

Approve Emergency Bill List (\$3,269.75)

#55: Approve Bill List (\$2,286,124.91)

Approve Bill List (\$2,286,124.91)

Approve Financial Items #36-55

Alderman Gardner moved, seconded by Alderman Smith to approve financial matter numbers #36-55 as presented.

ROLL CALL

YEAS: 7
NAYS: 0
ABSENT: 0

ALDERMEN: Navarrete, Wilson, Tillman, Williams, Gardner, Patton, Smith
ALDERMEN: None
ALDERMEN: None

MOTION CARRIED

UNFINISHED BUSINESS

Alderman Navarrete

Alderman Navarrete requested an update from Economic Development on a search for a director. Alderman Navarrete would like a presentation from the Carmona Solutions.

Alderman Gardner

Alderman Gardner will be calling a Finance Committee meeting soon.

Alderwoman Wilson

Alderwoman Wilson announced the 2nd ward will have a February meeting virtually.

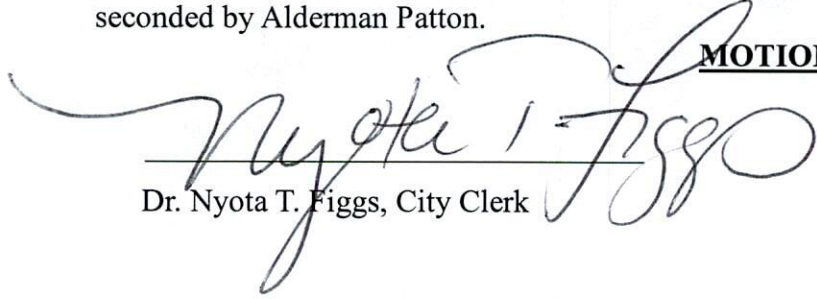
Alderman Smith

Alderman Smith announced the 7th ward Townhall on Saturday February 15, 2025, at DA Banquet Hall from 10:00 a.m. to noon.

ADJOURNMENT

Adjournment was at 8:29 p.m., on a motion by Alderman Smith
seconded by Alderman Patton.

MOTION CARRIED



Dr. Nyota T. Figgs, City Clerk