

**CITY OF KANKAKEE  
CITY COUNCIL MEETING  
CORRECTED SUMMARY OF MINUTES  
MONDAY, APRIL 20TH, 2020  
7:00 P.M.**

**MAYOR WELLS-ARMSTRONG:** I would like to call the meeting to order. I will start the meeting off with prayer and move forward with the Pledge of Allegiance by the City Council. The meeting is viewable on the City Website and Comcast Channel 4. Moving on to Public Comments.

**PUBLIC COMMENTS**

Due to COVID 19 and Social Distancing, the City of Kankakee has modified procedures in order to accept public comments. The following public comments were submitted to: [publiccomment@citykankakee-il.gov](mailto:publiccomment@citykankakee-il.gov) by 3:00 P.M. on Monday, April 20<sup>th</sup>, 2020.

**MELINDA LESTER:**

I live at 312 W Stone St. Kankakee, IL. On the property line between myself and Kankakee and there's a tree. It belongs to the City of Kankakee. I have lived here for over 5 years and this tree has been a problem. If one of the branches fall off the whole street will be down electric cause it is sitting on the electric line. I will be willing to split the cost. If you are willing to cut it down. As well as, make payments to the city. I am reasonable just want the tree down. I have continued to contact Tyler on this matter never received a call back. Your attention to this matter is greatly appreciated.

**MAYOR WELLS-ARMSTRONG:** We will follow up with Pete and DPW. Moving on to Roll Call...

**CLERK DUMAS:**

**PRESENT:** Tetter, Brown, Curtis, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude  
(14) Present (0) Absent

**MAYOR WELLS-ARMSTRONG:** Thank you. Department Heads.

**CLERK DUMAS:**

**PRESENT:** Kosman, Schuidt, Kubal, McGrath, Schiel, Piggush, Nelson, Bertrand, Schmitz, Hoffman, Ellexson, Brewer-Watson.

## MINUTES

**MAYOR WELLS-ARMSTRONG:** Burt Odelson is also present. Moving on to the minutes for Tuesday, April 6th, 2020. Do I have a motion to approve the minutes?

**ALD OSENGA:** So move.

**ALD CRAWFORD:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Osenga and Seconded by Alderman Crawford. Any discussion? Hearing none, All in favor?

**COUNCIL:** Aye

**MAYOR WELLS-ARMSTRONG:** Opposed same sign...Minutes are approved. Moving on to Petitions.

## PETITIONS

**ITEM 7A:** PB2020-2-3 Ordinance Approving a Zoning Text Amendment to Reduce the Setback Requirements for Adult-Use Cannabis Craft Growers in the City of Kankakee, Illinois (*1<sup>st</sup> and 2<sup>nd</sup> Reading*).

**MIKE HOFFMAN:** Earlier this year we adopted new zoning regulations to address Adult Use Cannabis Facilities and there were various separations requirements for different uses put into that Ordinance...not required by the State Statue...there are maps in your packets that show you...we propose to amend the Ordinance to reduce the setback from residentially owned properties from 1500ft to 400ft that will open up significant areas of the City where someone could still apply for a Conditional Use for this type of Craft Growing Operation. This first Item is to approve the amendment...

**MAYOR WELLS-ARMSTRONG:** May I have a motion to suspend the rules that interfere with the passing of the Ordinance?

**ALD BROWN:** I make a motion to suspend the rules and pass.

**ALD LEWIS:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Brown and Seconded by Alderwoman Lewis. Roll Call.

**CLERK DUMAS:**

**AYES:** Tetter, Brown, Cobbs, Lewis,  
Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall,  
Malone Marshall, Prude  
**ABSTAIN:** Curtis  
(13) Ayes (0) Nays (1) Abstention

**MAYOR WELLS-ARMSTRONG:** May I have a motion to place the ordinance on final passage?

**ALD BROWN:**

So move.

**ALD LEWIS:**

Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Brown and Seconded by Alderwoman Lewis. Any discussion?

**ALD CRAWFORD:**

Mike, what is the State requirement on the distance?

**MIKE HOFFMAN:**

There are none... There is a statute on state requirement that Craft Growers be 1500ft apart but there is no specific requirement on state statute regarding separation from residential property.

**ALD CRAWFORD:**

Thank you.

**ALD BROWN:**

Residential talking about...I think is about 12 trailers. I just want to let you know for the record.

**MAYOR WELLS-ARMSTRONG:** Any other discussion? Roll Call.

**CLERK DUMAS:**

**AYES:** Tetter, Brown, Cobbs, Lewis,  
Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall,  
Malone Marshall, Prude  
**ABSTAIN:** Curtis  
(13) Ayes (0) Nays (1) Abstention

**MAYOR WELLS-ARMSTRONG:** Motion carries. Moving on to Item 7B which relates to Item 7A.

**ITEM 7B:**

PB2020-2-2 Ordinance Issuing a Conditional Use Permit for An Adult-Use Craft Grower Facility in an I-2 Zoning District – 2409 Eastgate Industrial Parkway in the City of Kankakee, Illinois, Requested by Matt Alexander (1<sup>st</sup> and 2<sup>nd</sup> Reading).

**MIKE HOFFMAN:**

Thank you Mayor. Yes, this is an existing building that Mr. Alexander wants to open up a craft growing facility. We could have a public hearing in this for this for the planning board. They recommended approval with several conditions. As I said, this is an existing building Mr. Alexander actually provided letters from some of the tenants in his building as well as adjacent buildings in support of the application. The conditions recommended by the planning board including essentially making sure that wouldn't be any outdoor smells or odor emissions from the property... or like get a permit from the state of Illinois operate this facility. And that they provide us a copy of that. And then obviously it was contingent on you guys doing the action you just did which was to reduce a setback because as Alderman Brown mentioned, there is a trailer park just south of this that is zoned residential, it is about 450 feet away from this property so it meets the new provisions that we just approved recently.

**MAYOR WELLS-ARMSTRONG:** May I have a motion to suspend the rules that interfere with the passing of the ordinance?

**ALD TETTER:** I so move.

**ALD BROWN:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Tetter and Seconded by Alderman Brown. Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude  
**ABSTAIN:** Curtis  
(13) Ayes (0) Nays (1) Abstention

**MAYOR WELLS-ARMSTRONG:** May I have a motion to place the ordinance on final passage?

**ALD TETTER:** So move.

**ALD BROWN:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Tetter and Seconded by Alderman Brown. Any discussion? Roll Call.

**CLERK DUMAS:**

**AYES:** Tetter, Brown, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude

**ABSTAIN:** Curtis (*I do not represent this deal but the applicant is a client of my business*).  
(13) Ayes (0) Nays (1) Abstention

**MAYOR WELLS-ARMSTRONG:** Motion carries. We have no Communications. Moving on to Standing Committee Reports.

### STANDING COMMITTEE REPORTS

**ITEM 9A:**

License & Franchise – Alderman Curtis.  
The meeting was held Thursday, April 9<sup>th</sup>, 2020 via Zoom and we had a quorum. Highlights include: 21 Items that the Committee discussed with the New Liquor Ordinance. The comments, suggestions and recommendations presented to the Mayor and Legal Counsel. They quickly turned around a response addressing many of the issues the Committee inquired about, with their recommendations. It was submitted to Committee Members for review. I am still waiting on a few members to get back to me. The effort is to keep this moving quickly and have some discussions. After which, we will forward to Legal if there are any further concerns to be addressed.

**MAYOR WELLS-ARMSTRONG:** Can you make sure you forward to me as well Alderman Curtis?

**ALD CURTIS:**

Yes, I believe you have been on all emails. I have been sending them out individually so we don't violate the Open Meeting Act.

**MAYOR WELLS-ARMSTRONG:** Thank you. Moving on to Report of Officers. May I have a motion to approve the bills?

### REPORT OF OFFICERS

**ALD FAFORD:**

I move that we approve the report of officers, place the money in the in the proper accounts and pay the bills in the amount of \$418,009.89.

**ALD LEWIS:**

Second.

**MAYOR WELLS-ARMSTRONG:** Motion made by Alderman Faford and Seconded by Alderwoman Lewis. Any discussion?

**ALD OSENGA:** Schuyler Avenue Property bill 76308 is \$6,000? Did they send us several bills?

**ELIZABETH KUBAL:** That's correct Mayor. It was for February, March and April rent.

**ALD OSENGA:** Thank you.

**MAYOR WELLS-ARMSTRONG:** You're Welcome. Any other discussion on the bills? Roll Call...

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Faford, Swanson, Osenga, O'Brien (*abstain on check #76293*), Gall (*abstain on check #'s 76306, 3007 and 1177*), Malone Marshall, Prude  
**NAYS:** Tall, Crawford  
(12) Ayes (2) Nays (0) Abstentions

**MAYOR WELLS-ARMSTRONG:** Motion carries. Moving on to Community Development Agency bills. May I have a motion to approve the CDA bills.

**ALD SWANSON:** I move to pay the bills in the amount of \$179,280.82.

**ALD TETTER:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Swanson and Seconded by Alderman Tetter. Any discussion? Roll Call...

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Faford, Swanson, Osenga, O'Brien, Gall, Malone Marshall, Prude  
**NAYS:** Tall, Crawford  
(12) Ayes (2) Nays (0) Abstentions

**MAYOR WELLS-ARMSTRONG:** Motion carries. Moving on to Item 11 Unfinished Business we have none. Moving on to Item 12 New Business.

#### **NEW BUSINESS**

**ITEM 12A:** Ordinance Declaring Certain Property Surplus of the City of Kankakee – Kankakee Fire Department – and Authorizing the Sale Thereof (*1<sup>st</sup> and 2<sup>nd</sup> Reading*).

**MAYOR WELLS-ARMSTRONG:** May I have a motion to suspend the rules that interfere with the passing of the Ordinance?

**ALD BROWN:** I make the motion to suspend the rules interfering with the passage of this Ordinance.

**ALD OSENGA:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Brown and Seconded by Alderman Osenga. Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude  
(14) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. May I have a motion to place the ordinance on final passage?

**ALD BROWN:** I make that motion.

**ALD OSENGA:** Second

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Brown Seconded by Alderman Osenga. Any discussion?

**CHIEF SCHULDT:** Thank you, Mayor. This is the 2008 out of service last year. We have our new one in service now so its time surplus this. It has about 24,000 plus hours on it. It wasn't dependable last year so we're going to try to make the sale there of.

**MAYOR WELLS-ARMSTRONG:** To put in context, this one as 24,000 hours and what is the average hours for an ambulance?

**CHIEF SCHULDT:** Probably half of that...for we usually keep them...

**MAYOR WELLS-ARMSTRONG:** This is a 2008 Ambulance. Any other discussion?

**ALD OSENGA:** Is this the ambulance that we have had problems with?

**CHIEF SCHULDT:** Yes. It has been shutting of plus numerous other issues. We took it to 7 different mechanics...we couldn't get anyone to figure out what's wrong with it. We took it out of service late last summer.

**ALD OSENGA:** Thank you.

**MAYOR WELLS-ARMSTRONG:** Any other discussion? Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude  
(14) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. Moving on to Items 12B.

**ITEM 12B:** Ordinance Amending Chapter 10, Article II, Section 10-27, of the Municipal Code of the City of Kankakee, Illinois "Orders Authorized" When A "Local State of Emergency: Is Declared by the Mayor (*1<sup>st</sup> & 2<sup>nd</sup> Reading*).

**MAYOR WELLS-ARMSTRONG:** May I have a motion to suspend the rules that interfere with the passing of the Ordinance?

**ALD TETTER:** So move your honor.

**ALD O'BRIEN:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Tetter and Seconded by Alderman O'Brien. Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude  
(14) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. May I have a motion to place the ordinance on final passage?

**ALD TETTER:** So move your honor.

**ALD O'BRIEN:** Second

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Tetter Seconded by Alderman O'Brien. This was approved at the previous meeting. The Ordinance had to be revised from the 1970's. Mike McGrath correct me if I am incorrect. Our Ordinance from the 1970's, we expanded that definition to include a Pandemic that we are living under right now. This authorizes the Mayor to make emergency expenditures. Elizabeth and I established a system that any emergency

purchases will be added to the bills to the City Council in the packet. Alderman O'Brien, we talked about it in Budget, asked if we amend it to formulize that process. That we would put in the ordinance stating that the Mayor will report those expenditures at the next City Council meeting. Aldermen O'Brien, do you have anything to add as Budget Chair?

**ALD O'BRIEN:** No, perfectly summarized.

**MAYOR WELLS-ARMSTRONG:** We have a motion and a second. Any other discussion?

**ALD CRAWFORD:** Is this something we have to vote on the 15<sup>th</sup> and 30<sup>th</sup> of every month?

**MAYOR WELLS-ARMSTRONG:** That's the Declaration later in the agenda. This is just amending the Ordinance so if I make any emergency purchase, its formulizing the process that Elizabeth and I established to make sure it's added on the list of bills and come before City Council. Anybody else? Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude  
(14) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. Moving on to Item 12C.

**ITEM 12C:** Budget and Annual Appropriations Ordinance for the Kankakee Environmental Services Utility, Kankakee County, Illinois for the Fiscal Year 2020-2021  
(1<sup>st</sup> & 2<sup>nd</sup> Reading).

**MAYOR WELLS-ARMSTRONG:** May I have a motion to suspend the rules that interfere with the passing of the Ordinance?

**ALD SWANSON:** I will make that motion.

**ALD GALL:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Swanson and Seconded by Alderwoman Gall. Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude

(14) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. Clerk Dumas stepped away. I will place on final passage. Pete would you like to briefly review?

**PETE SCHIEL:** We went through some really detailed work on this project. Thank you to the entire team. At first, we had to take some money out of Capital and other areas. Thankfully to all the staff, Elizabeth and her team, we were able to find some insurance issues that we were able to fine tune. We were able to identify that KRMA's five percent was dropped down. With that being said the total Utility expense is going to be \$20,159.624 and our revenue is going to be \$20,314.650 which gives us a positive balance of \$155,026.

**MAYOR WELLS-ARMSTRONG:** I will just add, we work...to use our monies in the most efficient way to maximize our revenues. It was a concern for the Council regarding MFT funds so I did have the Salt Program put under the ESU Budget to take some relief off our MFT account.

**ELIZABETH KUBAL:** Thank you Mayor. This is a great team effort. Pete and I worked hard till the end. The KRMA increase is \$138,000.00. We had budgeted for that based on preliminary efforts and it came in at \$138,000.00 so we had some expenditure savings there. We were able to fine tune on salaries, taxes, IMRF expense and things of that sort and were able to come up with this budget.

**MAYOR WELLS-ARMSTRONG:** Clerk Dumas is back. May I have a motion to place on final passage?

**ALD SWANSON:** I make that motion.

**ALD GALL:** Second

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Swanson and Seconded by Alderwoman Gall. Any questions? Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude  
(14) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. Moving on to Item 12D.

**ITEM 12D:**

Special Ordinance Authorizing the Ceding of Private Activity Bonding Authority (Will Kankakee Regional Development Authority).

**MIKE MCGRATH:**

This comes up yearly. I remember it came up last year...where a...they set the volume in which the City can go out and bond every year. If you don't go up to that amount and if you have extra...you are able to actually transfer that to other agencies to be used by local governments. I reached out to them three times and I haven't heard back from them to see what they would be willing to pay for. It wouldn't be a significant amount but there is really no reason to give it for free...3 years...then sell it...to any other group that wants to use it in a similar fashion. It would actually be my recommendation to table this until we hear back from this group to see what if anything to see what they are willing to pay...it will probably be under \$10,000.00 but to go ahead and approve the Ordinance the way it has been presented, you would be transferring what you have in access and the City wouldn't receive anything for that.

**MAYOR WELLS-ARMSTRONG:** Last year we did receive a small amount.

**ALD CURTIS:**

In the past going back several years probably the early 2000's. We had a reciprocal agreement with Will County that if we have a project in Kankakee County we can go to them for additional funding if need be for a manufacturing plant or somebody might be looking to be...I wouldn't want to ruin that relationship if we ever need those dollars in the future from them.

**MAYOR WELLS-ARMSTRONG:** I don't think we will ruin the relationship.

**MIKE MCGRATH:**

We can table for a short time for one meeting until we get the feedback from them...Again, its good to have the relationship and good to use this system...you can get a little revenue from it. That would be our suggestion.

**MAYOR WELLS-ARMSTRONG:** If there are no objections we will table it. As Mike has stated he has reached out three times. Our goal is to get a response back from them. Before the next meeting and then we will put it back on the agenda Moving on to Item 12E.

**ITEM 12E:** Recommendation to Award Bid to R&R, Inc., in the Amount of \$72,721.50, for the Alley Drainage and Pavement Project for the Alley Between 7<sup>th</sup> and 8<sup>th</sup> Avenues, PEI Job No.19157.

**NEIL PIGGUSH:** We held a Bid opening for this project at City Hall. It was not open to the contractors due to the current COVID 19 restrictions. We had 4 bidders on this project. The low bidders being R&R Inc. out of Bradley...the lowest bid was from & \$72K up to \$115K but the lowest...our estimated cost is \$78K for this project and we are recommending the award.

**MAYOR WELLS-ARMSTRONG:** May I have a motion to approve the recommendation?

**ALD SWANSON:** I will make that motion.

**ALD FAFORD:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Swanson and Seconded by Alderman Faford. Any discussion on this item?

**ALD CRAWFORD:** Is this coming out of Motor Fuel Tax or General funds?

**NEIL PIGGUSH:** This is...board elected to use most of their MFT funds this year.

**MAYOR WELLS-ARMSTRONG:** Neil, is this one of the projects that ESU is doing part of it because of the drainage structure?

**NEIL PIGGUSH:** Correct. There is about \$16K is contributed the storm sewer that ESU is will be transferring to the general or MFT fund however that is typically done. Yes, there is some reconciliation...upon completion of the project.

**MAYOR WELLS-ARMSTRONG:** Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude  
(14) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. Neil, for the record, this became pressing because of the business over there, correct?

**NEIL PIGGUSH:** Correct. The business has had issues with drainage as well

as in the alley. Water has been coming into their building and has affected their operation... The business owner is fully aware of the status of the project...

**MIKE HOFFMAN:** This is a new Operation there, making sure it is clean and safe is critical. They are growing produce there so this is a very needed improvement.

**ALD FAFORD:** When can we expect this project to begin?

**NEIL PIGGUSH:** So, there's two gas mains that needs to be lowered on the North side of Jeffrey, a 16inch and a 17inch gas main. We are in coordination with Nicor for that. Normally, that wouldn't be as big of a deal but however given the current measures in place with COVID-19. They have been able to commit to any sort of definite immediate timeframe. They're thinking middle of the summer, I already communicated that to the business owner, so they're fully aware of what our timeline is and we're obviously gonna Nicor to expedite as much as possible.

**MAYOR WELLS-ARMSTRONG:** And I certainly would be willing to work with you in Order to push them to expedite Alderman Faford.

**ALD FAFORD:** Thank you.

**MAYOR WELLS-ARMSTRONG:** Absolutely.

**ITEM 12F:** Recommendations to Accept Preliminary Construction Engineering Services Agreement for Motor Fuel Tax Funds from Piggush Engineering, INC., in the amount of \$29,944.36, For Drainage and Pavement Improvements on Francine Drive from Webster Circle East to East Notre Dame Street.

**MAYOR WELLS-ARMSTRONG:** May I have a motion to approve the recommendation?

**ALD BROWN:** So move.

**ALD TETTER:** Second

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Brown Seconded by Alderman Tetter. Any questions?

**NEIL PIGGUSH:** Thank you Mayor. The 7th Ward has actually been talking about this project, since we came on board. They elected

this year to forego a majority of their MFT allowance, in order to move forward with this project, there are several issues on the street with drainage, as well as multiple driveways have extension curb in front of them and most people have put six-inch pipes in the gutter pan and paved over them. And the sidewalk is also kind of failing as a result of that sinking there been a lot of issues along this road, and the 7th Ward has elected to focus most of their efforts on that so we'll, we'll be looking at an estimate once we get into design as far as what this phase project will look like but they wanted to move forward with the engineering on that this year.

**MAYOR WELLS-ARMSTRONG:** Thank you, Neil so we have a motion in a second. Any other discussion on this. Roll Call

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Malone Marshall, Prude  
**ABSTAIN:** Gall  
(13) Ayes (0) Nays (1) Abstention

**MAYOR WELLS-ARMSTRONG:** Motion carries. Moving on to Item 12G Appointments we don't have any this evening. Moving on to Item 13 Motions and Resolutions.

### MOTIONS AND RESOLUTIONS

**ITEM 13A:** Proclamation Declaring April 12-18, 2020 as National Public Safety Telecommunications Week (*Read by the Mayor*).

**MAYOR WELLS-ARMSTRONG:** May I have a motion to approve Proclamation?

**ALD MALONE MARSHALL:** So move.

**ALD LEWIS:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Malone Marshall and Seconded by Alderwoman Lewis. Any discussion? All in favor?

**COUNCIL:** Aye

**MAYOR WELLS-ARMSTRONG:** Opposed same sign? The Proclamation is approved. Moving on to Item 13B

**ITEM 13B:** Proclamation Declaring April 19-25, 2020 as National Volunteer Week (*Read by the Mayor*).

**MAYOR WELLS-ARMSTRONG:** We will recognize 7 volunteers at a later date. May I have a motion to approve Proclamation?

**ALD MALONE MARSHALL:** So move Madam Mayor.

**ALD GALL:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Malone Marshall and Seconded by Alderwoman Gall. Any discussion? All in favor?

**COUNCIL:** Aye

**MAYOR WELLS-ARMSTRONG:** Opposed same sign? The Proclamation is approved. Moving on to Item 13C

**ITEM 13C:** Re-Proclamation of Declaration of Local State of Emergency.

**MAYOR WELLS-ARMSTRONG:** Alderman Crawford this is what you were referring to. The statue states that I have to announce it...the last day of the month but our meetings do not coincide. I am re-proclaiming from April 15<sup>th</sup> to the end of the month. This is just procedural. I am letting you all know that I am continuing the Proclamation that we are under a State of Emergency consistent with Governor Pritzker's Executive Order.

**ITEM 13D:** Resolution of Inducement Pertaining to the Project for Exit 312 on I-57 within the East Court TIF District in the City of Kankakee, Kankakee County, Illinois.

**BURT ODELSON:** Thank you Madam Mayor. This is a very simple resolution that just says that we need to use the 1.25 million, and then to pay it back, and we have to do this resolution pursuant to Section 1.50-2 of the US Treasury Regulations. Talking about reimbursement of expenses and costs back to a fund that we're taking it from. So, this legitimatizes the taking of the funds from today and moving it for purposes of the Ricky Rockets project and this will allow us to put it back the next... motion for do that.

**MAYOR WELLS-ARMSTRONG:** Thank you. May I have motion to approve the resolution?

**ALD SWANSON:** So move.

**ALD BROWN:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Swanson and Seconded by Alderman Brown. Any discussion? Roll Call please. Excuse me, Alderman Curtis had his hands up.

**ALD CURTIS:** Is there a timeline that we have to follow before it's gotta be paid back is there a certain statute or thing or are we got some flexibility there?

**BURT ODELSON:** Yeah, good question. The next resolution we have to pay it back within the current fiscal year. However, I didn't put it in this resolution but for Home Rule, we do have flexibility to go beyond. Alderman Faford asked a question earlier today, in regards to, if we're going to pay this back for the current fiscal year, and is our full intent to pay it back when we pass bonds. So, I just did the orders pursuant to the state statute...inter funds transfer. As an...transfer of this short, we'll pay it back during the current fiscal year. And to answer Alderman Faford's questions anticipation of ...resolution, since we're not using the money until sometime in May of our next fiscal year, we have a whole year to pay it back against our intent. Sometime hopefully early July.

**MAYOR WELLS-ARMSTRONG:** Did you get that Alderman Curtis?

**ALD CURTIS:** I did, thank you. So, in a sense, it'll be at this point until we change it April 30 of 2021 at this point.

**ALD CURTIS:** Yes or no funds will move before the end of the fiscal year.

**MAYOR WELLS-ARMSTRONG:** We had a motion and a second. Right?

**ALD SWANSON:** Yeah, I made a motion...

**MAYOR WELLS-ARMSTRONG:** And Alderman Brown seconded. Any other discussion?

**ALD CRAWFORD:** I have one question. Yes. Where are we projecting the pay this 1.2 million back, are we paying from the general fund, or are we going to try to bond for it and pay for it out of a bond?

**BURT ODELSON:** I can answer that Mayor? So, as I was going to say in my presentation of the element agreement itself (*inaudible*)...

**MAYOR WELLS-ARMSTRONG:** Someone is making a lot of noise so if you can mute, if you're not talking, please.

**BURT ODELSON:** Okay... any of the general funds. We're now going to...and we're, we're going to use bond money in the bond money is all described when I talk about the redevelopment agreement. Hopefully, we'll pay that back into TIF Number 11 fund as we get increment and as the value of the property the recovery of this property increases through the years. So that was the long answer...

**MAYOR WELLS-ARMSTRONG:** Any further discussion? Roll Call please.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude  
(14) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion approved. Moving on to Item 13E.

**ITEM 13E:** Resolution Authorizing and Providing for and Not to Exceed \$1,250,000 Interfund Loans from TIF District NO.8 to the East Court TIF District of the City of Kankakee, Kankakee County, Illinois.

**BURT ODELSON:** Thank you, Mayor. There again, I refer to this in the prior questioning. This was the resolution, which is the wording to make the interfund loan from TIF 8 to the general funds in which we'll use a million to help fund the Ricky Rockets project, which I'll describe in a minute. And then \$250,000 to cover engineering and other costs. Again, the \$1.25 will be paid back as soon as we sell bonds for the new money and we refinance come hopefully early July. So, this allows the official intent and inducement resolution to allow the transfer.

**MAYOR WELLS-ARMSTRONG:** However, the transfer is not taking place.

**BURT ODELSON:** Your right. I am sorry, I should have completed that the transfer will not take place until sometime in May, at the earliest. Again, when we do set up the construction escrow which I'll talk about in the redevelopment agreement will not take place until the next fiscal year begins.

**MAYOR WELLS-ARMSTRONG:** May I have a motion to approve the resolution?

**ALD SWANSON:** I will make that motion.

**ALD TETTER:** Second, your honor.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Swanson and Seconded by Alderman Tetter. Any discussion? Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude  
(14) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. Moving on to Item 13F.

**ITEM 13F:** Resolution Authorizing Expenditure of City Funds Consistent with Fiscal Year 2019/2020.

**ELIZABETH KUBAL:** Thank you Mayor. this resolution has been identically the same at least the six and a half years that I've been the comptroller here at the city of Kankakee, and I believe it was the same many years prior to that, I would recommend this for approval this evening, the budget will be on target, probably for a July date again, we have to have it passed by the second meeting in July, on the end of July by statute. I will take every day I can get to analyze those revenues and trends as we are looking very closely at those this upcoming budget year due to the current circumstances.

**MAYOR WELLS-ARMSTRONG:** Thank you Elizabeth. May I have a motion to approve the resolution.

**ALD LEWIS** Motion to approve.

**ALD TETTER:** Second, your honor.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Lewis and Seconded by Alderman Tetter. Any discussion? Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude  
(14) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. Moving on to Item 13G.

**ITEM 13G:** Resolution to Obtain a Permit from the Illinois Department of Transportation, for the Construction of a PCC Commercial Access Entrance for Dollar General.

**NEIL PIGGUSH:** Thank you Mayor. This is a resolution that the city is required to pass in order for Dollar General to get their permit for their new entrance on Jeffrey Street. It's merely a resolution acknowledging the application for the permit within the municipality's limits.

**MIKE HOFFMAN:** No, we continue to work through the process of getting the plat and the site plan approved, and this is just a necessary piece of that effort. The plans still moving forward and shouldn't be going sometime this summer I would suspect.

**MAYOR WELLS-ARMSTRONG:** Okay, thank you. May I have a motion to approve the resolution.

**ALD SWANSON:** I make that motion.

**ALD FAFORD:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderwoman Swanson and Seconded by Alderman Faford. Any discussion? Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude  
(14) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. Moving on to Item 13H.

**ITEM 13H:** Resolution for Improvement Under the Illinois Highway Code for Drainage and Pavement Improvements on Francine Drive from Webster Circle East to East Notre Dame Street.

**NEIL PIGGUSH:** Thank you Mayor. This is just a resolution authorizing the MFT fund expenditures for the engineering agreement that was previously approved from the Francine Drive improvements.

**MAYOR WELLS-ARMSTRONG:** May I have a motion to approve the resolution.

**ALD BROWN:** So move.

**ALD TETTER:** Second, your honor.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Brown and Seconded by Alderman Tetter. Any discussion? Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude  
(14) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. Moving on to Item 13I.

**ITEM 13I:** Motion to Accept Redevelopment Agreement for Ricky Rockets is Fuel Center Project Located at 2205 and 2225 East Court Street in the City of Kankakee East Court TIF District.

**MAYOR WELLS-ARMSTRONG:** Everyone should receive the redevelopment agreement I know there was an article in the paper that was a draft agreement that was provided to the city council and relevant department heads, yet it has managed to get into the news-paper. So, we will start out by saying again it was a draft, it was really important that you all council members had a copy of the draft review and ask us any questions...Alderman Faford did contact us today, I want to thank Alderwoman Swanson as well I was able to connect with you to get some clarification on your perspective on some matters. So, this project started in 2016 and failed in 2017. I'm going to say that that was a blessing. And then we are moving to COVID-19 a lot of us have been talking about faith and seeing the good in bad situations and though it sounds strange. I really view that this was a blessing in disguise. It was not a good deal for the city of Kankakee financially. We're going to give 50% of our sales tax revenues, and our gaming revenues for 20 years back to this developer under the old agreement. Many people have spoken to me about the east side of Kankakee, as you all know, I grew up on the east side of Kankakee so I've watched that part of the city decline. I don't care where residents are from, I've talked to people from the 3<sup>rd</sup> Ward, 2<sup>nd</sup> Ward and from the 1<sup>st</sup> Ward. Everybody is concerned about exit 312, because that is a gateway entrance to our city and when you come off of 312 you see a cemetery and you see a large piece of land that has been undeveloped four years. So, I made this a priority for this administration to work on this project. I want to

thank Burt. When Odelson & Sterk came on with the City of Kankakee he knew this was a priority for me. I bugged him... and the capital team. I want you to know I work very closely with my team. I don't expect them to tell me what I want to hear I expect them to give me their expertise, their perspectives and they've done that and we've had a lot of conversations. So, I want to say first of all thank you Burt. Because Burt had a relationship with the developer's team, he had some prior businesses... matters that he had addressed with him so there was a familiarity there. They pretty much had given up on the city to Kankakee and when Burt got on board like I said I started bugging him relentlessly that we have got to get this done. So, I want to thank you, and I want to thank the capital team, they have been really patient we have done a lot of brainstorming trying to come up with different ways we can get this done. I want to thank Ward 7 City Council Members, Senior Alderman Carl Brown and Alderman Tetter. They've come in for meetings with the capital team with Burt. We've spent a lot of time just having conversations and keeping that communication open. Alderman O'Brien, I want to thank you, our Budget Committee Chair for this going to Budget Committee and us having a thorough discussion about it last week. The allowing us to be able to vet through this, I want to say thank you for your leadership and Alderwoman Swanson, you, you have been. I really appreciate you being available. Budget Committee call and just being able to allow me to talk with you and ask you questions about past practices in the city. So, as I said many conversations many meetings a lot of brainstorming we've had a lot of doubters we've had a lot of people give up on this project give up on the city, give up on us the ability to get this done. This process has taken three years. It takes time, but it was time that we needed, obviously, to be able to do this right. So, the past three years a lot of work went into this, and I just want to say that this is proof that when we work together. All of Kankakee benefits. This will benefit the entire city the impression that this makes when people come into our community. So, I want to thank you all for your leadership for your insights for asking questions for sharing opinions and such. I'll go ahead and turn it over to Burt at this time.

**BURT ODELSON:**

Let me thank a couple people too because quite frankly, the last four days it's been like four months, and the Mayor, you Neil, Elizabeth and Mike Hoffman. I spoke to

Alderman Tetter and Alderman Brown on Friday. I left messages for Alderwoman Swanson. I've had conversations with Alderman Osenga. I have answered all questions they possibly could answer, I welcome all questions. We worked very hard to get their draft on Friday, since their first draft on Friday, you have before you, the fifth draft. The fifth draft, because I've gone back and forth between Mike Hoffman, Neil, and Elizabeth, and the developer's attorney, all through Friday night, Saturday, Sunday and all day today, because we, we did a 25 page development agreement in basically four days. It really wasn't four days because we've been as you said there, from the time of my first interview with you. You told me that the Ricky Rockets project in the gateway to Kankakee was the primary goal of the administration. And I knew it was wearing on you because you used to say to me, How is your family and your health? Then you used to say, what's new with Ricky Rockets? It's in the last few months is what's new with Ricky Rockets, Burt? Then you'd ask me about my health. So, I really appreciate this project because we taken it from a very, very, very, bad deal for the city to the point where we're spending no general funds, we're spending no MFT funds, which was a prime concern of course Neil, and Elizabeth and a good number of the Aldermen. We're going to fund this through refinancing of our bonds and through new money in the new money is some of you on the board who were in the financial market no comes very cheap these days. And even though we may or may not have a problem with our bond rating. We're going to buy insurance and get through that and get a really good interest rate for the bonds we sell, and then we would immediately pay back TIF 8 and make a hole again, and then put money into TIF 11 so, we can find the cost that we have in the city. Having said that, I go through the whole agreement, but I have about eight or nine points I just pulled up to highlight, and I'll go through it very quickly. The first four pages preliminaries which were not found in your 2016 agreement of preliminaries which we lawyers need to define the project include what's in the project and define terms. So, if we ever have to take anything in the court. It's all in the document on page 5. I want to turn your attention to 4.3 and those of you who have done any type of content before you'll see the time of the essence clause, this time of the essence clause is not just a basic time of the essence clause where we that means we have to get this done quickly and time is important. I expanded on this

option to make the developers priority, on this project. And this developer has many projects throughout the United States, not just Ricky Rockets, but housing developments gaming developments, all sorts of developments, we have put it into this language that this is our priority project, we have in here that there'll be a fuel Center, a Convenient Store, a Fast Food Restaurant and Carwash. All of that is contained as a bare minimum in the project. That is a very critical point in this contract. On the next on page 6 under financing. Under 5.1 again some of the financial people and Aldermen who have dealt with real estate on this board, will know how important a construction escrow is. Something unique to a development agreement, something that will protect our money when I look at the page 6.1. We're not just handing over a million dollars. We are going to escrow that money, and wait for them, Ricky Rockets to escrow their commitment in their funds, so that we know that they have the funds to build this project, which I'm told, will be somewhere between \$10 and \$12 million dollars. So, this is a very critical and important part of this document to help protect the city, and you'll see there on page 6 and 7 in red, and the red portions mean that these are the changes that occurred since the first draft I said to the Aldermen on Friday. These changes incorporate the developers changes, my changes, Neil's changes and even those changes Mike Hoffman changes and the Mayor's changes. The Mayor has been on top of this from day one and has been a part of me bothering her the whole weekend, again, disturbing her at home, as I bothered Elizabeth and Neil. If you look at page 7 point #3. I want to specify that the developer is making his books, open to us. We will get the loan documents from the developer and from the bank or whatever institution, he goes to. Prior to closing. So, we're going to add stock images by looking at these documents, he's putting in multi million dollars of his own money, as well as going to the bank or wherever else he's going to go to get money, as well as our incentive money, which basically is reimbursement for eligible costs. So, all the items on page 7 are critically important. If you turn to page 10, we talk about IDOT approval, and we have moved the approval process from the developer to us. Show us to Neil's suggestion. Neil's going to talk a little bit about that when I done...Elizabeth is getting on with what I think is the good stuff, Neil's going to talk about the procedural engineering stuff. The IDOT approval and those things. If you turn to page 11, I want to make note that the signs that

we're approving here are the same signs that the city Council approved in May of 2016. Mike Hoffman was very instrumental in calling my attention and Neil's attention to number of issues with the signs. Mike Hoffman got in the car went off to 308 to take a look at their signs ... I don't know if it was yesterday or today I can't remember it's all mixed talking about the signs at LOVE'S. We have already approved the size. I really don't have any flexibility, they're going to need the signs, it's an issue for them because of where the property is tucked in, under the expressway, you need side to call attention to truckers who want to come off that expressway and go get their diesel and go eat, go gamble and do whatever truckers do in the city of Kankakee. So, we have to let them know far enough in advance before 312, that there is a tremendous truck stop there. That's why the signage is critically important to the development. So again, I want to thank Mike Hoffman for his input. Also, on page 11...at the bottom of page 11. This is a Neil thing a little bit and a little bit of mine, is we're going to have security support for the public improvements, either by cash or bonds, is our is our ordinances required again maybe Neil can talk a little bit about that. On the next page, we talked about the hours of construction. They're not going to start any earlier than our code tells them they could start and with time, they can end. Also, on page 12. This was a manner of contention in the May 16, 2016 agreement that there was a provision regarding that they could not appeal their taxes for five years. They wanted that out. The Mayor wanted 10 years they couldn't appeal their taxes. So, we got back to the five years. So, for five years they cannot appeal their taxes. They're going to have this all things equal, we're going to have this year, and then the incremental start building faster than any increment, I've ever been associated with the first year of the development. At the bottom of page 12 no sales tax sharing, again, Elizabeth will talk about this in your May 6, 2016 agreement, shared 50/50 of the sales tax, which would have been extremely detrimental to the city which I'm sure Elizabeth is going to talk about, that's out. I'm going to skip a whole bunch of stuff go to page 18, very important provision that's overlooked maybe but maintaining records and right to inspect the city, smart people there the Elizabeth's, the Neil's and the Mike Hoffman's, will be able to look at and inspect the books, as we go to see where they're at what they're spending. Then once they're open, how much they're taking in; in relation to what we're going

to get. Very important provision as you will see as we go. On Page 24, 14th picture one the... This repeal May 16, 2016 agreement and also includes the repeal of the 50/50 split and gaming, or as of the interest in gaming, especially by truckers and these things and the fact that they'll have at least...machines is Elizabeth will tell you \$90,000 a year, she anticipates as our share is conservative, it will probably be more, and it doesn't have to be split. That is a synopsis of the agreement. I'll just try and stress again before I turn it over to Elizabeth with all the good numbers to tell you. Again, I'm not trying to talk her up because she's the boss, but the Mayor has been a leader, quarterback for this proposition, and she has pushed me to get this to where it is today. It is not to my credit is to the team credit. This is truly a team effort. I couldn't have done this without the Mayor, Neil, Elizabeth and Mike. So, with that, Mayor I'd like to turn it over to Elizabeth, let her do her presentation, let Neil chime in and then go to questions if that's okay with you.

**MAYOR WELLS-ARMSTRONG:** Okay.

**ELIZABETH KUBAL:**

Thank you Burt. Thank you, Mayor. I just have a couple key points, we went over a lot of this in the budget committee but I have a couple other things to add, and elaborate on based off of things that Bert said and things that we talked about at the budget committee. First and foremost, I've always been a big advocate of timing and the timing to reiterate what the Mayor said. The timing of this is critical, because this deal looking back, I was here for it. Several of you were here for it. Very early on in this in Mayor's Administration, she challenged me to it and said, Elizabeth, why would we do that and having lived through the sales tax litigation situation, I just explained simply that you know, different lenses different time and all those types of things. The Mayor said, Elizabeth, this is not a good deal for the city of Kankakee we have to renegotiate these terms, we have to relook at this. We were hoping that the deal was still alive at that point it died shortly thereafter, but now that we've been on the comeback, the table and thanks to a lot of great negotiation and a lot of wonderful brainstorming ideas by the team, and that constant push by the Mayor reminded me. Elizabeth, do you remember what I told you when I first came on about that agreement. I said yes, I do. We have been able to come to what we have tonight. My first major point is that this agreement, because

of the restructuring with keeping all the sales tax with keeping all of the gaming revenue is between five to \$6 million. In addition to what we would have... that would that's five to 6 million more conservatively from the sales in gaming agreement from over the 20 years from what we would have been receiving. That is a lot of money and that is a completely conservative estimate at this point in time, all of these numbers that I have ran are very, very, conservative and have been looked at and analyzed by other folks and everyone believes that my numbers are conservative and I'm good with that. During this time of the unknown shrinking revenues, I'm on a conference call this week you know how do we anticipate what's coming down the pipe. You know, we are in a critical situation, we are adding revenues and we are adding major revenues to the tune of \$450,000 per fiscal year, which half of its going to go to the general fund and half of that's going to go to our pensions, which so critically need the money. That leads me into point number three, is that because of the hard decisions you all have made because of that 2% sales tax. This agreement now is able to capitalize upon that. We are able to give an in very conservative estimate an additional \$250,000 to these pension funds that are desperately need our commitment and that we are mandated to pay you know with our state mandates and such, to keep those commitments to our public safety officers. So those three points to me are the summary. Obviously, I did a quick analysis ... It's just a lot of money for our city \$450,000 minimum, per year, additional revenues, in my opinion, it checks all the boxes.

**MAYOR WELLS-ARMSTRONG:** Thank you, Elizabeth.

**ELIZABETH KUBAL:** You're welcome.

**MAYOR WELLS-ARMSTRONG:** I will turn it over to Neil.

**NEIL PIGGUSH:** Thank you Mayor. Again, I want to reiterate, you know how steadfast the Mayor was on this... and getting a good deal for the city. I think was in our favor and allowed us to negotiate a little tougher than maybe we would have in a different scenario so you know I'd suggest, we're looking at all funding options in the beginning of how we could come up with contributions to this development, obviously MFT would have been an eligible funding source for the road. The Mayor pushed back on that. She knows that we need those monies for maintenance in the Wards so she really

thought to keep MFT out of this deal. But in the beginning, we're really looking at all funding options for this. So, really the city's contribution for...which will be the public road portion of the development. It will also include the detention improvements at the north side of the road. It's also going to include at the same time the extension for the connection of that road to East Gate Parkway, which is the cul de sac up there, which IDOT was going to require that the city connect within the first four to five years anyway so we're addressing that issue as well. So that won't become an issue during the interchange improvements when access control is broken. So, in regards to the permitting, we've been having conversations all weekend. The developer thought given the rapid timeframe of this deal on the parameter set in this deal, that they're financing might be a hang up since they don't have their final IDOT permitting in hand. So, given the city has been construct the road, we just said we would take over, getting the final approvals, on that road with it. And that way that releases their issue with their banks as far as having outstanding permits. So, since the city is going to manage and construct the road, there really was no issue to take over that portion of the permitting process. Aside from that, we'll be also constructing a roadway-improvements as well in the storm sewer that was originally designed to go into the road to service the development, as well as future lots. So that's a gist of what we're doing there was also no roadway lighting included in their original plans. However, when I came on as city engineer these plans were already approved. We really didn't have an avenue to require roadway lighting that will be included in these new improvements, we feel it's important for the residents over there to feel safe walking over there and well-lit areas will provide an enhanced public safety as well. So, that's all I have for right now.

**MAYOR WELLS-ARMSTRONG:** Thank you, Neil, Mike Hoffman I wanted to give you an opportunity as well there was anything you wanted to add.

**MIKE HOFFMAN:**

The only thing I can think of, it's important to mention is that improvement of Eastridge Drive Eastgate Parkway I think is going to be really critical to bring some additional development to that industrial park up. It is going to give access to much more direct access to the close to 300 acres of vacant land up there that's waiting for development that's

in our new TIF. So not only are we getting the benefit of the Ricky Rockets, but I think we're going to give us a good jumpstart on economic development and the rest of that business part.

**MAYOR WELLS-ARMSTRONG:** Alright before I ask for a motion I just again want to thank you guys. This team does not work 9 to 5 Monday through Friday. As Burt mentioned several times, we have been working all weekend to just brainstorm and finalize the agreement and make sure all the issues are addressed. I've been doing everything we can to protect the city, and you know that was Elizabeth coming in on Saturday doing analysis and Neil's been on the phone, Mike Hoffman was going back and forth with emails and preparing memo's all weekend. I just want to thank you guys in particular for the work that you've done and the commitment that you've shown to the project.

**BURT ODELSON:**

Mayor, just a couple other things. Elizabeth touched on it but I need to emphasize that the number of \$246,000 a year is going to go into our pension funds, there is a huge number, and takes the burden off the backs of the taxpayers, the taxpayers won't have to pay for that and of course, it helps our pension years so greatly. I know all that Alderman Faford has always been very interested in the pension funds, and that's 246,000 conservatively that we'll be able to fund the pension and another \$226,000 will be able to put into the general fund, and again, Elizabeth estimates are conservative. I also, I just wanted to throw out one more. That a girl, to you Mayor. The 50/50 split, again doing away with that was your you're doing. No MFT funds, even though Neil came up with that thought initially it, we were you were able to turn us away from that. The fact that we're not going to have to use any money...refund bonds and do a new-bonds. The other the other factor that I didn't talk about is that our property taxes that we need for that parcel is only \$9,250 a year. That's it. So, what that means is, as they build an 8, 9, 10 million dollar project on their property, and because we're keeping all of the increment tax dollars we're going to have millions of dollars, God willing, in that TIF 11 fund to help develop more of TIF 11 and maybe help other areas of the city, as we go. One last thing and Elizabeth touched upon it. She estimated about \$2.1 million in revenues over four years. If you times that by five which is 20 years which was the

initial agreement. That's \$10.5 million dollars that we do not have to share at all.

**MAYOR WELLS-ARMSTRONG:** We're a little excited... So, may I have a motion to accept the redevelopment agreement for Ricky Rockets Fuel Center Project, located at 2205 and 2225 East Court Street in the city of Kankakee East... district. May I have a motion.

**ALD TETTER:** I happily make that motion your honor.

**ALD BROWN:** I am glad to second that motion.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Tetter and Seconded by Alderman Brown. Any discussion?

**ALD OSENGA:** Do we have any idea how many jobs will be created in this new project and what kind of wages are going to be?

**BURT ODELSON:** That is a real good question...

**BARBIE BREWER-WATSON:** I have some numbers... Just talking to them, the gas station carwash will have about 20 full time to part time jobs. Not really sure every fuel center has a different ratio of full-time part time jobs but that's what we're looking at. Then the for the fast food restaurant, will bring an additional anywhere from 20 to 40 jobs. They also could decide later on, to have a diner there too so that that brings on more jobs too. Most of those will be at minimum wage except for of course their manager jobs, and we're still talking to them about the, the dollar amounts and what that looks like. So, I hope that answers your question.

**ALD OSENGA:** Yes, it does. Thank you.

**MAYOR WELLS-ARMSTRONG:** Thank you and that does not count constructions jobs Alderman Osenga.

**ALD TALL:** Okay. I just heard you mentioned the construction jobs. Hopefully these will be local construction companies, there'll be paying prevailing wages, and that they will look at training some of the people in our community so that you know we can get some jobs from here instead of outside of the City of Kankakee and the County of Kankakee.

**MAYOR WELLS-ARMSTRONG:** That is the priority we are always having those conversations that we want them to hire locally that we want them to utilize workforce training programs. So, thank you for bringing that up Alderman Tall.

**BURT ODELSON:**

I just wanted to answer Alderman Tall, I can't pinpoint where it is but, yes, it will be union jobs, and they will be as local as we can make it their benefit to us as local as they possibly can. I have something in this agreement, I can tell you where, at all but it talks about jobs...be target. There's also room for expansion besides the establishment. We're also in discussions about a breakfast. Now, that's not in the immediate plans at all.

**MAYOR WELLS-ARMSTRONG:** It's very much needed in this side of town...

**ALD O'BRIEN:**

In my opinion this is a good deal for the city and the taxpayers we're investing \$2.2 million of city funds, getting an immediate return of a \$10 million investment into the city, not to mention additional revenues as Elizabeth and Burt, you, and others have mentioned. So, I think that's a good thing. I also want to jump on the comments regarding the support of the pension fund. Anything we can do like this \$250,000, per year conservatively is a great thing. So, for a lot of reasons I think this is a good deal. One piece of feedback I received today in the afternoon was maybe we can do a subsequent community benefit agreement with the developer talking about some of the things I've been told mentioned. Burt talked about local labor local support for the community is a great start, we've kind of begun to address those things but I thought that was a good point I had thought I was I wanted to share with the group here tonight.

**MAYOR WELLS-ARMSTRONG:** Alderman Tetter and Alderman Brown we have discussed that in the meetings that we've had with them individually, and with the developer community benefits agreement so it's on the table. Thank you. Anybody else?

**ALD CRAWFORD:**

Yes, I'd like to also piggyback on what Mike said that were some of my concerns also, but then also for me. A big part of this thing was on page 7, 5.2, where the developer not only were we putting our money in escrow but he was having to put his money in escrow to where it makes a really nice check and balance situation. But I did have one other question for Burt. After studying this for about three

hours if you go to page 10 Item B says the city of Kankakee agrees to call storm water detention that is required due to the development of the owners took on the operation of this project and the parcels. I looked up the partials for the basins, and all of that is that something that the city is going to be responsible for, or is that something that the developer is going to be responsible for to set up the basins and the retentions.

**NEIL PIGGUSH:**

The parcel up there, just south southeast that vacated right away where the curb the road curves to the east Alderman Crawford. The original development plan showed that being constructed on a city parcel so there, the original development, the city was going to own and maintain that detention basin as well.

**ALD CRAWFORD:**

Okay, thank you.

**ALD CURTIS:**

On their financing that they are working on, is there an outside date or when they think they will get the financing in place on their end. Is there an outside date and is provision of they don't or something of that nature. Hopefully, they do.... next week, but I'm just curious, obviously banks are moving a little slow with all the other stuff they're doing with PPP and stuff.

**BURT ODELSON:**

They have already begun discussions with their bank. I think after I let them know tonight or tomorrow morning. I think this will be a matter of a couple of weeks, as they're anxious to do this. As I said as their priority. We've had a little bit of a race with Hickory Hills although they're going to do both projects at the same time, I push this as hard as I did, because the Hickory Hills, they still have to demolish the old Washington house off of 95<sup>th</sup>/Tollway, so they're behind where we are round ready basically to start construction. I believe they'll have their financing within the next 14 days to go with this, of course, we already were in finance, understand why they wanted a million up front, and the 1.2 million, which is the cost to the roads, because that's used as an equity base to get the rest of their financing, along with the cash their developers tweeting it himself. So, all in Crawford, you're very correct escrow agreement is something very unusual in development agreements, usually found as I'm sure Alderman Curtis will tell you in a, in a major construction contracts where everybody has to ante up so to speak, and then they start

taking money out of the construction of... This was a bit unusual, but I feel very, very, important. Considering we're playing with city money. That's a long answer to your question, but I think we'll have this very quickly.

**ALD CURTIS:** I see on 8.10, there's the no city fuel tax. That doesn't waive our current fuel tax correct?

**BURT ODELSON:** No, if we went back and forth...

**ALD CURTIS:** Is there a time, is there an outside date on that...

**BURT ODELSON:** Okay, that's a really good question talking. We're on page. 16 section... This was in the prior agreement. When I got into here today, as you'll see in the ...It says, and whichever is later, the city and agrees to not invest in a motor fuel tax affecting the property. Doesn't affect sales, it affects motor fuel tax, which is very popular in Cook County, many municipalities are doing 3 to 5 cents ...The developer told me today is the scores well down the road. If our neighbors in Bradley were home rule some type of tax is the open to just stay competitive with our neighbors and that's the reason this is in here to be competitive with our neighbors, and not allow our ...will truckers don't stop in Bradley, or stuff in ....

**ALD CURTIS:** We are still be based I'll call it today, our taxes, as of today.

**BURT ODELSON:** Yes.

**ALD CURTIS:** Okay, thank you.

**ALD TETTER:** I'll be very brief. I just, first of all, this has been a long, a long haul. And I wanted to honestly Thank you Mayor. It's not political This is sincere. You did not give up on this project. You did not. There was some of us that felt that this would not happen and it's not an East Side seventh Ward or any of that. Good for the city. I mean, it's great. I'm just glad to see are certain Carl, and I, we both have paid, we've been peppered with questions about the Ricky Rockets. It's been jokes made about it...speaks to the tremendous professionalism and thoroughness of this entire capital team that you've assembled. What I'm most taken by is that this almost represents half the operating budget. Think about it. This one project is almost half of our city's operating budget that's pretty interesting and it's the largest

project to date that I've been involved in over here on the east side. And I just want to thank you, along with the capital team and the aldermen for supporting this effort.

**MAYOR WELLS-ARMSTRONG:** We have motion and a second. Let's do a Roll Call.

**CLERK DUMAS:** **AYES:** Tetter, Brown, Curtis, Cobbs, Lewis, Tall, Faford, Swanson, Crawford, Osenga, O'Brien, Gall, Malone Marshall, Prude  
(14) Ayes (0) Nays

**MAYOR WELLS-ARMSTRONG:** Motion carries. Congratulations City Council. There is no Executive Session. Item 15 does not apply. Moving on to Item 16 and 17.

#### **ALDERMEN & ALDERWOMEN COMMENTS**

**ALD O'BRIEN:** This comment for the council members we have May 1 in our city ordinance where we reorganize the communities. As far as I know we've not had much discussion about that. I would propose for your consideration that we just maintain the current committee structure for another year, something to consider. Thank you.

**ALD CURTIS:** Mayor I'd like to thank you. On Friday, I saw you delayed the licenses for restaurants, bars, till June 30<sup>th</sup>. I believe...I just, I think that the good thing, because they'll be closed for over six weeks by the end of this month and it's probably looking it's going to be longer. I hope we get back open but it's trending that it's gonna go farther. For the people that have paid or just paid last week, is there a way to hold their payments, till they give them a break till June 15 because there are some people that paid on Wednesday thinking they had to be in. On the 15th, but then they didn't hear the delay till Friday and they're all struggling right now. Some of them are just trying to keep some employees paid with their other money or trying to pay all their bills. They're not asking for any abatement they're not asking for pro rata share they're just asking for time to pay their other bills until they can get back open to earn some dollars and stuff and it's my notes, lots of businesses have that way but I just, there's several people I know that paid this past week, hoping there would be a delay but it didn't happen till Friday, which is, is there a way to help them that paid in the last three or four days?

**ALD SWANSON:**

I have a question for Chief Kosman. I just had an incident at the credit union and the police officer that responded, nothing went wrong or anything but, he didn't have any protective gear on no mask and no gloves. I didn't know if any your guys were doing that or I thought it was odd that he had nothing on. I didn't know if the police officers are having to wear masks, or anything. I think its kind of a good idea, especially, you don't know what kind of situations, you're getting into, to protect themselves if nothing else, it's just a question? I'm not being critical, I just a question I was whether you're having people thought the service wearing protective gear.

**CHIEF KOSMAN:**

We missed out the PPE to all the officers where they have them. It's not mandatory that they wear them, it's encouraged that they wear them. When they have incidents we take... a lot of phones for handling reports, and we try to keep it to the minimum of the actual close contact so. I haven't made it mandatory where they wear them at all times.

**ALD CRAWFORD:**

Yes, I want to weigh in with what Chris Curtis said too. I had quite a few constituents so called...also came in and paid for their license on Wednesday and we're asking the same questions if they were going to the city of Kankakee was going to hold their checks until the end of the month until the end of June, or we were going to give them some time to get open, get some money in the...so they could pay their bills and everything also. So, if, if we could have some clarification on that to where we can tell some of our constituents, that would be great.

**ALD COBBS:**

Thank you Mayor. I have many calls and I talk to Pete Schiel about bulk pickup and yard waste we do understand it there's a PSA, but there's different rumors going around that they're not going to do it at all this season. Can I get some clarification on that on your art pickup and bulk waste pickup?

**PETE SCHIEL:**

Quick feedback. Bradley/Bourbonnais went offline with the bulk pickup, and yard waste two weeks ago. So, Republic starting with them this week. So, we have to wait and see with our startup. So, sounds like possibly next Monday or the Monday after things will go back online for the city of Kankakee.

**MAYOR WELLS-ARMSTRONG:** Anyone else? Moving on to Department heads.

#### **DEPARTMENT HEAD COMMENTS**

**BARBIE BREWER-WATSON:** Thank you Mayor. I don't have anything except for just to remind the economic development committee that we will meet in a zoom meeting on Thursday. I will send you that email with the link tomorrow to that and zoom in economic development update.

**CHIEF KOSMAN:** The only thing I want to thank you and council members we picked up our three new squads this week so we're working on getting them all outfitted and they should be on the street in a couple of weeks now.

**STEVE BERTRAND:** Thank you Mayor, everything's going at the library about the same as it was reported last, the previous meeting.

**JASMYNE HUMBLE:** I just want to thank the team...technology.

**MIKE HOFFMAN:** The council heads up that we have two additional craft growers that have applied for conditional use applications, and another gentleman is said that he's going to submit a application in the near future. So, we'll be seeing some more of those.

**NEIL PIGGUSH:** Thank you Mayor this Friday we have the bid opening the Safe Routes to School project that's a state letting. So, we'll have the results of that Friday around noon. Working with all the respective Wards and those I think there's a few of you we just got to finalize your list so you got a list out there and we've got the...we'd like to have that on the first meeting in May for to get that out for bid this summer, with fuel prices low, we can take advantage of that.

**PETE SCHIEL:** Technology questions in this format, please reach out to Jasmyne and I. We've been working pretty diligently with department heads and Alderman and things of that nature so feel free to be glad to meet you in the chambers and do a walkthrough with anybody so please reach out.

**MAYOR WELLS-ARMSTRONG:** Was this a better format but everybody seems like everybody can hear everybody. Okay, yeah, we will stick to this format.

**BURT ODELSON:**

I found it in the agreement if I don't have to have everybody looked at it right now but if you were to look at pages 16 and 17, their agreement which is section 9, which is the affirmative action provision, the non-discrimination provision, all our workers on Public Works app. and this Prevailing Wage Act, is a whole section. That is not usual in redevelopment agreements, but was put in to the credit of the developer not touched at all.

**MIKE MCGRATH:**

You have anything covered everything in the agreement was asked you guys to hear from everyone. Thank you.

**MAYOR WELLS-ARMSTRONG:** Thank you. Okay, I'll move on to my updates, I sent these out on Friday, about five o'clock. Of course, I'm continuing to follow the Governor's lead in terms of social distancing and making sure that we encourage people to wear masks I'm glad Alderman Swanson brought that up. I think it's really important if you're going to be around other people to have a mask on, we have not mandated it, but we definitely recommend it. I did move the State of the City address to May 28 just because I am anticipating that we are not going to come off the Shelter in Place Order. By the end of the month so I moved it to the last Thursday of May, which is May 28. In terms of public meetings again I want to thank Pete, Jasmyne, Mike Hoffman...making sure that we are set up for remote access and to use it for meetings. I remind you all to did a statement of economic interest is due the end of the month. In terms of the deadlines, I'm just going to say that I've been very clear on where I stand with the liquor licenses. I had one person contact me so everybody in the city knows that I'm the liquor Commissioner, and one person contacted the office. With that being said I had talked to all the Alderwoman Swanson I talked to all the...I've talked to several of the other Aldermen indicated and I was going to extend it nobody reached out to me and said, propose aa date. In terms of any of the license holders so, I haven't heard from any of them. I would encourage you all to direct them to contact me directly and the goal is not to harm anyone so I'm willing to work with anyone, but if their checks have already been processed, I'm not going to un-process their checks that just doesn't make sense to me. But if they need to work they need some other accommodation, they certainly can contact Linh, and we will work with them. The goal is to help everybody. So please direct them directly to me. I know

people were calling me Elizabeth. Elizabeth is not the Liquor Commissioner we have city council members calling her she doesn't this is not what she does so please direct them to me. We also with that being said people were asking about vehicle stickers, which I'm not at this time planning to postpone and just so you all know as I stated in the updates the stimulus checks were mailed last week. I know people were receiving those. And I know that people that are drawing unemployment we're somewhere eligible for up to a \$600 additional federal allotment on their unemployment. So, you know, I think is important that as we have conversations with people we let them know that we're not collecting this money just to collect the money. I know Manteno did away with their license fees, but we are a very different community that...and we do use a significant portion of those revenues to support our general fund budget. So, I would appreciate you all support and making sure that we educate the community about. I think that's. Jasmyne has been posting resources for business owners and residents and we will continue to do that. And then the last thing I had on my list was Ricky raucous which we've taken care of tonight so again I want to thank you all for your work especially those capital team members that have been working all weekend. So, to get everything finalized. So, without anything further I'll take a motion to adjourn the meeting.

#### ADJOURNMENT

**MAYOR WELLS-ARMSTRONG:** May I have a motion to adjourn?

**ALD BROWN:** So move.

**ALD GALL:** Second.

**MAYOR WELLS-ARMSTRONG:** Motioned by Alderman Brown. Seconded by Alderwoman Gall. All in favor aye?

**COUNCIL:** Aye.

**MAYOR WELLS-ARMSTRONG:** Opposed same sign. We are adjourned.