



City of Palos Heights  
Finance Committee Meeting  
Tuesday, January 13, 2026  
6:30 p.m.  
MINUTES

**CALL TO ORDER**

Chairman McGrogan called the Finance Committee meeting to order at 6:31 p.m. In attendance were Alderman Key, Alderman Scully and Alderman Brennan. Also present was Treasurer Jim Daemicke, City Administrator Adam Jasinski, Assistant City Administrator Aimee Ingalls, Director of Accounting Jan Colvin, Recording Secretary Morgan Pukula.

**APPROVAL OF MEETING MINUTES**

Alderman Scully motioned to approve the special finance committee meeting minutes from December 9, 2025, seconded by Alderman Key. On a voice vote, the motion passed unanimously.

**APPROVAL OF MORRIS ENGINEERING BILLS**

Alderman Key motioned to approve the Morris Engineering bills in the amount of \$3,135.00, seconded by Alderman Scully. On a voice vote, the motion passed unanimously.

**APPROVAL OF THOMAS BROWN BILLS**

Alderman Key motioned to approve the Thomas Brown bills in the amount of \$1,800.00 seconded by Alderman Scully. On a voice vote, the motion passed unanimously.

**APPROVAL OF LANER MUCHIN BILLS**

Alderman Key motioned to approve the Laner Muchin bills in the amount of \$1,291.67 seconded by Alderman Scully.

**APPROVAL OF HISKES & DILLNER BILLS**

Alderman Key motioned to approve the Hiskes & Dillner bills in the amount of \$6,213.00, seconded by Alderman Scully. On a voice vote, the motion passed unanimously.  
The aldermen requested an itemized list of the court calls and work that Hiskes & Dillner complete for the police department.

**PALOS HEIGHTS LIBRARY TAX DISTRIBUTION**

The Library and other sub agencies in the City have not received their tax distribution from the state. It was mentioned that it would be up to the City to distribute the funds to the sub agencies. Alderman Key motioned to make a 2<sup>nd</sup> payment to the Library in the amount of \$184,962.59, seconded by Alderman Scully. On a voice vote, the motion passed unanimously.

**SANNA BIN HUSSIEN SIGN GRANT APPLICATION**

Alderman Key motioned to approve the grant amount of \$1,250.00, seconded by Alderman Scully. On a voice vote, the motion passed unanimously.

**CARRAS CORPORATION BUSINESS IMPROVEMENT GRANT APPLICATION**

From 2021-2025, there have been approximately 6 correspondences regarding the parking lots. This number does not include the number of times the building department has been called out there due to complaints received. It should be noted that approximately 250 working hours have been consumed by this project. As of

October 2025, the parking lots have been resurfaced and are in compliance.

Carras was issued a court date for non-compliance and a \$500 fine over the 4 years. Staff recommended that the city approve only the \$10,000 considering it took 4 years for Carras Cooperation to repair the parking lots. Alderman Key motioned to approve the mayor and staff recommendation of a total of \$10,000.00 for the request of the business improvement grant application, seconded by Alderman Brennan. On a voice vote, the motion passed unanimously.

#### **ENGAGEMENT CONTRACT WITH MILLER CANFIELD RELATED TO JEWEL REDEVELOPMENT AGREEMENT**

The City and Jewel had an agreement when the Jewel redevelopment took place that their new assessed value would determine the amount the City pays under contract based on the received tax money every year, assuming that once they do all the improvements, the assessed value will increase. We agreed to pay them a certain dollar amount that is stated in the contract and we owe them this amount every year. Jewel continues to file for reassessment of their property, so they keep lowering their tax value, yet the City still owes them a specific amount. The City has lost about \$2 million in assessed value, which equates to about \$200,000.00 in property taxes per year. They have the right to appeal, but it cannot go under the redevelopment agreement minimum value and they are not adhering to this agreement.

Alderman Key motioned to approve engaging work with Miller Canfield related to the Jewel redevelopment agreement, seconded by Alderman Scully. On a voice vote, the motion passed unanimously.

#### **MKSK TRINITY COLLEGE VISION PLAN**

The committee and council agreed that the City should wait until the College has a contract with a buyer. After the buyer is decided on by the College, then the City can consult MKSK for the best plan they believe would work in the buyer's proposed idea of the 60 acres that is for sale.

This topic will be reassessed each meeting in the case that new information is received.

#### **LANDMARK PROPERTY MAINTENANCE**

The City will need to hire a property manager for the house at 12313 S 71<sup>st</sup> Court because the City plans to lease the property.

City Administrator Jasinski stated that they have reached out to 7 property management companies and 2 have replied. The City would have to negotiate the numbers, the timeline of the lease and approve of the tenants before any agreements are made and until there is a plan to redevelop the standing home on the property.

Alderman Key motioned to approve Landmark Property Maintenance to manage the property at 12313 S 71<sup>st</sup> Court, seconded by Alderman Scully. On a voice vote, the motion passed unanimously.

#### **OLD BUSINESS**

None.

#### **NEW BUSINESS**

Chairman McGrogan motioned to allow staff to decide if the City should display 'Chicago Bears' banners, flags or lights throughout the City for the playoffs, seconded by Alderman Scully. On a voice vote, the motion passed unanimously.

#### **PUBLIC COMMENT**

None.

#### **ADJOURNMENT**

There being no further business, Chairman McGrogan made a motion to adjourn, seconded by Alderman Key. All in favor.

Meeting adjourned at 7:22 p.m.

Respectfully submitted,

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Morgan Pukula, Recording Secretary