

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting
November 10, 2020

MINUTES

I. ROLL CALL OF COMMISSIONERS

Chairman Jorge Perez called the meeting to order at 1:05 p.m. and then undertook a roll call to establish the presence of a quorum.

Present

Jorge Perez, Chairman
Shirley Newsome, Vice Chairman
Gwendolyn Butler, Secretary
Adela Cepeda
Maurice Cox
Eileen Rhodes
Latasha Thomas

Late

Marc Brooks
Robert Buford
Dwight Curtis
Leslie Davis

Not Present

Cornelius Griggs
Chris Wheat

In response to the COVID-19 Public Health Emergency, prior to the meeting, the Chairman determined that an in-person meeting was not prudent or practical, and thus issued “Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation” to conduct the meeting remotely on Zoom. The meeting was available to be viewed by the public via live stream through the CDC website.

The CDC provided an opportunity for members of the public to submit written comments, up to twenty-four (24) hours prior to the meeting, through the CDC website. Members of the public wishing to speak on a matter were also given an opportunity to register in advance, also up to 24 hours before the meeting. No members of the public provided written comments or registered to speak at the meeting.

II. APPROVAL OF MINUTES OF THE SEPTEMBER 8TH MEETING

Motioned by Butler, seconded by Thomas. Approved 7-0. Yeas: Newsome, Butler, Cepeda, Cox, Rhodes, Thomas, Perez, Abstain/Not Present: Brooks, Buford, Curtis, Davis, Griggs, Wheat.

III. NEW BUSINESS

**A. WEST WOODLAWN AND WOODLAWN REDEVELOPMENT PROJECT AREAS
(WARD 20)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Friend Health Title Holding Corporation for the disposition of the City property located at 700 E. 63rd St. in the West Woodlawn redevelopment project area, to request alternative proposals, and to approve the sale of the property to Friend Health Title Holding Corporation if no responsive alternative proposals are received; and request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Friend Health Title Holding Corporation for redevelopment of the City property plus the developer property located at 6250 S. Evans Ave., located in the West Woodlawn redevelopment project area, 6250 S. Cottage Grove Ave., located in the Woodlawn redevelopment project area, and to recommend to the City Council of the City of Chicago the designation of Friend Health Title Holding Corporation as Developer if no responsive alternative proposals are received.

Aaron Dorsey

Motioned by Butler, seconded by Davis. Approved: Approved 9-0. Yeas: Newsome, Butler, Cepeda, Cox, Curtis, Davis, Rhodes, Thomas, Perez. Abstain/Not Present: Brooks, Buford, Griggs, Wheat.

20-CDC-13

B. 47th/ASHLAND TIF REDEVELOPMENT PROJECT AREA (WARD 20)

Request authority to advertise and issue a Request for Proposals for the purchase and redevelopment of the property located at 1515 West 47th Street in the 47th/Ashland Street Tax Increment Financing Redevelopment Project Area.

Sonya Eldridge

Motioned by Brooks, seconded by Butler. Approved: Approved 10-0. Yeas: Newsome, Butler, Brooks, Cepeda, Cox, Curtis, Davis, Rhodes, Thomas, Perez. Abstain/Not Present: Buford, Griggs, Wheat.

20-CDC-14

C. OGDEN/PULASKI REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority to acquire the property located at 3410 West Ogden Avenue in the Ogden/Pulaski Tax Increment Financing Redevelopment Project Area.

Brian Hacker

Motioned by Cepeda, seconded by Cox. Approved: Approved 11-0. Yeas: Newsome, Butler, Brooks, Buford, Cepeda, Cox, Curtis, Davis, Rhodes, Thomas, Perez. Abstain/Not Present: Griggs, Wheat.

20-CDC-15

D. OGDEN/PULASKI REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority to advertise and issue a Request For Proposals for the purchase and redevelopment of the property located at 3400-3418 West Ogden Avenue and 1819 South Trumbull Avenue in the Ogden/Pulaski Tax Increment Financing Redevelopment Project Area.

Brian Hacker

Motioned by Newsom, seconded by Butler. Approved: Approved 10-0. Yeas: Newsome, Butler, Brooks, Buford, Cox, Curtis, Davis, Rhodes, Thomas, Perez. Abstain/Not Present: Cepeda, Griggs, Wheat.

20-CDC-16

E. COMMERCIAL AVENUE TIF REDEVELOPMENT PROJECT AREA (WARD 10)

Request authority to acquire the property located at 8840 S. Commercial Avenue, 8844 S.

Commercial Avenue, 8850 S. Commercial Avenue, and 8854 S. Commercial Avenue in the Commercial Avenue Tax Increment Financing Redevelopment Project Area.

Michael Penicnak

Motioned by Cox, seconded by Cepada. Approved: Approved 11-0. Yeas: Newsome, Butler, Brooks, Buford, Cepeda, Cox, Curtis, Davis, Rhodes, Thomas, Perez. Abstain/Not Present: Griggs, Wheat.

20-CDC-17

F. COMMERCIAL AVENUE REDEVELOPMENT PROJECT AREA (WARD 10)

Request authority to advertise and issue a Request For Proposals for the purchase and redevelopment of the property located at 8840 S. Commercial Avenue, 8844 S. Commercial Avenue 8848 S. Commercial Avenue, 8850 S. Commercial Avenue, and 8854 S. Commercial Avenue in the Commercial Avenue Tax Increment Financing Redevelopment Project Area.

Michael Penicnak

Motioned by Cox, seconded by Cepada. Approved: Approved 11-0. Yeas: Newsome, Butler, Brooks, Buford, Cepeda, Cox, Curtis, Davis, Rhodes, Thomas, Perez. Abstain/Not Present: Griggs, Wheat.

20-CDC-18

G. 47TH & KING DRIVE TIF REDEVELOPMENT PROJECT AREA (WARD 3) Request authority to advertise and issue a Request For Proposals for the purchase and redevelopment of the property located at 449-51 East 47th Street in the 47TH & King Drive Tax Increment Financing Redevelopment Project Area.

Kimberly Morris

Motioned by Curtis, seconded by Cepada. Approved: Approved 11-0. Yeas: Newsome, Butler, Brooks, Buford, Cepeda, Cox, Davis, Rhodes, Thomas, Perez. Abstain/Not Present: Griggs, Wheat.

20-CDC-19

IV. ADJOURNMENT

Motioned by Butler, seconded by Curtis. Voice vote, all yeas.

Meeting adjourned at 3:09PM