

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting
June 8th, 2021

MINUTES

I. ROLL CALL

Chairman Perez called the meeting to order at 1:04 p.m. and then undertook the roll call to establish the presence of a quorum.

Present

Jorge Perez, Chairman
Shirley Newsome, Vice Chairman
Gwendolyn Butler, Secretary
Robert Buford
Adela Cepeda
Maurice Cox
Dwight Curtis
Leslie Davis
Latasha Thomas
Chris Wheat

Not Present

Marc Brooks
Cornelius Griggs
Eileen Rhodes

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 also accepted written comments from the public through the CDC website, up to twenty-four (24) hours prior to the meeting, and members of the public wishing to speak on a matter were given an opportunity to register in advance, also up to 24 hours before the meeting. Nine attendees were present for public comment; and all spoke during their specific project. There were no general comments.

II. APPROVAL OF MINUTES OF THE MAY 11TH MEETING

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

III. OLD BUSINESS

**A. PROPOSED 71ST & STONY ISLAND TIF REDEVELOPMENT PROJECT
AREA AMENDMENT NO. 2 (WARDS 5 & 8)**

Recommend approval of the redevelopment plan for the 71st & Stony Island Tax Increment Financing Redevelopment Project Area Amendment No. 2.

Project Manager: Ryan Slattery

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

21-CDC-16

**B. AVALON/SOUTHSHORE TIF REDEVELOPMENT PROJECT AREA
(WARD 7)**

Request authority to make a correction to 21-CDC-8, which was approved at the April 20th CDC Meeting. The resolution sought to acquire multiple parcels located at 2908-2916 E. 79th Street; 7843 S. Escanaba; 7850 S. Escanaba, 2920-2926 E. 79th Street, 7901-7907 South Exchange; 7911-7933 South Exchange Avenue in the Avalon/South Shore TIF Redevelopment Area, and mis-identified one of the parcels as already being City-owned, when in fact it was not. This correction adds parcel 21-31-203-004 to the acquisition list previously approved.

Lisa Washington

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

21-CDC-17

IV. NEW BUSINESS

**A. NORTHWEST INDUSTRIAL CORRIDOR REDEVELOPMENT PROJECT
AREA (WARD 37)**

Request authority to advertise the Department of Assets Information and Services intention to enter into a ground lease with Boys and Girls Clubs of Chicago for a ground lease for a portion of the property located at 4443 West Chicago Avenue in the Northwest Industrial Corridor TIF, to request alternative proposals, and to approve the lease of the property to Boys and Girls Clubs of Chicago if no responsive alternative proposals are received.

Project Manager: Earnest Bellamy

Fifteen (15) individuals from the public signed up to speak in favor of this matter. This group included: Vicki Lee, Mimi LeClair, Mellisa Bogard; Arion Brown; Sahrish Saleem (Not Present); Alees Edwards (Not Present); Brad Cummings (Not Present); Pastor Joseph Kyles; Rosetta Guy (Not Present); Sue Lenzen; Venus Jackson (Not Present); Soley Gevorgiv; Mellisa Bogard; Catherine Malon Taylor (Not Present) and all were given a chance to speak. Nine of the individuals who signed up spoke in favor. No one spoke against the resolution.

Alderman Emma Mitts (37th) made a statement in favor of the proposal.

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

21-CDC-18

B. PROPOSED NEAR NORTH TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 2 (WARDS 2, 27)

Accept for review the amended redevelopment plan for the proposed Near North Tax Increment Financing Redevelopment Project Area Amendment No. 2, and set dates for a public meeting of the Joint Review Board and a public hearing.

Ryan Slattery

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

21-CDC-19

**C. MIDWEST REDEVELOPMENT PROJECT AREA (WARDS 27 & 28)
CENTRAL/WEST REDEVELOPMENT PROJECT AREA (WARD 27)
CHICAGO/CENTRAL PARK REDEVELOPMENT PROJECT AREA (WARD 28)**

Request authority to advertise the Department of Housing's intention to enter into a City Lots for Working Families redevelopment agreement with the Joint Venture between Joudeh Investments, LLC and MKB Business Strategies, LLC, or to a related entity, for the disposition of the property located at 2659 W Adams St and 2654 W Adams St in the Midwest Redevelopment Project Area; at 2256 W Monroe St, 2339 W Monroe St, 210 S Hoyne Ave and 212 S Hoyne Ave in the Central/West Redevelopment Project Area; and at 3262 W Walnut St and 3264 W Walnut St in the Chicago/Central Park Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to the Joint Venture between Joudeh Investments, LLC and MKB Business Strategies, LLC, or to a related entity, if no responsive alternative proposals are received.

Brian O'Donnell

Alderman Burnett and Alderman Ervin spoke in favor of this resolution.

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

21-CDC-20

D. 47TH & KING DRIVE TIF REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority to advertise the Department of Housing's intention to enter into a negotiated sale with the Habitat Company and P3 Markets, a Joint Venture, or a related entity, for the disposition of the properties located at 321 East 43rd Street and 4310-4314 South Calumet Avenue in the 47th and King Drive Tax Increment Financing Redevelopment Project Area, to request alternative proposals and to approve the sale of the property to The Habitat Company and P3 Markets, a Joint Venture, or a related entity, if no responsive alternative proposals are received; and request authority for the Department of Housing to negotiate a redevelopment agreement with the Habitat Company and P3 Markets, a Joint Venture, or a related entity, for redevelopment of the property and to recommend to the City Council of the City of Chicago the designation of the Habitat Company and P3

Markets, a Joint Venture, or a related entity, as Developer if no responsive alternative proposals are received.

Esther Sorrell

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

21-CDC-21

E. PARK BOULEVARD 3B. 35th AND STATE STREET TIF REDEVELOPMENT PROJECT AREA. 3rd WARD

Request authority for the Department of Housing to negotiate a Redevelopment Agreement with Stateway Associates, LLC for development of the properties located at 43 W. 36th Street, 3607 S. Federal Street and 3603 S. Federal Street in the 35th and State Street Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Stateway Associates, LLC as Developer.

Tamra Collins

Alderman Dowell expressed her support for this item.

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

21-CDC-22

F. INVEST SOUTH/WEST 1000 HOMES – NORTH LAWDALE PHASE – MIDWEST, AND THE OGDEN/PULASKI REDEVELOPMENT PROJECT AREAS (WARD 24)

Request authority to advertise the Department of Housing's intention to enter into a negotiated sale with the Chicago Neighborhood Initiatives, Inc. (CNI) - Lawndale Christian Development Corporation (LCDC) Joint Venture for the disposition of multiple City-owned properties located in the Midwest and the Ogden/Pulaski Redevelopment Areas, to request alternative proposals and to approve the sale of the property to the Chicago Neighborhood Initiatives, Inc. (CNI) - Lawndale Christian Development Corporation (LCDC) Joint Venture if no responsive alternative proposals are received; and request authority for the Department of Housing to negotiate a redevelopment agreement with the Chicago Neighborhood Initiatives, Inc. (CNI) - Lawndale Christian Development Corporation (LCDC) Joint Venture for redevelopment of the property and to recommend to the City Council of the City of Chicago the designation of the Chicago Neighborhood Initiatives, Inc. (CNI) - Lawndale Christian Development Corporation (LCDC) Joint Venture as Developer if no responsive alternative proposals are received.

Paul Elue

Alderman Michael Scott Jr. (24th) spoke in support of this matter.

Motioned by Newsome, seconded by Thomas. Approved 8-0 Yeas: Newsome, Butler, Buford, Cox, Curtis, Thomas, Wheat, Perez. Abstain/Not Present: Brooks, Cepeda, Griggs, Rhodes.

21-CDC-23

G. Oakwood Shores 3-1 TIF REDEVELOPMENT PROJECT AREA (WARD 4)

Request authority for the Department of Housing to negotiate a redevelopment agreement with Oakwood Shores 3-1 Owner LLC for redevelopment of the

property located at 616-630 E Pershing Road in the Madden/Wells Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Oakwood Shores 3-1 Owner LLC as Developer.

Kara Breems

Motioned by Newsome, seconded by Curtis. Approved 8-0 Yeas: Newsome, Butler, Buford, Cox, Curtis, Thomas, Wheat, Perez. Abstain/Not Present: Brooks, Cepeda, Griggs, Rhodes.

21-CDC-24

V. ADJOURNMENT

1
2 MEETING
3 OF THE
4 COMMUNITY DEVELOPMENT COMMISSION
5
6
7
8

9 Zoom Video Teleconference
10

11 Tuesday, June 8, 2021
12 1:05 p.m.
13

14 JORGE PEREZ, Chairman
15 SHIRLEY NEWSOME, Vice Chair
16 GWENDOLYN BUTLER, Secretary
17 ROBERT BUFORD
18 ADELA CEPEDA
19 DWIGHT CURTIS
20 MAURICE COX
21 LESLIE DAVIS
22 LATASHA THOMAS
23 CHRIS WHEAT
24

Reported by: Nick D. Bowen

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1 CHAIRMAN PEREZ: So good afternoon, everyone,
 2 and welcome to the June 8th regular meeting of the
 3 Community Development Commission of Chicago. I am
 4 Jorge Perez. I'm chairman of the CDC, and I am the
 5 host of today's virtual meeting.
 6 Due to the COVID-19 public health
 7 emergency, which we're still in, an in-person
 8 meeting would not have been practical nor prudent
 9 today. Therefore, in accordance with the
 10 Commission's emergency rules, this meeting is being
 11 held virtually on Zoom and can be viewed live via
 12 the Commission's website.
 13 A court reporter is present today to
 14 record the proceedings.
 15 And, Commissioners, you all have
 16 been designated as panelists, which means that you
 17 will be able to control your microphone. Please
 18 remember to place your microphone on mute unless
 19 you need to speak. If you want to be recognized by
 20 the chair, please activate the raise-your-hand
 21 feature, and you will be called in order.
 22 The agenda for this meeting was
 23 posted on or before June 3rd online and at the
 24 CDC website and physically in City Hall.

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1 So I'll now begin the meeting with a
 2 call of the roll. Commissioners, please, when I
 3 call your name indicate here and if you can hear my
 4 mic as well.
 5 Vice Chair Newsome.
 6 COMMISSIONER NEWSOME: Here. And I can a
 7 hear your mic.
 8 CHAIRMAN PEREZ: Thank you.
 9 Secretary Butler.
 10 COMMISSIONER BUTLER: Here. And I can hear
 11 your mic.
 12 CHAIRMAN PEREZ: Thanks.
 13 Commissioner Brooks.
 14 (No response.)
 15 Commissioner Buford.
 16 COMMISSIONER BUFORD: Here. And yes.
 17 CHAIRMAN PEREZ: Commissioner Cepeda.
 18 (No response.)
 19 Commissioner Cox.
 20 COMMISSIONER COX: Here. And I can hear and
 21 see you.
 22 CHAIRMAN PEREZ: Commissioner Curtis.
 23 COMMISSIONER CURTIS: Here. And I can hear
 24 you.

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1 CHAIRMAN PEREZ: Commissioner Davis.
 2 (No response.)
 3 Commissioner Griggs.
 4 (No response.)
 5 Commissioner Rhodes.
 6 (No response.)
 7 Commissioner Thomas.
 8 COMMISSIONER THOMAS: Here. And I can hear
 9 you.
 10 CHAIRMAN PEREZ: Thank you.
 11 Commissioner Wheat.
 12 COMMISSIONER WHEAT: Here. And I can hear
 13 you.
 14 CHAIRMAN PEREZ: Thank you.
 15 And Commissioner Perez is here.
 16 We have a quorum.
 17 Commissioners, the first item on the
 18 agenda is the approval of the minutes from the
 19 previous meeting held on May 11th. Commissioners,
 20 you've had an opportunity to review the minutes.
 21 And if there's no corrections, I'm looking for a
 22 motion to approve.
 23 Do I have a motion?
 24 COMMISSIONER BUTLER: So move. Commissioner

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1 Butler.
 2 CHAIRMAN PEREZ: Thank you, Commissioner
 3 Butler.
 4 Do I have a second?
 5 COMMISSIONER THOMAS: Second. Commissioner
 6 Thomas.
 7 CHAIRMAN PEREZ: Thank you, Commissioner
 8 Thomas.
 9 In accordance with the rules, we're
 10 going to call the roll for approval of this, these
 11 minutes.
 12 Vice Chair Newsome.
 13 COMMISSIONER NEWSOME: Yes.
 14 CHAIRMAN PEREZ: Secretary Butler.
 15 COMMISSIONER BUTLER: Yes.
 16 CHAIRMAN PEREZ: Commissioner Buford.
 17 COMMISSIONER BUFORD: Yes.
 18 CHAIRMAN PEREZ: Commissioner Cox.
 19 COMMISSIONER COX: Yes.
 20 CHAIRMAN PEREZ: Commissioner Curtis.
 21 COMMISSIONER CURTIS: Yes.
 22 CHAIRMAN PEREZ: Commissioner Thomas.
 23 COMMISSIONER THOMAS: Yes.
 24 CHAIRMAN PEREZ: Commissioner Wheat.

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1 COMMISSIONER WHEAT: Yes.
 2 CHAIRMAN PEREZ: And Commissioner Perez votes
 3 yes.
 4 And the minutes -- and the motion
 5 passes.
 6 COMMISSIONER CEPEDA: Also -- this is
 7 Commissioner Cepeda.
 8 CHAIRMAN PEREZ: Yes. Please let the record
 9 reflect Commissioner Cepeda has joined us.
 10 COMMISSIONER CEPEDA: And also I vote in
 11 favor.
 12 CHAIRMAN PEREZ: Thank you.
 13 Okay, Commissioners. The public was
 14 given an opportunity to provide written comments up
 15 to 24 hours prior to the start of this meeting
 16 through the CDC email address, cdc@cityofchicago.org.
 17 There were no written comments in the CDC mailbox
 18 for this meeting.
 19 The CDC emergency rules require that
 20 any member of the public wishing to comment on an
 21 agenda could do so by registering in advance at the
 22 CDC's email mailbox up to 24 hours, again, before
 23 the start of this meeting.
 24 We do have 15 individuals signed up

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1 to comment on item A, which is the Northwest
 2 Industrial Corridor Redevelopment Project, and
 3 three people who signed up to speak on item D,
 4 the 47th and King Drive, 43 Green Phase I.
 5 So I'm going to call up these
 6 individuals who are in the -- I guess they're going
 7 to be called up as panelists by our tech support,
 8 and he's -- look how efficient he is. He's got the
 9 clock up there for three minutes. Each individual
 10 will be given three minutes to speak.
 11 And so we'll now start with the New
 12 Business Item A, which is the Northwest Industrial
 13 Project, which is the Boys and Girls Club.
 14 So I will first call up Adrienne
 15 Harmon. When you're ready, please begin.
 16 MR. KAMAL: Chairman, I was not able to
 17 unmute him as attendee, so he's joining us as
 18 panelist.
 19 MS. HARMON: Okay. I'm here.
 20 CHAIRMAN PEREZ: Adrienne?
 21 MS. HARMON: Yes.
 22 CHAIRMAN PEREZ: Please proceed.
 23 MS. HARMON: Thank you so much for having me
 24 here today.

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1 My name is Adrienne, and I live in
 2 the West Humboldt Park neighborhood. I've lived
 3 here pretty much all my life. When I was younger,
 4 there wasn't a lot of support in my neighborhood.
 5 My local school -- my local high school was going
 6 through some transition, so I ended up finding a
 7 high school on the North Side. It was further
 8 away, but it felt safer and more promising there.
 9 At the same time I felt sad because
 10 I felt like I was taking a resource out of my
 11 neighborhood, and I just needed to find a place to
 12 thrive, and it wasn't here.
 13 Luckily I did find the Boys and
 14 Girls Club near my high school, and last year I was
 15 named their youth of the year. I would love to
 16 show -- I would love to share a short portion of my
 17 speech with you guys to understand why I believe a
 18 Boys and Girls Club in this neighborhood is an
 19 important thing.
 20 When I fall asleep at night, I find
 21 myself dreaming of my ideal neighborhood; safe,
 22 clean, and vibrant. These words are words that
 23 have never been used to describe my neighborhood.
 24 Ghost town, threatening shadows, sirens sing my

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1 lullaby. This -- this is where I live. Everyone
 2 has a story. And mine begins in the West Humboldt
 3 Park neighborhood of Chicago.
 4 When I was little, I loved playing
 5 basketball, eating pizza, and sleepovers with my
 6 cousins. But I knew from the age of 6 that when I
 7 heard gunshots, I had to drop down to the ground.
 8 I wasn't growing up in a neighborhood that everyone
 9 dreams of. West Humboldt Park has everything from
 10 people loitering on street corners to needles in
 11 the grass. The trees don't even want to grow here.
 12 I knew I had to find a better way out.
 13 That's the portion of my speech that
 14 I'd like to share with you guys. I think having
 15 the Boys and Girls Club in this neighborhood would
 16 be an amazing opportunity not only for myself, but
 17 I do have younger siblings. I don't want them to
 18 feel like their neighborhood isn't a home that they
 19 can be in. The Boys and Girls Club is something
 20 that brings the community together, and I feel like
 21 this community really does need a lot of support
 22 right now.
 23 Kids -- we can't really go outside
 24 and be kids right now because of all the violence

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1 and things like that. So just having a safe place
 2 for us is what we really need.
 3 And that's all I have to say about
 4 my support for the Boys and Girls Club.
 5 CHAIRMAN PEREZ: Thank you, Adrienne. Very
 6 good words. Very nice words. Thank you.
 7 Now I'm going to call up Vicki Lee.
 8 Vicki Lee.
 9 MS. LEE: Yes. Can you hear me? Can you
 10 hear me?
 11 CHAIRMAN PEREZ: We can hear you.
 12 MR. McKENNA: Yes.
 13 MS. LEE: Okay. Good afternoon, everyone.
 14 I'm Vicki Lee from Boys and Girls Clubs of Chicago.
 15 Thank you so much for allowing me to speak.
 16 I do want to mention that in
 17 preparation to open a new Austin Boys and Girls
 18 Clubs, my colleagues and I have spent plenty of
 19 time speaking with school age and high school age
 20 students who attend schools throughout the Austin
 21 community. To name a few, we have spent time with
 22 youth and principals and administrators at Orr
 23 School, Kipp School, Piccolo School, and Nash
 24 School. And when asked how they -- the youth would

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1 describe their neighborhood, they all described
 2 their neighborhood as both -- as unsafe both
 3 physically and emotionally. They reported not
 4 having access to basic necessities such as food,
 5 mentors, and especially after-school programs
 6 unless they were interested in sports.
 7 Every single kid that I interacted
 8 with made it clear that having a Boys and Girls
 9 Club within their community will provide them with
 10 so many opportunities that they don't get -- that
 11 they don't have access to.
 12 Also, when asked kids do they feel
 13 like they have enough chance to participate in
 14 after-school activities, the answer was always
 15 emphatically, No, we do not have an opportunity to
 16 participate in after-school programs. The only
 17 time that they do receive support is when there's
 18 academic support. However, they don't have time to
 19 show the world who they are as individuals.
 20 So I am here to today to voice my
 21 support for Boys and Girls Club of Chicago within
 22 the Austin community as this is what the children
 23 have asked us for. This is what they continue to
 24 tell me that they need, what they need. Thank you.

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1 CHAIRMAN PEREZ: Thank you, Dr. Lee.
 2 Next up is Mimi LeClair. Mimi
 3 LeClair.
 4 MR. KAMAL: Mimi LeClair, you have to unmute
 5 yourself.
 6 MS. LeCLAIR: Thank you. Can you hear me
 7 now? I'm sorry.
 8 CHAIRMAN PEREZ: We can hear you.
 9 MS. LeCLAIR: Okay. Good afternoon. I'm
 10 Mimi LeClair, president and CEO of Boys and Girls
 11 Clubs of Chicago.
 12 BGCC has been a leading provider of
 13 after-school and all-day summertime programming in
 14 Chicago since 1902 offering youth a safe place to
 15 learn and grow during the most vulnerable time of
 16 the day. Our mission has always been to help those
 17 young people who need us the most. Our organization
 18 is driven by those whom we serve. We serve the
 19 community, parents, and, most importantly, youth.
 20 We've received overwhelming feedback
 21 that children and teens on the West Side are
 22 looking for more safe spaces to pursue their
 23 passions.
 24 Boys and Girls Clubs of Chicago

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1 already has two clubs operating in local elementary
 2 schools in Austin, and we're in the process of
 3 opening a third in Austin High School. And while
 4 we're incredibly grateful for these opportunities,
 5 we know there's so much more need on the West Side.
 6 The proposal that we're discussing
 7 today would allow us to expand access on the West
 8 Side communities and increase the number of youth
 9 we're serving with club resources we know can make
 10 a critical difference in the lives of young people.
 11 As Dr. Lee had mentioned, we started
 12 talking to community adolescents and teens back in
 13 November and have conducted a number of focus
 14 groups over the past six months to learn what their
 15 hopes are for themselves and for a new club site.
 16 Throughout these conversations, we
 17 heard a common refrain. The most important things
 18 to the youth were that the club is safe and
 19 inviting. They want something new built
 20 specifically for kids with kids in mind. They want
 21 fun and interesting programming that can get them
 22 excited about attending.
 23 This new club will give young people
 24 in the city what they are looking for. It will

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1 serve hundreds of kids with high-quality
 2 programming and be a reliable resource for decades.
 3 We're eager to serve children at this site, and if
 4 given the opportunity to proceed, looking forward
 5 to continuing to work with community youth and
 6 families to shape the club to meet their needs.
 7 I thank you for your time and
 8 consideration.
 9 CHAIRMAN PEREZ: Thank you, Ms. LeClair.
 10 Next we have Mellisa Bogard.
 11 Mellisa Bogard, you have to unmute yourself. You
 12 can begin.
 13 MS. BOGARD: Can you hear me?
 14 CHAIRMAN PEREZ: Yes, we can.
 15 MS. BOGARD: Okay. I'm Mellisa Bogard. I
 16 was a lifelong member -- or resident of the Austin
 17 community up until this past April. I lived there
 18 my entire life. And one of the reasons why I moved
 19 is because of safety for my son and for my husband.
 20 Being afraid to sit in my front room because of
 21 gunshots. A couple people were killed on my street
 22 right in front my home. So I felt that it was safe
 23 for me -- it was better for me to move outside of
 24 the neighborhood for safety and for more

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1 opportunities for my son.
 2 Living in Austin and just working
 3 with the youth -- I've worked with the black and
 4 brown kids in Austin and also outside of Austin. I
 5 know what these kids need. And what they need is
 6 mentors. And by them participating in an after-
 7 school program directly with first responders, this
 8 will be vital for them. So it would help to mend
 9 the relationships that they have with the police.
 10 It would help to break down stereotypes that the
 11 police have for our youth and the stereotypes that
 12 our youth have with the police. The police can
 13 help to mentor kids to become police themselves.
 14 The kids can learn that all the police are not the
 15 same. Yes, there are, you know, bad police out
 16 there, but there are also good police out there.
 17 Also, with me working with the
 18 youth, I understand that it only takes one youth to
 19 say, Hey, guys, all the police aren't bad. We need
 20 to change our attitudes and our thoughts about the
 21 police. And if that one kid, you know, say that
 22 about the police, it would be a trickle down
 23 effect. It would help to break down the
 24 stereotypes that the youth have with the police.

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1 So I think this is a vital
 2 relationship, a vital collaboration. Our kids need
 3 it. They need a safe environment to participate in
 4 the sports and to get leadership training, academic
 5 help. I'm not only -- I was not only a resident of
 6 the Austin community, but I also had worked with
 7 the Boys and Girls Club of Chicago for over two
 8 years. So I understand what these kids need, and
 9 this is exactly what they need, a place to -- a
 10 safe place in their own community, not having to
 11 drive outside of their communities to participate
 12 in things and positive things for themselves.
 13 That's it.
 14 CHAIRMAN PEREZ: Thank you, Ms. Bogard.
 15 Okay. Up next we have Arion Brown.
 16 MR. BROWN: Thank you. Hello, everyone. I
 17 want to start by saying thank you for having me.
 18 I was born and raised for the first
 19 16 years of my life on the West Side around the
 20 intersection of Pulaski and Division, the 1100
 21 block of Keystone.
 22 I went to college and came back
 23 afterwards to help my people. And I just remember
 24 when I was younger thinking that a youth center or

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1 a rec center would be really, really helpful, and I
 2 think it will give the youth a lot to do outside of
 3 the -- just wasting their time, you know, not
 4 really doing anything or just having idle time and
 5 getting into trouble. I think it will really be
 6 beneficial.
 7 CHAIRMAN PEREZ: Okay. Thank you, Mr. Brown.
 8 Up next we have Sahrish Saleem.
 9 MR. KAMAL: Chairman, I don't see Sahrish
 10 Saleem.
 11 CHAIRMAN PEREZ: Okay. We'll go to Adrian
 12 Brown. Adrian Brown, if you're on, you can unmute
 13 yourself and you can begin.
 14 MR. KAMAL: It's actually Arion Brown.
 15 CHAIRMAN PEREZ: Is that the same --
 16 MR. McKENNA: Same speaker that we just
 17 heard.
 18 CHAIRMAN PEREZ: Okay.
 19 MR. BROWN: I already spoke, sir.
 20 CHAIRMAN PEREZ: Alees Edwards. Alees
 21 Edwards.
 22 MR. KAMAL: I don't see Alees Edwards,
 23 Chairman.
 24 CHAIRMAN PEREZ: Okay. Brad Cummings.

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1 MR. KAMAL: No Brad Cummings either.
 2 CHAIRMAN PEREZ: All right. Pastor Joseph
 3 Kyles. Pastor Kyles, if you're on, you can unmute
 4 yourself and begin.
 5 PASTOR KYLES: Yes, I'm here. Can you hear
 6 me?
 7 CHAIRMAN PEREZ: Yes, Pastor. You can
 8 proceed.
 9 PASTOR KYLES: Hi. My name is Pastor Joseph
 10 Kyles. Let me say thank you so much for allowing
 11 me this opportunity to speak before you.
 12 I am in support of this Boys and
 13 Girls Club for the Chicago Avenue corridor. I
 14 think that it is essential that we have as much
 15 support for our young people as possible.
 16 I know the history of the Boys and
 17 Girls Club, and I understand that there may be some
 18 who don't think that -- let me put it to you like
 19 this. About 20 years ago, I led the organization
 20 the 37th Ward Pastors Alliance that brought Wal-Mart
 21 to Chicago. When we started having conversations
 22 about bringing Wal-Mart, everybody said that
 23 Wal-Mart would put every small business within the
 24 community out of business. Well, let's fast

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1 forward. Here we are 20 years later, and not only
 2 have the small businesses survived, many of them
 3 have flourished.
 4 I think this is going to be the same
 5 case. We need as many resources as we can possibly
 6 get in an underserved community like Austin. My
 7 church is approximately three blocks away from
 8 where this Boys and Girls Club is going to be
 9 built. And yes, we have after-school programs, we
 10 have a school, and we have quite a few resources
 11 for our young people. But we welcome someone that
 12 would bring even more resources because, again,
 13 there's a reason why we call this an underserved
 14 community.
 15 We need to consider also the
 16 compliment that this would be to the police and
 17 fire academy. I think that the two of those along
 18 with the retail restaurants and so forth that are
 19 planned to be built on this site are not only going
 20 to be beautiful, but necessary to help improve the
 21 walkability and the beauty of this corridor.
 22 Thank you so much for the
 23 opportunity to speak to you.
 24 CHAIRMAN PEREZ: Thank you, Pastor Kyles.

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1 Next we have Rosetta Gee. Rosetta
 2 Guy or Gee in French.
 3 MR. KAMAL: I don't see Rosetta Guy,
 4 Chairman.
 5 CHAIRMAN PEREZ: Okay. Sue Lenzen. Sue
 6 Lenzen, if you're on, you can --
 7 MS. LENZEN: Yes, I'm here.
 8 CHAIRMAN PEREZ: You could proceed.
 9 MS. LENZEN. Hi, everybody. My name is Sue
 10 as you all know. I've lived here all my life. And
 11 my parents before me, it would be more than 80
 12 years of time. I live at Chicago Avenue and
 13 Keystone.
 14 I'd like to say thank you for this
 15 opportunity also. I agree with everything that has
 16 been said before me. Not only would this Boys and
 17 Girls Club serve three communities, but it would
 18 probably save a lot of kids' lives because there's
 19 a lot of kids that don't have direction and they
 20 need the mentorship. But not only the mentorship
 21 and the partnership with the police and fire
 22 academy, they could also work as a partnership and
 23 maybe some of those same kids will want to grow up
 24 to be firemen and policemen and serve the

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1 community.
 2 I've lived here all my life. There
 3 hasn't been much in the -- I call this the Bermuda
 4 Triangle because between Austin, Garfield, and
 5 Humboldt Park, there's not a lot for anything or
 6 anybody to do around here. There's no major parks
 7 with field houses. The parks that we do have are
 8 smaller than a postage stamp, you know, in
 9 comparison to other neighborhoods and other
 10 communities. It's like pitiful because there's no
 11 organized structure for kids to participate in.
 12 And I really believe that we should
 13 support and get this project going as soon as we
 14 can so that, you know, we could help rebuild the
 15 West Side. The West Side's been deteriorating
 16 since the 1960s, and it has not been rebuilt. I'd
 17 like to see it in my lifetime generate some
 18 enthusiasm, people want to live here, people want
 19 to shop here, those kind of things, because it's
 20 been very difficult to live in these conditions
 21 over all these years and see all the negativity and
 22 the violence. I cannot tell you -- I sit at my
 23 desk every day and I listen to nothing but fire
 24 trucks and ambulances on a given day, and I'm tired

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1 of hearing it.
 2 So if we could get these kids
 3 alternative programs to attend and participate in
 4 and help their families too, we can make a major
 5 difference with these kids on the West Side.
 6 That's all. Thanks.
 7 CHAIRMAN PEREZ: Thank you, Ms. Lenzen.
 8 Coming up, we have -- next we have
 9 Venus Jackson. Venus Jackson. Venus, if you're
 10 on, just unmute yourself and you can begin.
 11 MR. KAMAL: I don't see Venus Jackson,
 12 Chairman.
 13 CHAIRMAN PEREZ: Okay. Soley Gevorgiv. I
 14 apologize for -- Soley Gevorgiv.
 15 MS. GEVORGIV: Hello.
 16 CHAIRMAN PEREZ: You can begin.
 17 MS. GEVORGIV: Hi. My name is Soley
 18 Gevorgiv. I'm 16 years old, and I live in the
 19 West Garfield Park area, and I go to De LaSalle
 20 Institute.
 21 I strongly believe that this
 22 community center and how the youth was brought into
 23 it was very essential because I know that I felt
 24 like I was important, I felt like my neighborhood

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1 was thought of while building this, and I feel like
 2 how the youth was brought into this project -- for
 3 example, there wasn't just one Zoom where we were
 4 asking -- where they were asking us our opinions.
 5 There were several Zooms that were follow-ups. And
 6 specifically when they would put pictures of the
 7 interior and exterior design and ask us about our
 8 opinions and why we would like this -- why we like
 9 this, and how we would use this space. I liked
 10 that.
 11 I liked specifically when they would
 12 ask us how this community needs -- like why we
 13 would -- why we would use this center. Why we --
 14 when we would use it, how we would use it, and how
 15 it would affect us. I think that this community
 16 center is beneficial because I know that my mom
 17 will feel secure. I know that I'll feel safe if I
 18 have a place to go. If my sisters have a place to
 19 go after school and it's this, I know that I feel
 20 like, Okay, we're all going to come back home
 21 today. I don't have to worry about, Oh, where's my
 22 sister? Why is she not here? And I know that
 23 she's not only with her friends, but she's enjoying
 24 herself. She isn't scared. She has a place to go.

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1 And I also think that this is
 2 beneficial because I will -- my friends, my
 3 youth -- youth in this area will have a place to go
 4 that isn't just after school that isn't paid. We
 5 can -- we're able to do our homework and not have
 6 to go to downtown to a different neighborhood
 7 because we don't feel safe enough to do it here
 8 and we don't want to be at home. We don't -- when
 9 we -- without this community center, youth would
 10 not feel like we're able to be here. That's -- we
 11 haven't been able to feel like that for a long time
 12 as you can see.
 13 So that's all I have to say. I want
 14 to thank you for having me here and hearing my
 15 opinion.
 16 CHAIRMAN PEREZ: Thank you for sharing it
 17 with us. Thank you, Soley.
 18 That is the final speaker for the
 19 item A, Northwest Industrial Boys and Girls Club.
 20 We'll now go to item D speakers,
 21 which is the 47th and King Drive, 43rd Green
 22 Phase I.
 23 First we have Juan Saldaña, III.
 24 Mr. Saldaña, if you're on, just unmute yourself and

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1 you can begin.
 2 MR. KAMAL: Chairman, I'm sorry. What was
 3 the name again?
 4 CHAIRMAN PEREZ: You've got Juan Saldaña.
 5 MR. KAMAL: Yes.
 6 MR. SALDAÑA: Hello, everyone. Can you hear
 7 me?
 8 CHAIRMAN PEREZ: We can hear you. You can
 9 begin, Juan.
 10 MR. SALDAÑA: Yes. Thank you so much,
 11 Chairman. I just wanted to say thank you so much
 12 for listening to us for this brief moment. We're
 13 very excited about this project that is going to be
 14 a transformative development working with --
 15 welcoming The Habitat Company. We wanted to come
 16 in and say that we're very happy to be part of
 17 the conversation when it comes to real estate
 18 development in particular because Phil and I are
 19 developers of color, and this is a very big
 20 opportunity for a small firm that is trying to do
 21 the right thing with community impact.
 22 Thank you so much.
 23 CHAIRMAN PEREZ: Thank you, Mr. Saldaña.
 24 Next we have Phillip Beckham.

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1 Phillip Beckham, if you're on, just unmute yourself
 2 and you can begin.
 3 MR. BECKHAM: Thank you, Chairman. And thank
 4 you, Commissioners. Just like to thank everyone
 5 for the opportunity to support this project.
 6 Once again, Juan Saldaña said it
 7 best. This project is not just a project to build
 8 a building, but it's also a personal project to
 9 reenergize an empty and dead commercial corridor,
 10 repopulate an area that has no population, filling
 11 in a vacant lot that's been vacant for over 30
 12 years. Not only will this bring in new population,
 13 but the retail that it's going to bring in, three
 14 black-owned retailers, one national, two local,
 15 which is always important to bring in, make sure
 16 local entities have a stake in a project like this.
 17 And also proud to be able to be -- have a project
 18 in the INVEST South/West, which is a great
 19 opportunity for investment in the South and West
 20 Sides. I think the Mayor and the Commissioner have
 21 done a great job of promoting it and making sure
 22 that money is funded towards these projects. Our
 23 partner, The Habitat Company, and P3 Markets, we've
 24 been pushing this project along with the help of

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1 Ms. Sorrell from the City. So we really appreciate
 2 it, and we look forward to take the next steps and
 3 move this project forward. Thank you all. I
 4 really appreciate it.
 5 CHAIRMAN PEREZ: Thank you, Mr. Beckham.
 6 Up next we have Andrea Keeney.
 7 Andrea Keeney, if you're on, you can unmute
 8 yourself and begin.
 9 MS. KEENEY: Thank you. Hi, everyone.
 10 I would just like to reiterate what
 11 Juan and Phil said a little bit earlier. And thank
 12 Alderman Dowell and the Commissioners for their
 13 support of this eTOD, INVEST South/West initiative.
 14 Upon completion of the project,
 15 we'll have 99 units of housing and 4700 square feet
 16 of retail space, as Phil mentioned, including
 17 minority-owned businesses, including a laundry
 18 facility, a coffee shop, and a national fast food
 19 chain. So we thank you again for your support of
 20 this important project. We look forward to getting
 21 it to closing. Thank you very much.
 22 CHAIRMAN PEREZ: All right. Thank you,
 23 Ms. Keeney.
 24 That was the last of the public

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1 speakers portion of it. I want to thank everyone
 2 for taking the time to come out and to speak on
 3 your projects.
 4 So we'll now go to the next item,
 5 Commissioners.
 6 So before we go any further into the
 7 regular meeting, Commissioners, our first item of
 8 old business requires us to recess our regular CDC
 9 meeting in order to hold a regular public hearing
 10 for a proposed amendment to an existing TIF.
 11 Specifically, the Department of Planning and
 12 Development will be requesting approval of
 13 Amendment No. 2 to the redevelopment plan for the
 14 71st and Stony Island Tax Increment Financing
 15 Redevelopment Project Area, and it's seeking public
 16 comment.
 17 The TIF amendment process requires
 18 the public hearing on this matter. So we will now
 19 recess from the Community Development Commission
 20 meeting in order to hold the public hearing on this
 21 matter of the proposed Amendment No. 2 for the 71st
 22 and Stony Island TIF.
 23 Ryan Slattery will present the staff
 24 report on behalf of the Department of Planning and

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1 Development.
 2 Ryan, when you're ready, you can
 3 begin.
 4 MR. SLATTERY: Thank you, Chairman Perez.
 5 Good afternoon, Commissioners.
 6 For the record, my name is Ryan
 7 Slattery. I'm the project manager for the
 8 Department of Planning and Development. I'm here
 9 to present the 71st and Stony Island TIF Amendment
 10 No. 2.
 11 The main purpose for why we're here
 12 today is to extend the life of the TIF district by
 13 an additional 12 years. DPD believes the
 14 redevelopment of the Jeffery Plaza is a catalyst for
 15 further growth within the area, and the TIF will be
 16 a resource if it's needed.
 17 Additional actions of the plan
 18 include amending the termination date, revising the
 19 budget, updating the land use plan, and minor
 20 changes to the plan language.
 21 The 71st and Stony Island TIF is
 22 generally bounded by Marquette Road to the north,
 23 Lake Michigan to the east, 79th Street to the
 24 south, and the South Shore Line to the west.

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1 The TIF was created October 7th,
 2 1998 as a conservation area. We received state
 3 authority to extend the life of the TIF district in
 4 November of 2018.

5 So each TIF district has a list of
 6 goals and objectives. For the 71st and Stony
 7 Island TIF, the main goals include rehabilitation
 8 and upgrades of existing buildings, facilitating
 9 assembly and preparation for projects, remediate
 10 environmental problems, and to improve
 11 infrastructure, mass transit, and public
 12 facilities.

13 Here's a few of the projects that
 14 have been funded so far within the TIF district,
 15 have received TIF assistance. The most recent
 16 project is the Local Market, which received a \$10
 17 million TIF grant to acquire Jeffery Plaza Shopping
 18 Center. They redeveloped a former Dominick's
 19 store. Also TIF funded was the Montclare Senior
 20 Residences of Avalon Park Phase I, which received a
 21 \$1.7 million TIF grant to construct 102 affordable
 22 senior units. Starbucks on Stony island also
 23 received TIF funding for \$225,000.

24 Along 71st Street between 2000 and

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1 2500 East 71st Street, there was a \$5.5 million
 2 TIF funds to be paid for for the streetscape
 3 improvements.

4 And then finally, the Small Business
 5 Improvement Fund recently opened applications in
 6 February, and we received 26 applications for this
 7 round to receive further reinvestment within that
 8 area.

9 Here we have the general land use
 10 plan for the TIF district that relates to the
 11 current zoning on the properties.

12 Finally, we have the amended budget.
 13 By adding the 12 years to the TIF district results
 14 in additional increment that wasn't projected when
 15 the TIF was created. Here's the updated budget. A
 16 note for the budget, the line item dollar figures
 17 for each category are for planning purposes only.
 18 The only figures that can't change without your
 19 approval and City Council's approval is the total
 20 redevelopment costs at the bottom.

21 Our next steps, if approved today,
 22 the amendment would go to the Plan Commission for
 23 approval of the land use map. Next it will get
 24 introduced to City Council and assigned to a

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1 committee. In September, the amendment would
 2 receive -- would be reviewed at finance committee
 3 in hopes for City Council approval as well in
 4 September.

5 As required by the Illinois TIF
 6 Increment Redevelopment Act, notices regarding the
 7 proposed designation and today's meeting were
 8 published in the Chicago Tribune and mailed to all
 9 resident addresses within the proposed project
 10 area. The date of the meeting was also shared with
 11 the public that attended the community meeting that
 12 was held on March 23rd, 2021.

13 The plan was filed with the City
 14 Clerk and made available for the public as of
 15 April 6, 2021.

16 Notices of the plan availability
 17 were also sent via mail to residents, tax
 18 districts, and all registered interested parties
 19 as well as residents within 750 feet of the area
 20 boundaries on May 27th.

21 A full presentation was presented
 22 to the community at a public meeting held on
 23 March 23rd via Zoom. 140 people attended the
 24 community meeting. At the meeting, key components

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1 of the plan were presented to the community by
 2 members of the Department of Planning and
 3 Development. And Alderman Hairston also answered
 4 questions regarding the TIF's amendment process.

5 The Joint Review Board for the tax
 6 districts met on May 7th to review the proposed TIF
 7 districts.

8 Alderman Hairston, unfortunately, is
 9 not here today, but she is supportive of this TIF
 10 amendment.

11 Based on our review of the amended
 12 plan, the Department of Planning and Development
 13 recommends that the Community Development
 14 Commission take the following action as embodied by
 15 the attached resolution: recommend to the City
 16 Council of the City of Chicago approve Amendment
 17 No. 2 to the 71st and Stony Island TIF Increment
 18 Financing Redevelopment Project Plan -- Project and
 19 Plan.

20 At this time I'm happy to answer any
 21 questions you guys may have.

22 CHAIRMAN PEREZ: Ryan, you said that both
 23 Alderwoman Hairston and Alderwoman Harris are not
 24 available, but they did send letters of support?

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1 MR. SLATTERY: Alderman Hairston did. They
 2 were both notified. Alderman Hairston has showed
 3 her support for the project.
 4 CHAIRMAN PEREZ: Okay.
 5 COMMISSIONER NEWSOME: Mr. Chairman.
 6 CHAIRMAN PEREZ: The same for Alderman
 7 Harris?
 8 MR. SLATTERY: We never heard back from
 9 Alderman Harris, but she was notified of the
 10 process.
 11 CHAIRMAN PEREZ: Okay. Just a second, Vice
 12 Chair Newsome.
 13 We did not have any members of the
 14 public sign up to speak on this matter.
 15 So now, Commissioners, if you have
 16 any questions, please use the raise-your-hand
 17 feature. I know Vice Chair Newsome raised hers.
 18 Go for it.
 19 COMMISSIONER NEWSOME: I wanted to ask of
 20 Mr. Slattery, this amendment provides for the
 21 porting of TIFs from the adjacent TIF. Can you
 22 tell me what adjacent TIF the port would be derived
 23 from in the event it was needed?
 24 MR. SLATTERY: Yeah. Sorry. One second with

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1 that.
 2 So the adjacent TIFs are Avalon
 3 Park/South Shore, 87th and Cottage Grove, and
 4 Woodlawn.
 5 COMMISSIONER NEWSOME: Okay. So they are
 6 covered by the two aldermen with the exception of
 7 the 20th Ward. Okay. Thank you.
 8 CHAIRMAN PEREZ: Secretary Butler.
 9 COMMISSIONER BUTLER: Just hopefully a quick
 10 question on the department's report. There were --
 11 table 2, the estimated TIF-eligible costs, the
 12 original budget and then the updated revised
 13 budget. Can you tell me what -- how much of the
 14 original budget has been utilized?
 15 MR. SLATTERY: Oh. That's a --
 16 COMMISSIONER BUTLER: And the other kind
 17 of -- I know that the revised budget has been
 18 updated to include the current language in the TIF
 19 Act. And so of this \$120 million, you walked
 20 through previously in your report today a number of
 21 projects. And I'm just curious as to bottom line
 22 how much is actually available.
 23 MR. SLATTERY: So 2011 to present, we've
 24 allocated 21 million. I can, through the Chair,

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1 get the remainder of prior to that. I'm sorry. I
 2 don't have that figure in front of me right now.
 3 I'm sorry.
 4 COMMISSIONER BUTLER: And so, Ryan, of the
 5 \$120 million total redevelopment project costs in
 6 the revised budget, how much of that has been
 7 utilized?
 8 MR. SLATTERY: Oh. The 120 is --
 9 COMMISSIONER BUTLER: Or is that incremental
 10 new dollars?
 11 MR. SLATTERY: That's the additional 40. So
 12 the 40 was the original budget. So we're just
 13 increasing it to the 120.
 14 COMMISSIONER BUTLER: Okay.
 15 MR. SLATTERY: So based off of the -- sorry.
 16 I only have details along the present. But that's
 17 21 million. So prior -- from '98 to 2011, there's
 18 an additional amount that also will be within that.
 19 But the 120 is just the added figure -- added
 20 number based off of the -- the way that the TIF
 21 when it's created there really increments coming at
 22 the ends of the TIF districts. So at the end of 12
 23 years, there's a higher percentage of TIF increment
 24 that gets generated year after year. So that's why

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1 the figure goes up so aggressively.
 2 COMMISSIONER BUTLER: Okay. If you could
 3 circle back and just --
 4 MR. SLATTERY: Yes.
 5 COMMISSIONER BUTLER: -- provide how much has
 6 been utilized, that would be helpful. Thank you.
 7 MR. SLATTERY: Will do.
 8 CHAIRMAN PEREZ: Commissioners, any other
 9 questions?
 10 (No response.)
 11 Ryan, just a -- I guess a process
 12 question. I know you walked through the timeline
 13 of this. But in my experience being here on CDC,
 14 these adjustments or extensions, not real common.
 15 Am I correct in saying that? Or --
 16 MR. SLATTERY: Yeah, it ebbs and flows,
 17 timing. So we have another one that's coming in
 18 August, Near North, for an extension as well. But
 19 we -- the normal situation is we have to receive
 20 state authority first. When we receive state
 21 authority generally is in the May -- the May veto
 22 session. And so that's when we start the process
 23 for the -- and it usually takes about a year,
 24 so ... Normally.

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1 CHAIRMAN PEREZ: So just to check, you said
 2 May veto session or the fall veto session?
 3 MR. SLATTERY: Normally it's May veto
 4 session. It can also be in fall veto session as
 5 well.
 6 CHAIRMAN PEREZ: Okay.
 7 MR. SLATTERY: But it's based off of how the
 8 process, we normally do it in May.
 9 CHAIRMAN PEREZ: Got it. Okay.
 10 Yeah, because we also shut down some
 11 TIFs as well. I know you've done that in the past
 12 as well, so ...
 13 MR. SLATTERY: Oh, yeah.
 14 CHAIRMAN PEREZ: Commissioners, we're all
 15 aware that, you know, there's new TIFs, extension
 16 of TIFs, and then there's closing of TIFs too just
 17 to make sure.
 18 MR. SLATTERY: There's also -- in the next
 19 three years, there's about 20 TIFs that will be
 20 expiring naturally each of the next three years,
 21 so ...
 22 CHAIRMAN PEREZ: Yeah. Gotcha. Okay.
 23 Commissioner Cox.
 24 COMMISSIONER COX: Yes. Thank you.

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1 I was just framing, again, the -- we
 2 have gone through a systematic review of every TIF
 3 that is set to expire and evaluating how they've
 4 been used, what were their original purpose, have
 5 they lived out their usefulness. And this is one
 6 of the TIFs that we felt very strongly should be
 7 extended. As you probably know, its proximity to
 8 Woodlawn and to the coming Obama Presidential
 9 Center suggests that there will be economic
 10 activity in the future on Stony Island as well as
 11 71st Street. So -- and it goes -- it stretches as
 12 far south as 79th Street. And some of you may have
 13 read about the Regal -- Regal Studios, Regal Mile
 14 Studios, which is at the southern end of this. So
 15 there is a real sense that there's going to be
 16 economic activity. And this TIF will allow us to
 17 have the proper incentives in place to capture that
 18 as it happens.
 19 CHAIRMAN PEREZ: Good. Great.
 20 Commissioner Thomas.
 21 COMMISSIONER THOMAS: Good afternoon. I had
 22 two questions.
 23 One is a clarification. The initial
 24 total estimated costs on the TIF was 40 million,

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1 and you're saying about 21 million was already
 2 spent? Or --
 3 MR. SLATTERY: 21 million was spent from
 4 2011 -- was allocated from 2011 to present. So
 5 I'll need to check to see what prior deals to see
 6 how much was allocated.
 7 COMMISSIONER THOMAS: Do you know if there
 8 was -- if there's another 19 million sitting there
 9 or 10 million sitting there?
 10 MR. SLATTERY: It's a budget category, so
 11 it's not necessarily sitting there. So we were
 12 only allowed to use TIF funds up to that total
 13 project amount.
 14 COMMISSIONER THOMAS: For 40 million?
 15 MR. SLATTERY: Right. So no matter what, we
 16 would have to increase -- if we'd have to increase
 17 it because of the fact that we had a very large
 18 project and it's doing much better than we
 19 anticipated originally, we would come to you for a
 20 budget amendment in order to increase it as well
 21 before we could use the funds, the additional
 22 funds.
 23 COMMISSIONER THOMAS: So I know it's not
 24 sitting there. But I -- what I mean is do you know

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1 if any more was spent? You said that's the thing
 2 that you will get back to us on, right?
 3 MR. SLATTERY: Yeah. Yeah. I know that this
 4 does include the Montclare Seniors, the 2 million --
 5 the 1.8 million for that. I do know that that was
 6 prior to 2011. So that's one thing. But I'll
 7 circle back with you definitely to let you guys
 8 know the rest of the allocations.
 9 COMMISSIONER THOMAS: Okay. And my second
 10 question is just looking at the TIF map, it seems
 11 like most of the TIF is in Hairston's ward, the 5th
 12 Ward, and just a small bit in the 8th Ward; is that
 13 right?
 14 MR. SLATTERY: Yeah. I believe it's 20
 15 percent is within Alderman Harris' ward.
 16 COMMISSIONER THOMAS: Okay. Thank you.
 17 CHAIRMAN PEREZ: Okay. Commissioners, any
 18 other questions?
 19 (No response.)
 20 If there's no other questions or
 21 comments, we're now going to adjourn the public
 22 hearing and reopen the regular CDC meeting.
 23 Okay. So now that we've reopened
 24 the CDC meeting, I'm now going to call this item up

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1 for a vote.
 2 So the resolution before us
 3 recommends to the City Council of the City of
 4 Chicago the approval of Amendment 2 to the 71st and
 5 Stony Island TIF.
 6 Do I have a motion?
 7 COMMISSIONER NEWSOME: So move, Mr. Chair.
 8 CHAIRMAN PEREZ: Moved by Vice Chair Newsome.
 9 Do I have a second?
 10 COMMISSIONER THOMAS: Second. Thomas.
 11 CHAIRMAN PEREZ: Second by Commissioner
 12 Thomas. Thank you.
 13 So, again, in accordance to the Open
 14 Meetings Act, I've got to call all items to a --
 15 for a roll, and I will do that now.
 16 Commissioners, please indicate yea,
 17 yes, or no or nay or abstain when your name is
 18 called.
 19 Vice Chair Newsome.
 20 COMMISSIONER NEWSOME: Yes.
 21 CHAIRMAN PEREZ: Secretary Butler.
 22 COMMISSIONER BUTLER: Yes.
 23 CHAIRMAN PEREZ: Commissioner Buford.
 24 COMMISSIONER BUFORD: Yes.

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1 CHAIRMAN PEREZ: Commissioner Cepeda.
 2 COMMISSIONER CEPEDA: Yes.
 3 CHAIRMAN PEREZ: Commissioner Cox.
 4 COMMISSIONER COX: Yes.
 5 CHAIRMAN PEREZ: Commissioner Curtis.
 6 COMMISSIONER CURTIS: Yes.
 7 CHAIRMAN PEREZ: Commissioner Thomas.
 8 COMMISSIONER THOMAS: Yes.
 9 CHAIRMAN PEREZ: Commissioner Wheat.
 10 COMMISSIONER WHEAT: Yes.
 11 CHAIRMAN PEREZ: And Commissioner Perez votes
 12 yes, and the motion --
 13 COMMISSIONER DAVIS: Commissioner Davis is
 14 on. I've been on. And I vote yes.
 15 CHAIRMAN PEREZ: Okay. Let the record
 16 reflect that Commissioner Davis has joined us and
 17 she votes yes on this item. Thank you.
 18 And, again, the motion is carried.
 19 Commissioners, the second item of
 20 old business is a technical correction to the CDC
 21 resolution 21-CDC-08, which was previously approved
 22 at the April 20th CDC meeting. The resolution
 23 which sought acquisition authority for multiple
 24 parcels to be included in an RFP misidentified one

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1 of the parcels as already being City-owned when, in
 2 fact, it was not. Therefore, the parcel was not
 3 included in the previously approved resolution for
 4 acquisition.
 5 Ms. Lisa Washington will identify
 6 the mistake for us, and she seeks to add this
 7 parcel to the acquisition list that was approved in
 8 the April meeting on Resolution 21-CDC-08.
 9 Ms. Washington will present the
 10 report on behalf of the Department of Planning and
 11 Development.
 12 Ms. Washington, when you're ready,
 13 you can proceed.
 14 MS. WASHINGTON: Good afternoon, Chairman
 15 and members of the Commission.
 16 Again, I am Lisa Washington, project
 17 manager with the Department of Planning and
 18 Development.
 19 So last -- in April we presented an
 20 RFP/acquisition authority for properties located in
 21 the 7th Ward on the corner of 79th and Exchange
 22 Avenue. Excuse me.
 23 CHAIRMAN PEREZ: Is there an ice cream truck
 24 nearby?

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1 MS. WASHINGTON: No. I'm trying to stop the
 2 phone.
 3 So, again, we were -- we were --
 4 presented an RFP and private parcels that we were
 5 going to acquire for ac- -- under the acquisition
 6 authority to RFP a site at 79th and Exchange
 7 located in the South Shore area in -- within the
 8 South Shore community and within the Avalon/South
 9 Shore TIF.
 10 What we presented in the acquisition
 11 was this map. We depicted this PIN, 21-31-203-004,
 12 as a City-owned PIN when actually it was one of the
 13 PINs that we needed to get acquisition authority
 14 on. The correction is actually 003, which is the
 15 City-owned PIN, and 004 being privately owned by
 16 Sam Elahi, who has agreed to proceed with this --
 17 with the City acquiring if need be for the RFP that
 18 we released.
 19 The City of Chicago is not
 20 necessarily looking to acquire the property. We
 21 are hoping that through the RFP, once a successful
 22 respondent is chosen, we'll be able to complete the
 23 transaction with the private owner.
 24 So, again, this is a technical

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1 correction to the CDC Resolution 21-CDC-08 to show
 2 the correct PIN that we need to get acquisition
 3 for, which is PIN No. 21-31-203-004. So we hope --
 4 we respectfully request that you recommend the
 5 acceptance of this correction.
 6 Are there any questions?
 7 CHAIRMAN PEREZ: Thank you, Ms. Washington.
 8 Commissioners, any questions?
 9 (No response.)
 10 I don't see any.
 11 Any hands up? I don't see any hands
 12 up on my end.
 13 Tech Support, if you can confirm
 14 that with me.
 15 MR. KAMAL: No hands are up, Chairman.
 16 CHAIRMAN PEREZ: Okay. Just as a quick
 17 comment. I think we've gone -- this is probably
 18 the first in I know my time here, so I know it was
 19 something that just was --
 20 MS. WASHINGTON: I apologize.
 21 CHAIRMAN PEREZ: -- flipped or what have you.
 22 But I appreciate Ms. Washington explaining all this
 23 for us.
 24 And with that, since no other

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1 comments or questions, Commissioners, I'm going to
 2 call the item up for a vote.
 3 So the resolution before us
 4 recommends that the CDC approve a correction to
 5 Resolution 21-CDC-08 allowing the acquisition
 6 authority for parcel No. 21-31-203-004 located at
 7 7911 South Exchange Avenue.
 8 Do I have a motion?
 9 COMMISSIONER THOMAS: So move. Thomas.
 10 COMMISSIONER BUTLER: Second. Butler.
 11 CHAIRMAN PEREZ: Excellent. We have one move
 12 by Commissioner Thomas and seconded by Commissioner
 13 Butler.
 14 I'll now call the item up for the
 15 roll. Please signify by saying yes, no, or
 16 abstain.
 17 Vice Chair Newsome.
 18 COMMISSIONER NEWSOME: Yes.
 19 CHAIRMAN PEREZ: Secretary Butler.
 20 COMMISSIONER BUTLER: Yes.
 21 CHAIRMAN PEREZ: Commissioner Buford.
 22 COMMISSIONER BUFORD: Yes.
 23 CHAIRMAN PEREZ: Commissioner Cepeda.
 24 COMMISSIONER CEPEDA: Yes.

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1 CHAIRMAN PEREZ: Commissioner Cox.
 2 COMMISSIONER COX: Yes.
 3 CHAIRMAN PEREZ: Commissioner Davis.
 4 COMMISSIONER DAVIS: Yes.
 5 CHAIRMAN PEREZ: Commissioner Curtis.
 6 COMMISSIONER CURTIS: Yes.
 7 CHAIRMAN PEREZ: Commissioner Thomas.
 8 COMMISSIONER THOMAS: Yes.
 9 CHAIRMAN PEREZ: Commissioner Wheat.
 10 COMMISSIONER WHEAT: Yes.
 11 CHAIRMAN PEREZ: And Commissioner Perez votes
 12 yes.
 13 And the motion is carried.
 14 Thank you, Ms. Washington.
 15 MS. WASHINGTON: Thank you, everyone.
 16 CHAIRMAN PEREZ: Okay. Now -- so now we go
 17 to the new business, Commissioners.
 18 Our first item of new business
 19 requests authority to advertise the Department of
 20 Assets Information and Services -- again, that's
 21 the Department of Assets Information and Services'
 22 intention to enter into a ground lease with the
 23 Boys and Girls Club of Chicago for a ground lease
 24 for a portion of the property located at 4443 West

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1 Chicago Avenue in the Northwest Industrial Corridor
 2 TIF, to (a) request alternative proposals, and (b)
 3 to approve the lease of the property to Boys and
 4 Girls Club of Chicago if no responsive alternative
 5 proposals are received.
 6 Mr. Ernest Bellamy will present
 7 the staff report on behalf of the Department of
 8 Planning and Development.
 9 When you're ready, Mr. Bellamy, you
 10 can begin.
 11 MR. BELLAMY: Thank you. One moment. I'll
 12 bring the presentation up. Okay.
 13 Good afternoon, Chairman and members
 14 of the Commission.
 15 For the record, my name is Ernest
 16 Bellamy. I'm a West Region planner with the
 17 Department of Planning and Development.
 18 The resolution before you requests
 19 authorization for a ground lease to the Boys and
 20 Girls Club of Chicago, who will lease approximately
 21 30,000 square feet of land within the 30-acre Joint
 22 Public Safety Training Center campus academy site.
 23 Boys and Girls Club of Chicago plans
 24 to construct an 18,000 square foot, two-story

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1 community and youth education center within that
 2 30,000 square feet of land.
 3 Here today with me are Mimi LeClair
 4 of the Boys and Girls Club of Chicago, Sean Neuert
 5 and Stephen Stults of AIS, as well as Kali Plomin
 6 of the City Department of Law for any questions
 7 later on.
 8 The subject property sits within the
 9 Joint Public Safety Training Center site in between
 10 two INVEST South/West corridors along Chicago
 11 Avenue. These corridors, along with the JPSTC, for
 12 short, are helping to uplift the Humboldt Park and
 13 Austin neighborhoods of the West Side and create a
 14 sustained chain of over 95 million in neighborhood
 15 investments aimed at strengthening the communities.
 16 With its inclusion, the youth center by the Boys
 17 and Girls Club of Chicago is enhancing this with at
 18 least 6 million of private investment.
 19 Getting into the site, within the
 20 broader 30 acres of the Joint Public Safety
 21 Training Center site along Chicago Avenue lies the
 22 Phase 1A of the parcel as outlined here.
 23 The site consists of two main phases
 24 with a subphase, Phase 1A, which contains two

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1 suburban-style out lot restaurants that are locally
 2 owned by -- locally owned African-American
 3 restaurants.
 4 The challenges with the initial
 5 design were of an expansive parking lot, a
 6 disjointed site from the main academy building, and
 7 a lack of pedestrian amenities that were -- was the
 8 context of which DPD sought to engage on how the
 9 site could be re-imagined with a completed
 10 feasibility study which led to a revised layout,
 11 which is more focused on connecting to the broader
 12 community and integrating better to the main Joint
 13 Public Safety Training Center building.
 14 This was achieved through a series
 15 of plazas, pedestrian friendly connection to the
 16 community, more connected -- leading to a more
 17 connection to the main academy building as well as
 18 the Boys and Girls Club youth center.
 19 This is a picture of the current
 20 site conditions on the site. The site is currently
 21 above grade needing to be brought down to the
 22 elevation of Chicago Avenue.
 23 Since November of last year, there
 24 has been a focused effort of engagement on

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1 enhancing the site to be more of the community.
 2 Youth, roughly over 30 various different groups --
 3 pardon. Youth, roughly 30 of them over various
 4 different groups, from the 37th Ward, the Mayor's
 5 Youth Commission, public and charter schools, and
 6 youth serviced by different surrounding clubs
 7 within the Boys and Girls Club of Chicago network
 8 have participated in various stages of continued
 9 engagement.
 10 Their efforts at being continually
 11 engaged in this process led to a visual preference
 12 polling which reflected community preferences; what
 13 the youth would like to see out of the youth center
 14 and what would make them feel most comfortable at
 15 the site.
 16 Overall helping to enhance how the
 17 inclusion of the Boys and Girls Club of Chicago
 18 makes this more of a place with the community than
 19 removed from.
 20 As you could see here on your
 21 screen, here's the greater site plan showing the
 22 youth center along with Peaches and Culver's, the
 23 two locally owned African-American restaurants
 24 which will be within Phase 1A and how it sits in

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1 relationship to the main building, the northeast
 2 corner of the main building for the Joint Public
 3 Safety Training Center.
 4 This is an overview of the ground
 5 lease. The term is 55 years with two 10-year
 6 options. The conditions are for the tenant to
 7 create a new PIN. The tenant pays property taxes
 8 and utilities while the City will maintain the
 9 property.
 10 The cost is 6 million, which will
 11 be privately financed by the Boys and Girls Club of
 12 Chicago. And the project is, again, for 18,000
 13 square feet of which the Boys and Girls Club will
 14 be looking to service over a thousand youth.
 15 Programs include child education,
 16 teen programming, cultural arts, fitness programs,
 17 summer camps, daycare, and after-school programs as
 18 well as school partnership programs.
 19 And now I'll go through a few
 20 renderings of the site quickly. The main thing to
 21 point out here is what you see on the screen of
 22 what the Boys and Girls Club will do out of this
 23 facility from having specialty classrooms combining
 24 art and science with flexibility built in to allow

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1 for a variety of programs. Gymnasium space, which
 2 will be an NBA size basketball court/gymnasium. A
 3 green roof that will be informal and welcome -- oh,
 4 and formal welcome center that greets the new faces
 5 and parents at the door. As well as a kitchen
 6 within the youth center that will allow for some
 7 cross collaboration with the locally owned
 8 restaurants that are on site as well as help the
 9 youth be fed as well as learning culinary skills.

10 Some community benefits to point out
 11 as you're looking across these other renderings
 12 proposed. As a provider of youth development and
 13 after-school programs, the Boys and Girls Club of
 14 Chicago will be a vital asset to the Humboldt Park
 15 community and enhance the available services within
 16 the Joint Public Safety Training Center campus.
 17 Creating approximately 9 to 11 new permanent jobs
 18 as well as follow MBE and WBE construction
 19 requirements and City residency. And as well the
 20 following community benefits, provide after-school
 21 services, continued community engagement, and
 22 improve the character of Chicago Avenue.

23 Again, this will all link together
 24 with \$95 million of investment currently along the

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1 Chicago Avenue corridor.

2 Project timeline, as you see here,
 3 allows for the Boys and Girls Club to construct
 4 their new club on the site which will wrap
 5 in around the second quarter of 2023. Shortly
 6 thereafter, the Phase 1A retail establishments
 7 concluding their construction, which will be in
 8 sequence with the main campus of the Joint Public
 9 Training Center campus.

10 Lastly, on this last slide here,
 11 Alderman Emma Mitts of the 37th Ward endorses the
 12 project and has provided a letter of support. She
 13 is here in attendance today.

14 DPD has thoroughly reviewed the
 15 proposed project, the qualifications of the
 16 development team, the financial structure of the
 17 project, its public benefits, the project's
 18 conformance with the Northwest Industrial Corridor
 19 TIF Redevelopment Plan, and, therefore, we
 20 recommend that CDC approve the ground lease with
 21 Boys and Girls Club.

22 Thank you. And at this time I,
 23 along with the earlier mentioned AIS and City law
 24 staff, can answer any questions you may have.

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1 CHAIRMAN PEREZ: Great. Thank you,
 2 Mr. Bellamy.

3 Alderwoman Mitts, you wanted to say
 4 something, say a statement.

5 ALDERWOMAN MITTS: Yes, I certainly would
 6 like to say something. Thank you for the
 7 opportunity to allow me to. I've been waiting
 8 since 1:00 o'clock, I think before the meeting
 9 started, because I certainly wanted to weigh in on
 10 such an important development for this community.

11 I've been waiting a long time to be
 12 able to help young people. And it seems as this is
 13 the time, even though we're in a pandemic, there's
 14 some grace and mercy that have fallen upon this
 15 community. And I'm asking for your support for
 16 this Boys and Girls Club.

17 We've put in tremendous hours and
 18 working with our youth, and I can tell you all I
 19 learned something from them. As they were looking
 20 at designs and drawings and had searched particular
 21 questions that they was asking and the answers, it
 22 let me know that we don't put enough emphasis on
 23 our young peoples and provide them with the
 24 knowledge so that they can be better to make good

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1 decisions and even life skills decisions as they
 2 continue to get older and for the dream that they
 3 are looking for.

4 So I'm happy to be here today to ask
 5 all of you to be able to support this Boys and
 6 Girls Club. Some I know who spoke during the
 7 testimony -- witnesses' testimony period, some who
 8 I did not know. But all of them were singing the
 9 same song. And even during my monthly community
 10 meeting, I never got so many praises before once
 11 they saw something for our youth.

12 And just to think about what it's
 13 going to look like really is exciting. I don't
 14 have to go to church to shout. I'm shouting right
 15 now because it's been a long time. And we're just
 16 getting started. And hopefully through your
 17 Commission and members of this Commission that you
 18 would support us so that we can continue to make
 19 those steps and excited to get to the finishing
 20 line.

21 So thank you so much for allowing me
 22 to be able to speak today. It's been a long time
 23 coming, but you never give up. And we may be able
 24 to make that dream become a reality. So thank you

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1 so much.

2 CHAIRMAN PEREZ: Thank you, Alderwoman Mitts.

3 ALDERWOMAN MITTS: And I humbly ask for your

4 support. Thank you.

5 CHAIRMAN PEREZ: Thank you. Thank you very

6 much.

7 As Alderwoman Mitts had mentioned,

8 we had a very good list of speakers who've already

9 spoke on this matter at the beginning of this

10 meeting, and definitely young Ms. Harmon's words

11 were very well written.

12 So, Commissioners, I'm going to open

13 up to any questions or comments at this point.

14 COMMISSIONER NEWSOME: Mr. Chair, I have

15 one --

16 CHAIRMAN PEREZ: Commissioner Thomas. I saw

17 Commissioner Thomas first. Go ahead, Commissioner

18 Thomas.

19 COMMISSIONER THOMAS: Thank you, Mr. Chairman.

20 Congratulations, Alderman Mitts.

21 This is -- this will be an awesome development in

22 the community. It's great.

23 My question is, Mr. Chairman, I

24 believe that we are -- today we're considering only

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1 the ground lease for the Boys and Girls Club, but I

2 saw that there are leases for Peaches and Culver.

3 Are those -- have those been entered already? And

4 that's just a clarification. Half of the question

5 is for the department, and the other half is to the

6 chairman on what we're considering today.

7 CHAIRMAN PEREZ: Commissioner Thomas, yes, it

8 is a lease, and I've got that question as well for

9 Mr. Bellamy so he can clarify it. Because leases

10 is relatively rare in terms of this, and he'll

11 explain that.

12 But, yeah, to answer the other

13 questions, definitely -- Mr. Bellamy, if you wanted

14 to address those.

15 MR. BELLAMY: So yes, this is a lease. Given

16 prior City history on the matter, this is a lease

17 to the Boys and Girls Clubs given the community

18 benefits that are being provided here to the

19 community.

20 COMMISSIONER THOMAS: Great. So this is a

21 lease to the Boys and Girls Club that's a

22 not-for-profit. Then you have Peaches and Culver

23 which also have leases with someone, the City?

24 MR. GARCIA: Good afternoon, Commissioners.

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1 This is Gerardo Garcia, Deputy Commissioner with

2 the Department Planning and Development.

3 The leases for both Peaches and

4 Culver's were presented to CDC and recommended for

5 approval in an earlier phase previously. So that's

6 why we're here before you.

7 What's changed in the project

8 effectively has been the addition of the Boys and

9 Girls Club to the site. And so we're here before

10 the CDC presenting that lease with a recommendation

11 for approval.

12 COMMISSIONER THOMAS: I see. Maybe that was

13 before my time. Thank you.

14 CHAIRMAN PEREZ: Deputy Commissioner, can you

15 explain or tell us when that timeframe was that it

16 was approved?

17 ALDERWOMAN MITTS: If I could speak, I can

18 explain.

19 MR. GARCIA: Thanks, Alderman.

20 CHAIRMAN PEREZ: Go ahead, Alderwoman.

21 ALDERWOMAN MITTS: So this was a lease that

22 was passed in the past administration, both the

23 public safety and the Culver's and Peaches were in

24 that phase approximately three years ago.

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1 CHAIRMAN PEREZ: Okay.

2 COMMISSIONER THOMAS: Thank you.

3 CHAIRMAN PEREZ: Vice Chair Newsome.

4 COMMISSIONER NEWSOME: Mr. Chairman, I think

5 my initial question has been clarified.

6 And then my second question was a

7 technical question with regard to the inventory

8 profile that was presented in that it states that

9 the land for this site was purchased by a private

10 landowner, and I believe it should state that it

11 was purchased from a private landowner. Is that

12 correct?

13 CHAIRMAN PEREZ: I believe you are correct.

14 Mr. Bellamy or Deputy Commissioner.

15 MR. GARCIA: That's correct. We will correct

16 that statement.

17 COMMISSIONER NEWSOME: Okay.

18 CHAIRMAN PEREZ: Commissioner Curtis.

19 COMMISSIONER CURTIS: Yes. Thank you,

20 Commissioner.

21 I just want to say that I am

22 familiar with the Boys and Girls Clubs at other

23 locations, and I wanted to say how impressed I

24 am with the projects that I have seen and the

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1 participation, the things that they're able to do.
 2 And speaking for myself, I certainly support this
 3 project. Thank you.
 4 CHAIRMAN PEREZ: Thank you, Commissioner
 5 Curtis.
 6 Commissioners, any other questions?
 7 Commissioner Cox.
 8 COMMISSIONER COX: Yes. So thank you all.
 9 And thanks to Alderman Mitts, who is such a
 10 gracious facilitator of events and activities for
 11 her ward. So she welcomed in the Boys and Girls
 12 Club. And as well to Mimi LeClair, who had been
 13 watching from afar of the Mayor's efforts to
 14 attract investments of all kinds to the South and
 15 West Sides and willingly stepped forward to build
 16 the first new Boys and Girls Club in a generation
 17 in Chicago. And I'm just so impressed at the
 18 generosity and their spirit of partnership.
 19 But I will tell you I was most
 20 impressed watching young people shape a facility
 21 that they will call their own. And, you know, we
 22 dared let them lead, and they showed us how do it
 23 better than most adults. And so we definitely did
 24 the right thing to give this to them to shape and

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1 form, and you can hear from their kind of eloquent
 2 testimonies how much this means for them.
 3 So I will say that this is also a
 4 very conscious effort on the part of, you know,
 5 Mayor Lightfoot to change the dynamics between
 6 youth and our public safety officers. And what
 7 better way than do it in bricks and mortar in a way
 8 that they will have healthy exchanges, that you can
 9 imagine athletic tournaments happening in the
 10 gymnasium between public safety officials and
 11 youth. You can imagine young people with their
 12 families dining at the Culver's and Peaches right
 13 in the same space that police officers and firemen
 14 are. And this is what's going to help, I think,
 15 advance relationships. So I'm just thrilled that
 16 the partnership with AIS, with the Mayor's office,
 17 with the Boys and Girls Club, and Alderman Mitts'
 18 office has allowed us to bring this to the
 19 Commission.
 20 So I hope that you will find it
 21 appropriate to support it. And, you know, once
 22 again, we're changing the nature and character of
 23 how we do things bit by bit, parcel by parcel. So
 24 thank you.

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1 CHAIRMAN PEREZ: Thank you, Commissioner.
 2 Alderman Scott is on the line. I
 3 know you have your hand up, Alderman.
 4 ALDERMAN SCOTT: Yeah. Thank you,
 5 Commissioner, for allowing me to speak. I know
 6 this isn't my project, but I just wanted to commend
 7 Alderman Mitts and all her hard work and how long
 8 this has taken. I just want to let everyone know
 9 on the Commission how much community involvement
 10 she has had over this entire project. She has
 11 touched not just the communities in which she
 12 serves, but has had community meetings where she's
 13 invited folks from our community to learn about
 14 this public safety academy and how it's going to
 15 affect the greater West Side of Chicago.
 16 To have sit-down restaurants like
 17 Peaches and Culver's on this site along with the
 18 Boys and Girls Club, that is going to bring young
 19 people from all over communities, not just the
 20 communities in which she serves, but all over the
 21 West Side of Chicago. As the Commissioner talked
 22 about, this is the first Boys and Girls Club in a
 23 generation built in Chicago, and we will see kids
 24 from all over the West Side take part in this. And

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1 so I just -- I had to get on and congratulate the
 2 alderman and all the hard work that she has done
 3 over the course of the last five years to stay the
 4 course and make sure that this comes to fruition
 5 for her community and the greater West Side.
 6 So I thank you for allowing me the
 7 opportunity to speak on behalf of my colleague, and
 8 I hope favorable support from all the members of
 9 the committee.
 10 CHAIRMAN PEREZ: You're welcome, Alderman
 11 Scott.
 12 We also have Alderman Burnett on.
 13 ALDERMAN BURNETT: Yes. Thank you very much.
 14 I also would like to take this opportunity to
 15 commend my colleague and also commend the
 16 Department of Planning and the Mayor's office on
 17 this project.
 18 The Boys and Girls Club is a great
 19 organization. They do great things. I have two of
 20 them in my ward, and they really help to save young
 21 people's lives. My ward actually abuts Emma Mitts'
 22 ward. A lot of folks don't know I go that far
 23 west. But we like right next to each other.
 24 The police academy and the Boys and

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1 Girls Club is something that our community is very
 2 excited about. Coincidentally I have the current
 3 police academy, and the current police academy in
 4 my ward is across the street from Whitney Young.
 5 So there's that high school. And it's across the
 6 street from Skinner School, which is a grammar
 7 school. And it's across the street from a park.
 8 So it's been around young people for a long time.
 9 And one of the great things about
 10 having the police department -- or the police
 11 academy right next to the Boys and Girls Club, you
 12 know, I would imagine they put -- many have put a
 13 sparkle in some of the young people's eyes that
 14 maybe one day they can be like those other young
 15 people who are in the police academy. Right? And
 16 it gives them a comfort of being around police, and
 17 they see that they regular guys just like everybody
 18 else. They run and work out just like they do.
 19 Right? And they go through their routines just
 20 like the kids do.
 21 So I think it's great to have the
 22 Boys and Girls Club right next to the police
 23 academy. What other place would parents feel
 24 secure and safety of having their children to go

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1 and go to an after-school program than that of a
 2 police academy? Right? So I think it's a great
 3 organization.
 4 This is great for the West Side.
 5 This is going to have a large impact on our
 6 community.
 7 As you know, one of the areas where
 8 this academy is being proposed, we have a large
 9 crime rate over in this community. It's in the
 10 11th District. We need to have good places where --
 11 good neutral places where young people can go and
 12 know that they can feel safe. You know,
 13 unfortunately in some of our wards throughout the
 14 city, some of the neighborhoods, some kids can't go
 15 across certain streets in order to go and enjoy the
 16 recreational things that our society has for them.
 17 Let me tell you about this police --
 18 about the Boys and Girls Club location by the
 19 police academy. It's nobody's territory. It's all
 20 neutral. It's neutral for all the kids on the West
 21 Side. It's in an area where any and everyone can
 22 go and not have a problem. And every parent would
 23 feel secure with their young people going to that
 24 area. And they will have the nurturing of the Boys

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1 and Girls Club, which is a fantastic organization,
 2 but they will also have some good role models of
 3 young people trying to serve their society and make
 4 sure that people are safe in our community.
 5 So I commend Alderman Mitts. I
 6 commend her on making sure that folks in the
 7 community get jobs on these projects, get
 8 contracts. I think it's exciting. I wish it was
 9 in my ward, but because she's my sister, it's like
 10 being in my ward. So I'm so excited for her and so
 11 excited for our community in the West Humboldt Park
 12 area. Thank you.
 13 CHAIRMAN PEREZ: Thank you, Alderman Burnett.
 14 We also have Alderman Ervin. Sir,
 15 the floor's yours.
 16 ALDERMAN ERVIN: Yes. Thank you. Thank you,
 17 Mr. Chairman.
 18 I also wanted to chime in on this
 19 work that Alderman Mitts has done in the 37th Ward.
 20 This is directly across the street from the 28th
 21 Ward. And, again, just wanted to chime in with the
 22 same and echo the same things that Alderman Scott
 23 and Alderman Burnett have given on this project and
 24 for her hard work to bringing everybody into this

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1 conversation, not just the residents of her ward,
 2 but the residents of the West Side as a whole. So
 3 just wanted to offer my support and thank her for
 4 her leadership and work on this. Thank you.
 5 CHAIRMAN PEREZ: All right. Thank you,
 6 Alderman Ervin.
 7 Commissioners, any other questions,
 8 comments?
 9 (No response.)
 10 If not, I'm going to call the item
 11 up for a vote.
 12 So the resolution before us
 13 recommends to the City Council of the City of
 14 Chicago the approval to enter into a ground lease
 15 with the Boys and Girls Club of Chicago for a
 16 ground lease for a portion of the property located
 17 at 4443 West Chicago Avenue in the Northwest
 18 Industrial TIF, to (a) request alternative
 19 proposals, and (b) to approve the lease of the
 20 property to the Boys and Girls Club of Chicago if
 21 no responsive alternative proposals are received.
 22 Do I have a motion?
 23 COMMISSIONER THOMAS: So move. Thomas.
 24 CHAIRMAN PEREZ: Motion --

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1 COMMISSIONER BUTLER: Second. Butler.
 2 CHAIRMAN PEREZ: Thank you very much.
 3 I'm now going to call the item up
 4 for a vote. Commissioners, again, signify yes,
 5 yea, or nay or no.
 6 Vice Chair Newsome.
 7 COMMISSIONER NEWSOME: Yes.
 8 CHAIRMAN PEREZ: Secretary Butler.
 9 COMMISSIONER BUTLER: Emphatically yes.
 10 CHAIRMAN PEREZ: Commissioner Buford.
 11 COMMISSIONER BUFORD: Yes.
 12 CHAIRMAN PEREZ: Commissioner Cepeda.
 13 COMMISSIONER CEPEDA: Yes.
 14 CHAIRMAN PEREZ: Commissioner Cox.
 15 COMMISSIONER COX: Yes.
 16 CHAIRMAN PEREZ: Commissioner Curtis.
 17 COMMISSIONER CURTIS: Yes.
 18 CHAIRMAN PEREZ: Commissioner Davis.
 19 COMMISSIONER DAVIS: I was so excited my mute
 20 button wouldn't come off. Enthusiastically yes.
 21 CHAIRMAN PEREZ: Thank you.
 22 Commissioner Thomas.
 23 COMMISSIONER THOMAS: Excitedly yes.
 24 CHAIRMAN PEREZ: Commissioner Wheat.

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1 COMMISSIONER WHEAT: Yes.
 2 CHAIRMAN PEREZ: And Commissioner Perez votes
 3 absolutely yes.
 4 The motion is carried.
 5 Okay. We'll now go to the next
 6 item.
 7 All right. Commissioners, for our
 8 next item of new business, the Department of
 9 Planning and Development is requesting that the CDC
 10 accept for review the amended redevelopment plan
 11 for the proposed Near North Tax Increment Financing
 12 Redevelopment Project Area Amendment 2, and to set
 13 dates for a public meeting of the Joint Review
 14 Board and public hearing.
 15 While Ryan Slattery -- therefore,
 16 the first resolution before us requests the
 17 Commission to accept for review the amended
 18 eligibility study and redevelopment plan for the
 19 Near North Tax Increment Financing Redevelopment
 20 Project Area No. 2, and to set dates for a public
 21 meeting of the Joint Review Board and the public
 22 hearing.
 23 So just quick, Ryan, you're going to
 24 be submitting a report on behalf of the Department

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1 of Planning? And there's not going to be a staff
 2 presentation at this time because the report's
 3 going to first be reviewed by the Commissioners and
 4 then the staff presentations and Commissioner
 5 questions will be made at the public hearing; is
 6 that correct?
 7 MR. SLATTERY: Correct. They'll be made at
 8 the August CDC meeting.
 9 CHAIRMAN PEREZ: Okay. So, again,
 10 Commissioners, again, the item here is just
 11 requesting to accept for review the amended
 12 eligibility study and redevelopment plan for the
 13 Near North Tax Increment Financing Redevelopment
 14 Project Area No. 2, and to set dates for a public
 15 meeting of the Joint Review Board and public
 16 hearing.
 17 Is there a motion?
 18 COMMISSIONER NEWSOME: So move, Mr. Chair.
 19 CHAIRMAN PEREZ: Thank you. Moved by Vice
 20 Chair Newsome.
 21 Seconded by?
 22 COMMISSIONER THOMAS: No. I was asking for a
 23 clarification. Sorry.
 24 CHAIRMAN PEREZ: Please, Commissioner Thomas,

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1 go ahead. What's your question?
 2 COMMISSIONER THOMAS: The staff report that
 3 we received is the one that we review for the
 4 August meeting; is that --
 5 MR. SLATTERY: No. There'll be a separate
 6 staff report for the August meeting. But within
 7 the staff report you received is the redevelopment
 8 plan, the amended redevelopment plan, including
 9 setting the dates for the Joint Review Board and
 10 the public hearing, so has the resolutions that
 11 will be the mailed -- the mailings that we send out
 12 prior to those meetings.
 13 COMMISSIONER THOMAS: Public hearings, okay.
 14 And the meetings and the public hearing. Okay. I
 15 just -- thank you, Mr. Chairman.
 16 CHAIRMAN PEREZ: You're welcome.
 17 Okay. So we have a motion by Vice
 18 Chair Newsome.
 19 Is there a second?
 20 COMMISSIONER BUTLER: Second. Commissioner
 21 Butler.
 22 CHAIRMAN PEREZ: We have a second by
 23 Commissioner Butler.
 24 I'm now going to call the roll.

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1 Vice Chair Newsome.
 2 COMMISSIONER NEWSOME: Yes.
 3 CHAIRMAN PEREZ: Secretary Butler.
 4 COMMISSIONER BUTLER: Yes.
 5 CHAIRMAN PEREZ: Commissioner Buford.
 6 COMMISSIONER BUFORD: Yes.
 7 CHAIRMAN PEREZ: Commissioner Cepeda.
 8 COMMISSIONER CEPEDA: Yes.
 9 CHAIRMAN PEREZ: Commissioner Cox.
 10 COMMISSIONER COX: Yes.
 11 CHAIRMAN PEREZ: Commissioner Curtis.
 12 COMMISSIONER CURTIS: Yes.
 13 CHAIRMAN PEREZ: Commissioner Davis.
 14 COMMISSIONER DAVIS: Yes.
 15 CHAIRMAN PEREZ: Commissioner Thomas.
 16 COMMISSIONER THOMAS: Yes.
 17 CHAIRMAN PEREZ: Commissioner Wheat.
 18 COMMISSIONER WHEAT: Yes.
 19 CHAIRMAN PEREZ: And Commissioner Perez votes
 20 yes.
 21 The motion is carried.
 22 Commissioners, our next item of new
 23 business is to request authority to advertise the
 24 Department of Housing's intention to enter into a

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1 present.
 2 For the record, my name is Brian
 3 O'Donnell representing the Home Ownership Bureau of
 4 the Department of Housing. Also present today are
 5 Mike Joudeh, managing member of Joudeh Investments,
 6 LLC, Melvin Bailey member of MKB Business
 7 Strategies, LLC. I don't know if Phil Johnson, the
 8 project architect, made it or not, but he was
 9 invited.
 10 We are requesting your approval to
 11 sell eight parcels of land, two parcels in the
 12 Chicago/Central Park TIF area, four parcels in the
 13 Central West TIF, and two parcels in the Midwest
 14 TIF, to the joint venture between Joudeh
 15 Investments, LLC and MKB Business Strategies, LLC
 16 under the City Lots for Working Families program.
 17 Five of the parcels are in the 27th
 18 Ward while three parcels are in the 28th Ward.
 19 I can't see anymore because I'm in
 20 full screen mode for PowerPoint, but Alderman
 21 Burnett and Alderman Ervin, I hope you're still
 22 here to speak in support of this proposal.
 23 So this is a quick look at what the
 24 market looks like in East Garfield and the Near

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1 City Lots for Working Families redevelopment
 2 agreement with the joint venture between Joudeh
 3 Investments, LLC and MKB Business Strategies, LLC,
 4 or to a related entity, for the disposition of the
 5 property located at 2659 West Adams Street and 2654
 6 West Adams Street in the Midwest Redevelopment
 7 Project Area, at 2256 West Monroe Street, 2339 West
 8 Monroe Street, 210 South Hoyne Avenue, and 212
 9 South Hoyne Avenue in the Central/West
 10 Redevelopment Project Area, and at 3262 West Walnut
 11 Street and 3264 West Walnut Street in the
 12 Chicago/Central Park Redevelopment Project Area, to
 13 request alternative proposals, and to approve the
 14 sale of the property to the joint venture between
 15 Joudeh Investments, LLC and MKB Business
 16 Strategies, LLC, or to a related entity, if no
 17 responsive alternative proposals are received.
 18 Mr. Brian O'Donnell on behalf of the
 19 Department of Housing will present the staff
 20 report.
 21 Mr. O'Donnell, when you're ready,
 22 you can proceed.
 23 MR. O'DONNELL: Good afternoon, Chairman
 24 Perez, Vice Chair Newsome, and other members

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1 West Side. They're strikingly different markets,
 2 and the median and average sale price is -- but
 3 East Garfield, if it keeps going like it's going,
 4 it's going to catch up. Again, you know, the
 5 average annual changes really are the important
 6 numbers to focus on.
 7 Here we're looking at the lots you
 8 are considering, which are fairly well dispersed,
 9 mostly south of Madison except for the two on
 10 Walnut.
 11 This shows the same lots but by
 12 community area. The sale of lots on Walnut, which
 13 are in the red circle, will help meet these goals
 14 of the Chicago/Central Park project redevelopment
 15 area. It'll eliminate blighting conditions and
 16 promote the area for new residential development.
 17 The action strategy for achieving
 18 this plan's goals envisions encouraging in-fill
 19 residential development and to assist private
 20 developers to facilitate such development. The
 21 proposed project also conforms with the plan's land
 22 use map, which calls for residential development at
 23 the subject sites.
 24 The parcels on Monroe and Hoyne,

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1 which are in the green circle, are in the Central
 2 West redevelopment area. The proposed project will
 3 satisfy the following goals of that area's
 4 redevelopment plan: reduce the number of
 5 underutilized properties and induce redevelopment
 6 opportunities.
 7 The objectives in furtherance of
 8 these goals include facilitating the assembly,
 9 preparation, and marketing of vacant and under-
 10 utilized sites for various uses including
 11 residential and supporting the development of a
 12 variety of housing types to meet households with a
 13 wide range of income levels.
 14 The proposed project also conforms
 15 to the plan's land use map, which calls for
 16 residential development at the subject sites.
 17 The sale of the parcels on Adams
 18 that are in the orange circle would help meet these
 19 goals of the Midwest Redevelopment Project Area:
 20 to create an improved quality of life in the
 21 community; to increase the real estate tax base;
 22 and to attract new residential development.
 23 The proposed project also conforms
 24 to the plan's land use map, which calls for

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1 residential development at the subject sites.
 2 Four of the subject parcels are in
 3 the Near West Side community area. The community
 4 area and its boundaries you can see here. The Near
 5 West Side has a population of nearly 63,000 people,
 6 more than 35 percent increase over the last 20
 7 years. It has a housing mix that includes 1200
 8 single-family detached homes, 2700 attached single-
 9 family units, and almost 1600 two-units. Of all
 10 the housing types, 25 percent were built before
 11 1940, while just under 40 percent have been built
 12 in the last 20 years. In 2018, the median income
 13 was \$83,575. In the Near West Side, 61 building
 14 permits have been issued for the construction of
 15 either a single-family home or a two-flat since
 16 2016, where the City still owns 52 parcels with
 17 strictly residential zoning. The subject parcels
 18 would be located within the yellow box.
 19 The parcels on Fulton and Adams are
 20 in the East Garfield Park community area, where the
 21 City owns 202 parcels with RS or RT zoning. Since
 22 2016, there have been 10 building permits issued
 23 for the construction of either a single-family home
 24 or a two-flat here. The subject sites in East

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1 Garfield Park would be within the yellow boxes.
 2 These next six slides show the
 3 parcels under consideration today, which also
 4 indicate when the City acquired them. The longest
 5 has been in the City's inventory for 47 years. The
 6 most recent was added 21 years ago.
 7 The appraised values of the lots
 8 can be found in the resolution, which immediately
 9 follows the body of the staff report.
 10 Here's an aerial map indicating
 11 where each home type will be sited. 2256 Monroe,
 12 or site 5, is where the two market-rate homes will
 13 be constructed. The two homes on Hoyne, which is
 14 site 1, and the home at 2339 West Monroe, which is
 15 site 4, will be placed in the Chicago Community
 16 Land Trust ensuring long-term affordability.
 17 Here are the elevations of the
 18 market-rate homes which will be built at 2256 West
 19 Monroe.
 20 And these are the elevations of the
 21 price-restricted type homes.
 22 Both the market- and price-
 23 restricted types will have three bedrooms and two
 24 and a half bathrooms. A typical floor plan is one

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1 of the exhibits to the staff report.
 2 The entire development is expected
 3 to cost just over \$2.9 million. The developer's
 4 pro forma assumes seven homes will sell for the
 5 program maximum of 307,000, with the two
 6 unrestricted homes selling for 600,000, which would
 7 bring maximum revenue to over 3.5 million.
 8 If all goes well here today and
 9 later next week at Plan Commission, this is the
 10 tentative schedule for moving forward. I'm sure
 11 the developer would like to get going in the fall.
 12 But once we get out of City Council, they will try
 13 to speed up the process.
 14 The Department of Housing has
 15 thoroughly reviewed the proposed project, the
 16 qualifications of the developer, the financial
 17 structures of the project, the need for public
 18 assistance, its public benefits, and the project's
 19 conformance with the relevant redevelopment area
 20 plans, and DOH recommends that the CDC approve the
 21 sale of the designated parcels to the joint venture
 22 between Joudeh Investments, LLC and MKB Business
 23 Strategies, LLC, or to a related entity, for the
 24 development of these homes.

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1 This concludes the formal
 2 presentation.
 3 CHAIRMAN PEREZ: Thank you, Mr. O'Donnell.
 4 Again, are Alderman Burnett or
 5 Alderman Ervin on? If you'd like to say a
 6 statement on this project, you're more than
 7 welcome.
 8 ALDERMAN BURNETT: Sure. Thank you very
 9 much, Commissioners.
 10 So one, I'd like to commend the
 11 developers. They've been working on this for a
 12 long, long time, working in coordination with my
 13 community -- with two community organizations
 14 actually, because they go through two communities,
 15 the Neighbors of West Town -- Homeowners of West
 16 Town and also the Garfield Park Community Council.
 17 For my area, I know they include
 18 this area as the Near West Side. The Near West
 19 Side, it goes all the way to Halsted Street. But,
 20 you know, after you get past Ashland, it kind of
 21 changes. Right? Between Ashland and Western in
 22 our community, we have more affordable and low-
 23 income housing concentrated in one area than we've
 24 had -- have in most other parts of our ward. It's

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1 the former Henry Horner development, but we have
 2 several other affordable housing developments.
 3 Matter of fact, this is the area where we just did
 4 the thing on Lake and -- Lake and Damen with the
 5 last development for CHA for Henry Horner or
 6 Westhaven.
 7 So myself and Planning and Housing,
 8 we worked together and did a study in this area
 9 between -- between Ashland and all the way to
 10 Kedzie. And we found that we had -- east of
 11 Western, we had more permanent affordable housing
 12 in a concentrated area, and west of Western, we
 13 didn't have hardly any permanent affordable
 14 housing.
 15 So the idea was -- is to balance
 16 things out and let the few lots that we have east
 17 of Western have some market-rate housing. Right?
 18 Because it has a lot of affordable and low-income
 19 housing concentrated -- a lot of scatter site
 20 housing concentrated in that area. And west of
 21 Western, you allow for some permanent affordable
 22 housing to go in that area because the price range
 23 is going up over there. Houses are starting to
 24 sell for half a million dollars. So all of the not

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1 permanent affordable housing probably won't be
 2 affordable for long because folks will probably
 3 kick those people out or sell their houses or tear
 4 them down and build something new. So we decided
 5 to try to fill in some of our lots with some
 6 affordable stuff over there and some market stuff
 7 over here, and the community agreed with it. And
 8 that's the avenue that myself and Planning and
 9 Housing are working on and taking in this area.
 10 I'm proud to be able to work on this
 11 development with this organization because Malcolm
 12 Bailey -- as you all know, Malcolm Bailey, who's
 13 one of the partners, come from a long way. He
 14 pulled himself up by the bootstraps. He tries to
 15 help young guys who have been in trouble. You
 16 know, his motto is, Put down the gun and pick up a
 17 hammer. You know, so it's good to see him
 18 transition from marginal construction sites to
 19 becoming a developer, you know. And that's where
 20 we should go.
 21 You know, he don't sit at the table
 22 and tear it up. He sit at the table and learn how
 23 to do things and make things happen. And I'm so
 24 proud to be able to vote on something that's going

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1 to help him to advance himself and become a role
 2 model to a lot of other guys on the West Side who
 3 been through some of the things that he have been
 4 through.
 5 So it gives me great pleasure to
 6 support this project, and I hope that this body
 7 will support it. And I look forward to seeing, you
 8 know, Melvin and all of the people from the
 9 neighborhood who's going to be working on these
 10 developments get them done. It's just a great
 11 thing. And it brings a lot of pride. It's more
 12 than just a development. You know, it's about, you
 13 know, helping to turn lives around and change a
 14 life. So I appreciate you all support on this.
 15 Thank you.
 16 CHAIRMAN PEREZ: Thank you, Alderman Burnett.
 17 Alderman Ervin, the floor is yours.
 18 ALDERMAN ERVIN: Thank you, Commissioners,
 19 for this. I want to echo what Alderman Burnett
 20 said. These are great opportunities for new
 21 homeowners. We want new homeowners for my area in
 22 the East Garfield Park area. As the staff stated,
 23 the housing values are steadily rising, and we need
 24 ways to keep affordability in both communities.

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1 So we definitely support what is
 2 going on here.
 3 I did have one -- sorry about this.
 4 Something that I raised previously about 2659 West
 5 Adams, and I would need to discuss that again with
 6 staff because it was my understanding that that was
 7 not to be included. But we'll deal with that with
 8 staff. But other than that, I think this is a
 9 great project. Glad to see young people in the
 10 community working together with others to bring
 11 some of their dreams and realities forward. The
 12 architects, everyone seems to be on the right page
 13 with this and creating not only homeownership,
 14 affordable opportunities, but economic
 15 opportunities for residents of the community.
 16 So favorable support would be
 17 appreciated. Thank you.
 18 CHAIRMAN PEREZ: Thank you, Alderman Ervin.
 19 Commissioners, any questions,
 20 comments?
 21 COMMISSIONER NEWSOME: Mr. Chairman.
 22 CHAIRMAN PEREZ: Yes.
 23 COMMISSIONER NEWSOME: Point of
 24 clarification. Alderman Ervin just indicated that

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1 2659 West Adams was not supposed to be included in
 2 this project. So would we be voting on the project
 3 minus 2659, or are we going to vote with it
 4 included and then the issue will be resolved with
 5 staff after the fact?
 6 CHAIRMAN PEREZ: Thank you, Vice Chair
 7 Newsome.
 8 Mr. O'Donnell, can you help us with
 9 this one?
 10 MR. O'DONNELL: Yes. I am un- -- I have to
 11 admit I am unaware of a request like that. But
 12 that could just be press of other things. I would
 13 request that you vote it with, and then if it has
 14 to be taken out, when it goes to City Council,
 15 it'll just -- it won't be in there, and it will be
 16 a moot point.
 17 COMMISSIONER NEWSOME: Thank you.
 18 CHAIRMAN PEREZ: Thank you.
 19 Commissioners, any other questions?
 20 Not all at once.
 21 COMMISSIONER BUTLER: Actually -- this is
 22 Commissioner Butler. I just want to make sure that
 23 the Department of Housing's, you know, proposed
 24 compromise works for Alderman Ervin regarding the

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1 inclusion of this particular parcel.
 2 ALDERMAN ERVIN: No. I believe that we will
 3 work this out. It was something that was raised --
 4 I didn't speak directly with this gentleman on the
 5 line, but I believe we'll get that resolved. I'm
 6 not concerned about it.
 7 COMMISSIONER BUTLER: Okay. Great. Thank
 8 you.
 9 ALDERMAN ERVIN: Very well.
 10 CHAIRMAN PEREZ: Any other questions,
 11 Commissioners?
 12 (No response.)
 13 No. If there's no other questions,
 14 then I'm going to call the item up for a vote.
 15 So the resolution before us
 16 recommends the Department of Housing to request
 17 authority to advertise the intention to enter into
 18 a City Lots for Working Families redevelopment
 19 agreement with the joint venture between Joudeh
 20 Investments, LLC and MKB Business Strategies, LLC,
 21 or to a related entity, for the disposition of the
 22 property located at 2659 West Adams Street and 2654
 23 West Adams Street in the Midwest Redevelopment
 24 Project Area, at 2256 West Monroe Street, 2339 West

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1 Monroe Street, 210 South Hoyne Avenue, and 212
 2 South Hoyne Avenue in the Central/West
 3 Redevelopment Project Area, and at 3262 West Walnut
 4 Street and 3264 West Walnut Street in the Chicago/
 5 Central Park Redevelopment Project Area, to request
 6 alternative proposals, and to approve the sale of
 7 the property to the joint venture between Joudeh
 8 Investments, LLC and MKB Business Strategies, LLC,
 9 or to a related entity, if no responsive
 10 alternative proposals are received.
 11 Do I have a motion?
 12 COMMISSIONER WHEAT: So move. Commissioner
 13 Wheat.
 14 CHAIRMAN PEREZ: Commissioner Wheat moved.
 15 Do I have a second?
 16 COMMISSIONER THOMAS: Second. Thomas.
 17 CHAIRMAN PEREZ: Second by Commissioner
 18 Thomas.
 19 Commissioners, I'll now call the
 20 roll. Please signify yes, no, or abstain.
 21 Vice Chair Newsome.
 22 COMMISSIONER NEWSOME: Yes, Mr. Chair.
 23 CHAIRMAN PEREZ: Secretary Butler.
 24 COMMISSIONER BUTLER: Yes.

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1 CHAIRMAN PEREZ: Commissioner Buford.
 2 COMMISSIONER BUFORD: Yes.
 3 CHAIRMAN PEREZ: Commissioner Cepeda.
 4 (No response.)
 5 Commissioner Cox.
 6 COMMISSIONER COX: Yes.
 7 CHAIRMAN PEREZ: Commissioner Curtis.
 8 COMMISSIONER CURTIS: Yes.
 9 CHAIRMAN PEREZ: Commissioner Davis.
 10 (No response.)
 11 Commissioner Thomas.
 12 COMMISSIONER THOMAS: Yes.
 13 CHAIRMAN PEREZ: Commissioner Wheat.
 14 COMMISSIONER WHEAT: Yes.
 15 COMMISSIONER DAVIS: Yes.
 16 CHAIRMAN PEREZ: And I vote yes.
 17 Is Commissioner Davis back on? Okay.
 18 COMMISSIONER DAVIS: Can you hear me?
 19 CHAIRMAN PEREZ: Yes, I can hear you now,
 20 Commissioner Davis.
 21 COMMISSIONER DAVIS: Yeah, I'm having trouble
 22 with my computer. The answer is yes.
 23 CHAIRMAN PEREZ: Thank you very much. Okay.
 24 So with that, the item is carried.

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1 Motion is carried.
 2 MR. O'DONNELL: Thank you, Commissioners.
 3 CHAIRMAN PEREZ: All right. Our next item of
 4 new business is to request authority to advertise
 5 the Department of Housing's intention to enter into
 6 a negotiated sale with Habitat Company and P3
 7 Markets, a joint venture, or a related entity, for
 8 the disposition of the property located at 321 East
 9 43rd Street, 4310 through 4314 South Calumet Avenue
 10 in the 47th and King Drive Tax Increment Financing
 11 Redevelopment Project Area, to request alternative
 12 proposals, and to approve the sale of the property
 13 to Habitat Company and P3 Markets, a joint venture,
 14 or a related entity, if no responsive alternative
 15 proposals are received, and request authority for
 16 the Department of Housing to negotiate a
 17 redevelopment agreement with Habitat Company and P3
 18 Markets, a joint venture, or related entity, for
 19 the redevelopment of the property, and to recommend
 20 to the City Council of the City of Chicago the
 21 designation of Habitat Company and P3 Markets, a
 22 joint venture, or a related entity, as developer
 23 if no other responsive alternative proposals are
 24 received.

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1 Ms. Esther Sorrell will present
 2 the staff report on behalf of the Department of
 3 Housing.
 4 Ms. Sorrell, when you're ready, you
 5 can begin.
 6 MS. SORRELL: Can everybody see the full
 7 screen?
 8 CHAIRMAN PEREZ: Yes.
 9 MR. McKENNA: Yes.
 10 MS. SORRELL: Thank you. Good afternoon,
 11 Chairman Perez and Commissioners.
 12 My name is Esther Sorrell, Assistant
 13 Commissioner in the Department of Housing,
 14 Multifamily Finance Division.
 15 Joining me are the members of the
 16 joint venture development team, Phillip Beckham and
 17 Juan Saldaña of P3 Markets and Andrea Keeney from
 18 The Habitat Company. However, they did speak
 19 earlier.
 20 I'm presenting to you today a
 21 request to approve the sale of four vacant City-
 22 owned lots located at 321 East 43rd Street and
 23 4310 to 4314 South Calumet Avenue to enable the
 24 development of a 99-unit, mixed-income family

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1 development with 5,000 square feet of ground floor
 2 commercial space. The project is in a transit-
 3 oriented design site and also a part of the City's
 4 INVEST South/West initiative.
 5 The developer is requesting a write-
 6 down of the sale price of the four parcels to \$1
 7 per lot to enable the project to move forward.
 8 The allocation of 5 million in TIF
 9 funds plus the designation of The Habitat Company
 10 and P3 Markets, or a related entity, as developer
 11 is also part of this request.
 12 The project will provide market-rate
 13 and affordable housing for families in a community
 14 with strong demand for such units. Additional
 15 benefits include the sites' proximity to public
 16 transit, the creation of new retail services, and
 17 enhanced streetscaping. Economic benefits include
 18 an estimated 125 construction jobs and 26 permanent
 19 jobs. Furthermore, the development includes an MBE
 20 development partnership, MBE engineering
 21 consultants, and an MBE led general contractor
 22 joint venture.
 23 The proposed project is in the 47th
 24 and King Drive TIF Redevelopment Project Area. It

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1 will satisfy the goals of the area's redevelopment
 2 plan by promoting residential development on non-
 3 arterial streets, mixed-use development on the
 4 district's main thoroughfares, and recapturing the
 5 Bronzeville community's storied past as the center
 6 of African-American culture.
 7 The implementation strategy for
 8 achieving the plan's goals include the sale of City
 9 land for residential and mixed-use development.
 10 The proposed project also conforms to the plan's
 11 land use map, which calls for affordable housing,
 12 retail, and commercial development at the subject
 13 site.
 14 The Habitat Company and P3 Markets
 15 team conducted a community meeting on November 11,
 16 2019, and the project was well received. Interest
 17 was demonstrated for both affordable and market-
 18 rate housing, the planned commercial tenancy, plus
 19 the development of black-owned businesses.
 20 Additionally, Alderman Pat Dowell of
 21 the 3rd Ward has provided a letter of support for
 22 the project.
 23 The immediate neighborhood is
 24 characterized by a mix of land uses, with

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1 residential apartments, single-family homes,
 2 condominiums and townhomes being the dominant uses.
 3 There are some supporting commercial uses situated
 4 along main streets. Public transportation is
 5 within walking distance. There has been a moderate
 6 amount of new residential construction activity in
 7 this area over the past 15 years, most of which has
 8 consisted of affordable and mixed-income apartment
 9 development.
 10 The subject property is located at
 11 the southwest corner of East 43rd Street and South
 12 Calumet Avenue in the Grand Boulevard community
 13 area, which is generally bounded by Pershing Road
 14 on the north, 51st Street on the south, the Dan
 15 Ryan Expressway on the west, and Cottage Grove
 16 Avenue on the east.
 17 The subject property is situated
 18 approximately four miles south of the Chicago Loop
 19 central business district.
 20 The site was previously zoned B2-3,
 21 but was redesignated as Planned Development
 22 No. 1490 on January 27, 2021.
 23 In 1925, the site included various
 24 commercial storefronts and residential structures.

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1 But by 1998, all buildings were demolished and
 2 remain vacant to this day.
 3 The superstructure of the proposed
 4 10-story elevator high-rise building is to be
 5 precast concrete construction. The building will
 6 contain a total of 99 residential units, including
 7 36 studio units, 45 one-bedroom units, and 18 two-
 8 bedroom units.
 9 The development will incorporate
 10 several environmental features, such as high-
 11 performance exterior glazing, on-site stormwater
 12 management, and an extensive green roof system.
 13 The first floor includes commercial
 14 space, a residential entry lobby and amenity space,
 15 24 surface parking spaces, and 54 bicycle spaces.
 16 A resident community multipurpose room is located
 17 on the seventh floor with access to a roof deck and
 18 garden.
 19 The second through tenth floors
 20 include residential units, and each floor will
 21 contain a trash room with trash chutes. A common
 22 laundry room is located on floor 7. In-unit
 23 amenities will include stove, refrigerator,
 24 dishwasher, individual heat and air conditioning,

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1 and an individual water heater.
 2 51 of the 99 units will be reserved
 3 for households earning less than 60 percent of area
 4 median income. Affordable units will consist of 19
 5 studios, 23 one-bedroom, and 9 two-bedroom units.
 6 Market-rate units will include 17 studios, 22 one-
 7 bedroom, and 9 two-bedroom units.
 8 There will be three commercial
 9 tenants, which will include a coffee shop, a
 10 national chain fast food restaurant, and a
 11 laundromat and dry cleaners.
 12 The project is led by a joint
 13 venture between P3 Markets, a minority-led
 14 Bronzeville-based development company, and The
 15 Habitat Company, a full-service development
 16 property management firm. The mission of P3
 17 Markets is to facilitate impact investing, allowing
 18 investors to place capital that builds wealth for
 19 employees, communities, and local suppliers as well
 20 entrepreneurs and investors. Other team members
 21 include a general contractor joint venture between
 22 the Bowa Group, a minority-owned construction firm,
 23 and the McHugh Construction Company. And finally,
 24 architect Landon Bone Baker and attorneys Applegate

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1 and Thorn-Thomsen complete the development team.
 2 The 43rd and Calumet Phase I,
 3 Limited Partnership will hold title to the
 4 property. Habitat 43 Green, LLC will act as
 5 limited partner. And 43rd and Calumet Phase I,
 6 LLC will be the general partner.
 7 The City will provide the four
 8 vacant lots 5 million in TIF, 1.95 million in low-
 9 income housing tax credits, 275,000 in donation tax
 10 credits, and a multifamily loan in an amount not to
 11 exceed 3 million. Total development costs for the
 12 project will be \$37.8 million.
 13 Considering the project timeline,
 14 today's Community Development Commission, the
 15 public notice period will begin this Friday and
 16 will end of the month. Then July City Council
 17 introduction and passage in September.
 18 To conclude, the Department of
 19 Housing has reviewed the request and supports the
 20 allocation of TIF funds, the write-down and
 21 conveyance of the parcels, and the designation of
 22 P3 Markets and The Habitat Company as developer for
 23 the project.
 24 Thank you for your consideration.

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1 CHAIRMAN PEREZ: Thank you, Ms. Sorrell.
 2 Is Alderwoman Pat Dowell on the
 3 line?
 4 MR. McKENNA: Chairman, she was here at the
 5 beginning of the meeting, and she wanted to speak
 6 in favor of this matter, but she had to leave
 7 before we got to this agenda item, so ...
 8 CHAIRMAN PEREZ: Okay. Thanks for the
 9 update.
 10 COMMISSIONER COX: And, Mr. Chairman, I too
 11 got communication from Alderman Dowell who was
 12 prepared to speak during the public comment period.
 13 She wasn't called on, but wanted to make sure that
 14 the Commission understood her enthusiastic support.
 15 She's been a big, big advocate of eTOD. So this is
 16 a project that she's very proud of.
 17 CHAIRMAN PEREZ: Okay. Thanks, Commissioner
 18 Cox.
 19 Commissioners, any other questions
 20 or comments?
 21 Secretary Butler.
 22 COMMISSIONER BUTLER: Just a quick question
 23 for the development team.
 24 In the department's report, it

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1 stated that there was a community meeting held in
 2 November of 2019. Just curious as to if there were
 3 other community engagement activities since
 4 November of 2019? And has -- so that's the first
 5 question.
 6 And the second question is has the
 7 project -- or how has the project changed, if at
 8 all, from what was presented to the community at
 9 that meeting in November of 2019?
 10 CHAIRMAN PEREZ: Ms. Sorrell.
 11 MS. SORRELL: I believe, if I'm not mistaken,
 12 the question was directed to the development team,
 13 and I would like to ask members of the development
 14 team, Phil Beckham and Mr. Saldaña, to address the
 15 question if possible.
 16 MR. BECKHAM: Sure. This is Phil Beckham.
 17 CHAIRMAN PEREZ: There we go.
 18 MR. BECKHAM: Hi. This is Phil Beckham. And
 19 I'll go in reverse.
 20 The thing that's changed about the
 21 building, it's got much better looking since the
 22 initial meeting with the community. We've worked
 23 with the -- there's a new townhome development just
 24 across the street, and we've met with them and

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1 talked about what their construction concerns were.
 2 Just -- I think we did that twice. But other than
 3 that, that's been the only -- since that initial
 4 meeting other than people unofficially coming to
 5 give praise or talk about it.
 6 COMMISSIONER BUTLER: So just to be clear,
 7 Phil -- and this is Gwendolyn Hatten Butler
 8 speaking.
 9 MR. BECKHAM: Yes.
 10 COMMISSIONER BUTLER: Good to hear you, hear
 11 your voice.
 12 MR. BECKHAM: Good to hear you.
 13 COMMISSIONER BUTLER: Just to clarify, so
 14 kind of the, you know, 99 units, the, you know,
 15 retail all -- everything is pretty much as it was
 16 presented. I just want to seek confirmation.
 17 MR. BECKHAM: Yes. That's all the same.
 18 That's the same.
 19 COMMISSIONER BUTLER: Right. And then my
 20 first question is were there other community
 21 engagement activities, you know, following the
 22 November 2019?
 23 MR. BECKHAM: No. No, we haven't had any
 24 official since then.

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1 COMMISSIONER BUTLER: Any unofficial?
 2 MR. BECKHAM: Oh, a lot of unofficial.
 3 COMMISSIONER BUTLER: Okay.
 4 MR. BECKHAM: A lot of unofficial in every
 5 restaurant and coffee shop and place you can
 6 imagine. So yes.
 7 COMMISSIONER BUTLER: Great. Thank you.
 8 CHAIRMAN PEREZ: Commissioners, any other
 9 questions or comments?
 10 (No response.)
 11 I did want to -- I do want to add
 12 something, I think I brought it up in the past
 13 before, is that, you know, this development team
 14 is, in my estimation, 85 percent spot on reflective
 15 definitely of the City. I think having Bowa
 16 Construction, definitely a rising star in
 17 construction, is fantastic. McHugh, JV'g with
 18 them, but Bowa being the lead is solid.
 19 Again, it's always on the
 20 professional services side that I give my critique,
 21 and Landon Bone Baker should not be on these
 22 projects particularly because they're in African-
 23 American communities, Latino communities 25, 30
 24 years ago, and since that time Landon Bone Baker

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1 has had minority communities on lockdown in terms
 2 of all affordable housing. And apparently they
 3 seem to be the only affordable housing architects
 4 in Chicago doing these projects, which has been
 5 disappointing because they've never come up to CDC
 6 for TIF funding with a joint venture with a
 7 minority architectural firm.
 8 And it's one of those instances
 9 where they aren't designing an airport, but yet,
 10 again, you have the winning designing team at the
 11 airport, at O'Hare, who's never designed an airport
 12 given an opportunity to design the airport
 13 redevelopment project area. And yet in our
 14 affordable housing marketplace, there's still
 15 Landon Bone Baker as the architect of choice to
 16 build affordable housing in our communities. And
 17 so that is something that definitely needs to be
 18 put to a test.
 19 We know of dozens of African-
 20 American and Hispanic architectural firms, growing
 21 firms that can do this. It's affordable housing.
 22 Again, you're not building an airport. You're
 23 building affordable housing. And somehow Landon
 24 Bone Baker seems to get the lock to continue for

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1 them.
 2 So I know if they were to do a joint
 3 venture, obviously they need to share the revenue,
 4 but, trust me, there won't be any tag days for
 5 Landon Bone Baker anytime soon. But definitely for
 6 our up and coming minority architectural firms, we
 7 definitely need to get them more involved in this.
 8 So, again, my critique, Landon Bone
 9 Baker, great 25, 30 years ago, but going forward,
 10 we definitely need to do a better job of getting
 11 minority architectural firms involved in these
 12 projects, so ...
 13 Commissioner Cox.
 14 COMMISSIONER COX: Mr. Chairman, eloquently
 15 stated. And I too have wondered given the amount
 16 of affordable housing that we are trying to
 17 preserve and build in the City of Chicago with
 18 hundreds of firms why we see so few in the space
 19 of affordable housing.
 20 I do know, and maybe it didn't --
 21 wasn't highlighted, but the City, in partnership
 22 with the Chicago Architecture Center, pulled
 23 together a pre-qualified list of some of the most
 24 diverse design firms and partnerships in the city

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1 so that developers can find easily black and brown
 2 design professionals, women-owned firms. There are
 3 32 that are pre-qualified.
 4 And what we failed to mention is
 5 that the Boys and Girls Club that you saw was
 6 designed by one of those women architects, African-
 7 American women architects, who may not have ever
 8 been called to design such a facility had it not
 9 been for that effort.
 10 So I would encourage, particularly
 11 this development team that is doing so much right,
 12 to look at this pre-qualified list. You don't have
 13 to go hunting. The best and the brightest are
 14 already assembled for their use. So maybe the next
 15 project that they do, and I really do hope that
 16 they continue to do affordable housing of this
 17 quality, that they will seek to lift up the next
 18 generation of black and brown professionals, design
 19 professionals.
 20 So thank you for stating it so
 21 eloquently.
 22 CHAIRMAN PEREZ: Thank you, Commissioner Cox.
 23 Yeah. And just as a reminder, so
 24 for clarification, the new terminal being designed

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1 over at O'Hare International led by Jeannie Gang,
 2 and, to my knowledge, Jeannie Gang has never
 3 designed an airport before, so the excuse of an
 4 architect saying -- or a developer saying, Well,
 5 they never designed affordable housing, really
 6 those days are gone. And so by all means, just
 7 point to the airport and say, Someone designed an
 8 airport who's never designed an airport.
 9 Obviously, her team is. And so hence, there's
 10 opportunities for J- -- joint venturing as well at
 11 the professional service architectural level.
 12 But with that, Commissioner Thomas,
 13 I saw you had your hand up.
 14 COMMISSIONER THOMAS: Yes. Thank you,
 15 Mr. Chairman, for those comments, and Commissioner
 16 Cox.
 17 I just wanted to -- I really do like
 18 the team and feel that, you know, he really does
 19 look after the community.
 20 I think, Commissioner Cox, that
 21 maybe if the aldermen had that list, they would
 22 push it early on that -- for a more diverse
 23 architectural team. That's a great list to have.
 24 COMMISSIONER COX: That's a great point.

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1 Thank you for making that. And it will circulate
 2 now.
 3 COMMISSIONER THOMAS: Very well. Thank you,
 4 Mr. Chairman.
 5 CHAIRMAN PEREZ: Thank you, Commissioner.
 6 We saw that Mr. Beckham had a -- his
 7 hand up.
 8 MR. BECKHAM: Yes. I just wanted to say I
 9 agree, duly noted, and it will change.
 10 CHAIRMAN PEREZ: Thank you, sir.
 11 MR. BECKHAM: As we go forward. As we go
 12 forward.
 13 CHAIRMAN PEREZ: Thank you, sir.
 14 Commissioners, any other questions?
 15 Give me a quick second here.
 16 Okay. And, Commissioner Cox, thanks
 17 for noting about the design team for the Boys and
 18 Girls Club. That makes that one even more
 19 outstanding.
 20 Commissioners, with that, if there's
 21 no other questions or comments, I'm going to call
 22 the item up for a vote.
 23 So the resolution before us today
 24 requests the authority to advertise the Department

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1 of Housing's intention to enter into a negotiated
 2 sale with The Habitat Company and P3 Markets, a
 3 joint venture, or a related entity, for the
 4 disposition of the properties located at 321 East
 5 43rd Street and 4310 through 4314 South Calumet
 6 Avenue in the 47th and King Drive Tax Increment
 7 Financing Redevelopment Project area, to request
 8 alternative proposals, and to approve the sale of
 9 the property to The Habitat Company and P3 Markets,
 10 a joint venture, or a related entity, if no
 11 responsive alternative proposals are received, and
 12 request authority for the Department of Housing to
 13 negotiate a redevelopment agreement with The
 14 Habitat Company and P3 Markets, a joint venture, or
 15 a related entity, for the redevelopment of the
 16 property, and to recommend to the City Council of
 17 the City of Chicago the designation of The Habitat
 18 Company and P3 Markets, a joint venture, or a
 19 related entity, as developer if no responsive
 20 alternative proposals are received.
 21 Do I have a motion?
 22 COMMISSIONER BUTLER: So move. Commissioner
 23 Butler.
 24 COMMISSIONER THOMAS: Second.

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1 CHAIRMAN PEREZ: Thank you, Commissioner
 2 Butler.
 3 Seconded by Commissioner Thomas; am
 4 I correct?
 5 I'll now call the item up for a
 6 vote, the roll.
 7 Vice Chair Newsome.
 8 COMMISSIONER NEWSOME: Yes.
 9 CHAIRMAN PEREZ: Secretary Butler.
 10 COMMISSIONER BUTLER: Yes.
 11 CHAIRMAN PEREZ: Commissioner Buford.
 12 COMMISSIONER BUFORD: Yes.
 13 CHAIRMAN PEREZ: Commissioner Cepeda.
 14 (No response.)
 15 Commissioner Cox.
 16 COMMISSIONER COX: Yes.
 17 CHAIRMAN PEREZ: Commissioner Curtis.
 18 COMMISSIONER CURTIS: Yes.
 19 CHAIRMAN PEREZ: Commissioner Davis.
 20 COMMISSIONER DAVIS: Yes.
 21 CHAIRMAN PEREZ: Commissioner Thomas.
 22 COMMISSIONER THOMAS: Yes.
 23 CHAIRMAN PEREZ: Commissioner Wheat.
 24 COMMISSIONER WHEAT: Yes.

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1 CHAIRMAN PEREZ: And Commissioner Perez votes
 2 yes.
 3 So the motion is carried.
 4 MS. SORRELL: Thank you.
 5 CHAIRMAN PEREZ: Thank you, Ms. Sorrell.
 6 All right. Now, our next item,
 7 Commissioners, of new business is to request
 8 authority for the Department of Housing to
 9 negotiate a redevelopment agreement with Stateway
 10 Association, LLC for development of the properties
 11 located at 43 West 36th Street, 3607 South Federal
 12 Street, and 3603 South Federal Street in the 35th
 13 and State Street Tax Increment Financing
 14 Redevelopment Project Area, and to recommend to the
 15 City Council of the City of Chicago the designation
 16 of Stateway Association, LLC as developer.
 17 Ms. Tamra Collins will present
 18 the staff report on behalf of the Department of
 19 Planning and Development.
 20 Ms. Collins, when you're ready.
 21 MS. COLLINS: I am. Thank you very much.
 22 Good afternoon, Mr. Chairman and members of the
 23 Commission.
 24 For the record, my name is Tamra

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1 Collins, Deputy Commissioner for the Department of
 2 Housing's Bureau of Housing Development.
 3 The project before you requests
 4 approval to designate as developer and to negotiate
 5 a redevelopment agreement with Stateway Associates,
 6 LLC and/or its affiliates for the redevelopment of
 7 Park Boulevard 3B.
 8 The development team includes
 9 Stateway Associates, LLC as developer, Johnson &
 10 Lee as architect, a joint venture between Walsh
 11 Construction and GMA Construction as the general
 12 contractor. The attorney is Applegate Thorne-
 13 Thomsen. And the financial consultant is
 14 Lightengale. On the call with me today is the
 15 developer, James Miller, and the financial
 16 consultant, Virginia Pace.
 17 Park Boulevard is a planned mixed-
 18 income community created through the Chicago
 19 Housing Authority's plan for transformation. The
 20 development is zoned as a planned development known
 21 as PD897 located in the 35th and State TIF District
 22 and is situated on the site formerly known as
 23 Stateway Gardens, which was once one of CHA's
 24 largest developments containing over 1600 units in

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1 eight gallery high-rise buildings along the South
 2 State Street corridor.
 3 The site is within Chicago's
 4 Bronzeville community and encompasses about 34
 5 acres of land, which is generally bound by 35th on
 6 the north, 39th Street on the south, State Street
 7 on the east, and the Chicago Rock Island and
 8 Pacific Railroad on the west. The land comprising
 9 the project site is owned by CHA.
 10 Since 2005, there have been a total
 11 of four phases of Park Boulevard completed. Phase
 12 1A was constructed in 2005 with 80 rental units.
 13 Phase 1B was completed in 2009; it also has 159
 14 units of mixed-income development, including for
 15 sale, rental, and CHA units, as well as retail
 16 space. Phase 2A was completed in 2012 with 128
 17 units of housing. And phase 2B was completed in
 18 2015 with 108 rental units and retail space. To
 19 date, 475 units and 16,000 square feet of
 20 commercial space has been constructed between all
 21 four phases.
 22 There has been significant community
 23 engagement over all phases of the project. The
 24 developer meets monthly with Park Boulevard CHA

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1 Working Group, which includes representatives from
 2 CHA, residents, BPI, and the alderman's office.
 3 The developer has the support of Alderman Dowell.
 4 They received several letters of support from the
 5 alderman, including as recently as June 4th, 2021.
 6 Park Boulevard 3B will be the fifth
 7 phase of Park Boulevard development. The site is
 8 bounded by 36th Street on the north, 37th Street on
 9 the south, Federal Street on the west, and Dearborn
 10 on the east. The project includes the new
 11 construction of two buildings; one on the north end
 12 of the block and the other on the south end of the
 13 block.
 14 Each site contains one five-story,
 15 40-unit, mid-rise building with 35 parking spaces.
 16 The first floor of each building includes rental
 17 units, interior parking, mail area, bathrooms, and
 18 elevators.
 19 Each building will contain
 20 2 studios, 12 one-bedrooms, 25 two-bedrooms,
 21 1 three-bedroom, and a mix of 16 LIHTC units, 18
 22 CHA units, and 6 market-rate units for a total of
 23 80 units. 68 units will be affordable to tenants
 24 at 60 percent and below of AMI, and 12 units will

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1 be market rate.
 2 Floors 2 through 5 will reflect the
 3 typical bedroom units for each building.
 4 The total project cost on Park
 5 Boulevard 3B is \$43,029,929. The land is CHA owned
 6 and will be provided to the project through a
 7 long-term ground lease agreement. In addition to
 8 the TIF, which is approximately 13.9 percent of the
 9 total development costs, the City will provide
 10 donation tax credits for the CHA land in the amount
 11 of \$897,500, which will generate about \$798,800 in
 12 equity. DOH will also provide tax-exempt bonds in
 13 an amount up to \$22 million. The bonds will
 14 generate \$1.7 million in 4 percent tax credits and
 15 with a pay-in rate of about 95 cents on the dollar
 16 that will generate \$16.4 million in equity for the
 17 benefit of the project. That's about 38 percent of
 18 the total development costs. And that, along with
 19 the CHA loan, takes this -- encompasses about 68
 20 percent of the total project costs.
 21 Should the project be approved by
 22 the CDC, the next steps will include the CDC -- the
 23 City Council introduction of the bond inducement,
 24 passage in September, with full financing going to

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1 City Council in October, and passage in November
 2 with the project looking to close by the end of the
 3 year.
 4 Therefore, DOH respectfully requests
 5 your approval to designate as developer and
 6 negotiate a redevelopment agreement with Stateway
 7 Associates, LLC and/or its affiliates for the
 8 redevelopment of Park Boulevard 3B.
 9 And I'm happy to take any questions
 10 at this time. Thank you.
 11 CHAIRMAN PEREZ: Thank you, Ms. Collins.
 12 And, again, this is in Alderwoman
 13 Dowell's ward. Again, she's not on; am I correct?
 14 She's still not on the line?
 15 MR. McKENNA: That's correct.
 16 MS. COLLINS: She's not on.
 17 CHAIRMAN PEREZ: Okay. Let's go forward with
 18 questions, Commissioners.
 19 (No response.)
 20 No questions.
 21 MS. COLLINS: Just to confirm, we did receive
 22 a letter of support on Friday from Alderman Dowell
 23 for this one as well.
 24 CHAIRMAN PEREZ: Thank you, Ms. Collins.

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1 Okay. Thank you, Ms. Collins.
 2 Commissioner Curtis.
 3 COMMISSIONER CURTIS: Yes. Thank you.
 4 Can you remind me how many units are
 5 in the development?
 6 MS. COLLINS: It's a total of 80 units, 40
 7 units in two buildings.
 8 COMMISSIONER CURTIS: Thank you.
 9 MS. COLLINS: And each building has 35
 10 parking spaces.
 11 CHAIRMAN PEREZ: Awesome.
 12 Okay. Any other questions?
 13 (No response.)
 14 This is pretty straightforward.
 15 Obviously it's going to compliment all the projects
 16 over there, all the development, so ...
 17 If there's no other questions,
 18 Commissioners, I'm going to call the item up for
 19 a vote.
 20 So the resolution before us is to
 21 request authority for the Department of Housing to
 22 negotiate a redevelopment agreement with Stateway
 23 Associates, LLC for the redevelopment of the
 24 property located at 43 West 36th Street, 3607 South

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1 Federal Street, and 3603 South Federal Street in
 2 the 35th and State Street Tax Increment Financing
 3 Redevelopment Project Area, and to recommend to the
 4 City Council of the City of Chicago the designation
 5 of Stateway Association -- Associates, LLC as
 6 developers.
 7 Do I have a motion?
 8 COMMISSIONER NEWSOME: So move, Mr. Chair.
 9 CHAIRMAN PEREZ: We have a motion by Vice
 10 Chair Newsome.
 11 Do I have a second?
 12 COMMISSIONER COX: Seconded by Commissioner
 13 Cox.
 14 CHAIRMAN PEREZ: Second by Commissioner Cox.
 15 Commissioners, I'll now call the
 16 roll. Please signify either yes, no, or abstain.
 17 Vice Chair Newsome.
 18 COMMISSIONER NEWSOME: Yes.
 19 CHAIRMAN PEREZ: Secretary Butler.
 20 COMMISSIONER BUTLER: Yes.
 21 CHAIRMAN PEREZ: Commissioner Buford.
 22 COMMISSIONER BUFORD: Yes.
 23 CHAIRMAN PEREZ: Commissioner Cepeda.
 24 (No response.)

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1 Commissioner Cox.
 2 COMMISSIONER COX: Yes.
 3 CHAIRMAN PEREZ: Commissioner Curtis.
 4 COMMISSIONER CURTIS: Yes.
 5 CHAIRMAN PEREZ: Commissioner Davis.
 6 (No response.)
 7 Commissioner Thomas.
 8 COMMISSIONER THOMAS: Yes.
 9 CHAIRMAN PEREZ: Commissioner Wheat.
 10 COMMISSIONER WHEAT: Yes.
 11 CHAIRMAN PEREZ: Commissioner Perez votes
 12 yes.
 13 Commissioner Davis.
 14 (No response.)
 15 All right. Well, the motion is
 16 carried.
 17 MS. COLLINS: Thank you.
 18 CHAIRMAN PEREZ: Thank you, Ms. Collins.
 19 Okay. Thank you for sticking with
 20 us, Commissioners. We're almost at the end.
 21 Our next item of new business to
 22 request authority to advertise the Department of
 23 Housing's intention to enter into a negotiated sale
 24 with the Chicago Neighborhood Initiatives, CNI,

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1 Lawndale Christian Development Corporation, LCDC,
 2 Joint Venture for the disposition of multiple
 3 City-owned properties located in the Midwest and
 4 the Ogden/Pulaski redevelopment areas, to request
 5 alternative proposals, and to approve the sale
 6 of the property to the Chicago Neighborhood
 7 Initiatives, Inc., CNI, Lawndale Christian
 8 Development Corporation, LCDC, Joint Venture if no
 9 responsive alternative proposals are received, and
 10 request authority for the Department of Housing
 11 to negotiate a redevelopment agreement with the
 12 Chicago Neighborhood Initiatives, CNI, Lawndale
 13 Christian Development Corporation, LCDC, Joint
 14 Venture for redevelopment of the property, and to
 15 recommend to the City Council of the City of
 16 Chicago the designation of Chicago Neighborhood
 17 Initiatives, CNI, Lawndale Christian Development
 18 Corporation, LCDC, Joint Venture as developer if
 19 no responsive alternative proposals are received.
 20 Mr. Paul Elue will present the staff
 21 report on behalf of the Department of Housing.
 22 Mr. Elue, when you're ready, you can
 23 begin.
 24 MR. ELUE: Good afternoon, Chairman Perez and

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1 members of the Commission.
 2 For the record, my name is Paul Elue
 3 with the Department of Housing. Also present here
 4 today with me are 24th Ward Alderman Michael Scott,
 5 Jr., the joint venture developer team of CNI,
 6 Chicago Neighborhood Initiatives, Richard Townsell,
 7 Lawndale Christian Development Corporation, and Amy
 8 Totsch, with UPA, United Power for Action and
 9 Justice. Also --
 10 CHAIRMAN PEREZ: Mr. Elue, can you just put
 11 your mic closer to your mouth because you're kind
 12 of going in and out.
 13 MR. ELUE: Yeah. Thank you, Mr. Chairman.
 14 Can you hear me now.
 15 CHAIRMAN PEREZ: Yes, sir.
 16 MR. ELUE: Okay. So I said also present here
 17 today with me are 24th Ward Alderman Michael Scott,
 18 Jr., JV developer team of David Doig from CNI,
 19 Richard Townsell from LCDC, and Amy Totsch from
 20 UPA&J. Also present is Deputy Commissioner Irma
 21 Morales with Department of Housing.
 22 It's stuck. I lost my slide here.
 23 One moment, please, Commissioners.
 24 Yeah.

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1 MR. McKENNA: We see your slide now.
 2 MR. ELUE: Can you hear me?
 3 CHAIRMAN PEREZ: Yes.
 4 MR. ELUE: Okay. Thank you.
 5 So in this first slide, we are
 6 requesting your approval for the sale of 100
 7 City-owned lots for \$1 each in the INVEST
 8 South/West North Lawndale target area. This target
 9 area is comprised of Roosevelt Road to the north,
 10 Cermak to the south, Albany Avenue east, and
 11 Christiana to the west for the construction of
 12 new single-family affordable for-sale housing
 13 development.
 14 The third slide here is aerial --
 15 showing the aerial view and the project summary.
 16 This slide provides an aerial view of the target
 17 area. The developer is the Lawndale Christian
 18 Development Corporation, Chicago Neighborhood
 19 Initiatives Joint Venture. The plan entails the
 20 construction of 250 new single-family affordable
 21 for-sale housing development in the North Lawndale
 22 community area under the INVEST South/West 1,000
 23 homes initiative.
 24 The first phase of this project is

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1 slated for the construction of 100 homes. All of
 2 the homes are zoned residential.
 3 Alderman Michael Scott is aware of
 4 and in support of this proposal.
 5 Slide 4. This slide shows the
 6 parcel summary and associated TIF districts. In
 7 this case, it is the Midwest TIF district north and
 8 Ogden/Pulaski TIF district south. The sale of
 9 these lots for the construction of these 100
 10 single-family affordable for-sale housing
 11 development will help meet the goals of the Midwest
 12 and the Ogden/Pulaski project redevelopment area.
 13 Among the goals are the elimination
 14 of blighting conditions, promoting the area for new
 15 residential development of properties in the area
 16 as well as enhancing the tax base through the
 17 construction of these single-family homes.
 18 I'd just like to point out that it
 19 should be noted that the proposed project also
 20 conforms to the plan's land use map, which calls
 21 for residential development within the target area.
 22 This slide offers details on the
 23 development budget, sources and uses of funds.
 24 I just want to note this is actually from the

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1 developers and not from the City.
 2 The next two slides are just
 3 renditions of the different -- the two different
 4 types of proposed construction formats and their
 5 various elevations. The two formats are stick
 6 build, which is the slide 6 we are looking at right
 7 now on the screen. And the next format -- building
 8 format is the modular version, which will be
 9 constructed by Phoenix. And stick build will be
 10 constructed by Breaking Ground, this one, slide
 11 No. 6. As you can see, there's the option for the
 12 buyers in this instance to have the choice between
 13 the modular or the stick build. And everything
 14 will depend on whatever the buyer -- whatever they
 15 select as their design plan -- for their design
 16 plan.
 17 The final slide here talks about the
 18 timeline. This slide provides information on the
 19 timeline. If all goes well here today, this is our
 20 schedule for moving through the legislative process
 21 and then starting the project. I just want to
 22 emphasize that these are proposed plans as far
 23 as the -- as far as the construction formats. So
 24 these are proposed plans. So if all goes very good

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1 with the timeline, we will present to Plan
 2 Commission and seek their approval for this
 3 project.
 4 The Department of Housing has
 5 thoroughly reviewed the proposed project, the
 6 qualifications of the developer, LCDC-CNI JV, the
 7 financial structure of the project, the need for
 8 public assistance, the project's public benefits,
 9 and its conformance with the redevelopment area
 10 plan, and DOH recommends that CDC approve the sale
 11 of the designated parcels to LCDC-CNI Joint Venture
 12 and UPA&J for the development of these single-
 13 family affordable homes.
 14 This concludes my formal
 15 presentation. Thank you for your time. I seek
 16 approval -- I do seek your -- sorry. This mic
 17 keeps falling off my ear. And I seek your approval
 18 of the proposal.
 19 CHAIRMAN PEREZ: Thank you, Mr. Elue.
 20 Is Alderman Scott still on? Sir, if
 21 you're still on, do you want to make a statement?
 22 ALDERMAN SCOTT: I am. Thank you,
 23 Commissioner. I was waiting for my project very
 24 patiently. But I, again, want to thank you for the

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1 opportunity to speak.
 2 This is a project that I think will
 3 be very transformative for my community. I was
 4 before you guys, I think, either last month or the
 5 month before talking about affordable housing in
 6 our community. And this is just an add-on, and
 7 it's a little bit larger scale actually. So, you
 8 know, in its first phase, a hundred homes in and
 9 around the INVEST South/West corridor. You can see
 10 Ogden cuts right through the middle of that. And
 11 as the Commissioner talked about last time, this is
 12 a comprehensive plan around not just -- not just
 13 the economic development, but affordable housing
 14 as well and making sure that as we make these
 15 investments that individuals who have been here,
 16 who have been indigenous to this community have
 17 affordable quality homes to set and take root and
 18 continue to have this community grow.
 19 And so I'm just very thankful for
 20 LCDC, CNI, United Power for Action all coming
 21 together seeing the need here in this community and
 22 stepping up to make that happen. And I would ask
 23 your favorable support of this. Again, in a
 24 community that has lost population over the course

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1 of the last, I would say 60 to 70 years. At one
 2 point we was at 125,000 people. Now we're now in
 3 earnest at about 35, 31,000 people if you don't
 4 draw in the jail. And so this just kind of helps
 5 us, again, bring people back to this community in
 6 a quality and dignified way.
 7 So, again, I urge your support on
 8 this. Thank you, Mr. Chair.
 9 CHAIRMAN PEREZ: Thank you, Alderman Scott.
 10 Commissioners, any questions,
 11 comments? Give me a second here.
 12 COMMISSIONER BUTLER: This is Commissioner
 13 Butler.
 14 CHAIRMAN PEREZ: Secretary Butler.
 15 COMMISSIONER BUTLER: Yes. So just a couple
 16 quick questions.
 17 On the sources and uses that is
 18 included in our packets and information and what
 19 was communicated by the department, there's a
 20 \$3 million closing subsidy. Can you explain what
 21 that is?
 22 MR. ELUE: Thank you, Commissioner Butler.
 23 I'm just wondering -- Amy, Amy Totsch from UPA, do
 24 we have you on line, or David Doig from CNI?

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1 MR. DOIG: Yeah. This is David Doig from
 2 CNI. We're actually getting that subsidy from
 3 the state of Illinois through a program with IHDA.
 4 COMMISSIONER BUTLER: Okay. And is that
 5 confirmed?
 6 MR. DOIG: Yes. It was actually part of the
 7 state budget that was passed two weeks ago.
 8 MR. ELUE: Yep.
 9 COMMISSIONER BUTLER: All right. And then
 10 another question I have just -- I'm curious about
 11 the affordability given the \$250,000 price point
 12 for the first 100 homes. Can someone speak to
 13 that?
 14 MR. TOWNSELL: Sure. Is there a -- what's
 15 the question?
 16 COMMISSIONER BUTLER: Well, the question is
 17 specifically, you know, what AMI is a home in this
 18 market or submarket -- or these submarkets are
 19 targeting at a \$250,000 price point? And is that
 20 considered affordable in those -- in these sub-
 21 markets where the first 100 homes will be built?
 22 MR. TOWNSELL: So the reason that we have the
 23 subsidy is we're trying to bring the \$250,000 price
 24 point down to, you know, about a \$30,000 per house

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1 subsidy. So it will be in the range of 220. And
 2 then IHDA or a bank, such as Chase, offers an
 3 additional subsidy of 10,000. We've even got
 4 Lawndale Christian Health Center and Sinai Hospital
 5 and other employers that are also doing a subsidy.
 6 So we're trying to get the home down to around the
 7 200 to 210 base price point, which would be, you
 8 know, extremely affordable for folks that are
 9 currently paying this amount of money for rent.
 10 You know, if you're paying \$1200 a month for rent,
 11 you can afford to buy this home.
 12 COMMISSIONER BUTLER: So in the, you know,
 13 multifamily, you know, space, which I'm most
 14 familiar with, kind of affordable is defined as
 15 kind of a percentage of area median income. So
 16 is there an equivalent that you talk -- you
 17 mentioned the kind of mortgage cost compared to,
 18 you know, the monthly rent someone would pay. Is
 19 there an equivalent kind of income range that you
 20 could point to for affordability?
 21 MR. TOWNSELL: Well, we think on the bottom
 22 end, it's probably going to be about -- combined
 23 family income about \$50,000. And then on the top
 24 end, you know, we -- we're trying to find people

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1 that don't need any subsidy, you know, so we have a
 2 variety of folks that are both folks that need the
 3 subsidy and folks that don't that would buy the
 4 home.
 5 COMMISSIONER BUTLER: And how does that fit
 6 with that -- kind of that potential buyer profile
 7 fit with the ability of those who are living in the
 8 neighborhoods to successfully acquire those homes?
 9 ALDERMAN SCOTT: Commissioner, let me speak
 10 to that as well.
 11 So two things. One, we're grossly
 12 underpopulated. And so what this aims to do is
 13 not only help folks who are there, but attract
 14 residents who would not be there who may be on the
 15 opposite end of the spectrum. Again, we are
 16 severely underpopulated in that regard.
 17 But secondly, I would say, you know,
 18 to the good fortune of the ward and those who are
 19 involved, we have people here who are right now
 20 working on making sure that people in this
 21 community are able to afford going through credit
 22 counseling and, you know, helping them with that
 23 down payment so that they will be able to, one,
 24 afford it, and continue to move folks in. And so I

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1 think it's a really good comprehensive plan. And,
 2 you know, I can let Richard speak a little bit more
 3 because it is his organization that is actually
 4 doing the credit counseling and getting folks, you
 5 know, the down payment assistance and helping along
 6 those lines. But I think we have a very
 7 comprehensive plan for folks who are currently
 8 renting in our community to then take on and be
 9 able to afford these new houses.
 10 COMMISSIONER BUTLER: So, Alderman Scott,
 11 that -- your answer is very comprehensive, and
 12 you've addressed my specific questions regarding
 13 the -- you know, what we were doing as part of this
 14 effort to ensure that those who are currently
 15 living in the area can participate in this housing
 16 upgrade that will be available. Thank you.
 17 ALDERMAN SCOTT: I just want to let you know,
 18 Commissioner, I appreciate that question, and any
 19 time that, you know, I bring anything before the
 20 Commission, the first -- the first folks that I
 21 think about are the folks who are indigenous of
 22 this community. My grandparents got here in North
 23 Lawndale, you know, about 80, 85 years ago and took
 24 root and was not able to afford in this community

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1 their entire lives. And so they rented their
 2 entire lives. And I want to make sure that, you
 3 know, generational wealth is being able to be
 4 passed down to folks so that they don't have to
 5 leave and, you know, jettison this community
 6 anymore because we have quality affordable housing
 7 that, you know, they can live in and pass on to
 8 their children. And if they do decide to leave
 9 that it will be some wealth that they be attribute
 10 to themselves or their families.
 11 CHAIRMAN PEREZ: All right. Thank you,
 12 Alderman Scott.
 13 Commissioner Cox, you had your hand
 14 up.
 15 COMMISSIONER COX: Yes. My apologies. I'm
 16 just trying to get to see everybody.
 17 No. I just wanted to, one,
 18 highlight something that the alderman has pointed
 19 out and really is to be commended for the strategy
 20 that is starting to emerge. And maybe it's not --
 21 it's not always presented as a comprehensive
 22 strategy, but I hope that the Commission sees it.
 23 He mentioned that these first in-fill homeownership
 24 opportunities are to the -- just to the north and

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1 south of the INVEST South/West corridor of Ogden.
 2 And so on that corridor, apart from the RFP site
 3 that this Commission approved us releasing, there
 4 is also a multifamily development happening on the
 5 corridor on a lot which is currently owned by the
 6 police department. So I guess when that land
 7 transaction has to be recommended, it's going to
 8 come before this board. But that's Grace Manor, 63
 9 units of affordable housing. Again, I think that's
 10 Eastlake Management together with Pastor Hunter and
 11 designed by a renowned Chicago Latino architect,
 12 Juan Moreno.
 13 So you put the INVEST South/West
 14 opportunity site, that affordable housing, the
 15 United Power's in-fill housing strategy, and you
 16 can begin to see how North Lawndale will be
 17 repopulated in ways that compliment each other.
 18 So this strategy is a piece of the
 19 larger puzzle that is starting to come into focus,
 20 and I certainly hope that we can support this
 21 effort.
 22 CHAIRMAN PEREZ: Thanks, Commissioner Cox.
 23 Vice Chair Newsome.
 24 COMMISSIONER NEWSOME: I have a couple of

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1 points of clarification, Mr. Chairman.
 2 In our write-up, as far the
 3 environmental conditions are concerned, it states
 4 that the City was providing the joint venture with
 5 100 lots that were ready for development, yet we
 6 have AIC saying -- AIS, rather, indicating that
 7 only 27 of these lots are really currently ready
 8 for development.
 9 Is there some contamination issue
 10 with the remainder, or have they only evaluated 27
 11 of the 100 lots? What is the issue there?
 12 MR. ELUE: Commissioner Newsome, the
 13 remainder or the balance of the 100 currently
 14 undergoing phase 2 of the environmental assessment
 15 at this time.
 16 COMMISSIONER NEWSOME: Okay. All right. I
 17 notice also that you emphasized several times that
 18 this proposal was only a, quote, proposal. Are you
 19 anticipating a change in some portion of it?
 20 MR. ELUE: Commissioner, are you talking
 21 about the design?
 22 COMMISSIONER NEWSOME: No. I'm asking you
 23 what was your reference to when you kept repeating
 24 that this was only a proposal? Were you referring

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1 to the design or the project overall?
 2 MR. ELUE: I'm actually referring to the
 3 design itself.
 4 COMMISSIONER NEWSOME: The design of the
 5 housing?
 6 MR. ELUE: That's correct.
 7 COMMISSIONER NEWSOME: Okay. All right.
 8 I would agree that it might need a second look.
 9 Okay. And then also was that the
 10 reason for the lack of definity as it relates to
 11 the number of construction jobs that would be
 12 provided through this project?
 13 MR. ELUE: I think I will defer that question
 14 to Mr. Townsell. He's more experienced with these
 15 kinds of construction models. Richard.
 16 CHAIRMAN PEREZ: Will someone from the
 17 development team speak to that?
 18 MR. TOWNSELL: I'll answer that question.
 19 So we're using largely local
 20 African-American and Latino contractors with the
 21 exception of the modular house, which is built
 22 inside a factory.
 23 But we're also doing workforce
 24 development with the North Lawndale Employment

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1 Network to find folks in the neighborhood that
 2 could actually -- because the factory where they're
 3 building the modular homes is not far away, it's on
 4 like 47th and Kildare. And so trying to have
 5 opportunities for people in the community to work
 6 in the factory as well as folks on the site, so ...
 7 COMMISSIONER NEWSOME: Okay. So you have not
 8 determined how many temporary construction jobs
 9 would be provided at this point?
 10 MR. TOWNSELL: Yeah. We'll -- you know, once
 11 we, you know, get the land, then we can really
 12 start scaling up the teams, because right now, you
 13 know, it would just be an estimate. But once we
 14 get the land, we can definitively say what it will
 15 be. I mean, our goal has always been, because we
 16 all live here, we know the folks that are going to
 17 work primarily will be folks of color, so ...
 18 COMMISSIONER NEWSOME: Okay.
 19 CHAIRMAN PEREZ: Thank you, Mr. Townsell.
 20 Commissioner Wheat.
 21 COMMISSIONER WHEAT: Thank you, Mr. Chair.
 22 This -- I think this is probably a
 23 question for the developer. Given that AIS is
 24 still going -- and this really piggybacks off of

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1 the question from the vice chair. Given that AIS
 2 is still in the process of doing the environmental
 3 evaluation on some of these properties, do any of
 4 the -- are any of the sources of funds predicated
 5 on a minimum number of properties? So basically if
 6 AIS comes back and says, you know, 30 of these
 7 properties used to be gas stations, right, or, you
 8 know, used to be a paint storage facility,
 9 something like that, and you're not able to build
 10 on the site, does that create a risk of funding, or
 11 will the funding just scale depending on the number
 12 of whatever inevitably have the viable sites, if
 13 you will, of the 100?
 14 MR. DOIG: Yeah, Commissioner. This is David
 15 Doig.
 16 This is all very incremental, so,
 17 you know, if lots fall out, we can substitute other
 18 lots. There are -- as you well know, there are
 19 well over a thousand City-owned lots in Lawndale.
 20 So this is -- this is, you know, something that
 21 we're targeting an area, but if for some reason
 22 lots fall out, we could add other lots.
 23 ALDERMAN SCOTT: Let me correct you, David.
 24 There are over 2500 vacant lots within the 24th

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1 Ward. And so we will definitely be able --
 2 MR. DOIG: I'm sorry.
 3 ALDERMAN SCOTT: No problem at all. I just
 4 want -- I just want to make it abundantly clear
 5 that we will be able to find some lots that we can
 6 build these, whether they're stick build or whether
 7 they're the connect version of it. We will be able
 8 to find lots that will suffice for this project.
 9 They are -- they are abundant in the 24th Ward.
 10 COMMISSIONER WHEAT: Thank you, Alderman.
 11 CHAIRMAN PEREZ: Commissioners, any other
 12 questions or comments?
 13 (No response.)
 14 If not, I'm going to call the item
 15 up for a vote.
 16 So the resolution before us requests
 17 authority to advertise the Department of Housing's
 18 intention to enter into a negotiated sale with the
 19 Chicago Neighborhood Initiatives, Inc., CNI,
 20 Lawndale Christian Development Corporation, LCDC,
 21 Joint Venture for the disposition of multiple
 22 City-owned properties located in the Midwest and
 23 the Ogden/Pulaski Redevelopment Project Area --
 24 sorry, the Ogden/Pulaski Redevelopment Area, to

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1 request alternative proposals, and to approve the
 2 sale of the property to the Chicago Neighborhood
 3 Initiatives, Inc., CNI, Lawndale Christian
 4 Development Corporation, LCDC, Joint Venture if no
 5 responsive alternative proposals are received, and
 6 request authority for the Department of Housing to
 7 negotiate a redevelopment agreement with the
 8 Chicago Neighborhood Initiatives, Inc., CNI,
 9 Lawndale Christian Development Corporation, LCDC,
 10 Joint Venture for the redevelopment of the
 11 property, and to recommend to the City Council of
 12 the City of Chicago the designation of the Chicago
 13 Neighborhood Initiatives, Inc., CNI, Lawndale
 14 Christian Development Corporation, LCDC, Joint
 15 Venture as developer if no responsive alternative
 16 proposals are received.
 17 Do I have a motion?
 18 COMMISSIONER NEWSOME: So move, Mr. Chair.
 19 CHAIRMAN PEREZ: Moved by Vice Chair Newsome.
 20 Do I have a second?
 21 COMMISSIONER THOMAS: Second. Thomas.
 22 CHAIRMAN PEREZ: Seconded by Commissioner
 23 Thomas.
 24 I'll now call the roll.

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1 Vice Chair Newsome.
 2 COMMISSIONER NEWSOME: Yes.
 3 CHAIRMAN PEREZ: Secretary Butler.
 4 COMMISSIONER BUTLER: Yes.
 5 CHAIRMAN PEREZ: Commissioner Buford.
 6 COMMISSIONER BUFORD: Yes.
 7 CHAIRMAN PEREZ: Commissioner Cepeda.
 8 (No response.)
 9 Commissioner Cox.
 10 COMMISSIONER COX: Yes.
 11 CHAIRMAN PEREZ: Commissioner Curtis.
 12 COMMISSIONER CURTIS: Yes.
 13 CHAIRMAN PEREZ: Commissioner Davis.
 14 (No response.)
 15 Commissioner Thomas.
 16 COMMISSIONER THOMAS: Yes.
 17 CHAIRMAN PEREZ: Commissioner Wheat.
 18 COMMISSIONER WHEAT: Yes.
 19 CHAIRMAN PEREZ: Commissioner Perez votes
 20 yes.
 21 The motion is carried.
 22 MR. ELUE: Thank you very much, Commissioners.
 23 CHAIRMAN PEREZ: Thank you, Mr. Elue.
 24 We're almost to the end here,

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1 Commissioners.
 2 Our final item of new business is to
 3 request authority for the Department of Housing to
 4 negotiate a redevelopment agreement with Oakwood
 5 Shores 3-1 Owner LLC for the redevelopment of the
 6 project -- sorry, for the redevelopment of the
 7 property located at 616 through 630 East Pershing
 8 Road in the Madden/Wells Tax Increment Financing
 9 Redevelopment Project Area, and to recommend to the
 10 City Council of the City of Chicago the designation
 11 of Oakwood Shores 3-1 Owner LLC as developer.
 12 Ms. Kara Breems will present the
 13 staff report on behalf of the Department of
 14 Housing.
 15 Ms. Breems, when you're ready, you
 16 can proceed.
 17 MS. BREEMS: Okay. Great. Good afternoon,
 18 Chairman Perez.
 19 And I'm assuming you can see my
 20 screen.
 21 CHAIRMAN PEREZ: Yes.
 22 MS. BREEMS: Great. Thanks.
 23 My name is Kara Breems. I'm a
 24 financial planning analyst in the Department of

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1 Housing's Multifamily Finance Division. And I'm
 2 joined this afternoon by Kemena Brooks, who is
 3 senior project manager at The Community Builders,
 4 who is the developer for the project.
 5 I'm here today to request authority
 6 for the Department of Housing to negotiate a
 7 redevelopment agreement with Oakwood Shores 3-1
 8 Owner LLC to build a 51-unit development on two
 9 sites located on -- at 552 to 564 East 38th Street
 10 and 616 to 630 East Pershing, which is the purple
 11 site.
 12 The developer is requesting
 13 \$2 million in TIF assistance for this \$21.9 million
 14 project which kicks off Phase III of Oakwood
 15 Shores, which is the CHA mixed-income redevelopment
 16 of the former Madden Wells housing development.
 17 And I share this map, in addition to locating the
 18 sites, to show that the Madden/Wells TIF district
 19 is shaded green here, and you can see that the
 20 Pershing site lies within the TIF district, the
 21 38th Street site does not.
 22 The project will provide 34
 23 affordable units and a 51-unit mixed-income
 24 residential building. Additional public benefits

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1 include progress towards rebuilding of the former
 2 Madden Wells public housing site, Energy-Star rated
 3 and eTOD, equitable transit-oriented development,
 4 development that will include, among other things,
 5 an electric vehicle charging station, three to five
 6 new jobs on site primarily in management and
 7 maintenance, and approximately 120 temporary
 8 construction jobs.

9 The developer will meet or exceed
 10 the City's MBE, WBE, and City residency
 11 requirements. They have already committed to
 12 hiring an MBE general contractor.

13 The project conforms to the goals
 14 and objectives of the Madden/Wells TIF, which was
 15 designated in 2002 actually primarily to support
 16 the coordinated redevelopment of the former Madden
 17 Wells CHA development.

18 Specifically the project meets
 19 the following objectives that will create an
 20 environment that stimulates private investment in
 21 the project area, will strength the economic well-
 22 being of the project area by returning vacant and
 23 underutilized properties to the tax rolls, and will
 24 support the development of new mixed-income and

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1 mixed-density housing, including rental units for
 2 market, affordable, and low- and very low-income
 3 households.

4 Alderman King has supported the
 5 project and provided a letter of support.

6 The Oakwood Shores master plan was
 7 drafted in 2000 and updated in 2018. Community
 8 engagement-wise, these 2018 updates incorporated
 9 extensive community input, which were collected
 10 over nine community meetings.

11 And then finally, the CHA Working
 12 Group for this site consisted of representatives
 13 of the CHA, the Park District, Quad Communities
 14 Development Corporation, The Community Builders,
 15 and Center for New Horizons, and they meet monthly
 16 to review projects that are happening as part of
 17 the Oakwood Shores development and to review
 18 development such as this one.

19 The site is located in a mixed area,
 20 which is defined actually primarily by the Oakwood
 21 Shores development of which these sites will be a
 22 part. So this slide shows the two sites both
 23 highlighted in red and other sites highlighted in
 24 various shades that represent the developments that

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1 have happened -- been built to date. And those
 2 include almost 900 units, 842 rental units and 74
 3 for-sale units. The site lies in the -- the
 4 Pershing site is actually in the Oakland community
 5 area, and the 38th Street site is in the Douglas
 6 community area.

7 The development is situated
 8 approximately four miles south of the Loop. And it
 9 now features a Mariano's, relatively new Mariano's,
 10 a health center, Mercy Medical, new elementary and
 11 charter -- and high schools, and two Chicago Park
 12 District field houses, one of which at Mandrake
 13 Park is new.

14 Oakwood Shores 3-1 would be the
 15 ninth project funded and constructed as part of
 16 Oakwood Shores and would kick off Phase III, which,
 17 with the final Phase IV, will complete the
 18 development and create an additional 830 rental and
 19 175 for-sale units.

20 Together these two buildings will
 21 include 34 affordable units, of which 13 will be
 22 affordable to households at 30 percent AMI, 21 at
 23 60 percent AMI, and also 17 market-rate units. CHA
 24 rental subsidies will support 19 units, which

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1 enable targeting to households at the 30 percent
 2 and potentially 15 percent level.

3 The bedroom mix will consist of 12
 4 one-bedroom, 24 two-bedroom, and 15 three-bedroom.
 5 This is nice. We don't typically see buildings
 6 with these larger -- this number of larger bedroom
 7 sizes. So we're pleased about that.

8 The development will include 34
 9 parking spaces. There are no tenant support
 10 services on site in either of these buildings, but
 11 tenants will have access to CHA's case management
 12 services provided through the Center for New
 13 Horizons at the Mandrake Park field house, which is
 14 in walking distance.

15 This is the elevation for the
 16 Pershing building, followed by the 38th Street
 17 building. Both buildings are three-story walkups.
 18 The exterior cladding materials include a stone
 19 base with upper stories clad in a mix of brick and
 20 fiber cement siding.

21 The site plans for both buildings
 22 are here. There's parking behind each building.
 23 There's 18 spaces on this Pershing site and 16
 24 spaces on this 38th Street site. The 38th Street

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1 site also includes an outdoor playground at the
 2 rear, which could be shared by both buildings as
 3 well as other development -- neighboring
 4 developments.
 5 The development team, owner/borrower
 6 for the project is Oakwood Shores 3-1 Owner LLC,
 7 which will be controlled by a limited partner,
 8 which is to be determined. The managing member
 9 consists of the development team, which is TCB, The
 10 Community Builders, and Granite Development. Both
 11 are known to DOH and were selected by the CHA to
 12 develop Oakwood Shores in 2001.
 13 TCB has developed over 29,000
 14 apartments in 15 states since its founding in 1964.
 15 Other local projects by TCB include Shops and Lofts
 16 at 47th and Cottage Grove as well as other phases
 17 of Oakwood Shores and the Southbridge Plan Forward
 18 site.
 19 TCB will also provide property
 20 management for the site.
 21 The architect, Brook Architecture,
 22 is an MBE/WBE architect firm founded in 1995 with
 23 clients ranging from CPS, CHA, and U of I, and she
 24 also designed the 31st Street Harbor, which is one

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1 of my favorites.
 2 The general contractor is to be
 3 determined, but TCB, again, has committed to hiring
 4 an MBE GC.
 5 City assistance consists solely of
 6 the 2 million that you see here in TIF funds, and
 7 it will be payable in four equal installments at 25
 8 percent, 50, 75 percent construction completion,
 9 and the final payment issued at the certificate of
 10 completion.
 11 The TIF consists of roughly
 12 9 percent of the project's overall financing, which
 13 also includes a \$2.5 million loan from BMO Harris,
 14 a roughly \$4.9 million loan from CHA, \$11.2 million
 15 in equity from 9 percent tax credits that are being
 16 issued by IHDA. IHDA will also issue the donation
 17 tax credits for the long-term lease on the land,
 18 which CHA will provide to TCB as CHA is the current
 19 owner of the land.
 20 The uses are also shown here with
 21 the bulk of the costs, nearly 17 million, going
 22 towards the construction of the 51 units.
 23 The timeline. We hope to receive
 24 approval from the CDC today and introduced to

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1 Council in June. We would then expect to close in
 2 October. Construction would begin immediately and
 3 would be complete in January of 2023. And the
 4 units will be occupied by June of that year.
 5 This concludes my presentation.
 6 Thank you for your patience and being here through
 7 the end to hear this.
 8 We've thoroughly reviewed the
 9 project, and we request your approval. I'm happy
 10 to answer any questions.
 11 CHAIRMAN PEREZ: Thank you, Ms. Breems.
 12 Is Alderwoman King on?
 13 MS. BREEMS: I don't believe she was expected
 14 to join.
 15 CHAIRMAN PEREZ: Okay. Commissioners, any
 16 questions? I see -- no, wait. There is someone
 17 here from -- Tonya Williams, 23rd Ward office has
 18 her hand up. Is that up from before?
 19 MS. BREEMS: This is in the 4th Ward.
 20 MR. McKENNA: Mr. Chair, I think you
 21 mentioned before that Alderman King supports. Do
 22 you have a letter or anything?
 23 CHAIRMAN PEREZ: Yeah. Thanks for reminding
 24 me of that.

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1 MS. BREEMS: Thank you. Yes, we do have a
 2 letter of support on file.
 3 CHAIRMAN PEREZ: Okay.
 4 MS. BREEMS: Thanks.
 5 CHAIRMAN PEREZ: Commissioners, questions,
 6 comments?
 7 If not, can we go to Ms. Williams?
 8 Or she's just dropped off.
 9 (No response.)
 10 All right, Commissioners. If
 11 there's no other questions on this -- it's pretty
 12 clear -- I can call this item up for a vote.
 13 So the resolution before us is to
 14 request authority for the Department of Housing to
 15 negotiate a redevelopment agreement with Oakwood
 16 Shores 3-1 Owner LLC for the redevelopment of the
 17 property located at 616 through 630 East Pershing
 18 Road in the Madden/Wells Tax Increment Financing
 19 Redevelopment Project Area, and to recommend to the
 20 City Council of the City of Chicago the designation
 21 of Oakwood Shores 3-1 Owner LLC as developer.
 22 Do I have a motion?
 23 COMMISSIONER NEWSOME: So move, Mr. Chair.
 24 CHAIRMAN PEREZ: Moved by Vice Chair Newsome.

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1 Do I have a second?

2 COMMISSIONER CURTIS: Second. Curtis.

3 CHAIRMAN PEREZ: Second by Commissioner

4 Curtis.

5 I'm now going to call the roll.

6 Commissioners, please signify by saying yes, no,

7 or abstain.

8 Vice Chair Newsome.

9 COMMISSIONER NEWSOME: Yes.

10 CHAIRMAN PEREZ: Secretary Butler.

11 COMMISSIONER BUTLER: Yes.

12 CHAIRMAN PEREZ: Commissioner Buford.

13 COMMISSIONER BUFORD: Yes.

14 CHAIRMAN PEREZ: Commissioner Cepeda.

15 (No response.)

16 Commissioner Cox.

17 COMMISSIONER COX: Yes.

18 CHAIRMAN PEREZ: Commissioner Davis.

19 (No response.)

20 Commissioner Curtis.

21 COMMISSIONER CURTIS: Yes.

22 CHAIRMAN PEREZ: Commissioner Thomas.

23 COMMISSIONER THOMAS: Yes.

24 CHAIRMAN PEREZ: Commissioner Wheat.

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1 COMMISSIONER WHEAT: Yes.

2 CHAIRMAN PEREZ: And Commissioner Perez votes

3 yes as well.

4 And the motion is carried.

5 MS. BREEMS: Thank you.

6 CHAIRMAN PEREZ: Thank you, Ms. Breems.

7 All right, Commissioners. We're at

8 the end. I want to thank you all. This has been a

9 long one. We got a lot done. Appreciate your

10 patience and your commitment as well.

11 So now I'd like to request a motion

12 to adjourn.

13 Do I have a motion?

14 COMMISSIONER BUTLER: Yes.

15 COMMISSIONER NEWSOME: No one wants to leave.

16 CHAIRMAN PEREZ: Was that Commissioner

17 Thomas?

18 COMMISSIONER BUTLER: No. That was

19 Commissioner Butler.

20 CHAIRMAN PEREZ: Commissioner Butler.

21 Do I have a second?

22 COMMISSIONER THOMAS: Thomas. Second.

23 CHAIRMAN PEREZ: Commissioner Thomas.

24 All those signify by saying aye.

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1 (Chorus of ayes.)

2 We are adjourned. Commissioners,

3 thank you very much.

4 (The proceedings adjourned at

5 4:04 p.m.)

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REPORTER'S CERTIFICATE

3

4 I, Nick D. Bowen, do hereby certify that

5 I reported in shorthand the proceedings of said

6 hearing as appears from my stenographic notes so

7 taken and transcribed under my direction.

8


9 IN WITNESS WHEREOF, I have hereunto set my

10 hand and affixed my seal of office at Chicago,

11 Illinois, this 2nd day of July 2021.

12

13



Illinois CSR No. 084-001661

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