

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting
August 10, 2021

MEETING MINUTES

**I. MAYOR’S APPOINTMENT OF GWENDOLYN BUTLER AS NEW CDC CHAIR
(Announced by DPD Commissioner Maurice Cox)**

II. INTRODUCTION

Chairman Butler called the meeting to order at 1:05 p.m. and expressed her determination that – due to the Governor’s Executive Order declaring all counties in Illinois as a disaster area because of the Covid-19 Public Health Emergency – and pursuant to Section 7(e)(2) of the Illinois Open Meeting Act – that an in-person meeting would not have been practical or prudent. Therefore, in accordance with the Commission’s Emergency Rules, this meeting was virtually on Zoom, and could be viewed live via the Commission’s 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.

Eleven email letters were received from the public. Chairman Butler read the letters into the record. Two individuals signed up to comment on Old Business Item A, but only one – Martin Starr –gave testimony.

Chairman Butler then undertook a roll call to establish the presence of a quorum.

III. ROLL CALL

Present

Shirley Newsome, Vice Chair
Robert Buford
Maurice Cox
Dwight Curtis
Leslie Davis
Eileen Rhodes
Latasha Thomas
Gwendolyn Butler, Chair

Not Present

Marc Brooks
Adela Cepeda
Cornelius Griggs
Chris Wheat

IV. APPROVAL OF MINUTES OF THE JULY 13th MEETING

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

V. OLD BUSINESS

A. PROPOSED NEAR NORTH TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 2 (WARDS 2 & 27)

Recommend approval of the redevelopment plan for the Near North Tax Increment Financing Redevelopment Project Area Amendment No. 2.

Ryan Slattery

Motioned by Newsome, seconded by Thonas. Approved 8-0 Yeas: Newsome, Buford, Cox, Curtis, Davis, Rhodes, Thomas, and Butler. Abstain/Not Present, Brooks, Cepeda, Griggs, Wheat.
21-CDC-28

VI. NEW BUSINESS

A. 67th and Wentworth TIF REDEVELOPMENT PROJECT AREA (WARD 6)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Raina Perry, LLC for the disposition of properties located at 6903-6911 South Perry Avenue in the 67th and Wentworth Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Raina Perry, LLC, if no responsive alternative proposals are received.

Lisa Washington

Motioned by Thomas, seconded by Curtis. Approved 8-0 Yeas: Newsome, Buford, Cox, Curtis, Davis, Rhodes, Thomas, and Butler. Abstain/Not Present, Brooks, Cepeda, Griggs, Wheat.
21-CDC-29

B. CHICAGO/CENTRAL PARK REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority to advertise the Department of Planning and Development's intention to enter into a sale with Breakthrough Urban Ministries for the disposition of the property located at 3346 to 3348 W Carroll Ave in the Chicago/Central Park Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Breakthrough Urban Ministries if no responsive alternative proposals are received.

Michael Parella

Motioned by Thomas, seconded by Curtis. Approved 8-0 Yeas: Newsome, Buford, Cox, Curtis, Davis, Rhodes, Thomas, and Butler. Abstain/Not Present, Brooks, Cepeda, Griggs, Wheat.
21-CDC-30

V. ADJOURNMENT

1
2 MEETING
3 OF THE
4 COMMUNITY DEVELOPMENT COMMISSION
5
6
7
8
9

10 Zoom Video Teleconference

11 Tuesday, August 10, 2021
12 1:04 p.m.
13

14 GWENDOLYN HATTEN-BUTLER, Chairwoman
15 SHIRLEY NEWSOME, Vice Chair
16 ROBERT BUFORD
17 DWIGHT CURTIS
18 MAURICE COX
19 LESLIE DAVIS
20 EILEEN RHODES
21 LATASHA THOMAS

22
23 Reported by: Nick D. Bowen
24

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1 COMMISSIONER COX: Good afternoon, everyone.
 2 Good afternoon, Commissioners. I'm Maurice Cox,
 3 Commissioner of Department of Planning and
 4 Development.
 5 I just wanted to take a moment
 6 before the chair formally calls this meeting to
 7 order and announce the exciting news that Mayor
 8 Lightfoot has appointed Gwendolyn Hatten-Butler the
 9 new chair of the Community Development Commission.
 10 Ms. Hatten-Butler has already served
 11 as a Commissioner for the past six years, and in
 12 2019 was elected by you, her colleagues, to serve
 13 as the secretary of the CDC.
 14 Ms. Hatten-Butler brings more than
 15 35 years of professional real estate investment
 16 experience to her role of chair. And over her
 17 professional career, she's held roles as an
 18 individual director of Wells Enterprises, as the
 19 president and chief investment officer of Capri
 20 Investment Group, and as managing director for Bear
 21 Stearns Asset Management.
 22 Ms. Hatten-Butler has also served
 23 on multiple nonprofit boards, including the YWCA
 24 Metropolitan Chicago, Develop Detroit, a

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1 not-for-profit real estate developer with a focus
 2 on stabilizing mixed-income communities, and with
 3 the Detroit Public Schools Foundation, among many
 4 others.
 5 Ms. Hatten-Butler is a graduate of
 6 the University of Michigan with a bachelor of arts
 7 in economics and received an MBA from the Kellogg
 8 School of Management at Northwestern University.
 9 I think the City of Chicago is
 10 extremely fortunate to have such a qualified
 11 professional serving its citizens in this volunteer
 12 capacity. We look forward to her leadership in
 13 this new role as chair of the CDC, and I know we
 14 all look forward to serving with her on this board.
 15 And with that, I'd like to turn now
 16 the meeting over to our new chair, Gwendolyn
 17 Hatten-Butler.
 18 COMMISSIONER THOMAS: It's on mute.
 19 CHAIRWOMAN BUTLER: All right. I failed my
 20 first role as chair.
 21 Thank you. Good afternoon, and
 22 welcome to the August 10th regular meeting of the
 23 Community Development Commission of Chicago.
 24 Thank you, Commissioner Cox, for

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1 your very kind introduction.
 2 Let the record state that I am
 3 Gwendolyn Hatten-Butler, chair of the CDC and
 4 the host of today's virtual meeting.
 5 On July 23rd, Governor Pritzker
 6 issued Executive Order 2021-15 declaring all
 7 counties in the state of Illinois as a disaster
 8 area. Section 7 of the Illinois Open Meetings Act
 9 allows us, along with other City boards and
 10 commissions, to host virtual meetings during this
 11 COVID-19 public health emergency provided that
 12 certain conditions are met.
 13 One of those conditions is that
 14 the chair of this Commission determines that an
 15 in-person meeting on the scheduled meeting date
 16 would not be practical or prudent. To ensure that
 17 today's virtual meeting meets all conditions of
 18 the Open Meetings Act, I am hereby making the
 19 determination, pursuant to section 7(e)(2) of the
 20 act, that due to the COVID-19 public health
 21 emergency an in-person meeting would not have been
 22 practical or prudent today.
 23 Therefore, in accordance with the
 24 Commission's emergency rules, this meeting is being

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1 held virtually on Zoom and can be viewed live via
 2 the Commission's website.
 3 A court reporter is present today to
 4 record the proceedings.
 5 Commissioners, you have all been
 6 designated as panelists, which means that you will
 7 be able to control your microphone. Please
 8 remember to place your microphone on mute unless
 9 you need to speak. If you want to be recognized
 10 by the chair, please activate the raise-your-hand
 11 feature and you will be called in order.
 12 I will now begin the meeting with a
 13 call of the roll.
 14 Commissioners, when your name is
 15 called, please turn your microphone on, respond by
 16 saying present, and also please indicate that you
 17 can hear me.
 18 Vice Chair Newsome.
 19 COMMISSIONER NEWSOME: Present. And I can
 20 hear you.
 21 CHAIRWOMAN BUTLER: Commissioner Brooks.
 22 (No response.)
 23 Commissioner Buford.
 24 COMMISSIONER BUFORD: Present. And I can

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1 hear you.

2 CHAIRWOMAN BUTLER: Commissioner Cepeda.

3 (No response.)

4 Commissioner Cox.

5 COMMISSIONER COX: Present. And I can hear

6 you.

7 CHAIRWOMAN BUTLER: Commissioner Curtis.

8 COMMISSIONER CURTIS: Present. And I can

9 hear you.

10 CHAIRWOMAN BUTLER: Commissioner Davis.

11 (No response.)

12 Commissioner Griggs.

13 (No response.)

14 Commissioner Rhodes.

15 COMMISSIONER RHODES: I'm here. And

16 congratulations.

17 CHAIRWOMAN BUTLER: Commissioner Thomas.

18 COMMISSIONER THOMAS: Congratulations. I can

19 hear you. And I'm present.

20 CHAIRWOMAN BUTLER: Commissioner Wheat.

21 (No response.)

22 And Chairman Butler is present.

23 We have a quorum.

24 The first item on our agenda

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1 requests approval of the minutes from our previous

2 meeting held on July 13th. The Commissioners have

3 had an opportunity to review the minutes, and if

4 there are no corrections, I am looking for a motion

5 to approve.

6 Do I have a motion?

7 COMMISSIONER THOMAS: So move. Commissioner

8 Thomas.

9 CHAIRWOMAN BUTLER: So moved by Commissioner

10 Thomas.

11 Do I have a second?

12 COMMISSIONER CURTIS: Second. Curtis.

13 CHAIRWOMAN BUTLER: Seconded by Commissioner

14 Curtis.

15 In accordance with the Open Meetings

16 Act, all votes are to be conducted by roll call so

17 that each member's vote on each issue can be

18 identified and recorded.

19 Vice Chair Newsome.

20 COMMISSIONER NEWSOME: Yes.

21 CHAIRWOMAN BUTLER: Commissioner Brooks.

22 (No response.)

23 Commissioner Buford.

24 COMMISSIONER BUFORD: Yes.

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1 CHAIRWOMAN BUTLER: Commissioner Cepeda.

2 (No response.)

3 Commissioner Cox.

4 COMMISSIONER COX: Yes.

5 CHAIRWOMAN BUTLER: Commissioner Curtis.

6 COMMISSIONER CURTIS: Yes.

7 CHAIRWOMAN BUTLER: Commissioner Davis.

8 (No response.)

9 Commissioner Griggs.

10 (No response.)

11 Commissioner Rhodes.

12 COMMISSIONER RHODES: Yes.

13 CHAIRWOMAN BUTLER: Commissioner Thomas.

14 COMMISSIONER THOMAS: Yes.

15 CHAIRWOMAN BUTLER: Commissioner Wheat.

16 (No response.)

17 And Chairman Butler votes yes.

18 The motion passes.

19 The public was given an opportunity

20 to provide written comments up to 24 hours prior to

21 the start of this meeting through the CDC email

22 address, which is cdc@cityofchicago.org.

23 There were eleven emails submitted

24 to the CDC mailbox regarding this matter. Six of

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1 these emails provided the same text. So I will

2 read this letter first on behalf of Sang Ah Yoon,

3 Prasad Gokale, Sweta Patel, Mary Levine, Tonya

4 Bucksbaum, and Aaron Bucksbaum.

5 This is the first email that I will

6 read. The following text was included in Mary

7 Levine's email, and it was also sent individually

8 by Aaron Bucksbaum, Tonya Bucksbaum, Prasad Gokale,

9 Sweta Patel, and Sang Ah Yoon. These are letters

10 three through eight. I will read that text now.

11 "The redevelopment TIF is predicated

12 on the same grounds as 1997. One, removal of

13 blight. Yet the future of the Chicago Housing

14 Authority's Francis Cabrini row houses is nowhere

15 addressed in Amendment No. 2. The majority of the

16 row houses have stood empty, boarded up, and fenced

17 off for many years. The primary purpose of

18 Amendment 2 is 'extending the time needed for the

19 Chicago Housing Authority (CHA) to complete the

20 substantial build-out of the former site of the

21 Cabrini-Green housing complex,' which we understand

22 to mean building on the vacant land. When will

23 there be a plan for dealing with the existing CHA

24 buildings in the TIF? The southern area of the TIF

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1 is about to become a lot denser. To the east,
 2 there is the JDL North Union project on the former
 3 Moody Bible Institute land. To the west, there is
 4 the newly announced ONNI Halsted Point development
 5 on the former Greyhound site on Goose Island.
 6 Between the two, we are looking at a massive
 7 increase of 5,100 units of housing in the next
 8 decade. How about preserving green space in the
 9 middle? Chicago has recently been cited for its
 10 lack of 'tree equity.' Think of the potential of
 11 connecting Seward Park to Jesse White Park with an
 12 urban forest. The trees contribute to air quality
 13 and provide a natural retreat for our community of
 14 people, pets, and wildlife. Thank you for your
 15 time, and I appreciate your service."
 16 Letter No. 1 from Joanna Donohue:
 17 "Dear Committee, as a resident of
 18 367 West Locust, I see a lot of activity all day
 19 long and all year long of people using the green
 20 space between the Jesse White Center and Seward
 21 Park. One Friday night I saw 22 people with their
 22 dogs at the unofficial dog park at Locust and
 23 Sedgwick, families at the playground, and four
 24 pickup games of basketball at the basketball

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1 courts.
 2 "In the fall weeks, I see huge
 3 soccer matches on the north -- on the grass north
 4 of Locust between Hudson to the west and the church
 5 to the east. In the school year, I see Walter
 6 Payton sports teams practice after school. In the
 7 summer and in the school year for after-school
 8 care, I see other schools in the area use the green
 9 space for kids to play. On the weekends, I see
 10 people having picnics on the open grass.
 11 "I think it would be a great idea to
 12 preserve the green space for parks and recreation.
 13 Also, I walk often by the old Cabrini-Green
 14 Community Center that is all boarded up with ivy on
 15 it. I think it would be a great idea to preserve
 16 the building and use it in the future. Thank you
 17 for my consideration."
 18 Second letter from Mary Levine:
 19 "To whom it may concern: I am
 20 writing to voice my opinion and concern over the
 21 development of my neighborhood. We are surrounded
 22 by rentals, some condos, but enough is enough. We
 23 need green space to offset the density of
 24 residential space. And while we are on the topic

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1 of my neighborhood, we need a major cleanup.
 2 Orleans Street is disgusting, trashy, and a public
 3 health risk. Please do the responsible and right
 4 thing. Make our neighborhood worth living in."
 5 Email No. 8 from Mark Baker:
 6 "Good morning. As a homeowner and
 7 taxpayer in the affected area and person who five
 8 years ago made an investment in the area
 9 redevelopment by purchasing a home, I would like to
 10 briefly share my comments on the following:
 11 "The proposed is based on the same
 12 guidelines as the 1997 redevelopment TIF. Should
 13 this not -- should not this be updated to reflect
 14 the changes in the city over the past quarter
 15 century?
 16 "The future of the CHA Francis
 17 Cabrini row houses are nowhere addressed, yet they
 18 have been shuttered and boarded up for many years.
 19 What is going to happen here, and why is the
 20 redevelopment taking CHA so long? As community
 21 residents, we have heard many proposals, but also
 22 hear the ward alderman has been opposed to them.
 23 Shouldn't the interest and ongoing development in
 24 the area the future of this property be a priority?

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1 "How is the CDC addressing green
 2 space? There is significant development coming
 3 into the area, and it's important to provide for
 4 quality of life areas. The area from Seward Park
 5 to Jesse White Park could be envisioned as such a
 6 refuge in the urban environment. Once these
 7 landscapes can't be replaced, and this impacts not
 8 just future -- not just current, but future
 9 generations.
 10 "Thank you for the opportunity to
 11 comment, and we look forward to the Commission's
 12 ongoing work regarding these issues."
 13 Mark Baker on Locust Street.
 14 I believe I've read, Bob, the same
 15 email from Mary Levine, so perhaps it was sent
 16 twice.
 17 Email No. 10 from Michael Levine:
 18 "To whom it may concern: Please
 19 integrate substantial amounts of land for green
 20 space. This neighborhood needs it. Thank you,
 21 Michael Levine."
 22 Just a point of order for the chair.
 23 Bob McKenna, can you confirm I've read all of the
 24 correspondence we received in the email inbox?

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1 Bob, if you're responding, I can't
 2 hear you.
 3 MR. McKENNA: Sorry. I think that you did
 4 answer -- or read all of the comments. If not, we
 5 can add this as an addendum, but -- or to the
 6 minutes. But I think we have all of the comments
 7 here.
 8 CHAIRWOMAN BUTLER: Great. Thank you so
 9 much.
 10 Okay. The CDC's emergency rules
 11 require that any member of the public wishing
 12 to comment on an agenda item could do so by
 13 registering in advance at the CDC's email mailbox
 14 up to 24 hours before the start of today's meeting.
 15 We have two individuals who signed up to speak
 16 today both on old business item A.
 17 The first speaker will be Martin
 18 Starr, and the second speaker will be Arion Brown.
 19 Mr. Starr, you have three minutes.
 20 Please begin.
 21 MR. STARR: Thank you very much for the
 22 recognition.
 23 My name is Martin Starr. I own a
 24 unit in the 367 West Locust condominium where I

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1 have lived and worked. Our building is located
 2 across the street from the Locust and Sedgwick
 3 borders of the TIF project area. I am speaking
 4 today on behalf of the SL Condominium Association,
 5 whose board is authorized by the state.
 6 My first point relates to the
 7 purposes of the TIF. The redevelopment TIF has the
 8 same stated grounds as the 1997 one, which is the
 9 removal of blight. Yet, the future of the Chicago
 10 Housing Authority's Francis Cabrini row houses is
 11 nowhere addressed in Amendment No. 2. The majority
 12 of the row houses have stood empty, boarded up, and
 13 fenced off for many years.
 14 The primary purpose of Amendment
 15 No. 2 is to extend the time needed for the CHA to
 16 complete the build-out of the former Cabrini-Green
 17 site, which we have understood to mean building new
 18 residence on the vacant land. We'd like to know
 19 when there will be a plan for dealing with the
 20 existing CHA buildings in the TIF project area.
 21 My second point is regarding the
 22 need for open space in the TIF project area. The
 23 southern neighborhood of the TIF is about to become
 24 a lot more densely populated. To the east, there's

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1 the JDL North Union project on the former Moody
 2 Bible Institute land along Wells Street. To the
 3 west there is the newly announced ONNI Halsted
 4 project -- Halsted Point development on the former
 5 Greyhound site at the southern end of Goose Island.
 6 Between the two, we are facing a massive increase
 7 of 5100 units of housing in the next decade. How
 8 about considering preserving the existing green
 9 space in the middle? Chicago's recently been cited
 10 in a national study for its lack of what has been
 11 termed tree equity. Think of the potential of
 12 connecting Seward Park to Jesse White Park with an
 13 urban forest. The trees contribute to air quality
 14 and provide a natural retreat for our community of
 15 people, pets, and wildlife.
 16 I would ask the CDC to work together
 17 with the neighborhood to keep Cabrini green.
 18 Thank you very much.
 19 CHAIRWOMAN BUTLER: Thank you very much,
 20 Mr. Starr, for your remarks.
 21 Mr. Brown, you may begin.
 22 MR. KAMAL: Chairwoman, I don't see any
 23 Mr. Brown.
 24 CHAIRWOMAN BUTLER: Is Arion Brown attending

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1 the meeting?
 2 (No response.)
 3 Okay. We will move forward with the
 4 agenda items.
 5 For the staff presentations on each
 6 of today's agenda items, we may have individuals
 7 representing the development teams to help answer
 8 the Commission's questions. They will be
 9 introduced by the staff presenting the report.
 10 The first item is old business item
 11 A, the Proposed Near North TIF Redevelopment
 12 Project Area Amendment No. 2, 2nd Ward, Ward 2
 13 Alderman Walter Burnett, Jr. and Ward 27 Alderman
 14 Brian Hopkins.
 15 Commissioners, before we go any
 16 further into our regular meeting agenda, our first
 17 item of old business requires us to recess from our
 18 regular CDC meeting in order to hold a required
 19 public hearing for a proposed amendment to an
 20 existing TIF. Specifically the Department of
 21 Planning and Development will be requesting
 22 approval of Amendment No. 2 to the redevelopment
 23 plan for the Near North Tax Increment Financing
 24 Redevelopment Project Area and is seeking public

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1 comment. The TIF amendment process requires the
 2 public hearing on this matter.
 3 So we will now recess from the
 4 Community Development Commission meeting in order
 5 to hold a public hearing on the matter of the
 6 proposed Amendment No. 2 for the Near North TIF.
 7 Ryan Slattery will present the staff
 8 report on behalf of the Department of Planning and
 9 Development.
 10 MR. SLATTERY: Thank you, Commissioner
 11 Butler.
 12 Good afternoon, Chair Butler, Vice
 13 Chair Newsome, and CDC Commissioners.
 14 For the record, my name is Ryan
 15 Slattery. I'm a project manager with the
 16 Department of Planning and Development. I'm here
 17 today with Ann Moroney and Ralph Kinser from
 18 Johnson Research Group, the TIF consultants for the
 19 TIF amendment. Also with me today to help answer
 20 questions is Ahlam Khouri from the Chicago Housing
 21 Authority and Anna Booth from the Department of
 22 Housing.
 23 Why are we here? The main purpose
 24 for why we're here today to extend the TIF district

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1 for an additional 12 years is to allow for the
 2 continued redevelopment of the former Cabrini-Green
 3 CHA housing to complete substantial build-out of
 4 the publicly owned land within the project area.
 5 Additional actions of the plan
 6 include amending the termination date, revising
 7 the budget, updating the land use plan, and minor
 8 changes to the plan language.
 9 The Near North TIF is generally
 10 bounded by North Avenue to the north, Wells Street
 11 to the east, Chicago Avenue to the south, and the
 12 north branch of the Chicago River to the west.
 13 The TIF was created July 30th of
 14 1997 as a blighted area. The City received state
 15 authority to extend the life of the TIF district in
 16 May of 2020.
 17 Here we have the general land use
 18 plan for the TIF district as it relates to the
 19 current zoning within the properties.
 20 So each TIF district has a list of
 21 goals and objectives. For Near North, the main
 22 goals include promoting the development of low- and
 23 moderate-income residential development, stimulate
 24 private investment, facilitate assembly and

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1 preparation of -- for projects, and improving
 2 infrastructure, mass transit, and public facilities.
 3 So here's a handful of projects that
 4 have received TIF funding.
 5 North Town Village received \$5.1
 6 million to construct 145 multifamily residential
 7 units, 40 of which comprises affordable units.
 8 River Village Site G received \$5
 9 million to construct 102 condominiums, 23 of which
 10 are affordable units.
 11 The Lakefront Supportive Housing
 12 received \$1 million in TIF grant to construct a
 13 33,000 square foot, five-story single-room
 14 occupancy project to house 96 units, all of which
 15 are affordable.
 16 Next we have the Parkside of Old
 17 Town I where they received 8.8 million of TIF
 18 funding to construct 263 residential units, 86 of
 19 which are affordable.
 20 And then also we have Parkside II B
 21 rental project, which received almost \$10 million
 22 of TIF funding for the construction of 106 rental
 23 units; 63 of those are affordable units.
 24 For Clybourn and Division, that

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1 project received \$8.1 million of TIF funds for
 2 construction of 84 rental units, 52 of which are
 3 affordable.
 4 And then finally we have two park
 5 district IGAs that received TIF funding for the
 6 Stanton Park at \$2 million and then the Seward Park
 7 at \$4 million.
 8 So here's the amended budget. By
 9 adding 12 years to the TIF district results in
 10 additional increment that wasn't projected when the
 11 TIF was created. So here's the updated budget.
 12 The original total redevelopment project cost was
 13 281 million. Of that, the City so far has
 14 allocated \$255 million for projects.
 15 A note for the budget. The line
 16 item dollar figure for each category are for
 17 planning purposes. The only figure that cannot
 18 change without City Council approval is the total
 19 redevelopment project cost line item.
 20 There are three sites that are in
 21 the current phases for the CHA. They're outlined
 22 in yellow you can see; this one, here, here. Two
 23 of which are at development teams and are presently
 24 moving forward.

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1 The Oak and Larrabee site, which is
 2 at the southeast corner of Larrabee and Oak Street,
 3 will create approximately 139 mixed-income rental
 4 units.
 5 The Clybourn and Larrabee area, or
 6 the Near North High School site, is anticipated to
 7 produce roughly 485 mixed-income rental units -- or
 8 mixed-income units over four or five phases.
 9 The other site at Halsted and
 10 Division doesn't currently have a development team,
 11 but is a part of -- is a part of the current phase.
 12 The other sites outlined in the blue
 13 are part of the future phases of development for
 14 CHA, and they could use TIF as a resource.
 15 The Chicago Park District is also in
 16 the process of constructing a new park at the Near
 17 North High School site just north -- at the north
 18 end of the TIF district.
 19 So this slide shows the next steps
 20 in the process. As you can see in bold, we're here
 21 at the CDC public hearing. The next step, if
 22 approved, we move to introduce the TIF amendment at
 23 the September City Council meeting, which then will
 24 be sent to the finance committee, and City Council

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1 approval in October.
 2 As required by the Illinois Tax
 3 Increment Redevelopment Act, notices regarding the
 4 proposed designation and today's meeting were
 5 published in the Chicago Tribune and mailed to all
 6 residential addresses within the proposed project
 7 area.
 8 The plan was filed with the City
 9 clerk and made available to the public on May 27th.
 10 Notices of the plan availability were also sent via
 11 mail to residents, taxing districts, all registered
 12 interested parties as well as residents within 750
 13 feet of the boundary on June 11th.
 14 The proposed designation was
 15 presented to the community at a public meeting on
 16 May 26th via Zoom. A hundred people attended the
 17 community meeting. At the meeting, components of
 18 the plan were presented to the community by members
 19 of the Department of Planning and Development and
 20 Alderman Burnett, all of whom answered questions
 21 regarding the TIF and the amended process -- the
 22 amendment process.
 23 A Joint Review Board of taxing
 24 districts met on July 8th to review the proposed

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1 TIF districts.
 2 Alderman Burnett is here today, and
 3 he is supportive of this amendment.
 4 Based on a review of the amended
 5 plan, the Department of Planning and Development
 6 recommends that the Community Development
 7 Commission take the following action as embodying
 8 the tax resolution:
 9 To recommend to the City Council of
 10 the City of Chicago approve Amendment No. 2 to the
 11 Near North Tax Increment Financing Redevelopment
 12 Project and Plan.
 13 At this time we're happy to answer
 14 any questions the Commissioners may have.
 15 Thank you.
 16 CHAIRWOMAN BUTLER: Thank you, Ryan.
 17 I'd like to first begin by
 18 recognizing that Commissioner Leslie Davis has
 19 been participating in the meeting for a while
 20 and is present.
 21 I'd like to recognize Alderman
 22 Burnett. If -- Alderman Burnett, if you would
 23 like to make comments --
 24 ALDERMAN BURNETT: Sure.

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1 CHAIRWOMAN BUTLER: -- on this matter.
 2 Thank you.
 3 ALDERMAN BURNETT: Thank you very much. And
 4 first of all, I want to congratulate you on your
 5 new position. Thank you for your civic duty. I
 6 know the City don't pay a lot to be in these
 7 positions. But -- and I'm also very impressed with
 8 your resumé. I didn't know you were that smart.
 9 My God, you're a very smart lady. Very impressive
 10 resumé. And it's funny how, you know, all you
 11 Detroit people are starting to come together. I'm
 12 trying to figure out is that planned or what?
 13 What's going on with that? But anyway, we'll leave
 14 that alone.
 15 But -- so this TIF -- this TIF is
 16 very important. Many years ago, 25 years ago, we
 17 made a commitment to the people over in the
 18 Cabrini-Green area, for which I'm a native of, that
 19 if we were to tear down the buildings, we'd give
 20 them an opportunity to come back. In the process
 21 of tearing down the buildings, for which we had a
 22 challenging time in getting the buildings down
 23 because some of the residents were suing the City
 24 to not tear the buildings down, in the process of

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1 tearing those buildings down, it allowed for all of
 2 these other residents to move to the community and
 3 to experience an increase in their property value
 4 and to make a lot of money.
 5 So right now all of the green space
 6 that they're referring to in the area is CHA's
 7 property. There used to be thousands of units of
 8 housing, much more density that is going to go back
 9 into this area than it was at that time that used
 10 to be there at Cabrini-Green.
 11 Myself, Planning, and CHA chose to
 12 bring back housing to this property with lower --
 13 much lower density, almost more than 50 percent.
 14 But also to make it a mixed-income project with
 15 affordable market rate and CHA property on these
 16 properties. We would not be able to do this mixed
 17 income if we did not have the resources of the TIF
 18 in order to be able to do it. And along with the
 19 market-rate housing in order to be able to do it.
 20 As I mentioned to residents at the
 21 meeting that we had, because a lot of residents for
 22 some reason appear to not want us to extend the TIF
 23 because they don't want more residential built back
 24 on CHA's property. What I expressed to them is

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1 that this is CHA's property. CHA really could just
 2 put all CHA back on their property. They do not
 3 have to put market-rate or affordable housing on
 4 their property.
 5 I would say this. If CHA was to
 6 come to me and say that, Okay, we can't get money
 7 in order to subsidize this development in order to
 8 make this happen, we need to put our housing back
 9 on this property, my commitment to this community
 10 is that you can put your housing back on this
 11 property, and I would support that. But thankfully
 12 we do have a means of subsidizing these projects
 13 and bringing mixed income back to this community
 14 and helping and allowing folks to live in a much
 15 better community in a nice mixture of a
 16 neighborhood and enhance the quality of life for
 17 everyone, not just the residents who used to live
 18 in CHA, but also the residents who never lived over
 19 there who bought a property for a decent price
 20 because they moved to an area where CHA was and now
 21 their property values are going up substantially.
 22 So I'm in full support of this.
 23 This is not only going to benefit the residents of
 24 Cabrini-Green or the former CHA residents, it's

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1 going to -- it's going to benefit residents who
 2 need affordable housing, but also it's going to
 3 benefit those residents who already own over there
 4 because nothing has happened over here that did not
 5 enhance their property values. When these things
 6 first happened, lots were going for \$10,000 in this
 7 community. You cannot buy a lot for under 6 or
 8 \$700,000 in this neighborhood, buy a 25 by 125 lot.
 9 Houses are going for over a million dollars in this
 10 community. Everything that we have done here with
 11 helping to mix this community up has done nothing
 12 but enhanced the quality of life for everyone, not
 13 just the CHA residents, not just the affordable
 14 residents, but also most of all probably the
 15 biggest beneficiary of all of this are the market-
 16 rate people in this community. So I support this,
 17 and I ask the Commissioners to support this.
 18 As far as the green space goes,
 19 we're making more green space. We bought the -- we
 20 bought the Near North High School. We're making
 21 green space there. And we're incorporating green
 22 space in all these developments.
 23 So I ask the committee please don't
 24 allow for folks' hopes of enhancing themselves but

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1 leaving other people behind who gave them an
 2 opportunity to move to their community to stop
 3 this TIF from being extended.
 4 So I ask for everyone's support.
 5 And I thank you very much for your time. Thank
 6 you.
 7 CHAIRWOMAN BUTLER: Thank you, Alderman
 8 Burnett, for your remarks.
 9 Is Alderman Hopkins present? Or is
 10 anyone from Alderman Hopkins' office present and
 11 would like to make comments?
 12 (No response.)
 13 If not -- point of order for Bob
 14 McKenna again. I have previously read the written
 15 statements presented by the public into the record.
 16 Do I need to read them again at this point?
 17 MR. McKENNA: Sorry. I was on mute. No, you
 18 don't.
 19 CHAIRWOMAN BUTLER: All right. Thank you so
 20 much.
 21 Ryan Slattery will respond to
 22 questions regarding the TIF amendment now. And,
 23 Ryan, if there's any other government staff
 24 available that you would like to introduce at this

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1 point who may answer Commissioner questions.
 2 MR. SLATTERY: Yeah. Also with us today is
 3 Anna Booth from the Department of Housing and Ahlam
 4 Khouri from CHA.
 5 CHAIRWOMAN BUTLER: Great. Thank you.
 6 MR. SLATTERY: Thank you.
 7 CHAIRWOMAN BUTLER: You're welcome.
 8 I see that Commissioner Thomas has
 9 her hand raised.
 10 Commissioner Thomas, please begin
 11 with your questions.
 12 COMMISSIONER THOMAS: Thank you, Madam
 13 Chairman.
 14 My question is regarding the time of
 15 the first amendment since this is Amendment No. 2.
 16 It looks like it was in 1999. Then the budget was
 17 280 million. It's now 921 million. Is that -- you
 18 know, the more than 20 years of -- or 20 years
 19 of -- almost -- yeah, 20 years of budget changes?
 20 MR. SLATTERY: Yeah. So so far we've
 21 allocated \$255 million within the Near North TIF.
 22 Really when the TIFs are generating money is at the
 23 end of the life of the TIF between the 20 to 23
 24 years. So when we're adding the additional 12

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1 years to it, there's a substantial amount more
 2 money that ends up being allocated -- ends up being
 3 put into the TIF investment fund.
 4 COMMISSIONER THOMAS: Yes. I understand
 5 that. But the first amendment, was it in 1999?
 6 MR. SLATTERY: Correct.
 7 COMMISSIONER THOMAS: At 281 million?
 8 MR. SLATTERY: Um-hmm.
 9 COMMISSIONER THOMAS: Okay. Thank you.
 10 Thank you, Madam Chairman.
 11 CHAIRWOMAN BUTLER: Thank you, Commissioner
 12 Thomas.
 13 Commissioner Rhodes.
 14 COMMISSIONER RHODES: I don't have a question.
 15 I just have a comment that I was at the CHA when
 16 this was all coming together and was responsible
 17 for doing the pretty pictures of everything that
 18 could come to fruition, and it's just amazing today
 19 to drive through that neighborhood and see
 20 everything that resulted from those efforts and
 21 resulted from this TIF.
 22 So I want to echo Alderman Burnett's
 23 sentiments that the intention originally was that
 24 the residents of public housing and the residents

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1 of the community and the community to come were to
 2 be accommodated and to -- were to -- the point was
 3 to create a community in which people could live
 4 together peacefully and productively. And I think
 5 that's really been the result of the TIF. So I
 6 would strongly urge folks to consider extending it
 7 because it's really served its purpose in a really
 8 dramatic way, and I think it should be allowed to
 9 continue.
 10 CHAIRWOMAN BUTLER: Thank you, Commissioner
 11 Rhodes, for your remarks.
 12 Commissioner Thomas, your hand is
 13 raised.
 14 COMMISSIONER THOMAS: Yes. Yes, Madam
 15 Chairman. I meant to also add and echo Rhodes in
 16 that I commend Alderman Burnett for keeping to his
 17 goal, the goal so many years ago was to bring
 18 residents back and the housing, low income, middle,
 19 and the housing that's there. I think that's best
 20 way for people to live. And I just commend him on
 21 the goal of keeping his -- his goal so many years
 22 ago. And what they promised there, he's still
 23 trying to do. Congratulations to that, Alderman
 24 Burnett.

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1 Thank you, Madam Chairman.
 2 CHAIRWOMAN BUTLER: Thank you, Commissioner
 3 Thomas.
 4 Commissioner Newsome.
 5 COMMISSIONER NEWSOME: Thank you, Madam
 6 Chairman.
 7 I would like to echo both
 8 Commissioner Thomas and Commissioner Rhodes. As
 9 a part of the transformation process from the
 10 beginning as well and actually residing in a
 11 transformation community, I too want to commend
 12 Alderman Burnett for keeping his word to the
 13 residents. That is a statement that I so often
 14 make in various meetings. It is important if we
 15 are going to continue to transform various other
 16 community areas in the City of Chicago that when we
 17 make promises to residents, particularly residents
 18 who have been there for years and years and years
 19 and consider these communities their home, that we
 20 keep our commitment to them.
 21 And I must say that while it was
 22 initially more or less described as a, quote,
 23 experiment, it has really and truly turned out to
 24 be more than an experiment. It is actually a

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1 testament to what can be done if people work
 2 together, if, in fact, people keep their
 3 commitments, and if, in fact, the residents at all
 4 levels are heard and are a part of the ongoing
 5 process.
 6 Thank you, Madam Chair.
 7 CHAIRWOMAN BUTLER: Thank you, Commissioner
 8 Newsome.
 9 Commissioner Cox.
 10 COMMISSIONER COX: Yes. I just wanted to
 11 offer a thought about, you know, what we're seeing
 12 here. And it just reminds me, you know, that --
 13 and we have here -- you know, usually to get this
 14 right and to truly build a mixed-income
 15 neighborhood for the City of Chicago, you know, the
 16 TIF -- certain TIFs were written specifically to
 17 support the construction of affordable housing.
 18 And I have found during my time here that it's
 19 access to TIF dollars that are often making the
 20 difference, the kind of qualitative difference to
 21 elevate affordable housing to a level that all of
 22 us are proud of. And so it's just a fact. CHA
 23 cannot do it alone.
 24 These TIF dollars are key. So if

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1 we're ever going to reach the beloved community
 2 that was the promise of this initiative, it's
 3 through extension amending this Near North TIF.
 4 So I certainly appreciate the
 5 support, and I appreciate the, I don't know,
 6 intuitiveness of Alderman Burnett who has watched
 7 this over decades now and has -- you know, is
 8 fulfilling his commitment, the promise that he
 9 made. But this the way, this is the correct use of
 10 TIF to achieve the kind of community that I think
 11 we're all seeking to do.
 12 Thank you.
 13 CHAIRWOMAN BUTLER: Thank you, Commissioner
 14 Cox.
 15 Do other Commissioners have questions?
 16 (No response.)
 17 If there are no further questions or
 18 comments by the Commissioners, we will now adjourn
 19 the public hearing and reopen the regular CDC
 20 meeting.
 21 Having reopened the CDC meeting, I
 22 will now call for a vote.
 23 The resolution before us recommends
 24 to the City Council of the City of Chicago the

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1 approval of Amendment No. 2 to the Near North TIF.
 2 Do I have a motion?
 3 COMMISSIONER NEWSOME: So move, Madam Chair.
 4 Vice Chair Newsome.
 5 CHAIRWOMAN BUTLER: So moved by Vice Chair
 6 Newsome.
 7 Do I have a second?
 8 COMMISSIONER THOMAS: Second. Thomas.
 9 CHAIRWOMAN BUTLER: Seconded by Commissioner
 10 Thomas.
 11 I will now call the roll.
 12 In accordance with the Open Meetings
 13 Act, all votes are to be conducted by roll call so
 14 that each member's vote on each issue can be
 15 identified and recorded. Please signify your vote
 16 on approval of the motion by saying yes, no, or
 17 abstain.
 18 Vice Chair Newsome.
 19 COMMISSIONER NEWSOME: Yes.
 20 CHAIRWOMAN BUTLER: Commissioner Brooks.
 21 (No response.)
 22 Commissioner Buford.
 23 COMMISSIONER BUFORD: Yes.
 24 CHAIRWOMAN BUTLER: Commissioner Cepeda.

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1 (No response.)
 2 Commissioner Cox.
 3 COMMISSIONER COX: Yes.
 4 CHAIRWOMAN BUTLER: Commissioner Curtis.
 5 COMMISSIONER CURTIS: Yes.
 6 CHAIRWOMAN BUTLER: Commissioner Davis.
 7 COMMISSIONER DAVIS: Enthusiastically yes.
 8 CHAIRWOMAN BUTLER: Commissioner Griggs.
 9 (No response.)
 10 Commissioner Rhodes.
 11 COMMISSIONER RHODES: Yes.
 12 CHAIRWOMAN BUTLER: Commissioner Thomas.
 13 COMMISSIONER THOMAS: Yes.
 14 CHAIRWOMAN BUTLER: Commissioner Wheat.
 15 (No response.)
 16 And Chairman Butler votes yes.
 17 The motion is carried.
 18 ALDERMAN BURNETT: Thank you, Commissioners.
 19 CHAIRWOMAN BUTLER: Congratulations, Alderman
 20 Burnett and Alderman Hopkins.
 21 The next agenda item is new business
 22 item A, 67th and Wentworth TIF Redevelopment
 23 Project Area, Ward 6, Alderman Roderick Sawyer.
 24 For our first item of new business,

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1 the Department of Planning and Development is
 2 requesting authority to advertise the department's
 3 intention to enter into a negotiated sale with
 4 Raina Perry, LLC for the disposition of properties
 5 located at 6903 through 6911 South Perry Avenue in
 6 the 67th and Wentworth Tax Increment Financing
 7 Redevelopment Project Area, to request alternative
 8 proposals, and to approve the sale of the property
 9 to Raina Perry, LLC if no responsive alternative
 10 proposals are received.
 11 Lisa Washington will present the
 12 staff report on behalf of the Department of
 13 Planning and Development.
 14 Thank you, Lisa.
 15 MS. WASHINGTON: Good afternoon, Chair and
 16 members of the Commission.
 17 Again, for the record, I am Lisa
 18 Washington.
 19 And the transaction before you is
 20 for the sale of four PINs located at 6903 through
 21 11 South Perry Avenue, which is located in the
 22 southeast planning region, 6th Ward, Greater Grand
 23 Crossing community as well as within Enterprise
 24 Zone No. 6.

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1 The property -- the developer --
 2 proposed developer for this property is an LLC,
 3 Raina Perry. This is a partnership between Sanjeev
 4 Khatau and Mr. Viraj Patel. Please forgive me.
 5 They're both here today as well as their
 6 consultant, Neil Haleem, to speak to this project.
 7 Forgive me if I pronounced your names incorrectly.
 8 Again, it's four PINs that are
 9 currently vacant. The total project square footage
 10 of the area is approximately 22,000 square feet.
 11 The appraised value of the property is \$131,000.
 12 They are not requesting any assistance with this
 13 project, which is to develop and build a one-story
 14 Dunkin' Donuts store. The total project cost is
 15 approximately \$1.5 million.
 16 Here is a land use map showing where
 17 the property is located, which is highlighted in
 18 red. As depicted, there are two PINs that are
 19 currently zoned C1-2 and the remaining PINs are
 20 RS-3.
 21 This is a map depicting where the
 22 property's located in reference of the 67th and
 23 Wentworth TIF.
 24 Here's an aerial just to give you

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1 some context of the neighborhood. Just east to
 2 the site is a current McDonald's restaurant,
 3 residential to the west, north, and south of the
 4 site along 69th Street.
 5 Here's what it looks like currently
 6 today. Currently there is -- this is the site plan
 7 in which they're planning to -- how they plan to
 8 landscape and lay out the project. Here is after
 9 some discussion getting additional landscaping,
 10 vegetation on the site. The floor plan.
 11 And here is an elevation. This is
 12 the north elevation that will be fronting that
 13 street showing what the one-story would look like.
 14 This is the elevation -- west
 15 elevation along Perry Street.
 16 So this project is deemed to create
 17 10 permanent full-time jobs, 10 to 12 part-time
 18 jobs, and approximately 75 construction jobs. They
 19 are committed to the 26 MBE and 6 WBE for this
 20 project.
 21 Again, this conforms with the 67th
 22 and Wentworth redevelopment area -- project area
 23 Tax Increment Finance district.
 24 Again, the City is requesting that

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1 CDC gives approval for us to advertise the City's
 2 intent to sell this land to Raina Perry, LLC, and
 3 if no other alternative proposals are submitted
 4 that we will move forward with the sale of this
 5 property to Raina Perry, LLC for the development of
 6 a one-story Dunkin' Donuts restaurant.
 7 Again, Mr. Patel and Mr. Khatau are
 8 here to speak on this project.
 9 We do have a letter on record from
 10 Alderman Sawyer. I don't know if he was able to
 11 join us.
 12 So we hope that CDC Commission would
 13 approve and recommend this transaction.
 14 CHAIRWOMAN BUTLER: Thank you, Lisa.
 15 I'd like to recognize Alderman
 16 Roderick Sawyer who's on the line or if there's
 17 someone from his office who would like to make a
 18 statement.
 19 (No response.)
 20 And as Lisa Washington mentioned, to
 21 help answer questions from the development team, we
 22 have Neil Haleem, Sanjeev Khatau, and Viraj Patel.
 23 Once again, I apologize if I have mispronounced
 24 your names.

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1 Commissioners, do we have any
 2 questions for the department or the developers?
 3 Commissioner Curtis.
 4 COMMISSIONER CURTIS: I just had two quick
 5 questions. Thank you, Chairman.
 6 The first is how long has that
 7 property been vacant?
 8 MS. WASHINGTON: This has been vacant for a
 9 number of years. We have PIN 001 and PIN 002, we
 10 received it in 1963. Pin 003 and 038, we received
 11 in our inventory in 1995. I am -- since 1951 the
 12 site has been either a parking lot or vacant.
 13 COMMISSIONER CURTIS: Good enough.
 14 MS. WASHINGTON: Okay.
 15 COMMISSIONER CURTIS: And my second question
 16 is I just wanted to confirm this was strictly for
 17 the Dunkin' Donuts, correct? There's nothing else
 18 going on that property?
 19 MS. WASHINGTON: Nothing else but a Dunkin'
 20 Donuts.
 21 COMMISSIONER CURTIS: Thank you.
 22 CHAIRWOMAN BUTLER: Thank you.
 23 Commissioner Newsome.
 24 COMMISSIONER NEWSOME: Madam Chair, I believe

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1 the question that I was about to ask was just
 2 answered by Lisa. Technically the property has
 3 been vacant for many, many years. And it looks
 4 like from 1988 until the present the portion that
 5 was occupied by housing has been vacant. And so --
 6 well, it's about time that something be constructed
 7 on the site.
 8 My question -- my second question
 9 that I wanted to ask of the developer seeing that
 10 he has developed 25-plus Dunkin' Donuts in the City
 11 of Chicago and Detroit, are two of those Dunkin'
 12 Donuts located in the Bronzeville community area?
 13 CHAIRWOMAN BUTLER: Is there someone from the
 14 development team that can respond to Commissioner
 15 Newsome's question?
 16 MR. KHATAU: What was the question? We are
 17 sorry. What's the question?
 18 COMMISSIONER NEWSOME: The question was you
 19 operate 25-plus Dunkin' Donuts throughout the City
 20 of Chicago as well as Dunkin' Donuts located in
 21 Detroit. My question was do you operate two of
 22 those Dunkin' Donuts in the Bronzeville community
 23 area?
 24 MR. KHATAU: No, ma'am. We do not have --

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1 CHAIRWOMAN BUTLER: Can you introduce
 2 yourself, please, for purposes of the record?
 3 MR. KHATAU: I'm sorry. My name is Sanjeev
 4 Khatau. Apologize. My voice is kind of hoarse,
 5 but I'll do my best.
 6 But we do not operate the location
 7 on 35th and King. That's not ours. But we operate
 8 primarily and solely on South Side of Chicago.
 9 CHAIRWOMAN BUTLER: Commissioner Newsome,
 10 does that answer your question?
 11 COMMISSIONER NEWSOME: It answers a portion
 12 of my question, yes. Thank you.
 13 CHAIRWOMAN BUTLER: Are there other questions
 14 from the Commissioners?
 15 (No response.)
 16 Okay. Seeing that there are no
 17 other questions or comments from the Commissioners,
 18 we will now call the item for a vote.
 19 The resolution before us requests
 20 authority for the Department of Planning and
 21 Development to advertise the department's intention
 22 to enter into a negotiated sale with Raina Perry,
 23 LLC for the disposition of properties located at
 24 6903 through 6911 South Perry Avenue in the 67th

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1 and Wentworth Tax Increment Financing Redevelopment
 2 Project Area, to request alternative proposals, and
 3 to approve the sale of the property to Raina Perry,
 4 LLC if no responsive alternative proposals are
 5 received.
 6 Do I have a motion?
 7 COMMISSIONER CURTIS: So moved. Curtis.
 8 CHAIRWOMAN BUTLER: So moved by Commissioner
 9 Curtis.
 10 Do I have a second?
 11 COMMISSIONER THOMAS: Second. Thomas.
 12 CHAIRWOMAN BUTLER: Seconded by Commissioner
 13 Thomas.
 14 I will now call the roll.
 15 Vice Chair Newsome.
 16 COMMISSIONER NEWSOME: Yes.
 17 CHAIRWOMAN BUTLER: Commissioner Brooks.
 18 (No response.)
 19 Commissioner Buford.
 20 COMMISSIONER BUFORD: Yes.
 21 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 22 (No response.)
 23 Commissioner Cox.
 24 COMMISSIONER COX: Yes.

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1 CHAIRWOMAN BUTLER: Commissioner Curtis.
 2 COMMISSIONER CURTIS: Yes.
 3 CHAIRWOMAN BUTLER: Commissioner Davis.
 4 COMMISSIONER DAVIS: Yes.
 5 CHAIRWOMAN BUTLER: Commissioner Griggs.
 6 (No response.)
 7 Commissioner Rhodes.
 8 COMMISSIONER RHODES: Yes.
 9 CHAIRWOMAN BUTLER: Commissioner Thomas.
 10 COMMISSIONER THOMAS: Yes.
 11 CHAIRWOMAN BUTLER: Commissioner Wheat.
 12 (No response.)
 13 And Chairman Butler votes yes.
 14 The motion is carried.
 15 MS. WASHINGTON: Thank you.
 16 MR. KHATAU: Thank you all very much.
 17 CHAIRWOMAN BUTLER: Thank you.
 18 The next item on the agenda is new
 19 business item B, Chicago/Central Park Redevelopment
 20 Project Area.
 21 For our last item of new business,
 22 the Department of Planning and Development is
 23 requesting authority to advertise the department's
 24 intention to enter into a negotiated sale with

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1 Breakthrough Urban Ministries for the property
 2 located at 3346 to 3348 West Carroll Avenue in the
 3 Chicago/Central Park Redevelopment Project Area, to
 4 request alternative proposals, and to approve the
 5 sale of the property to Breakthrough Urban
 6 Ministries if no responsive alternative proposals
 7 are received.
 8 Michael Parella will present the
 9 staff report on behalf of the Department of
 10 Planning and Development.
 11 MR. PARELLA: Thank you.
 12 Just a moment while I bring up the
 13 report -- or the presentation.
 14 Can you see the presentation?
 15 MR. McKENNA: We can see it. Not the full
 16 screen, though.
 17 MR. PARELLA: Okay. Let me try something else.
 18 MR. McKENNA: There we go.
 19 MR. PARELLA: All right. Wonderful.
 20 Good morning, Chairman and members
 21 of the Commission.
 22 For the record, my name is Michael
 23 Parella. I'm a project manager with the Department
 24 of Planning and Development.

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1 DPD is requesting the Community
 2 Development Commission recommend approval of a
 3 resolution authorizing a market-rate land sale with
 4 environmental escrow agreement for the disposition
 5 of City-owned property at 3346 to 48 West Carroll
 6 Avenue to the developer, Breakthrough Urban
 7 Ministries, Inc., so that they may construct the
 8 Breakthrough family housing project, which is a
 9 14-unit, two- and three-bedroom unit residential
 10 complex serving homeless families.
 11 With me today is John Smith from
 12 Breakthrough Urban Ministries, Yolanda Fields of
 13 Breakthrough Urban Ministries, and members of the
 14 development team.
 15 The site of the market-rate land
 16 sale is located in the East Garfield Park
 17 neighborhood and the Chicago/Central Park TIF. It
 18 is located in the 20th Ward, and Jason Ervin is the
 19 alderman.
 20 The City-owned property is located
 21 just east of Homan Avenue in the northwest corner
 22 of the East Garfield Park neighborhood. It sits
 23 south of the Union Pacific railroad tracks and the
 24 George Westinghouse College Prep facility, which is

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1 immediately to the north of the tracks and the site.
 2 The City-owned parcels are shown
 3 here in red, and they total approximately 8,000
 4 square feet. When combined with the four parcels
 5 immediately to the east of the City-owned site
 6 shown in yellow, that will be combined to create
 7 a 33,000 square foot project site. Within the
 8 context of the project site, again, shown here
 9 in the box in red, you see primarily two- and
 10 three-flat buildings all made of brick and
 11 converted industrial warehouses as well as several
 12 vacant lots.
 13 The developer, Breakthrough Urban
 14 Ministries, has been active in the neighborhood for
 15 over -- or just about 30 years. They are an anti-
 16 poverty organization. Their mission is to serve
 17 men, women, and children in the area of education
 18 and youth development, healthcare and wellness,
 19 workforce development, violence prevention,
 20 housing, and spiritual enrichment.
 21 Their mission is singularly focused
 22 on a 40-block area around some of the properties
 23 you see listed here in the East Garfield Park
 24 neighborhood, which is -- the 40-block zone is

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1 Franklin Ave to the north, California to the east,
 2 Madison Ave to the south, and Central Park Ave to
 3 the west. Their targeted program is in that area
 4 to combat poverty.
 5 They currently operate several
 6 facilities in the area, including a women's shelter
 7 and food pantry immediately east of the project
 8 site, a men's shelter just west of the project
 9 site, and a Breakthrough FamilyPlex, which is down
 10 the street from the project site on Carroll Avenue.
 11 The FamilyPlex is a unique development which
 12 consists of a preschool, academies for K -- grades
 13 K through 12, an employment center, a health
 14 clinic, café, a sports fitness center, and many
 15 amenities that the residents can take advantage of.
 16 So as stated, the developer desires
 17 to construct a Breakthrough family housing project
 18 on the City-owned land and the land that they
 19 currently own. And, again, it's a 14-unit
 20 development featuring two- and three-bedroom units
 21 that are targeted towards homeless families.
 22 The project will provide on-site
 23 amenities such as a lounge space, laundry,
 24 childcare facility, exercise room, party room, and

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1 an outdoor -- semi outdoor enclosed playground
 2 space as well as 14 parking spaces and a community
 3 garden.
 4 The units themselves will be 100
 5 percent affordable. Families will sign one-year
 6 leases, and they'll -- they're committed to not
 7 paying more than 30 percent of their income towards
 8 rent. And in cases where they do not have any
 9 income, they'll accept zero rent.
 10 The project is entirely privately
 11 financed through \$7.5 million in grants primarily
 12 from the Grusecki Family Foundation.
 13 So when the developer approached us
 14 to build the project, we obtained an appraisal for
 15 the land, which showed our land was worth \$52,000.
 16 The developer agreed to pay market rate for this
 17 land. However, a previous phase 2 had shown there
 18 is significant environmental contamination on the
 19 site, including lead and other harmful chemicals.
 20 As a result, the City agreed to help finance the
 21 remediation of the site. And what we will do is
 22 provide -- at the time of closing, we will escrow
 23 the sale price of \$52,000 into a joint escrow
 24 account which the developer can use to help cover a

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1 portion of the remediation costs. The Department
 2 of Assets Information Services will manage the
 3 account for the City, and they must approve all
 4 expenses. The estimated cost of the expenses is
 5 approximately \$25,000. Any remaining funds in the
 6 escrow account after the remediation has completed
 7 will go back to the City.
 8 And just to show you all some of the
 9 plans for the site. Here we have the site plan
 10 showing the playground facilities and community
 11 garden and parking. And here you see the first
 12 floor on the right and second -- upper floor plans,
 13 second and third floor on the left showing the
 14 second and third floors consisting of the family
 15 units and the first floor being the amenity space
 16 as I discussed earlier one of which being the
 17 playground as well.
 18 The department worked hard to create
 19 a contextual design that fits in with the
 20 surrounding neighborhood that it's primarily brick
 21 facade and is meant to, you know, highlight some of
 22 the fine brickwork that you see in the vintage
 23 buildings in the neighborhood itself.
 24 And here you can see the project in

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1 context of the neighborhood once it is constructed.
 2 Therefore, the department recommends
 3 that the Community Development Commission approve a
 4 resolution for the market-rate land sale with
 5 environmental escrow to Breakthrough Urban
 6 Ministries for the disposition of City-owned
 7 parcels at 3346 to 48 West Carroll Avenue.
 8 Alderman Ervin has expressed his
 9 support for this project, has provided a letter of
 10 support, which you can find in your staff report
 11 packet. And he may be here today to provide
 12 testimony. But if not, we do have his letter of
 13 support.
 14 I thank you for your time and can
 15 field any questions you may have.
 16 CHAIRWOMAN BUTLER: Thank you so much,
 17 Michael.
 18 I'd like to recognize Alderman Jason
 19 Ervin if he is on or someone from his office if
 20 they would like to speak.
 21 (No response.)
 22 If not, to help answer questions
 23 from the development team, we have Yolanda Fields
 24 and John Smith from Breakthrough Urban Ministries

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1 and their architects, Jordan Wankle and Goran Simic
 2 from Deconstruct Architecture.
 3 Are there questions from the
 4 Commission?
 5 Commissioner Newsome.
 6 COMMISSIONER NEWSOME: Thank you, Madam
 7 Chairman.
 8 I have a couple of questions I'd
 9 like to direct to the developers.
 10 My understanding is that you will
 11 possibly have a population that you will be
 12 providing zero rent to. Is there a specific period
 13 that this zero rent applies, or is it until your
 14 workforce development assists them in finding
 15 employment? And if there is not a specific
 16 timeframe here, what happens after that one-year
 17 lease that they sign?
 18 MR. SMITH: This is John Smith from
 19 Breakthrough.
 20 So each of our tenants will sign a
 21 one-year lease. We'll perform a rent calculation
 22 that will assess the rent at no more than 30
 23 percent of their adjusted income. In the event
 24 that somebody does not have revenue or does not

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1 have income, that first year term will be zero
 2 dollars pending future -- typically we update the
 3 annual rent calculation -- or the rent calculations
 4 as people either obtain employment or on an annual
 5 basis, whichever is more frequent.
 6 But each resident will be working
 7 alongside a case manager who will provide access
 8 to our employment team and others -- other members
 9 of our adult support network team.
 10 After that first year, each lease
 11 will be subject to renewal. Then it'll depend on
 12 our ability to continue providing, you know,
 13 subsidized rent for that unit as well as their
 14 ability to continue to work in the program.
 15 CHAIRWOMAN BUTLER: Commissioner Newsome, is
 16 there a follow-up question?
 17 COMMISSIONER NEWSOME: I have a -- yes, I
 18 guess there is a follow-up question.
 19 I am aware of homeless individuals
 20 that we would possibly serve that would perhaps
 21 never be in a position to be actually employed. Do
 22 you take in this kind of individual? And, again,
 23 if so, after that year's lease, do you reevaluate
 24 and determine that this person cannot, in fact, be

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1 gainfully employed and you direct them elsewhere,
 2 or you continue to make provisions for them to
 3 remain in your facility?
 4 MR. SMITH: This facility is --
 5 CHAIRWOMAN BUTLER: I'm sorry. Could you
 6 please introduce --
 7 MR. SMITH: I'm sorry. This is John Smith
 8 again from Breakthrough.
 9 This facility is for homeless
 10 families and not specifically individuals. We
 11 do maintain 43 or 44 units of scattered site
 12 permanent supportive housing for individuals who
 13 are either chronically homeless or unable to --
 14 who are unable to work or gain an income.
 15 We also work with CHA for 11
 16 families that -- who are also kind of -- are
 17 voucher holders. We provide supportive services
 18 for those 11 family units as well.
 19 So if somebody is not a fit for this
 20 program, we have other resources to refer them.
 21 COMMISSIONER NEWSOME: Thank you.
 22 CHAIRWOMAN BUTLER: Thank you, Commissioner
 23 Newsome.
 24 Commissioner Rhodes.

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1 COMMISSIONER RHODES: Yeah. I have two
 2 questions.
 3 The per unit cost here seems fairly
 4 high, and the design doesn't seem very elaborate.
 5 So I'm wondering -- you got a \$500,000 unit
 6 construction cost and 700 total development cost.
 7 So I'm curious about why it costs so much?
 8 And then I'm also wondering from the
 9 City's perspective, because they're paying for the
 10 land, they're not held to the 26 and 6, is that
 11 factual?
 12 MR. PARELLA: I'll field the first question.
 13 Yes, that's correct. Given that it's a market-
 14 rate land sale, we're doing it through a detail
 15 transaction. They'll have to, you know, prove
 16 they're going to complete the project through a
 17 fully permitted project or remedial action plan,
 18 and, you know, proof of financing at the time of
 19 closing. But, you know, there is -- there's -- we
 20 don't have the normal -- not normal. But we're not
 21 monitoring as we would a negotiated sale.
 22 COMMISSIONER RHODES: So is there an RDA for
 23 it?
 24 MR. PARELLA: It would be a deed sale.

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1 COMMISSIONER RHODES: So if they don't do
 2 what they said they're going to do, what's your
 3 recourse?
 4 MR. PARELLA: Well, again, the condition of
 5 the sale is that they construct the project as
 6 proposed. So, you know, we have trust in the
 7 organization and their mission and their history
 8 that they are -- they will follow through on their
 9 commitments in terms of the long-term, you know,
 10 use of the site. But we will not sell them the
 11 land if another project is proposed at the time of
 12 closing. And we -- if it is, we can hold them in
 13 default.
 14 COMMISSIONER RHODES: Okay. So then I'm
 15 curious about the all-in development cost per unit.
 16 MR. SMITH: This is John Smith from
 17 Breakthrough.
 18 The numbers in the presentation are
 19 preliminary and hopefully worst case scenario. We
 20 are still working to identify our final general
 21 contractor and identify the final pricing. We do
 22 have at this point at least \$5 million -- or \$5-1/2
 23 million committed to the project from individual
 24 donors.

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1 I would say that the project costs
 2 are slightly higher because the first floor is full
 3 amenities. So that does kind of gross up the cost.
 4 There's also quite a bit of green space on the
 5 land. And the construction materials, while, you
 6 know, it may not look fully -- you know, it may not
 7 look all that elaborate, if you're talking about a
 8 fully masonry building, you know, especially given
 9 today's market, you know, we think that the
 10 estimate is reasonable if not on the high side.
 11 CHAIRWOMAN BUTLER: Commissioner Rhodes,
 12 additional questions?
 13 COMMISSIONER RHODES: No. Thank you very
 14 much.
 15 CHAIRWOMAN BUTLER: Thank you, Commissioner
 16 Rhodes.
 17 Are there other questions from the
 18 Commission?
 19 Commissioner Newsome.
 20 COMMISSIONER NEWSOME: Just for clarity,
 21 Madam Chairman. My understanding is that we're
 22 selling Breakthrough this land as it is, but we're
 23 assisting actually in the remediation; is that
 24 correct?

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1 CHAIRWOMAN BUTLER: Would the department like
 2 to confirm that?
 3 MR. PARELLA: That's correct. You know,
 4 maybe just a bit of a misnomer. You know, again,
 5 our expectation is that -- or not expectation.
 6 Written in the deed would be the fact that there
 7 needs to be an NFR letter prior to occupancy. So
 8 the site essentially needs to be fully remediated.
 9 But, again, with the City, it feels it's justified
 10 to assist in, you know, in the incremental costs of
 11 the remediation in order to facilitate the actual
 12 redevelopment project.
 13 CHAIRWOMAN BUTLER: Commissioner Newsome, are
 14 there additional questions?
 15 COMMISSIONER NEWSOME: No, Madam Chair.
 16 Thank you.
 17 CHAIRWOMAN BUTLER: Thank you.
 18 Are there questions from the
 19 Commission?
 20 (No response.)
 21 If not, I will call the item for a
 22 vote.
 23 The resolution before us requests
 24 authority for the Department of Planning and

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1 Development to advertise the department's intention
 2 to enter into a negotiated sale with Raina Perry,
 3 LLC for the disposition of properties located at
 4 6903 through 6911 South Perry Avenue in the 67th
 5 and Wentworth Tax Increment Financing Redevelopment
 6 Area, to request alternative proposals, and to
 7 approve the sale of the property to Raina Perry,
 8 LLC -- I'm sorry. This is not right.
 9 Okay. I'm going to ad lib here
 10 because my notes are not right.
 11 All right. So we are requesting
 12 approval to enter into -- a resolution to enter
 13 into a negotiated sale with Breakthrough Urban
 14 Ministries for the property located at 3346 to 3348
 15 West Carroll Avenue in the Chicago/Central Park
 16 Redevelopment Project Area, to request alternative
 17 proposals, and to approve the sale of the property
 18 to Breakthrough Urban Ministries if no responsive
 19 alternative proposals are created -- are received.
 20 Do I have a motion?
 21 COMMISSIONER COX: So move by Commissioner
 22 Cox.
 23 CHAIRWOMAN BUTLER: Thank you, Commissioner
 24 Cox.

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1 Do I have a second?

2 COMMISSIONER RHODES: Second. Commissioner

3 Rhodes.

4 CHAIRWOMAN BUTLER: Thank you, Commissioner

5 Rhodes.

6 I will now call the roll.

7 This is the sale of property to

8 Breakthrough Urban Ministries.

9 Vice Chair Newsome.

10 COMMISSIONER NEWSOME: Yes.

11 CHAIRWOMAN BUTLER: Commissioner Brooks.

12 (No response.)

13 Commissioner Buford.

14 COMMISSIONER BUFORD: Yes.

15 CHAIRWOMAN BUTLER: Commissioner Cepeda.

16 (No response.)

17 Commissioner Cox.

18 COMMISSIONER COX: Yes.

19 CHAIRWOMAN BUTLER: Commissioner Curtis.

20 COMMISSIONER CURTIS: Yes.

21 CHAIRWOMAN BUTLER: Commissioner Davis.

22 COMMISSIONER DAVIS: Yes.

23 CHAIRWOMAN BUTLER: Commissioner Griggs.

24 (No response.)

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1 Commissioner Rhodes.

2 COMMISSIONER RHODES: Yes.

3 CHAIRWOMAN BUTLER: Commissioner Thomas.

4 COMMISSIONER THOMAS: Yes.

5 CHAIRWOMAN BUTLER: Commissioner Wheat.

6 (No response.)

7 And Chairman Butler votes yes.

8 The motion is carried.

9 I would now like to request a motion

10 to adjourn. Do I have a motion?

11 COMMISSIONER THOMAS: So move. Thomas.

12 CHAIRWOMAN BUTLER: Moved by Commissioner

13 Thomas.

14 Do I have a second?

15 COMMISSIONER NEWSOME: Second, Chairman.

16 Vice Chair Newsome.

17 CHAIRWOMAN BUTLER: Thank you, Vice Chair

18 Newsome.

19 All in favor signify by saying yes.

20 (Chorus of yeses.)

21 Anybody opposed to adjourning?

22 (No response.)

23 All right. Commissioner Cox, enjoy

24 your vacation.

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1 COMMISSIONER COX: Thanks so much.

2 CHAIRWOMAN BUTLER: So the yeas have it. The

3 meeting is adjourned. Everyone, have a great rest

4 of your day. Thank you.

5 (The proceedings adjourned at

6 2:17 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 7th day of September 2021.

12

13



Illinois CSR No. 084-001661

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