

**COMMUNITY DEVELOPMENT COMMISSION**

**121 North LaSalle Street, Chicago, Illinois**

**Regular Meeting**

**September 14, 2021**

**MEETING MINUTES**

**I. INTRODUCTION**

Vice Chairman Newsome 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 held virtually on Zoom, and could be viewed live via the Commission’s website.

The CDC 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. No written comments or requests to speak were received from the public by the 24-hour deadline.

Vice Chair Newsom undertook a roll call to establish the presence of a quorum.

**II. ROLL CALL**

**Present**

Marc Brooks  
Robert Buford  
Maurice Cox  
Dwight Curtis  
Latasha Thomas  
Chris Wheat  
Shirley Newsome, Vice Chair

**Not Present**

Gwendolyn Butler, Chair  
Adela Cepeda  
Leslie Davis  
Cornelius Griggs  
Eileen Rhodes

**III. APPROVAL OF MINUTES OF THE SEPTEMBER 14<sup>th</sup> MEETING**

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

**IV. NEW BUSINESS**

**A. MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 24)**

**OGDEN/PULSKI TIF REDEVELOPMENT PROJECT AREA (WARD 24)**

Presentation regarding the intention of the Department of Housing to engage Chicago Neighborhood Initiatives as Developer for the environmental remediation and site preparation of City-owned land located with the general boundaries of Roosevelt Rd to the North, Cermak Ave. to the South, Christiana Ave. to the West, and Albany Ave. to the East in the Midwest and

Ogden/Pulaski Tax Increment Financing Redevelopment Project Areas in anticipation of housing development on the properties.

**Brian O'Donnell**  
**No Vote Required**

**B. Chicago/Central Park TIF REDEVELOPMENT PROJECT AREA (WARD 27)**

Request authority for the Department of Housing to negotiate a redevelopment agreement with Conservatory Apartments LLC, or an affiliated entity, for redevelopment of the property located at 414 N. Central Park Avenue in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Conservatory Apartments LLC, or an affiliated entity, as Developer.

**James O'Connell**

Motioned by Wheat, seconded by Buford. Approved 8-0 Yeas: Brooks, Buford, Cox, Curtis, Rhodes, Thomas, Wheat, and Newsome. Abstain/Not Present, Butler, Cepeda, Davis, Griggs.  
**21-CDC-31**

**V. ADJOURNMENT**

1  
2 MEETING OF THE  
3 COMMUNITY DEVELOPMENT COMMISSION

4  
5  
6  
7  
8  
9 Zoom Video Teleconference

10 Tuesday, September 14, 2021  
11 1:05 p.m.

12  
13 SHIRLEY NEWSOME, Vice Chair

14 MARK BROOKS

15 ROBERT BUFORD

16 DWIGHT CURTIS

17 MAURICE COX

18 CHRISTOPHER WHEAT

19 MAURICE COX

20 LATASHA THOMAS

21 EILEEN RHODES

22  
23 Reported by: Katie K. Elliott  
24 CSR No. 084-004537

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1 CHAIRWOMAN NEWSOME: Good afternoon, and  
 2 welcome to the September 14, 2021, regular meeting  
 3 of the Community Development Commission of Chicago.  
 4 I am Shirley Newsome, the vice chair of the CDC and  
 5 the host of today's virtual meeting, as Chairman  
 6 Butler was unable to attend today's meeting.  
 7 On August 20, 2021, Governor  
 8 Pritzker issued an executive order renewing his  
 9 proclamation that all counties in the State of  
 10 Illinois are a disaster area.  
 11 Section 7 of the Illinois Open  
 12 Meetings Act allows the CDC, along with other city  
 13 boards and commissions, to host virtual meetings  
 14 during this COVID-19 public health emergency  
 15 provided that certain conditions are met.  
 16 One of these conditions is that the  
 17 chair of this commission determines that an  
 18 in-person meeting on the scheduled meeting date  
 19 would not be practical or prudent. To ensure that  
 20 today's virtual meeting meets all conditions of the  
 21 Open Meetings Act, I am hereby making the  
 22 determination pursuant to section 7(e)(2) of the  
 23 act that due to the COVID-19 health -- public  
 24 health emergency an in-person meeting would not

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1 have been practical or prudent today.  
 2 Therefore, in accordance with the  
 3 commission's emergency rules, this meeting is being  
 4 held virtually on Zoom and can be viewed live via  
 5 the commission's website. A court reporter is  
 6 present today to record the proceedings.  
 7 Commissioners, you have all been  
 8 designated as panelists, which means that you will  
 9 be able to control your microphone. Please  
 10 remember to place your microphone on mute unless  
 11 you need to speak. If you want to be recognized by  
 12 the chair, please activate the raise-your-hand  
 13 feature and you will be called in order. You may  
 14 also approach the chairperson and announce yourself.  
 15 The agenda for today's meeting was  
 16 posted on September 8, 2021, both online at the  
 17 CDC's website and physically in City Hall.  
 18 I will now begin the meeting with a  
 19 call of the roll.  
 20 Commissioners, when your name is  
 21 called, please turn your microphone on, respond by  
 22 saying present, and please also if you will  
 23 indicate that you can hear me okay.  
 24 Commissioner Brooks.

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1 COMMISSIONER BROOKS: Present, and I can hear  
 2 you okay.  
 3 CHAIRWOMAN NEWSOME: Commissioner Buford.  
 4 COMMISSIONER BUFORD: Present, and I can hear  
 5 you fine.  
 6 CHAIRWOMAN NEWSOME: Commissioner Cepeda.  
 7 (No response.)  
 8 Commissioner Cox.  
 9 COMMISSIONER COX: Present, and I can hear  
 10 you and see you.  
 11 CHAIRWOMAN NEWSOME: Commissioner Curtis.  
 12 COMMISSIONER CURTIS: Present, and I can hear  
 13 you.  
 14 CHAIRWOMAN NEWSOME: Commissioner Davis.  
 15 (No response.)  
 16 Commissioner Griggs.  
 17 (No response.)  
 18 Commissioner Rhodes.  
 19 (No response.)  
 20 Commissioner Thomas.  
 21 COMMISSIONER THOMAS: Present, and I can hear  
 22 you.  
 23 CHAIRWOMAN NEWSOME: Commissioner Wheat.  
 24 COMMISSIONER WHEAT: Present, and I can hear

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1 you.  
 2 CHAIRWOMAN NEWSOME: Commissioner Butler is  
 3 absent. Vice Chair Newsome is present, and we have  
 4 a quorum for the conduct of business today.  
 5 The first item on our agenda  
 6 requests approval of the minutes from our previous  
 7 meeting held on August the 5th, 2021. The  
 8 commissioners have had an opportunity to review the  
 9 minutes, and if there are no corrections, I am  
 10 looking for a motion to approve.  
 11 Do I have a motion?  
 12 COMMISSIONER BROOKS: So moved, Commissioner  
 13 Brooks.  
 14 CHAIRWOMAN NEWSOME: Moved by Commissioner  
 15 Brooks.  
 16 Do I have a second?  
 17 COMMISSIONER THOMAS: Second, Commissioner  
 18 Thomas.  
 19 CHAIRWOMAN NEWSOME: Seconded by Commissioner  
 20 Thomas.  
 21 In accordance with the Open Meetings  
 22 Act, all votes are to be conducted by roll call so  
 23 that each member's vote on each item can be  
 24 identified and recorded.

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1 Commissioner Brooks.  
 2 COMMISSIONER BROOKS: Yes.  
 3 CHAIRWOMAN NEWSOME: Commissioner Buford.  
 4 COMMISSIONER BUFORD: Yes.  
 5 CHAIRWOMAN NEWSOME: Commissioner Cepeda, not  
 6 present.  
 7 Commissioner Cox.  
 8 COMMISSIONER COX: Yes.  
 9 CHAIRWOMAN NEWSOME: Commissioner Curtis.  
 10 COMMISSIONER CURTIS: Yes.  
 11 CHAIRWOMAN NEWSOME: Commissioner Davis, not  
 12 present.  
 13 Commissioner Griggs, not present.  
 14 Commissioner Rhodes.  
 15 (No response.)  
 16 Commissioner Thomas.  
 17 COMMISSIONER THOMAS: Yes.  
 18 CHAIRWOMAN NEWSOME: Commissioner Wheat.  
 19 COMMISSIONER WHEAT: Yes.  
 20 CHAIRWOMAN NEWSOME: And Commissioner Newsome  
 21 votes yes. The motion passes.  
 22 The public was given an opportunity  
 23 to provide written comments up to 24 hours prior to  
 24 the start of this meeting through the CDC email

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1 address: CDC@CityofChicago.org.  
 2 There were no written comments in  
 3 the CDC mailbox for today's meeting.  
 4 The CDC's emergency rules require  
 5 that any member of the public wishing to comment on  
 6 an agenda item can do so by registering in advance  
 7 at the CDC's mailbox up to 24 hours before the  
 8 start of today's meeting. No members of the public  
 9 signed up to speak at this meeting.  
 10 At this point, we are going to go  
 11 into our new business for today. And for our first  
 12 item of new business, Brian O'Donnell from the  
 13 Department of Housing will give a presentation on  
 14 the department's intention to use TIF funds for  
 15 environmental remediation and site preparation of  
 16 100 city-owned lots in North and South Lawndale.  
 17 The remediated parcels are intended  
 18 to be used as the future site of an affordable  
 19 housing development. As use of TIF funds to  
 20 improve city-owned property does not come under the  
 21 review authority of the CDC, Brian's presentation  
 22 is intended to inform the CDC only. And while  
 23 commissioners are welcome to ask questions, no vote  
 24 will be taken on this item.

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1 Brian, you may begin your  
 2 presentation whenever you are ready.  
 3 MR. O'DONNELL: I am ready. Thank you. And  
 4 good afternoon, Vice Chair Newsome and  
 5 Commissioners.  
 6 For the record, my name is Brian  
 7 O'Donnell representing the homeownership bureau of  
 8 the Department of Housing.  
 9 Also present online today are  
 10 Kimberly Worthington, AIS deputy commissioner;  
 11 Heidi Keller, AIS environmental engineer; and David  
 12 Doig, president of Chicago Neighborhood Initiative,  
 13 or CNI.  
 14 As Vice Chair Newsome just said,  
 15 today's presentation is informational only. No  
 16 resolution will be offered for a vote because the  
 17 city will be spending TIF money on city-owned land  
 18 for a project with a public benefit. Nevertheless,  
 19 we want to be transparent about the use of TIF  
 20 dollars.  
 21 In June, this body approved the sale  
 22 of 100 lots to build affordable homes, mostly in  
 23 North Lawndale. The presentation today is related  
 24 to the preparation and environmental remediation of

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1 those lots so that when we convey a lot to the  
 2 developer, it is ready for construction of a home  
 3 like one of these pictured.  
 4 This is a new approach to affordable  
 5 housing development in Chicago. It is an approach  
 6 about which the Department of Housing is excited.  
 7 The Reclaiming Chicago Housing  
 8 Initiative is launching in the 24th ward where the  
 9 alderman is Michael Scott, Jr. There are two TIFs  
 10 from which funds will be drawn for their proposed  
 11 work: The Midwest and the Ogden/Pulaski TIFs.  
 12 The total amount is 5.3 million, and  
 13 you can see the breakout between the two there.  
 14 As a refresher, this map shows the  
 15 lots -- the location of the lots where the site  
 16 preparation and the environmental remediation work  
 17 will be performed by CNI on behalf of the city.  
 18 This non-exhaustive list contains  
 19 major project related expenses that can be funded  
 20 with TIF.  
 21 The second bullet point, the  
 22 engineered barrier, would be the foundation of the  
 23 house when environmental conditions require such a  
 24 barrier.

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1 All lots will receive site work that  
 2 includes excavation and haul off, water and sewer  
 3 work, foundation, and right-of-way restoration.  
 4 The financial structure section on  
 5 page 3 of your staff report was an attempt to model  
 6 projected costs with lots falling into one of three  
 7 categories: No remediation needed, remediation  
 8 work to be overseen by the city, and remediation  
 9 that is typically enrolled in the Illinois EPA site  
 10 remediation program.  
 11 You can see the cost varied greatly,  
 12 depending on the extent of soil contamination.  
 13 In its work of site prep and  
 14 remediation, CNI will comply with Chicago's  
 15 requirements on MBE and WBE contract participation,  
 16 with the requirements of Chicago city residency  
 17 ordinance, and with the requirements that all  
 18 construction jobs are paid the prevailing wage.  
 19 This is the time line for both  
 20 aspects of the residential development. The dates  
 21 in green relate to this presentation.  
 22 Here, again, are the two home types  
 23 to be built and prepped on the prepped and  
 24 remediated lots. The home on the left is a

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1 standard construction type home. On the right is a  
 2 modular home.  
 3 And that concludes the presentation.  
 4 COMMISSIONER COX: Mr. O'Donnell, this is  
 5 Commissioner Cox. Could you just end on the images  
 6 of the two houses? Thank you.  
 7 MR. O'DONNELL: Madam Chairman?  
 8 CHAIRWOMAN NEWSOME: Yes. Is there a member  
 9 of Alderman Michael Scott or Alderman Michael Scott  
 10 present and would like to have remarks?  
 11 If not, again no written statements  
 12 from the public have been timely submitted on this  
 13 matter, and no members of the public timely signed  
 14 up to speak on this matter.  
 15 At this time I will entertain  
 16 questions or comments from the commissioners.  
 17 Do we have any questions or comments?  
 18 COMMISSIONER CURTIS: Madam Chairman, this is  
 19 Curtis.  
 20 CHAIRWOMAN NEWSOME: Yes.  
 21 COMMISSIONER CURTIS: Commissioner Curtis.  
 22 I'm just questioning, do I  
 23 understand that there are 27 lots that are making  
 24 up the 5.3 million?

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1 MR. O'DONNELL: So the development is 100  
 2 lots.  
 3 COMMISSIONER CURTIS: But there are 27 that  
 4 need environmental remediation?  
 5 MR. O'DONNELL: No. There were 27 at one  
 6 point that needed no remediation but still need  
 7 site prep work.  
 8 COMMISSIONER CURTIS: I'm sorry. I  
 9 misunderstood. Thank you. Much better. Thank you.  
 10 CHAIRWOMAN NEWSOME: Are there any additional  
 11 questions or comments from commissioners?  
 12 COMMISSIONER THOMAS: Madam Chairman, Latasha  
 13 Thomas.  
 14 CHAIRWOMAN NEWSOME: Yes, Commissioner.  
 15 COMMISSIONER THOMAS: The plan that we  
 16 approved in June, was that for 250 city lots for a  
 17 thousand homes?  
 18 MR. O'DONNELL: It was the first front -- a  
 19 thousand homes is the big plan. I believe you  
 20 first approved 100 lots.  
 21 COMMISSIONER THOMAS: 100 of the 250 lots.  
 22 MR. O'DONNELL: Yes.  
 23 CHAIRWOMAN NEWSOME: Any additional questions  
 24 or comments from commissioners?

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1 COMMISSIONER COX: This is Commissioner Cox.  
 2 CHAIRWOMAN NEWSOME: Commissioner Cox?  
 3 COMMISSIONER COX: Yes, thank you,  
 4 Mr. O'Donnell and the House for bringing this  
 5 forward. I didn't -- there are a few things that I  
 6 think are revealed here which is probably helpful  
 7 for the commission to see because we have a -- the  
 8 city, the planning department specifically manages  
 9 the sale -- sales of city-owned lots, and we have a  
 10 lot of them, in the thousands. We don't have a lot  
 11 of them that are clean.  
 12 So while we have an enormous  
 13 inventory, the pipeline of lots that get in the  
 14 hands of developers who can build homes and make  
 15 these contributing to our tax -- our taxes and our  
 16 real estate of the city, there's a really long and  
 17 arduous journey of getting these -- and getting  
 18 these lots prepared for that for sale.  
 19 And I think the chart, I think it  
 20 was slide 6, underscores just how much it costs to  
 21 clean a lot to then put an affordable housing on it  
 22 that then has to sell at a value that is accessible  
 23 to those who are desiring homeownership.  
 24 So the numbers are working against

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1 us. The environmental cost is working against us.  
 2 And but I think that we are at a pivot point where  
 3 with appropriate resources that are coming from the  
 4 federal government, and I'm speaking specifically  
 5 about the American Rescue Plan dollars of which we  
 6 have asked for millions to be able to go in and  
 7 clean up these lots, and other resources that are  
 8 not TIF dependent, that the administration is  
 9 looking at -- I think we will be looking at moving  
 10 not dozens of lots into redevelopment, but hundreds  
 11 of lots.  
 12 But they will come at a significant  
 13 price tag, so I just appreciate the housing  
 14 department going out and trying to estimate and  
 15 project what these are going to cost. It's not an  
 16 exact science. We don't know how dirty some of  
 17 them will be, and which of these three columns are  
 18 going to be called on, but this is about as close  
 19 as I've seen since I've been here where Department  
 20 of Housing is really trying to quantify the costs,  
 21 so much so that they can allocate a TIF request  
 22 before the work is done.  
 23 So I think that's what we're seeing,  
 24 and I don't think it's going to be a one-off. I

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1 think it's going to be the beginning of what we  
 2 hope to be moving many, many, many more of these  
 3 lots into hands of community developers that can  
 4 develop -- redevelop them for us.  
 5 So just a little bit of context.  
 6 CHAIRWOMAN NEWSOME: Thank you, Commissioner  
 7 Cox.  
 8 Are there any other questions from  
 9 commissioners at this time?  
 10 If there are no further questions, I  
 11 want to thank you, Brian, and we will now move on  
 12 to the next agenda item.  
 13 MR. O'DONNELL: Thank you, Ms. Newsome.  
 14 CHAIRWOMAN NEWSOME: Let's see.  
 15 MR. O'CONNELL: Let me know if you can see my  
 16 PowerPoint slide.  
 17 CHAIRWOMAN NEWSOME: Jim, whenever you're  
 18 ready.  
 19 MR. O'CONNELL: Great. So good afternoon,  
 20 Vice Chair Newsome and members of the commission.  
 21 For the record, my name is Jim O'Connell, and I'm  
 22 an underwriter with the Department of Housing for  
 23 multi-family finance team here today to present  
 24 Conservatory Apartments located at 414 North

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1 Central Park Avenue in the Humboldt Park community  
 2 area, 27th ward, with Walter Burnett, Jr., as  
 3 alderman.  
 4 Alderpersons Burnett, Mitts, and  
 5 Ervin are aware of the project and have been  
 6 notified as it's progressed to a pick and on CDC.  
 7 So here's the project's location.  
 8 It's a lot located between Central Park Boulevard  
 9 and Monticello Avenue. The redevelopment involves  
 10 the new construction of 43 SRO apartments on vacant  
 11 land that formerly was used as a parking lot for  
 12 Laura Woods School, which was closed --  
 13 (Unidentified interruption.)  
 14 MR. O'CONNELL: I'm sorry?  
 15 Okay, which was closed by the  
 16 Chicago Board of Education in 2013. Directly south  
 17 of the railroad embankment is the Garfield Park  
 18 Conservatory, hence the name of the project.  
 19 There's a number of transit options  
 20 for residents: Principally CTA Conservatory Green  
 21 Line station, which is located two blocks south  
 22 along Central Park Avenue.  
 23 And for site context, here's a view  
 24 looking east -- I'm sorry -- southeast from

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1 Monticello with the former high school to the  
 2 right -- or I'm sorry -- former school to the  
 3 right. And that car driving by is on Central Park  
 4 Avenue.  
 5 So Conservatory came through DOH's  
 6 2019 round, and while well received, ultimately was  
 7 not chosen due to other funding priorities that  
 8 year. They have since applied to IHDA's funding  
 9 round where they received 6.9 million in federal  
 10 trust funds and are now back with the TIF request  
 11 not to exceed 3.5 million.  
 12 The project will be a four-story new  
 13 construction building comprised entirely of studios  
 14 with deep affordability skew. 22 units will be at  
 15 30 percent AMI, with the remaining 21 at  
 16 60 percent AMI. And the project is partnering with  
 17 the nonprofit Deborah's Place to provide permanent  
 18 supportive housing. So it will serve homeless  
 19 individuals with chronic disabilities, as well as  
 20 individuals from the Illinois State Referral  
 21 network.  
 22 Deborah's Place will have an  
 23 assigned case manager who will conduct program  
 24 intake and initial assessment, ongoing assessment

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1 of needs and strengths for each resident,  
 2 comprehensive goal plans, linkage to resources,  
 3 assistance in obtaining benefits and/or employment  
 4 counseling, advocacy, transportation, and crisis  
 5 intervention.  
 6 As an interesting note, the project  
 7 will meet all of the passive house requirements,  
 8 meaning it will contain a very small heating plant  
 9 and air-conditioning plant due to an airtight  
 10 design, decreasing the building's reliance on  
 11 fossil fuels, and it will be certified by the  
 12 Passive Housing Institute. This will be one of the  
 13 few in the city, if I'm not mistaken at least  
 14 within DOH's portfolio.  
 15 There's no commercial component, but  
 16 other features include ground floor property  
 17 management, social service offices, central  
 18 laundry, a bike room, as well as a community garden.  
 19 So the owner and developer is a  
 20 project specific entity named Conservatory  
 21 Apartments, LLC. But in effect, it's Interfaith  
 22 Housing Development Corporation with Perry Vietti  
 23 acting as PM.  
 24 The general contractor is still TBD

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1 at this point, but they are in the process of  
 2 bidding out to three separate entities, which is  
 3 DOH policy. And per the developer, one of the GCs  
 4 they are reaching out to is an MBE firm.  
 5 As required, the developer has  
 6 submitted MBE and WBE solicitation letters to  
 7 minority associations letting them know of the  
 8 project and welcoming them to bid.  
 9 So far as community engagement goes,  
 10 the developer hosted a virtual meeting with  
 11 neighbors in late August, and a second meeting was  
 12 held yesterday on September 13th, but a great deal  
 13 of the community engagement occurs via Deborah's  
 14 Place. They have regular meetings with community  
 15 groups, such as the Garfield Park Coalition For  
 16 Sustainability and Affordability and the Community  
 17 Advisory Council. And also Alderman Burnett is  
 18 supportive of the project.  
 19 So here's the capital stack with  
 20 sources on the left, uses on the right. Please let  
 21 me know if you have any questions.  
 22 Their operational costs are in line  
 23 with DOH expectations and per unit construction  
 24 costs are favorable to DOH standards.

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1 The project does need to close by  
 2 this December though. Otherwise, it jeopardizes  
 3 half of IHDA's 6.9 million in committed funding.  
 4 So IHDA again is using federal trust fund dollars  
 5 of which half need to be committed to a project  
 6 with a construction start before December 31st.  
 7 The TIF not to exceed amount comes  
 8 in at 3.5 or 29 percent TDC, and we are aware it  
 9 goes above the preferred limit of 20 percent, but  
 10 there are a couple strong cases for this.  
 11 The first is, you know, DOH simply  
 12 cannot use HOME, CDBG, or AHOF funding because that  
 13 would have required the project to come through our  
 14 QAP round, and we're not projected to announce the  
 15 awardees until mid to late December -- or early to  
 16 mid December. So it would not have been feasible  
 17 to close this project in time without, you know,  
 18 losing IHDA funding.  
 19 And secondly, it's the AMI  
 20 population served. With income -- with incomes  
 21 that low and no outside -- with incomes that low,  
 22 you simply can't charge higher rents. So the  
 23 developer can't take on a larger first mortgage  
 24 since cash flow to repay is limited.

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1 And to continue on with financing,  
 2 the current TIF ask is below the estimated  
 3 5.2 million in eligibles. And since the developer  
 4 will adhere to MBE/WBE and city residency  
 5 requirements, there's an estimated minority and  
 6 female participation minimum of 2.8 million and  
 7 650,000 respectively.  
 8 And here's the breakout of the units  
 9 mentioned on the project summary slide. Again,  
 10 you'll note the deep affordability skew. And just  
 11 for context, an individual at 30 percent AMI makes  
 12 19,600 a year, and someone at 50 percent AMI is  
 13 32,650.  
 14 And finally, here's the latest  
 15 rendering, which DPD has recently signed off on and  
 16 which the developer's begin to bid out.  
 17 That concludes my presentation.  
 18 Please let me know if you have any question.  
 19 CHAIRWOMAN NEWSOME: Commissioners, for the  
 20 record, Mr. James O'Connell also from the  
 21 Department of Housing is requesting that the CDC  
 22 give authority for the Department of Housing to  
 23 negotiate a redevelopment agreement with  
 24 Conservatory Apartments, LLC, or an affiliated



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1 entity, to develop property located at 414 North  
 2 Central Park Avenue in the Chicago/Central Park tax  
 3 increment financing redevelopment project area, and  
 4 to recommend to the City Council of the City of  
 5 Chicago the designation of Conservatory Apartments,  
 6 LLC, or an affiliated entity, as the developer.  
 7 At this time, what I'd like to do is  
 8 ask if Alderman Walter Burnett or a representative  
 9 is present and would like to have comments on this  
 10 project.  
 11 (No response.)  
 12 If not, we will proceed to questions  
 13 from the commissioners.  
 14 Commissioners, any questions or  
 15 comments?  
 16 COMMISSIONER THOMAS: Alderman, La -- oh,  
 17 Commissioner, Latasha Thomas. Oh, that was more  
 18 than six years ago.  
 19 CHAIRWOMAN NEWSOME: Yes, it was.  
 20 COMMISSIONER THOMAS: I have some questions.  
 21 CHAIRWOMAN NEWSOME: Okay. Proceed.  
 22 COMMISSIONER THOMAS: The first one is do we  
 23 have Alderman Burnett's approval of this somewhere?  
 24 MR. O'CONNELL: Yes, correct. His letter of

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1 support was included in the CDC package, yes.  
 2 COMMISSIONER THOMAS: Okay. I'll take a look  
 3 at it again because I didn't think I saw it.  
 4 MR. O'CONNELL: If not, I can absolutely  
 5 forward that.  
 6 COMMISSIONER THOMAS: Is it in the packet  
 7 that -- your presentation packet?  
 8 MR. O'CONNELL: It should have been. Let me  
 9 see.  
 10 CHAIRWOMAN NEWSOME: Let me just ask, Jim, do  
 11 you have it handy to share possibly?  
 12 MR. O'CONNELL: Yeah, let me pull it up right  
 13 now.  
 14 CHAIRWOMAN NEWSOME: Thank you.  
 15 MR. O'CONNELL: Sorry, internet's a little  
 16 slow when you're streaming.  
 17 CHAIRWOMAN NEWSOME: I understand.  
 18 COMMISSIONER THOMAS: That was supposed to be  
 19 the easiest question for me.  
 20 MR. O'CONNELL: I know. I'm worried.  
 21 COMMISSIONER WHEAT: I think it's on  
 22 page 33 of the whole package.  
 23 MR. O'CONNELL: Are you able to see that?  
 24 CHAIRWOMAN NEWSOME: Yes, we are.

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1 COMMISSIONER THOMAS: Got it. Thanks,  
 2 Commissioner Wheat.  
 3 My other question, maybe that's in  
 4 the packet too and I just moved through it too  
 5 fast, is the MBE and WBE organizations that you  
 6 sent -- that the developer sent information on for  
 7 bids, do you know if any of them responded?  
 8 Because that was July.  
 9 MR. O'CONNELL: I do not have that answer if  
 10 they responded, you know, whether or not they  
 11 intend to bid. I think all but one, they -- the  
 12 developer was able to get a certified mail receipt  
 13 notifying that they received the package, which is  
 14 what we required in our package as well.  
 15 COMMISSIONER THOMAS: Okay. Yeah, I saw  
 16 that. I see the receipt.  
 17 I'm just wondering if there's any  
 18 interest from the MBEs or WBEs. Is the developer  
 19 here?  
 20 MR. O'CONNELL: The developer is here. If  
 21 the commission is not opposed to it, he would be  
 22 able to answer that question.  
 23 COMMISSIONER THOMAS: Madam Chairman, I think  
 24 that's who would be best to answer whether --

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1 CHAIRWOMAN NEWSOME: Okay, we'll open the  
 2 floor.  
 3 MR. O'CONNELL: For tech support, that is  
 4 Perry Vietti.  
 5 CHAIRWOMAN NEWSOME: We'll open the floor,  
 6 and if the panelist will identify themselves for  
 7 the record.  
 8 MR. O'CONNELL: I no longer see Perry Vietti  
 9 as on the call, I'm afraid.  
 10 MR. VIETTI: Sorry, I was muted. I  
 11 apologize. Good afternoon, Vice Chair Newsome and  
 12 Commissioners. This is Perry Vietti, president of  
 13 Interfaith Housing.  
 14 Let's see. I already forgot your  
 15 question. It relates to the MBE, correct. So we  
 16 bid out the -- we don't have construction drawings  
 17 yet. We have initial drawings. And it was bid out  
 18 to three general contractors. Ujamaa is the one of  
 19 the three that is MBE, and I expect to get a packet  
 20 from them by Friday of this week.  
 21 CHAIRWOMAN NEWSOME: Does that answer your  
 22 question, Commissioner Thomas? Ms. Thomas, does  
 23 that answer your question?  
 24 COMMISSIONER THOMAS: Kind of. It seemed

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1 like he was competing with somebody else talking  
 2 over, so I didn't hear clearly.  
 3 CHAIRWOMAN NEWSOME: That is correct. I'm  
 4 going to ask that all other panelists,  
 5 commissioners, please, if you'll mute your phones  
 6 or your computers.  
 7 Then, Mr. Perry, would you please  
 8 repeat your prior comment.  
 9 MR. VIETTI: Sure. I'm sorry about that.  
 10 So we bid the initial set of  
 11 architectural drawings to three contractors, one of  
 12 which is an MBE, and that MBE is Ujamaa  
 13 Construction.  
 14 COMMISSIONER THOMAS: Okay.  
 15 MR. VIETTI: It's an organization that just  
 16 completed a building for us in West Englewood.  
 17 COMMISSIONER THOMAS: I know them well. So  
 18 that's great. That wasn't my question, but that's  
 19 great information.  
 20 My question was: Had you gotten any  
 21 responses from the letters that you sent out to the  
 22 WBE or MBE organizations?  
 23 MR. VIETTI: Other than the receipts that  
 24 come back, there was one conversation I had with

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1 the gentleman from -- I believe it was African  
 2 American Contractors United. So we had a lengthy  
 3 conversation, and he talked about how he subbed  
 4 with some of the -- you know, some of the subs that  
 5 work with him had worked with -- McShane  
 6 Construction is one of the organizations that, you  
 7 know, we bid it out to. And then Henry Brothers is  
 8 the other.  
 9 So we had an initial conversation,  
 10 but that's the only one.  
 11 COMMISSIONER THOMAS: Thank you.  
 12 My last question is more of a  
 13 comment for Commissioner Cox, and maybe he can talk  
 14 with his colleague at Housing, about how we get --  
 15 we can get these organizations to do more than -- I  
 16 mean, it's not really clear who received the  
 17 letters, probably some secretary or somebody in the  
 18 office. But if you're not getting any good  
 19 responses from any of these contractors in the  
 20 organizations, then it's just a checkmark.  
 21 It's something to think about. I'm  
 22 not criticizing Jim or anybody. It's just what I'm  
 23 hearing is the letters went out as required. They  
 24 came back, somebody accepted it, but the true

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1 responses are coming from somewhere else.  
 2 COMMISSIONER COX: Madam Chair, may I?  
 3 CHAIRWOMAN NEWSOME: Yes.  
 4 COMMISSIONER COX: I would -- I think the  
 5 point about, you know, what proactively can be done  
 6 on the part of the developer to not only make  
 7 available the opportunity but to, you know, promote  
 8 and solicit their participation, I think that's a  
 9 fair comment. And I don't know within the capacity  
 10 of the housing department or the planning  
 11 department to more aggressively bring them to the  
 12 table from a regulatory perspective in terms of  
 13 what more can we assure that they do versus what is  
 14 voluntary. I think that's a conversation that is  
 15 certainly worth having.  
 16 I can't really speak for DOH, but I  
 17 meet regularly with Commissioner Novara, and I will  
 18 bring it to her attention. Because I do think  
 19 there's a difference between checking a box and  
 20 actively soliciting diverse respondents.  
 21 But again, other than encouraging,  
 22 I'd be curious, you know, what the city -- what  
 23 incentives the city actually has to do to go beyond  
 24 encouragement.

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1 COMMISSIONER THOMAS: Yeah. I'm putting it  
 2 out there. If you all want to talk to me, you  
 3 know, on a side note about it, I may have some  
 4 thoughts. But I just bring it up, because for me,  
 5 it's just a checkmark right now.  
 6 Thank you, Commissioner Cox.  
 7 COMMISSIONER COX: Uh-hmm.  
 8 CHAIRWOMAN NEWSOME: Thank you, Commissioner  
 9 Thomas.  
 10 Are there any other questions or  
 11 comments on the part of our commissioners?  
 12 COMMISSIONER WHEAT: Question from  
 13 Commissioner Wheat.  
 14 CHAIRWOMAN NEWSOME: Okay.  
 15 COMMISSIONER WHEAT: I guess this is -- I'm  
 16 not sure if this question is for staff or for the  
 17 developer.  
 18 So first, with respect to time line,  
 19 the staff report included a statement that  
 20 construction needed to start before the end of the  
 21 year due to the state loan.  
 22 Can you walk through the  
 23 construction time line and what potential risk is  
 24 this if you will not be able to break ground before

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1 12/31?  
 2 MR. O'CONNELL: Yeah, absolutely.  
 3 So today is the deadline for our  
 4 package for October Council introduction. And I  
 5 mean that to say should we have a favorable outcome  
 6 from CDC today, we will submit our package. We  
 7 will then intro in October session, come out in  
 8 November session, and then typically a closing time  
 9 line to go through loan agreements, regulatory  
 10 agreements, you know, TIF RDAs, all that. It's  
 11 about two months, so we're going to really be  
 12 pushing it to close by December 31st.  
 13 I spoke with IHDA, and my  
 14 understanding is, you know, if this should not  
 15 close by 12/31, IHDA will have money to fill in  
 16 that second half, half of the federal funds have to  
 17 be in a -- for a building that starts construction  
 18 by 12/31.  
 19 Worst case, they would be able to  
 20 provide other funds. So there will not be a hole  
 21 in the budget, but as a related agency, we always  
 22 try to do everything we can to make sure that  
 23 they -- they're not -- because I mean, if they have  
 24 to then substitute with other funds, that's to the

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1 detriment of other projects in the pipeline. So  
 2 we're going to do everything we can to make sure  
 3 construction starts by 12/31.  
 4 CHAIRWOMAN NEWSOME: Commissioner Wheat, did  
 5 that answer your question?  
 6 COMMISSIONER WHEAT: Yes. And Madam Chair,  
 7 one additional question if I may.  
 8 In the staff report, there's a  
 9 mention of passive house design on the project as  
 10 well.  
 11 And I guess two questions related to  
 12 that is, One, what was -- I'm just curious for the  
 13 motivation on passive house design for this project.  
 14 And then secondly, what does that  
 15 design do to the cost? I've seen passive house at  
 16 least in the Chicagoland area more for single  
 17 family homes and not as much for apartments.  
 18 MR. O'CONNELL: Yeah, absolutely.  
 19 So when submitting to IHDA's round,  
 20 IHDA has a scoring system, unlike Department of  
 21 Housing, and they -- a project receives additional  
 22 points if they do passive housing. So this made it  
 23 more marketable to IHDA, as well as the long-term  
 24 OpEx of the budget. If you have less heating and

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1 air costs over time, you need -- you can support  
 2 more debt, and you can support lower rents. So it  
 3 helps the long-term affordability and maintenance  
 4 of the building. I would have to assume upfront  
 5 costs are higher.  
 6 I would leave it to Perry, if it's  
 7 okay, to explain what the delta would be. If this  
 8 were not passive house, how much more -- how much  
 9 less this project would cost.  
 10 MR. VIETTI: Well, I think passive house, at  
 11 least in this area is somewhat --  
 12 CHAIRWOMAN NEWSOME: Perry, would you please  
 13 reidentify yourself?  
 14 MR. VIETTI: I apologize. Perry Vietti,  
 15 president of Interfaith Housing Development  
 16 Corporation.  
 17 So there's certainly debates about  
 18 whether passive house is less costly or not. You  
 19 know, you're putting a lot of money into the skin  
 20 of the building to have a super tight envelope so  
 21 the building doesn't leak, so that costs more money.  
 22 But on the other side, you have a  
 23 smaller heating and air-conditioning plant because  
 24 the building is going to need less, you know,

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1 created heat and air-conditioned air.  
 2 So you know, you talk to  
 3 contractors, they say it's more expensive. You  
 4 talk to architects, they say it's not. I don't  
 5 think the delta is very clear with multifamily, at  
 6 least around here. You know, I think in our budget  
 7 it's probably, you know, at least from what the  
 8 initial contractor bid that I got about a 7 percent  
 9 delta from what it would be if we just did a full  
 10 conventional normal insulation that is standard in  
 11 Chicago today.  
 12 COMMISSIONER WHEAT: Thank you for that.  
 13 And maybe just one other note for  
 14 Commissioner Cox. I know that there's been some  
 15 work happening in the Mayor's Office and with  
 16 outside stakeholders on a building decarbonization  
 17 plan for the city, and identifying, you know,  
 18 projects that would -- that are intentionally  
 19 designed or around a reduction in carbon footprint,  
 20 especially in terms of energy use. And so this  
 21 would probably be a good project to highlight for  
 22 that for that working group as well.  
 23 COMMISSIONER COX: Absolutely. Thanks for  
 24 highlighting that.

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1 CHAIRWOMAN NEWSOME: Commissioners, do we  
 2 have any additional questions?  
 3 If there are no further questions or  
 4 comments, I will call the item to a vote.  
 5 The resolution before us requests  
 6 the CDC's authority and approval to allow the  
 7 Department of Housing to negotiate a redevelopment  
 8 agreement with Conservatory Apartments, LLC, or an  
 9 affiliated entity to redevelop property located at  
 10 414 North Central Park Avenue in the  
 11 Chicago/Central Park Tax Increment Financing  
 12 redevelopment project area, and to recommend to the  
 13 City Council of the City of Chicago the designation  
 14 of Conservatory Apartments, LLC, or an affiliated  
 15 entity as developer.  
 16 Do I have a motion?  
 17 COMMISSIONER WHEAT: So moved, Commissioner  
 18 Wheat.  
 19 CHAIRWOMAN NEWSOME: Motioned by Commissioner  
 20 Wheat.  
 21 Is there a second?  
 22 COMMISSIONER BUFORD: Second, Buford.  
 23 CHAIRWOMAN NEWSOME: Seconded by Commissioner  
 24 Buford.

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1 At this time, I will now call the  
 2 roll. In accordance with the Open Meetings Act,  
 3 all votes are to be conducted by roll call so that  
 4 each member's vote on each issue can be identified  
 5 and recorded.  
 6 Please signify your vote of approval  
 7 on the motion by saying yes, no, or abstain.  
 8 Commissioner Brooks.  
 9 COMMISSIONER BROOKS: Yes.  
 10 CHAIRWOMAN NEWSOME: Commissioner Buford.  
 11 COMMISSIONER BUFORD: Yes.  
 12 CHAIRWOMAN NEWSOME: Commissioner Cepeda is  
 13 not present.  
 14 Commissioner Cox.  
 15 COMMISSIONER COX: Yes.  
 16 CHAIRWOMAN NEWSOME: Commissioner Curtis.  
 17 COMMISSIONER CURTIS: Yes.  
 18 CHAIRWOMAN NEWSOME: Commissioner Davis is  
 19 not present.  
 20 Commissioner Griggs is not present.  
 21 Commissioner Rhodes.  
 22 COMMISSIONER RHODES: Yes.  
 23 CHAIRWOMAN NEWSOME: For the record, please  
 24 note that Commissioner Rhodes is present.

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1 Commissioner Thomas.  
 2 COMMISSIONER THOMAS: Yes.  
 3 CHAIRWOMAN NEWSOME: Commissioner Wheat.  
 4 COMMISSIONER WHEAT: Yes.  
 5 CHAIRWOMAN NEWSOME: Commissioner Butler is  
 6 not present.  
 7 And Vice Chair Commissioner Newsome  
 8 votes yes.  
 9 I have 8 in favor, zero opposed.  
 10 The motion passes.  
 11 Thank you very much, Mr. O'Connell.  
 12 MR. O'CONNELL: Thank you.  
 13 CHAIRWOMAN NEWSOME: Thank you, Mr. Peter.  
 14 Thank you, Commissioners.  
 15 At this time, I would like to  
 16 request a motion to adjourn.  
 17 Do we have a motion?  
 18 COMMISSIONER CURTIS: So moved, Curtis.  
 19 CHAIRWOMAN NEWSOME: Moved by Commissioner  
 20 Curtis.  
 21 Do I have a second?  
 22 COMMISSIONER BROOKS: Second, Commissioner  
 23 Brooks.  
 24 CHAIRWOMAN NEWSOME: Seconded by Commissioner

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1 Brooks.  
 2 All in favor, signify by saying aye  
 3 or yes.  
 4 (Chorus of ayes.)  
 5 CHAIRWOMAN NEWSOME: Anyone opposed may say  
 6 no.  
 7 No one opposed, the yeas have it,  
 8 and this meeting stands adjourned.  
 9 Thank you, Commissioners, for your  
 10 presence and your participation. Thank you to  
 11 staff. And at this time, we are adjourned.  
 12 (The proceedings adjourned at  
 13 1:48 p.m.)  
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REPORTER'S CERTIFICATE

I, Katie K. Elliott, do hereby certify that I reported in shorthand the proceedings of said hearing as appears from my stenographic notes so taken and transcribed under my direction.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Chicago, Illinois, this 30th day of September 2021.



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