

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting
February 8, 2022

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

Vice-Chair Shirley Newsome called the meeting to order at 1:05 p.m. and then undertook a roll call to establish the presence of a quorum.

Present

Chris Wheat, Secretary
Robert Buford
Adela Cepeda
Grace Chan McKibben
Leslie Davis
Jacqueline Gomez
Latasha Thomas
Ivette Trevino
Shirley Newsome, Vice Chair

Late

None

Not Present

Gwendolyn Hatten Butler, Chair
Marc Brooks
Maurice Cox
Dwight Curtis
Cornelius Griggs
Eileen Rhodes

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

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

II. APPROVAL OF MINUTES OF THE JANUARY 18th MEETING

Motioned by Thomas, seconded by Cepeda, Approved 9-0-6
Yeas: Wheat, Buford, Cepeda, Chan McKibben, Davis, Gomez, Thomas, Trevino, Newsome. Abstain/Not Present: Butler, Brooks, Cox, Curtis, Griggs, Rhodes.

III. NEW BUSINESS

A. PROPOSED CICERO/STEVENSON TIF REDEVELOPMENT PROJECT AREA (WARD 22)

Accept for review the feasibility study and redevelopment plans for a proposed new Cicero/Stevenson Tax Increment Financing Redevelopment Project Area and set dates for a public meeting of the Joint Review Board and a public hearing.

Beth McGuire

Motioned by Thomas, seconded by Trevino, Approved 9-0-6

Yeas: Wheat, Buford, Cepeda, Chan McKibben, Davis, Gomez, Thomas, Trevino, Newsome. Abstain/Not Present: Butler, Brooks, Cox, Curtis, Griggs, Rhodes.

22-CDC-4

B. PULASKI INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 26)

Request authority for the Department of Housing to negotiate a redevelopment agreement with Encuentro Square I SLP LLC and Encuentro Square II SLP LLC, or an affiliated entity, or an entity acceptable to the Commissioner of the Department of Planning and Development, for redevelopment of the property located at 3745 W Cortland Street in the Pulaski Industrial Corridor Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Encuentro Square I SLP LLC and Encuentro Square II SLP LLC, or an affiliated entity, as Developer.

James O'Connell

Motioned by Cepeda, seconded by Chan McKibben, Approved 9-0-6

Yeas: Wheat, Buford, Cepeda, Chan McKibben, Davis, Gomez, Thomas, Trevino, Newsome. Abstain/Not Present: Butler, Brooks, Cox, Curtis, Griggs, Rhodes.

22-CDC-5

C. MIDWEST REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority to designate C40 Preservation Associates LP as the successful respondent and to reject all other responses to the RFP issued by the Department of Planning and Development in October 1, 2018 for the purchase and redevelopment of the property located at 209 S. Kedzie and 3737-57 W. Fifth Avenue in the Midwest Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the sale of the property to the successful respondent; and request authority to negotiate a redevelopment agreement with C40 Preservation Associates LP and to recommend to the City Council of the City of Chicago the designation of C40 Preservation Associates LP or related entity as Developer.

Dinah Wayne

Motioned by Wheat seconded by Davis. Approved 9-0-6

Yeas: Buford, Cepeda, Chan McKibben, Wheat, Davis, Gomez, Thomas, Trevino, Newsome. Abstain/Not Present: Butler, Brooks, Cox, Curtis, Griggs, Rhodes.

22-CDC-6

D. MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 29)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Workers for Christ Ministries Apostolic Church for the disposition of the property located at 508-510 S. Cicero Avenue in the Midwest Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Workers for Christ Ministries Apostolic Church if no responsive alternative proposals are received.

James Michaels

Motioned by Cepeda seconded by McKibben Approved 9-0-6

Yeas: Buford, Cepeda, Chan McKibben, Wheat, Davis, Gomez, Thomas, Trevino, Newsome. Abstain/Not Present: Butler, Brooks, Cox, Curtis, Griggs, Rhodes.

22-CDC-7

IV. ADJOURNMENT