

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting, 1:00 PM
March 8th, 2022

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

Chairwomen Butler called the meeting to order at 1:03 p.m. and then undertook a call of the roll to establish the presence of a quorum.

Present

Gwendolyn Hatten Butler, Chair
Shirley Newsome, Vice Chair
Robert Buford
Grace Chan McKibben
Maurice Cox
Dwight Curtis
Latasha Thomas
Ivette Trevino

Late

None

Not Present

Chris Wheat, Secretary
Marc Brooks
Adela Cepeda
Leslie Davis
Jacqueline Gomez
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 FEBRUARY 8th MEETING

Motioned by Thomas, seconded by Buford, Approved 5-0-10

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

III. NEW BUSINESS

A. FULLERTON/MILWAUKEE TIF REDEVELOPMENT PROJECT AREA (WARD 1)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with BR Congress Owner, LLC for redevelopment of the property located at 2135 N Milwaukee Ave in the Fullerton Milwaukee Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of BR Congress Owner, LLC as Developer.

William Grams

Motioned by Cox, seconded by Buford, Approved 7-1-7 Yeas: Newsome, Buford, Chan McKibben, Cox, Thomas, Trevino, Butler. Nays: Curtis. Abstain/Not Present: Wheat, Brooks, Cepeda, Davis, Gomez, Griggs, Rhodes

22-CDC-8

B. HARRISON/CENTRAL TIF REDEVELOPMENT PROJECT AREA (WARD 29)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with B.U.I.L.D. Incorporated for redevelopment of the property located at 5100 W. Harrison, in the Harrison/Central Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of B.U.I.L.D. Incorporated as Developer.

Beth McGuire

Motioned by Buford, seconded by Trevino Approved 8-0-7 Yeas: Newsome, Buford, Butler, Chan McKibben, Cox, Curtis, Thomas, Trevino, Butler. Abstain/Not Present: Wheat, Brooks, Cepeda, Davis, Gomez, Griggs, Rhodes.

22-CDC-9

IV. ADJOURNMENT

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MEETING OF THE
COMMUNITY DEVELOPMENT COMMISSION

Zoom Video Teleconference

Tuesday, March 8, 2022
1:00 p.m.

- GWENDOLYN HATTEN BUTLER, Chair
- SHIRLEY NEWSOME, Vice Chair
- MAURICE COX
- DWIGHT CURTIS
- ROBERT BUFORD
- GRACE CHAN McKIBBEN
- LATASHA THOMAS
- IVETTE TREVINO

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

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1 CHAIRWOMAN BUTLER: We have Bob, so we're
 2 good to go and we have a quorum. So let's get
 3 started.
 4 Good afternoon, and welcome to the
 5 March 8th regular meeting of the Community
 6 Development Commission of Chicago.
 7 I am Gwendolyn Hatten Butler, chair
 8 of the CDC and the host of today's virtual meeting.
 9 On March 4, 2022, Governor Pritzker
 10 renewed his executive order proclaiming that all
 11 counties in the State of Illinois are in a disaster
 12 area. Section 7 of the Illinois Open Meetings Act
 13 allows the CDC, along with other city boards and
 14 commissions, to host virtual meetings during this
 15 COVID-19 public health emergency, provided that
 16 certain conditions are met.
 17 One of these conditions is that the
 18 chair of this Commission determines that an
 19 in-person meeting on the scheduled meeting date
 20 would not be practical or prudent.
 21 To ensure that today's virtual
 22 meeting meets all conditions of the Open Meetings
 23 Act, I am hereby making the determination pursuant
 24 to section 7(e)(2) of the act that due to the

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1 COVID-19 public health emergency an in-person
 2 meeting would not have been practical or prudent
 3 today. Therefore, in accordance with the
 4 Commission's emergency rules, this meeting is being
 5 held virtually on Zoom and can be viewed live via
 6 the Commission's website.
 7 A court reporter is present today to
 8 record the proceedings.
 9 Commissioners, you have all been
 10 designated as panelists, which means that you will
 11 be able to control your microphone. Please
 12 remember to place your microphone on mute unless
 13 you need to speak. If you want to be recognized by
 14 the Chair, please activate the "raise your hand"
 15 feature and you will be called in order.
 16 The agenda for today's meeting was
 17 posted on March 2nd, both online at the CDC's
 18 website and physically in City Hall.
 19 I will now begin the meeting with a
 20 call of the roll. Commissioners, when your name is
 21 called, please turn your microphone on, respond by
 22 saying present, and please also indicate that you
 23 can hear me.
 24 Vice Chair Newsome.

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1 VICE CHAIR NEWSOME: Here, and I can hear you.
 2 CHAIRWOMAN BUTLER: Secretary Wheat.
 3 Commissioner Brooks.
 4 (Brief interruption.)
 5 VICE CHAIR NEWSOME: I'm sorry. I am doing
 6 double duty, which I should not be doing.
 7 CHAIRWOMAN BUTLER: Okay. If you could place
 8 us on mute while you take care of that other
 9 matter, that would be great.
 10 VICE CHAIR NEWSOME: Thank you. I'm sorry.
 11 CHAIRWOMAN BUTLER: That's okay.
 12 Commissioner Brooks.
 13 Commissioner Buford.
 14 COMMISSIONER BUFORD: Here, and I can hear
 15 you.
 16 CHAIRWOMAN BUTLER: Thank you.
 17 Commissioner Cepeda.
 18 Commissioner Chan McKibben.
 19 COMMISSIONER CHAN MCKIBBEN: Here, and I can
 20 hear you.
 21 CHAIRWOMAN BUTLER: Commissioner Cox.
 22 COMMISSIONER COX: Here. I can see you and
 23 hear you.
 24 CHAIRWOMAN BUTLER: Commissioner Curtis.

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1 COMMISSIONER CURTIS: Here, and I can hear
 2 you.
 3 CHAIRWOMAN BUTLER: Commissioner Davis.
 4 Commissioner Gomez.
 5 Commissioner Griggs.
 6 Commissioner Rhodes.
 7 Commissioner Thomas.
 8 COMMISSIONER THOMAS: Present, and I can hear
 9 you.
 10 CHAIRWOMAN BUTLER: Commissioner Trevino.
 11 COMMISSIONER TREVINO: Present, and I can
 12 hear you.
 13 CHAIRWOMAN BUTLER: Chair Butler is here. We
 14 have a quorum.
 15 The first item on our agenda
 16 requires approval of the minutes from our previous
 17 meeting held on February 8, 2022. The
 18 commissioners have had an opportunity to review the
 19 minutes, and if there are no corrections, I am
 20 looking for a motion to approve. Do I have a --
 21 COMMISSIONER THOMAS: So moved.
 22 CHAIRWOMAN BUTLER: Thank you, Commissioner
 23 Thomas.
 24 Do I have a second?

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1 COMMISSIONER BUFORD: Second.
 2 CHAIRWOMAN BUTLER: I'm sorry. Was that
 3 Commissioner Buford?
 4 COMMISSIONER BUFORD: Yes.
 5 CHAIRWOMAN BUTLER: Okay. Thank you so much,
 6 Commissioner Buford.
 7 In accordance with the Open Meetings
 8 Act, all votes are to be conducted by roll call so
 9 that each member's vote on each issue can be
 10 identified and recorded.
 11 Commissioners, if you were not
 12 present at the February 8th meeting, please
 13 indicate that you abstain on this motion when your
 14 name is called.
 15 Vice Chair Newsome.
 16 VICE CHAIR NEWSOME: Yes.
 17 CHAIRWOMAN BUTLER: Secretary Wheat.
 18 Commissioner Brooks.
 19 Commissioner Buford.
 20 COMMISSIONER BUFORD: Yes.
 21 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 22 Commissioner Chan McKibben.
 23 COMMISSIONER CHAN MCKIBBEN: Yes.
 24 CHAIRWOMAN BUTLER: Commissioner Cox.

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1 COMMISSIONER COX: I abstain. I was not
 2 present.
 3 CHAIRWOMAN BUTLER: Commissioner Curtis.
 4 COMMISSIONER CURTIS: Abstain.
 5 CHAIRWOMAN BUTLER: Commissioner Davis.
 6 Commissioner Gomez.
 7 Commissioner Griggs.
 8 Commissioner Rhodes.
 9 Commissioner Thomas.
 10 COMMISSIONER THOMAS: Yes.
 11 CHAIRWOMAN BUTLER: Commissioner Trevino.
 12 COMMISSIONER TREVINO: Yes.
 13 CHAIRWOMAN BUTLER: And Chair Butler
 14 abstains. The motion passes.
 15 The public was given an opportunity
 16 to provide written comments up to 24 hours prior to
 17 the start of this meeting through the CDC email
 18 address CDC@CityofChicago.org.
 19 Bob McKenna, can you let us know if
 20 there were written comments in the CDC mailbox that
 21 we've received since yesterday?
 22 MR. MCKENNA: There were no written comments.
 23 There were people who asked to speak.
 24 CHAIRWOMAN BUTLER: Okay, great. And are

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1 those people -- tech support, do you have a list of
 2 those that have been asked -- who have requested
 3 the opportunity to speak?
 4 MR. KAMAL: Madam Chair, I don't. But if
 5 there are people under attendees and if there is
 6 any public speaker, they can raise their hand and I
 7 can let you know their name.
 8 CHAIRWOMAN BUTLER: Okay, great, thank you.
 9 MR. MCKENNA: Yes, Kamal, just let everybody
 10 in that raises their hand.
 11 CHAIRWOMAN BUTLER: So the CDC's emergency
 12 rules allow for members of the public wishing to
 13 comment on an agenda item to do so by registering
 14 in advance at the CDC's mailbox up to 24 hours
 15 before the start of today's meeting.
 16 MR. KAMAL: We have Marvin --
 17 CHAIRWOMAN BUTLER: Kamal, please just wait
 18 one moment, please.
 19 MR. KAMAL: I'm sorry.
 20 CHAIRWOMAN BUTLER: I will let you know.
 21 And I need my grid view back. I
 22 need to be able to see the entire screen, the
 23 gallery. Okay, just please leave it on the gallery
 24 for now.

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1 The CDC's emergency rules allow for
 2 members of the public wishing to comment on an
 3 agenda item to do so by registering in advance at
 4 the CDC's mailbox up to 24 hours before the start
 5 of today's meeting.
 6 Following each staff presentation,
 7 the Chair will also call upon members of the public
 8 who have used the "raise your hand" feature to be
 9 recognized by the Chair. However, due to the
 10 capacity limitations of the available technology, a
 11 limit of 15 members of the public may be called
 12 upon by the Chair to speak and will be limited to
 13 3 minutes per agenda item.
 14 So I will now call in turn the list
 15 of people who signed up to speak.
 16 So, Bob, because I don't have that
 17 list, I need for you to please, you know, call the
 18 name of the individual, and then I need tech
 19 support to begin the timer once the individual
 20 begins speaking.
 21 And we're going to call everyone
 22 that's on your list, Bob, whether or not they have
 23 their hand raised just so that we don't miss anyone.
 24 MR. MCKENNA: We have Andrew Scott, Scott

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1 Goldman.
 2 CHAIRWOMAN BUTLER: Let's stop with Andrew
 3 Scott. Is Andrew Scott on?
 4 Andrew Scott, if you're on, if you
 5 could raise your hand?
 6 Okay, I see Andrew Scott, so please
 7 turn on Mr. Scott's mic. Thank you so much.
 8 Mr. Scott, you can begin.
 9 MR. SCOTT: Madam Chair, I actually represent
 10 the applicant in the first matter here on behalf of
 11 the Congress Theater. I didn't sign in to speak in
 12 advance.
 13 CHAIRWOMAN BUTLER: Okay, thank you. So we
 14 will -- if you have comments following the staff
 15 presentation, you can make them at that time.
 16 Thank you so much.
 17 Bob, who's next on your list?
 18 MR. McKENNA: The next three names are all in
 19 the same situation. Scott Goldman, John Reynolds,
 20 and Talia Lissner.
 21 CHAIRWOMAN BUTLER: All right. So they are
 22 part of the first team's presentation, so we will
 23 wait to hear their comments, if any, you know,
 24 following the staff report.

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1 And I see a Marvin Noriega has
 2 activated the "raise hand" feature?
 3 So Mr. Noriega?
 4 MR. NORIEGA: Yes.
 5 CHAIRWOMAN BUTLER: Would you please begin
 6 your comments, and thank you so much.
 7 MR. NORIEGA: Okay. Give me one second.
 8 Thank you.
 9 CHAIRWOMAN BUTLER: Mr. Noriega, you have the
 10 floor.
 11 MR. NORIEGA: Okay, thank you.
 12 Good afternoon. My name is Marvin
 13 Noriega. I'm here to speak to you about the
 14 Congress Theater redevelopment. I'm a hospitality
 15 worker at the Westin Michigan Avenue. I've worked
 16 there as a laundry attendant for around nine years,
 17 and I'm a proud member of Unite Here Local 1.
 18 I know the difference between having
 19 a low quality hospitality job and a good truly
 20 hospitality job. Before I got my good hospitality
 21 job, I was working in a food service job. I
 22 struggled to make ends meet, and eventually had to
 23 drop out of school to pay my rent.
 24 Now, with my good hospitality job, I

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1 am saving to go to college and can focus on my
 2 future, like going to college in the future, my
 3 future in school, and standing up for working
 4 people in the community.
 5 I have good health -- I have a great
 6 health insurance through my job, and I don't pay
 7 anything for it. It has improved my quality of
 8 life because I can now afford medication and see
 9 the doctor without hurting my wallet.
 10 I grew up on the northwest side in
 11 Hermosa. For the last several months, I have been
 12 talking to the residents about the Congress Theater
 13 redevelopment.
 14 I want to be clear: We don't want
 15 jobs. We want good jobs. Our community deserves
 16 no less.
 17 The hospitality workers who will be
 18 welcoming concertgoers and serving food and pouring
 19 beverages and ensuring great guest experience at
 20 the Congress Theater deserve to have good jobs.
 21 They deserve to make enough to keep up with the
 22 rent, pay property tax, and stay in the
 23 neighborhood that they grew up in. They should be
 24 able to go to the doctor without worrying if they

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1 can afford it.
 2 But without good job commitments
 3 from the Congress Theater developer, we can be
 4 stuck with low wages, poor benefit jobs in Logan
 5 Square.
 6 With this development, we will
 7 likely see property tax and rent increase. Without
 8 good paying jobs, people won't be able to afford
 9 that and eventually will have to move out of the
 10 neighborhood they grew up in.
 11 The community deserves better. If
 12 the developer wants 20 million in taxpayers -- from
 13 taxpayers, we deserve a real commitment to create
 14 good hospitality jobs for the community. Without
 15 good job commitments, without a good commitment, I
 16 urge you to vote "no" on the Congress Theater
 17 redevelopment. The addition today will impact the
 18 community for years to come.
 19 Thank you.
 20 CHAIRWOMAN BUTLER: Thank you, Mr. Noriega.
 21 I appreciate your comments.
 22 Bob, is there anyone else that
 23 signed up to speak? I want to make sure that we
 24 accommodate everyone.

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1 MR. McKENNA: That is the only person who
 2 signed up to speak who's not part of a development
 3 team.
 4 CHAIRWOMAN BUTLER: Great. And I don't see
 5 any raised hands. So given that, we will move to
 6 the first agenda item.
 7 For our first new item -- for our
 8 first item of new business, the Department of
 9 Planning and Development is requesting authority to
 10 negotiate a redevelopment agreement with
 11 BR Congress Owner LLC for the redevelopment of
 12 property located at 2135 North Milwaukee Avenue in
 13 the Fullerton/Milwaukee Tax Increment Financing
 14 redevelopment project area; and to recommend to the
 15 City Council of the City of Chicago the designation
 16 of BR Congress Owner LLC as developer.
 17 William Grams will present the staff
 18 report on behalf of the Department of Planning and
 19 Development.
 20 William, you may begin your
 21 presentation when ready.
 22 MR. GRAMS: Is it showing up for everybody?
 23 Is that showing up for everybody?
 24 CHAIRWOMAN BUTLER: Yes.

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1 MR. McKENNA: We can see your cover page.
 2 MR. GRAMS: Okay, great, thank you.
 3 All right. Good afternoon, Chair
 4 Butler and members of the Commission.
 5 For the record, my name is William
 6 Grams with the Department of Planning and
 7 Development. With me today, I have Tim Jeffries
 8 and Terrence Johnson with the DPD; and Scott
 9 Goldman and Andrew Scott from the development team.
 10 The resolution before you requests a
 11 recommendation to the City Council to designate
 12 BR Congress Owner LLC and its affiliate entities as
 13 a developer for the Congress Theater. It also
 14 requests authority from the Department of Planning
 15 and Development to negotiate a redevelopment
 16 agreement with the developer.
 17 The Congress Theater is located at
 18 2135 North Milwaukee Avenue, which is in the Logan
 19 Square community area, the northwest planning --
 20 and northwest planning region. The alderman is
 21 Daniel La Spata.
 22 This district was established in
 23 2000 to help rehabilitate existing buildings,
 24 assemble and prepare land for new uses, and install

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1 streetscape elements that reenforce neighborhood
 2 vitality.
 3 The Congress Theater was built in
 4 1926 and is a Chicago landmark. The theater was
 5 shut down in 2013 and has been vacant since. The
 6 developer intends to restore the theater as a
 7 state-of-the-art live music venue to be operated by
 8 AEG; renovate theater offices and retail and
 9 restaurant storefronts along Rockwell and Milwaukee
 10 Avenues; build out office and meeting space for
 11 non-profits and community groups in the Rockwell
 12 Avenue building; and develop 20 residential units,
 13 of which 14 will be affordable in the Milwaukee
 14 Avenue building.
 15 The total project cost is
 16 \$70.4 million and the TIF request is for
 17 \$20 million. The estimated time line to complete
 18 is 18 months.
 19 Here is an aerial view of the
 20 theater, or here is an aerial view of the
 21 neighborhood.
 22 The project site is located at
 23 2135 North Milwaukee, which is roughly midway
 24 between the Western and California Blue Line

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1 stations. The theater is also accessible via the
 2 No. 56 Milwaukee Avenue bus.
 3 Here is an aerial view of the
 4 theater looking north. Here is an aerial looking
 5 to the east. And here is a picture showing the
 6 current condition of the theater.
 7 The theater is in a plan development
 8 that was established in 2019 under a different
 9 developer. The project scope has since changed,
 10 and an amendment to the PD is needed to allow for
 11 additional residential units.
 12 This project will only be taking
 13 place on subarea A of the plan development.
 14 Subarea B was part of the previous iteration, and
 15 there are currently no plans for that lot.
 16 This slide shows the building
 17 elevation along Milwaukee Avenue and then Rockwell
 18 Avenue.
 19 Here are renderings of what the
 20 theater will look like once complete.
 21 BR Congress Owner LLC, along with
 22 its affiliate entities, will be the developer for
 23 the project. These entities will be created by
 24 Baum Revision, a well-known, Chicago-based

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1 developer that has completed historic renovation
 2 with TIF assistance in the past. Baum is currently
 3 leading the Ramova Theater rehab project.
 4 Additionally, previous Baum-led projects include
 5 the Green Exchange at 2545 West Diversey Avenue and
 6 the Margie's Candies building at Milwaukee and
 7 Western.
 8 In addition to equity, conventional
 9 debt, and TIF, the developer will also be utilizing
 10 historic tax credits as part of the capital stacks
 11 for this project.
 12 The City, through DPD, intends to
 13 provide the developer with a TIF assistance in an
 14 amount not to exceed \$20 million. The City funds
 15 will be provided from the Milwaukee --
 16 Fullerton/Milwaukee TIF districts area wide
 17 increment. The first 10 million will be paid out
 18 upon the issuance of the certificate of completion
 19 estimated to be at the end of 2023. The second
 20 \$10 million will be paid at the one-year
 21 anniversary of the certificate, or in December of
 22 2024 prior to the expiration of the district, which
 23 expires at the end of that year.
 24 Alderman Daniel La Spata endorses

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1 the project and is available to speak in support.
 2 DPD has thoroughly reviewed the proposed project,
 3 the qualifications of the development team, and the
 4 need for public assistance.
 5 DPD recommends that the Community
 6 Development Commission approve the designation of
 7 BR Congress Owner LLC and affiliates as developer
 8 for the 2135 North Milwaukee Avenue so that the
 9 project can advance to City Council.
 10 Thank you, and I can take any
 11 questions.
 12 CHAIRWOMAN BUTLER: Great, thanks so much,
 13 William.
 14 I'd like to recognize Alderman
 15 Daniel La Spata.
 16 Alderman, thank you so much for
 17 joining us today. The floor is yours.
 18 ALDERMAN LA SPATA: Thank you so much,
 19 Ms. Hatten Butler. And thank you to the Commission
 20 for taking up this project today.
 21 I actually live maybe three or four
 22 blocks from the Congress Theater. During my time
 23 in office, it's one of the most frequently asked
 24 questions: What is happening with this building?

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1 How can we activate this in ways that activates
 2 this whole corridor?
 3 Because if you were looking at
 4 Mr. Grams' visual, you could see there are a number
 5 of vacant lots, vacant storefronts along this
 6 particular stretch of Milwaukee. We truly believe
 7 that this development, this RDA, will in the best
 8 sense have a catalytic impact on the rest of this
 9 stretch of Milwaukee Avenue.
 10 And I will also tell you I bring an
 11 interesting context to this, which is before I was
 12 alderman, when I was just a resident of the 1st
 13 ward, I was at the community meetings where the
 14 zoning changed, where the RDA were being
 15 considered. And it was my question to ask at the
 16 time: What are the community benefits that come
 17 from doing a redevelopment agreement here, from
 18 having a TIF subsidy?
 19 And at the time myself and the rest
 20 of my neighbors were given the really frustrating
 21 answer of: Well, reopening the theater is the
 22 community benefit.
 23 And of course that is true. That's
 24 not untrue. But if we're going to make a TIF

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1 allocation a public subsidy, it should solve public
 2 problems. It should be expressing the values of
 3 who we are as a community and where we want to be
 4 going as a community.
 5 And I'm really grateful that DPD has
 6 heard this, that the developer has heard this, and
 7 that the Community Development Commission has a
 8 chance to hear this. Because to have an
 9 opportunity for a project where I think nearly
 10 70 percent of the housing units are going to be
 11 affordable is incredible. The opportunity that we
 12 have to create thousands of square feet of
 13 affordable commercial space for non-profits and
 14 community groups at risk of displacement from our
 15 area is a nearly unprecedented opportunity in front
 16 of us. But we get to do all of this with a
 17 developer with a specialization in adaptive reuse.
 18 And again, I can say this from
 19 history because when I moved into Logan Square,
 20 when it was first becoming a member with the Logan
 21 Square Neighborhood Association, the first project
 22 I was ever involved in as a leader was also with
 23 Baum Revision with their work at the Green Exchange
 24 which at the time was the Frederick Cooper lamps

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1 factory. When they were able to step in as that
 2 factory was closing, when instead of just getting
 3 200 more luxury condominiums, we got a new economic
 4 development space that has created hundreds of new
 5 jobs. I knew from that work to now that we had a
 6 partner that with the right resources could really
 7 bring an incredible project to fruition.
 8 So I'm really grateful for that
 9 work. I'm grateful for your consideration today.
 10 I will say to Mr. Noriega, who spoke
 11 with us earlier, the concerns that I had heard
 12 earlier from Unite Here were related to a previous
 13 plan development where there was consideration of a
 14 boutique hotel on that space.
 15 Now that that has gone away, I'm
 16 definitely open to conversations about how we can
 17 make sure the jobs created by the theater are the
 18 best jobs that they can be. But I would really
 19 also encourage you for what is in front of us to
 20 support this resolution and allow us to move
 21 forward with the redevelopment agreement. Thank
 22 you very much.
 23 CHAIRWOMAN BUTLER: Alderman, thank you so
 24 much for your comments. Greatly appreciated.

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1 Commissioners, in addition to the
 2 DPD representative, we have several members of the
 3 development team to help answer your questions
 4 about this agenda item.
 5 Specifically joining us today are
 6 Andrew Scott, Scott Goldman, John Reynolds, and
 7 Talia Lissner to answer questions that you may have.
 8 Do we have any questions for the
 9 City staff or the development team? If you have
 10 questions, please raise your hand.
 11 Commissioner Trevino.
 12 COMMISSIONER TREVINO: Hi, I have two really
 13 quick questions. So Mr. Marvin Noriega had some
 14 concerns over jobs.
 15 Do we know how many jobs will be
 16 created due to this project? That's the question
 17 No. 1.
 18 Question No. 2, will there be any
 19 MBE/WBE goals for this project?
 20 MR. GRAMS: The project is estimated to
 21 create 125 new permanent jobs and 200 temporary
 22 construction jobs.
 23 The MBE/WBE requirement is 26 and 6.
 24 CHAIRWOMAN BUTLER: And just as a follow-up

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1 question for the department, this developer is
 2 known to the City.
 3 Have they in the past met all City
 4 requirements?
 5 MR. GRAMS: Yes, I have a good history with
 6 them.
 7 CHAIRWOMAN BUTLER: I'm sorry. Could you --
 8 for purposes of the record, could you state your
 9 name?
 10 MR. GRAMS: William Grams, DPD.
 11 Yes, we have a good history track
 12 record with this developer.
 13 CHAIRWOMAN BUTLER: Thank you.
 14 Commissioner Curtis?
 15 COMMISSIONER CURTIS: Yes, thank you. I just
 16 wanted to better understand the project.
 17 Is this just the theater, or are we
 18 looking at housing units included with the project?
 19 MR. GRAMS: William Grams, DPD.
 20 So the project consists of the
 21 theater, storefront retail along Milwaukee and
 22 Rockwell, some commercial office space upstairs,
 23 and then 20 residential units, 14 of which will be
 24 affordable at various AMI levels.

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1 COMMISSIONER CURTIS: And do we have any more
 2 information about the housing units that are being
 3 offered? You said at various levels.
 4 MR. GRAMS: There will be different tiers
 5 between 40 and 80 percent AMI affordability.
 6 COMMISSIONER CURTIS: Thank you.
 7 CHAIRWOMAN BUTLER: And, William, this is
 8 Commissioner Butler for the record.
 9 Are those rental units, or are they
 10 for sale units?
 11 MR. GRAMS: These will all be rental units.
 12 CHAIRWOMAN BUTLER: Thank you.
 13 Commissioner Thomas.
 14 Commissioner Thomas, I think you're
 15 on mute.
 16 COMMISSIONER THOMAS: Thank you.
 17 Two questions. The first is: Of
 18 the 125 permanent jobs, are they all full-time, or
 19 is that full-time equivalent?
 20 MR. GRAMS: William Grams, DPD.
 21 Those are full-time equivalent. But
 22 if the developer team would like to give any more
 23 detail, I invite them to.
 24 MR. SCOTT: Scott, would you like me to take

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1 that, or do you want to go ahead and state that?
 2 MR. GOLDMAN: You can take it. Go ahead.
 3 MR. SCOTT: So, Commissioner, the job is --
 4 CHAIRWOMAN BUTLER: I'm sorry. We need for
 5 you to identify yourself.
 6 MR. SCOTT: For the record, Andrew Scott with
 7 the law offices of Dykema Gossett here on behalf of
 8 the developer.
 9 So this is going to be -- as you
 10 heard before, there are different -- you know,
 11 there are different components to this project. We
 12 have the theater. We have about 13,000 square feet
 13 of retail. And then we have the local
 14 community-based affordable commercial space, office
 15 space.
 16 And so we don't know exactly, you
 17 know, what are the retailers going to look like
 18 now. I mean, I think, you know, Scott and his team
 19 have a lot of experience in the area. You know,
 20 they're hoping on the retail front that it's going
 21 to be, you know, local businesses, unique
 22 businesses, that really kind of capture, you know,
 23 the essence of the community and the spirit of the
 24 community.

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1 And then you've got the theater jobs
 2 that, you know, range all across the board in terms
 3 of putting on live shows, events.
 4 So that's kind of the array of the
 5 jobs. You know, kind of at this point, it's
 6 difficult to go into more detail right now until
 7 the actual operations firm up, and we know, you
 8 know, sort of across the board who's going to be --
 9 you know, who's going to be operating there.
 10 COMMISSIONER THOMAS: I'm wondering now -- I
 11 mean, you went past my question.
 12 So I'm now wondering how did you
 13 come to 125 as a number?
 14 MR. SCOTT: So the figures are largely based
 15 on the theater, that they think they're going to be
 16 a combination of about a hundred jobs. That was
 17 based on what AEG's estimate was several years
 18 back. And then it's basic estimates of, you know,
 19 13,000 square feet of retail, what does that, you
 20 know, generally entail, and so that's how we come
 21 to the 125 number.
 22 Again, these are estimates. As I
 23 said, without knowing -- you know, somebody like a
 24 restaurant is going to have kind of a higher number

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1 than perhaps a retailer or, you know, a small
 2 office, a therapist or something like that, where
 3 it might just be one or two makers in a space, for
 4 example.
 5 COMMISSIONER THOMAS: Thank you.
 6 The second question, Madam Chairman,
 7 was regarding the plans. I was wondering if we
 8 could share the screen again and show us where the
 9 residential is related to the retail and the
 10 theater, because I can't see -- I can't see the
 11 residential on the plans that I look at.
 12 CHAIRWOMAN BUTLER: So, William, can you
 13 share the screen?
 14 MR. GRAMS: Yeah. William Grams, DPD.
 15 The residential units will be in the
 16 Milwaukee Avenue building in the upper floors of
 17 the Milwaukee Avenue building in this area, if you
 18 can see my cursor.
 19 COMMISSIONER THOMAS: I see that.
 20 And then you gave us development
 21 plans -- site plans. And is it on top of the
 22 theater?
 23 MR. GRAMS: It will be the upper floors here
 24 in this building, in this Milwaukee Avenue

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1 building. And this is the theater --
 2 COMMISSIONER THOMAS: Okay.
 3 MR. GRAMS: -- component here.
 4 COMMISSIONER THOMAS: Okay, thank you.
 5 CHAIRWOMAN BUTLER: Commissioner Thomas,
 6 additional questions?
 7 COMMISSIONER THOMAS: No, thank you.
 8 CHAIRWOMAN BUTLER: Thank you.
 9 So this is Commissioner Butler. I
 10 have questions for the development team.
 11 Can you -- again in the 18-month
 12 construction period, can you tell us, you know, how
 13 far along and who is on the development team in
 14 terms of actual contractors, architects, and other
 15 service providers.
 16 MR. GOLDMAN: Yeah, certainly. So my name is
 17 Scott Goldman. I'm with Baum Revision. Thank you
 18 for having us today.
 19 So the architect is Woodhouse
 20 Tinucci, which was the architect that had worked on
 21 this project in its previous iteration and worked
 22 very closely with AEG. Contractors, we're going to
 23 go out to various contractors that are qualified
 24 and capable of doing a project of this size.

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1 And we are currently under
 2 construction on the Ramova Theater, and McHugh is
 3 the contractor on that project. And you know, that
 4 project is progressing well, so they will certainly
 5 be a candidate as part of the process. But we'll
 6 go through a formal bid process in our contractor
 7 selection.
 8 CHAIRWOMAN BUTLER: Thank you. Any other
 9 vendors of note --
 10 MR. GOLDMAN: I don't think --
 11 CHAIRWOMAN BUTLER: -- or providers of note?
 12 MR. GOLDMAN: I don't think so at this time.
 13 You know, for historical projects like this, there
 14 are particular specialties that will be involved
 15 with restoration of plaster and items of that
 16 nature. But all that will be determined as we're a
 17 little bit further into the construction documents
 18 and so forth.
 19 CHAIRWOMAN BUTLER: Thank you. Are there
 20 other questions from the Commission?
 21 If there are no further questions or
 22 comments, we will now call the item to a vote.
 23 The resolution before us -- the
 24 resolution before us recommends that the CDC

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1 approve the Department of Planning and
 2 Development's request for authority to negotiate a
 3 redevelopment agreement with BR Congress Owner LLC
 4 for the redevelopment of property located at
 5 2135 North Milwaukee Avenue in the
 6 Fullerton/Milwaukee Tax Increment Financing
 7 redevelopment project area, and to negotiate a
 8 redevelopment agreement with BR Congress Owner LLC
 9 for the redevelopment of property located at
 10 2135 North Milwaukee Avenue in the
 11 Fullerton/Milwaukee Tax Increment Financing
 12 redevelopment project area.
 13 Do I have a motion?
 14 COMMISSIONER COX: So moved by Commissioner
 15 Cox.
 16 CHAIRWOMAN BUTLER: Thank you, Commissioner
 17 Cox.
 18 Do I have a second?
 19 COMMISSIONER BUFORD: Second.
 20 CHAIRWOMAN BUTLER: And that was Commissioner
 21 Buford?
 22 COMMISSIONER BUFORD: Yes.
 23 CHAIRWOMAN BUTLER: Yes. Thank you,
 24 Commissioner Buford.

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1 So I will now call the item for a
 2 vote.
 3 Vice Chair Newsome.
 4 VICE CHAIR NEWSOME: Yes.
 5 CHAIRWOMAN BUTLER: Secretary Wheat.
 6 Commissioner Brooks.
 7 Commissioner Buford.
 8 COMMISSIONER BUFORD: Yes.
 9 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 10 Commissioner Chan McKibben.
 11 COMMISSIONER CHAN MCKIBBEN: Yes.
 12 CHAIRWOMAN BUTLER: Commissioner Cox.
 13 COMMISSIONER COX: Yes.
 14 CHAIRWOMAN BUTLER: Commissioner Curtis.
 15 COMMISSIONER CURTIS: I would have preferred
 16 to know more about the residence that are being
 17 developed, and a little more information. So I'm
 18 not opposed to it, but I'm going to vote no.
 19 CHAIRWOMAN BUTLER: Thank you, Commissioner
 20 Curtis.
 21 Commissioner Davis.
 22 Commissioner Gomez.
 23 Commissioner Griggs.
 24 Commissioner Rhodes.

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1 Commissioner Thomas.
 2 COMMISSIONER THOMAS: Yes.
 3 CHAIRWOMAN BUTLER: Commissioner Trevino.
 4 COMMISSIONER TREVINO: I vote yes.
 5 CHAIRWOMAN BUTLER: And Chair Butler votes
 6 yes.
 7 The motion passes. Thank you so
 8 much.
 9 MR. GRAMS: Thank you.
 10 CHAIRWOMAN BUTLER: For our second item of
 11 new business, the Department of Planning and
 12 Development is requesting authority to negotiate a
 13 redevelopment agreement with B-U-I-L-D Incorporated
 14 for redevelopment of the property located at
 15 5100 West Harrison in the Harrison/Central Tax
 16 Increment Financing redevelopment project area, and
 17 to recommend to the City Council of the City of
 18 Chicago the designation of BUILD Incorporated as
 19 developer.
 20 Beth McGuire will present the staff
 21 report on behalf of the Department of Planning and
 22 Development.
 23 Beth, you may begin your
 24 presentation when ready.

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1 MS. McGUIRE: Thank you, Commissioner.
 2 Good afternoon, Commissioners. For
 3 the record, my name is Beth McGuire, project
 4 manager with the Department of Planning and
 5 Development.
 6 I'm here today to request the
 7 approval of BUILD Inc. as the developer for
 8 5100 West Harrison. With me today is Adam Alonso,
 9 executive director of BUILD, and I believe Alderman
 10 Taliaferro will be on as well.
 11 The project is located at
 12 5100 West Harrison in the Austin community area in
 13 the 29th ward. This is in the Harrison/Central
 14 TIF. And BUILD stands for Broader Urban
 15 Involvement & Leadership Development.
 16 I'm sorry. The slides aren't ...
 17 The project overview. BUILD is a
 18 community service provider with a focus on working
 19 with at-risk youth for over 50 years. The project
 20 involves the rehabbing of their current 10,000
 21 square foot space and adding another 39,000 square
 22 feet of space.
 23 The facility will greatly increase
 24 their ability to serve children. Now they can

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1 relocated temporarily to four locations: Michelle
 2 Clark High School in Austin; Bethel New Life in
 3 Austin; and Austin Community Family Center; and
 4 also has an office in Humboldt Park.
 5 Here's another rendering showing
 6 again the current versus new space. The existing
 7 building, the 10,000 square foot single floor
 8 building, will host a performance space, an art
 9 studio, a makers lab, music studio, music
 10 production room, wood shop, staff offices, and
 11 community room.
 12 In the new addition, which is the
 13 three-story portion of the building, that will be
 14 about approximately 40,000 square feet, the
 15 building will include three stories of usable space
 16 featuring a gym, a community meeting room, a track,
 17 a fitness center, game room, tech center, training
 18 rooms, counseling rooms, and open youth gathering
 19 spaces and staff offices and meetings rooms as well.
 20 Here's another view of the project
 21 upon completion from Harrison and Laramie.
 22 And here is the main entrance, and
 23 this will all be accessible of course.
 24 The project will cost approximately

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1 serve about 80 to 100 children a day. And with
 2 this big renovation and addition, they will be
 3 serving almost -- so over 2,000 children a day.
 4 As you can see from the map, BUILD
 5 is located near the intersection of Harrison and
 6 Laramie right off the Eisenhower Expressway. BUILD
 7 partners with local schools to mentor children and
 8 provide opportunities for involvement in safe
 9 activities.
 10 The yellow outline shows the parcel
 11 belonging to BUILD. They purchased it in 2011.
 12 And these pictures show what the
 13 site currently looks like from Harrison Avenue.
 14 And the entire site is about 60,000 square feet and
 15 the zoning is B3-2.
 16 This slide shows the whole site
 17 plan. The project has been in the works for quite
 18 some time. After a robust fundraising campaign,
 19 BUILD commenced construction in August of 2021.
 20 The project will be complete in fall of this year,
 21 which is about one-third completed.
 22 This shows the current building
 23 versus the addition which will connect to it.
 24 During the construction process, BUILD has

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1 \$21 million and is being funded by several sources
 2 in addition to TIF. They have a state grant, a lot
 3 of private and corporate donations, and they're
 4 also leveraging new market tax credits.
 5 The \$2.5 million grant will come in
 6 two installments of \$1,250,000 each. The first
 7 payment will be made at the issuance of the
 8 certificate of completion, which is estimated to be
 9 the end of 2023 -- or 2022 or beginning of 2023.
 10 And the second payment will be made at the one-year
 11 anniversary of the certificate of completion, which
 12 as we said could be happening early 2023.
 13 And that is the project. I'm here
 14 for any questions you may have. Thank you for your
 15 time. And I believe Alderman Taliaferro is here
 16 and would like to say a few words on behalf of the
 17 project.
 18 CHAIRWOMAN BUTLER: Great, Beth. Thank you
 19 so much.
 20 And, alderman, thank you for joining
 21 us.
 22 ALDERMAN TALIAFERRO: Thank you, Madam Chair.
 23 CHAIRWOMAN BUTLER: Please, you have the
 24 floor.

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1 ALDERMAN TALIAFERRO: Thank you, again, Madam
 2 Chair and members of the Commission. It's indeed
 3 an honor to be able to speak with you this morning,
 4 or I believe afternoon now, on a community changing
 5 project. And it's not often an underserved
 6 community can bring in such a project that can
 7 change the lives of young men, women, and children
 8 in a community.
 9 And I'd just like very briefly just
 10 to speak about BUILD. As Ms. McGuire said, for
 11 53 years, almost my entire lifetime, BUILD has
 12 lived on the foundation of and the model of
 13 providing hope in the lives of young men and women,
 14 changing futures for young men and women, and just
 15 building the lives of young men and women in our
 16 community.
 17 And I can honestly tell you that
 18 their success is immeasurable on the things that
 19 they have done in the Austin community. And I
 20 think this project for me is so important, because
 21 every single day, the lead-in on the news is about
 22 the murder of someone on the south side or west
 23 side, and it sells papers and it elevates
 24 viewership.

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1 But I believe organizations like
 2 BUILD on the south side and west side has opened
 3 the page of a new book, and that's a book that's
 4 going to change the narrative on how we lead in
 5 with our news and how we generate revenue through
 6 our papers. It's now going to start saying that we
 7 are providing opportunities for those living in our
 8 communities.
 9 And so it's with great pleasure that
 10 I wholeheartedly support what BUILD is continuing
 11 to do in our community. And I look forward to this
 12 project. Because when Anthony Beale down in the
 13 9th ward put up a community center in his ward, I
 14 drove all the way south. I filled my tank up, got
 15 out MapQuest because I had never been so far south,
 16 and I looked at it. And I say that facetiously,
 17 but I looked at what Beale -- I'm sorry -- what
 18 Anthony Beale, Alderman Beale was bringing to his
 19 community that was going to change lives.
 20 And I literally for the first time
 21 was jealous of a project. And I said, We need that
 22 in our community in Austin, in Lawndale, in
 23 Garfield.
 24 And that's what BUILD serves. It

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1 serves the west side of Chicago, not just the 29th
 2 ward, but they have been changing lives on the west
 3 side. And I'm very proud -- not to be jealous of
 4 what Alderman Beale has brought to his community,
 5 but to be proud of that, and to be proud of what
 6 BUILD has done for the west side.
 7 So thank you so much, Adam Alonso,
 8 the executive director; Bradley Johnson for his
 9 continued heartfelt efforts and love for Austin. I
 10 can't thank Maurice enough and his team over at DPD
 11 and this Commission for helping to move this
 12 project forward.
 13 And as always, it's really good to
 14 see our aldermen continuing to serve the City, so
 15 it's good to see you, Alderman Thomas.
 16 And thank you so much for allowing
 17 me this opportunity to speak with regard to this
 18 project.
 19 CHAIRWOMAN BUTLER: Alderman Taliaferro,
 20 thank you so much for joining us today.
 21 ALDERMAN TALIAFERRO: Thank you, Chair.
 22 CHAIRWOMAN BUTLER: We appreciate your
 23 presence.
 24 So, Commissioners, in addition to

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1 the DPD representative, we also have Adam Alonso
 2 from BUILD to help answer your questions about this
 3 agenda item.
 4 Do we have questions for City staff
 5 or the development team?
 6 Commissioner Cox.
 7 COMMISSIONER COX: Yes. I just wanted to
 8 congratulate again the alderman and Mr. Alonso for
 9 your work through BUILD. It is very inspiring, and
 10 to hear the alderman speak, you realize just how
 11 significant the contribution has been.
 12 Because I'm not familiar with how
 13 you have historically served at this location
 14 relative to like membership, you know, fees, other
 15 things that people are expected in order to take
 16 part in your program, could you sketch out a little
 17 bit how you operate relative to community
 18 membership in the facility, et cetera?
 19 MR. ALONSO: Sure. Thank you, Mr. Cox; thank
 20 you, Chair Butler; and of course thank you,
 21 Alderman Taliaferro.
 22 This is Adam Alonso, executive
 23 director for BUILD.
 24 So our services are entirely free to

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1 the community. Young people come to our programs
 2 and services because they like the programs we
 3 offer, and they come by word of mouth. We also
 4 have deep relationships with schools, community
 5 partners, the police department, our courts, both
 6 juvenile and adult. And so we will get referrals
 7 for our programs and services that way as well.
 8 Typically, we are -- 365 days we are
 9 open. We have programming that coincides with both
 10 school year and summer. We offer everything from
 11 intensive mentoring to arts and music and
 12 programming to really help engage kids in some new
 13 activities that they hadn't done before.
 14 Sports is always a hook. We do have
 15 programs that are intentionally targeted to young
 16 women, as well as clinical, mental health support.
 17 And our mobile mental health unit which launched
 18 last summer, which goes out into the community
 19 block by block to meet with people for triage and
 20 mental health support.
 21 So our services are at no cost to
 22 the community.
 23 COMMISSIONER COX: Thank you so much. It's
 24 an amazing service, and now it's going to be an

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1 amazing facility that the City is just thrilled to
 2 be a part of it.
 3 MR. ALONSO: Thank you.
 4 CHAIRWOMAN BUTLER: Thank you.
 5 Commissioner Thomas.
 6 COMMISSIONER THOMAS: I just want to
 7 compliment the alderman on this development and
 8 bringing more community service buildings this way
 9 into Austin. Greatly needed, and I commend you,
 10 Alderman, for seeing that it gets done.
 11 CHAIRWOMAN BUTLER: Thank you, Commissioner
 12 Thomas.
 13 Commissioner Cox, your hand is up?
 14 COMMISSIONER COX: It was lowered, sorry.
 15 CHAIRWOMAN BUTLER: Okay. Are there other
 16 questions from members of the Commission?
 17 This is Commissioner Butler. I just
 18 have a question for Mr. Alonso.
 19 Can you just speak a bit more about
 20 where your organization receives its funding --
 21 MR. ALONSO: Sure. I --
 22 CHAIRWOMAN BUTLER: -- for these wonderful
 23 services?
 24 MR. ALONSO: Sure. Adam Alonso of BUILD.

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1 We receive our funding from a
 2 variety of sources. About 40 percent of our budget
 3 is government, and that's a mix of city, state, and
 4 county; and the other 60 percent is made up with
 5 foundation, individuals, corporate, and events that
 6 make up the other part of our fundraising.
 7 So we typically do not have more
 8 than 40 percent of our funding from state
 9 government.
 10 CHAIRWOMAN BUTLER: Terrific. Thank you so
 11 much.
 12 MR. ALONSO: Sure, thank you, Commissioner.
 13 CHAIRWOMAN BUTLER: Are there other questions
 14 from members of the Commission?
 15 If not, I will call the item for a
 16 vote.
 17 The resolution before us recommends
 18 that the CDC approve the Department of Planning and
 19 Development's request for authority to negotiate a
 20 redevelopment agreement with BUILD Incorporated for
 21 the redevelopment of property located at 5100 West
 22 Harrison in the Harrison/Central Tax Increment
 23 Financing redevelopment project area, and to
 24 recommend to the City Council the designation of

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1 BUILD incorporated as the developer.
 2 Do I have a motion?
 3 COMMISSIONER BUFORD: So moved.
 4 CHAIRWOMAN BUTLER: Thank you. So moved by
 5 Commissioner Curtis. Do I have a second?
 6 COMMISSIONER BUFORD: That was Mr. Buford.
 7 COMMISSIONER TREVINO: Second.
 8 CHAIRWOMAN BUTLER: I think I saw
 9 Commissioner Trevino? Was that you?
 10 COMMISSIONER TREVINO: Yes.
 11 CHAIRWOMAN BUTLER: Thank you so much. We're
 12 going to give it to -- give the second to
 13 Commissioner Trevino. Thank you.
 14 I will now call the item for vote.
 15 Okay. Vice Chair Newsome.
 16 VICE CHAIR NEWSOME: Yes.
 17 CHAIRWOMAN BUTLER: Secretary Wheat.
 18 Commissioner Brooks.
 19 Commissioner Buford.
 20 COMMISSIONER BUFORD: Yes.
 21 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 22 Commissioner Chan McKibben.
 23 COMMISSIONER CHAN MCKIBBEN: Yes.
 24 CHAIRWOMAN BUTLER: Commissioner Cox.

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1 COMMISSIONER COX: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Curtis.
 3 COMMISSIONER CURTIS: Yes.
 4 CHAIRWOMAN BUTLER: Commissioner Davis.
 5 Commissioner Gomez.
 6 Commissioner Griggs.
 7 Commissioner Rhodes.
 8 Commissioner Thomas.
 9 COMMISSIONER THOMAS: Yes.
 10 CHAIRWOMAN BUTLER: Commissioner Trevino.
 11 COMMISSIONER TREVINO: Yes.
 12 CHAIRWOMAN BUTLER: And Chair Butler votes
 13 yes.
 14 Congratulations, the motion passes.
 15 ALDERMAN TALIAFERRO: Thank you,
 16 Commissioners.
 17 CHAIRWOMAN BUTLER: Thank you.
 18 MS. McGUIRE: Thank you, Commissioners.
 19 COMMISSIONER CURTIS: Excuse me, Madam
 20 Chairwoman?
 21 CHAIRWOMAN BUTLER: Yes.
 22 COMMISSIONER CURTIS: The motion was made by
 23 Commissioner Butler I believe.
 24 COMMISSIONER BUFORD: No, I think I raised my

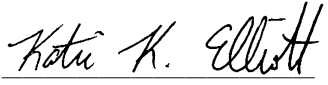
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1 This meeting is adjourned. Thank you so much.
 2 (The proceedings adjourned at
 3 1:52 p.m.)
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1 hand. Bob Buford.
 2 COMMISSIONER CURTIS: I'm sorry, Buford.
 3 Excuse me, Buford.
 4 MR. McKENNA: Commissioner Curtis moved;
 5 Commissioner Trevino seconded.
 6 COMMISSIONER CURTIS: No, Commissioner Curtis
 7 did not move.
 8 CHAIRWOMAN BUTLER: Yeah, it was moved by
 9 Commissioner Buford. That's what I thought.
 10 COMMISSIONER CURTIS: Thank you.
 11 CHAIRWOMAN BUTLER: Okay, wonderful. Thank
 12 you for that clarification, Commissioner Curtis.
 13 I would now like to request a motion
 14 to adjourn. Do I have a motion?
 15 VICE CHAIR NEWSOME: So moved, Madam Chair.
 16 CHAIRWOMAN BUTLER: Do I have a second?
 17 COMMISSIONER CHAN McKIBBEN: Second.
 18 CHAIRWOMAN BUTLER: Anyone not want to
 19 adjourn?
 20 (Laughter.)
 21 CHAIRWOMAN BUTLER: We're adjourning.
 22 Signify by saying yes.
 23 (Chorus of yeses.)
 24 CHAIRWOMAN BUTLER: That was a unanimous yes.

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 2
 3 REPORTER'S CERTIFICATE
 4 I, Katie K. Elliott, 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 22nd day of March 2022.
 12
 13 
 14 Illinois CSR No. 084-004537
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