

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting, 1:00 PM
May 10th, 2022

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

Vice-Chairwomen Newsome called the meeting to order at 1:00 p.m. and then undertook a call of the roll to establish the presence of a quorum.

Present

Shirley Newsome, Vice Chair
Chris Wheat, Secretary
Robert Buford
Maurice Cox
Dwight Curtis
Eileen Rhodes
Latasha Thomas

Late

Gwendolyn Hatten Butler, Chair
Jacqueline Gomez

Not Present

Marc Brooks
Adela Cepeda
Grace Chan McKibben
Leslie Davis
Cornelius Griggs
Ivette Trevino

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 APRIL 5th MEETING

Motioned by Commissioner Thomas. seconded by Cox.

Approved 7-0-8. Yeas: Wheat, Buford, Cox, Curtis, Newsome, Rhodes, Thomas.

Abstain/Not Present: Butler, Brooks, Cepeda, Chan McKibben, Davis, Gomez, Griggs, Trevino.

III. NEW BUSINESS

A. GREATER SOUTHWEST INDUSTRIAL (EAST) TIF REDEVELOPMENT PROJECT AREAS (WARD 18)

Chicago Department of Transportation (CDOT) request for authority to acquire all or part (including permanent and temporary easements) of the properties located at:

- 2750 West Columbus Ave., Chicago
- Belt Railway Co. ROW between Rockwell St. and Columbus Ave, Chicago
- Non-dedicated alley south of 7229 S. Rockwell St., Chicago
- Non-dedicated alley south of 7448 S. Maplewood Ave., Chicago
- 2516 West Columbus Ave, Chicago
- 2442 West Columbus Ave, Chicago
- 7400 S. Western Ave, Chicago
- 7410 S. Western Ave, Chicago
- 7502 S. Western Ave, Chicago

in the Greater Southwest Industrial (East) Tax Increment Financing Redevelopment Project Area.

Soliman Khudeira
22-CDC-13

Motioned by Curtis, Seconded by Rhodes. Approved 8-0-7. Yeas: Newsome, Wheat, Buford, Cox, Curtis, Gomez, Rhodes, Thomas Abstain/Not Present: Brooks, Wheat, Brooks, Curtis, Davis, Griggs, Rhodes.

B. WESTERN AVENUE NORTH TIF REDEVELOPMENT PROJECT AREA (WARD 40)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with DANK Haus for redevelopment of the property located at 4740 N. Western Avenue, in the Western Avenue North Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of DANK Haus as Developer.

Beth McGuire
22-CDC-14

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

C. LAWRENCE/BROADWAY TIF REDEVELOPMENT PROJECT AREA (WARD 48)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Timeline Theatre Company for redevelopment of the property located at 5033-35 N. Broadway Avenue in the Lawrence/Broadway Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Timeline Theatre Company as Developer.

Aaron Dorsey
22-CDC-15

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

D. LAWRENCE/BROADWAY TIF REDEVELOPMENT PROJECT AREA (WARD 46)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with the Institute of Cultural Affairs for rehabilitation of the property located at 4750 N. Sheridan Rd in the Lawrence Broadway Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of the Institute of Cultural Affairs as Developer.

William Grams
22-CDC-16

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

E. 79th STREET CORRIDOR REDEVELOPMENT PROJECT AREA (WARD 17)

Request authority to designate Evergreen Imagine JV, LLC, as the sole respondent to the RFP described below, as the successful respondent to the RFP issued by the Department of Planning and Development on August 24, 2020 for the purchase and redevelopment of the property located at 838-58 West 79th Street in the 79th Street Corridor 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 Evergreen Imagine JV, LLC and to recommend to the City Council of the City of Chicago the designation of Evergreen Imagine JV, LLC as Developer; and to;

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Evergreen Imagine JV, LLC for the disposition of the City property located at 757 West 79th Street in the 79th Street Corridor Redevelopment Project Area, to request alternative proposals and to approve the sale of the property to Evergreen Imagine JV, LLC if no responsive alternative proposals are received; and request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Evergreen Imagine JV, LLC for redevelopment of the city property and to recommend to the City Council of the City of Chicago the designation of Evergreen Imagine JV, LLC as Developer if no responsive alternative proposals are received.

Patrick Brutus & Kara Breems
22-CDC-17

Motioned by Cox, Seconded by Gomez. Approved 7-0-8. Yeas: Newsome, Buford, Cox, Gomez; Rhodes; Thomas; Wheat; Nays: None; Abstain/Not Present: Brooks, Cepeda, Chan McKibben, Curtis, Davis, Griggs, Trevino, Butler.

V. ADJOURNMENT

1 MEETING
2 OF THE
3 COMMUNITY DEVELOPMENT COMMISSION

4
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7
8
9 Zoom Video Teleconference

10
11 Tuesday, May 10, 2022
12 1:01 p.m.

13
14 SHIRLEY NEWSOME, Vice Chair
15 CHRIS WHEAT, Secretary
16 ROBERT BUFORD
17 MAURICE COX
18 DWIGHT CURTIS
19 JACQUELINE GOMEZ
20 EILEEN RHODES
21 LATASHA THOMAS

22
23 Reported by: Nick D. Bowen
24

1 VICE CHAIR NEWSOME: Good afternoon, and
2 welcome to the May 10th regular meeting of the
3 Community Development Commission of Chicago. I am
4 Shirley Newsome, the Vice Chair of the CDC and the
5 host of today's virtual meeting as our Chairwoman
6 Butler was not available to attend today's meeting.

7 I will be assisted by our Commission
8 Secretary, Chris Wheat, and Kamal, our tech
9 support.

10 On April 29th, 2022, Governor
11 Pritzker renewed his executive order proclaiming
12 that all counties in the state of Illinois are in
13 a disaster area. Section 7 of the Illinois Open
14 Meetings Act allows the CDC, along with other City
15 boards and commissions, to host virtual meetings
16 during this COVID-19 public health emergency
17 provided that certain conditions are met.

18 One of those conditions is that
19 the Chair of this Commission determines that an
20 in-person meeting on the scheduled meeting date
21 would not be practical or prudent. To ensure that
22 today's virtual meeting meets all conditions of
23 the Open Meetings Act, I am hereby making the
24 determination, in consultation with Chairwoman

1 Gwendolyn Butler and pursuant to Section 7(e)(2)
2 of the act, that due to the COVID-19 public health
3 emergency an in-person meeting would not have been
4 practical or prudent today.

5 Therefore, in accordance with the
6 Commission's emergency rules, this meeting is being
7 held virtually on Zoom and can be viewed live via
8 the Commission's website.

9 A court reporter is present today to
10 record the proceedings.

11 Commissioners, you have all been
12 designated as panelists, which means that you
13 will be able to control your microphone. Please
14 remember to place your microphone on mute unless
15 you wish to speak. If you want to be recognized
16 by the Chair, please activate the raise-your-hand
17 feature, and you will be called in order. Secretary
18 Wheat will note such order.

19 The agenda for today's meeting was
20 posted on May the 5th both online and at the CDC's
21 website and physically in City Hall.

22 I will now begin the meeting with a
23 call of the roll.

24 Commissioners, when your name is

1 called, please turn your microphone on, respond by
2 saying present, and please also indicate that you
3 can hear me okay.

4 Secretary Wheat.

5 COMMISSIONER WHEAT: Present. And I can hear
6 you.

7 VICE CHAIR NEWSOME: Commissioner Brooks.

8 (No response.)

9 Commissioner Buford.

10 COMMISSIONER BUFORD: Present. And I can
11 hear you.

12 VICE CHAIR NEWSOME: Commissioner Cepeda.

13 (No response.)

14 Commissioner Chan McKibben.

15 (No response.)

16 Commissioner Cox.

17 COMMISSIONER COX: Present. And I can see
18 and hear you.

19 VICE CHAIR NEWSOME: Thank you.

20 Commissioner Curtis.

21 COMMISSIONER CURTIS: Present. And I can
22 hear you.

23 VICE CHAIR NEWSOME: Commissioner Davis.

24 (No response.)

1 Commissioner Gomez.

2 (No response.)

3 Commissioner Griggs.

4 (No response.)

5 Commissioner Rhodes.

6 COMMISSIONER RHODES: I'm here. I can hear
7 you.

8 VICE CHAIR NEWSOME: Commissioner Thomas.

9 COMMISSIONER THOMAS: Present. And I can
10 hear you.

11 VICE CHAIR NEWSOME: Commissioner Trevino.

12 (No response.)

13 Vice Chair Newsome is present.

14 Chairwoman Butler is absent for the
15 record.

16 We have a quorum for the purpose of
17 conducting business.

18 The first item on our agenda
19 requests approval of the minutes from our previous
20 meeting held on April the 5th, 2022. The
21 Commissioners have had an opportunity to review
22 said minutes. And if there are no corrections, I
23 am looking for a motion to approve.

24 Do I have a motion?

1 COMMISSIONER THOMAS: So move. Commissioner
2 Thomas.

3 VICE CHAIR NEWSOME: Thank you.

4 Do I have a second?

5 COMMISSIONER COX: Seconded by Commissioner
6 Cox.

7 VICE CHAIR NEWSOME: Thank you, Commissioner
8 Cox.

9 In accordance with the Open Meetings
10 Act, all votes are to be conducted by roll call so
11 that each member's vote on each issue can be
12 identified and recorded.

13 Commissioners, if you were not in
14 attendance during the April 5th meeting, please
15 abstain from this vote.

16 Secretary Wheat.

17 COMMISSIONER WHEAT: Yes.

18 VICE CHAIR NEWSOME: Commissioner Brooks.

19 (No response.)

20 Commissioner Buford.

21 COMMISSIONER BUFORD: Yes.

22 VICE CHAIR NEWSOME: Commissioner Cepeda.

23 (No response.)

24 Commissioner Chan McKibben.

1 (No response.)

2 Commissioner Cox.

3 COMMISSIONER COX: Yes.

4 VICE CHAIR NEWSOME: Commissioner Curtis.

5 COMMISSIONER CURTIS: Abstain.

6 VICE CHAIR NEWSOME: Commissioner Davis.

7 (No response.)

8 Commissioner Gomez.

9 (No response.)

10 Commissioner Griggs.

11 (No response.)

12 Commissioner Rhodes.

13 COMMISSIONER RHODES: Yes.

14 VICE CHAIR NEWSOME: Commissioner Thomas.

15 COMMISSIONER THOMAS: Yes.

16 VICE CHAIR NEWSOME: Commission Trevino.

17 (No response.)

18 Vice Chair Newsome votes yes.

19 Commissioner Butler abstains.

20 The motion passes.

21 The public was given an opportunity
22 to provide written comments up to 24 hours prior to
23 the start of this meeting through the CDC email
24 address cdc@cityofchicago.org. There were no

1 written comments in the CDC mailbox for today's
2 meeting.

3 The CDC's emergency rules allow for
4 members of the public wishing to comment on an
5 agenda item to do so by registering in advance at
6 the CDC's mailbox up to 24 hours before the start
7 of today's meeting. There were no individuals who
8 signed up in advance to speak at today's meeting.
9 However, following each of today's staff
10 presentations, the Chair may call upon members of
11 the public who have used the raise-your-hand
12 feature to be recognized by the Chair.

13 Due to the capacity limitations of
14 the available technology, a limit of ten members of
15 the public may be called upon by the Chair to speak
16 on each agenda item limited to three minutes per
17 agenda item.

18 Do we have anyone signed up to speak
19 at today's meeting on either agenda item?

20 MR. KAMAL: Chairwoman, I had two hands
21 raised.

22 VICE CHAIR NEWSOME: Kamal.

23 MR. KAMAL: Michael Waechter, he has his hand
24 raised.

1 VICE CHAIR NEWSOME: I cannot hear you, sir.

2 MR. KAMAL: Michael Waechter has his hand
3 raised, one speaker.

4 VICE CHAIR NEWSOME: Okay. Michael Waechter.

5 MR. WAECHTER: Yes. I submitted an
6 application to speak on behalf of the DANK Haus
7 when that agenda item is gone over.

8 VICE CHAIR NEWSOME: Okay.

9 MR. WAECHTER: I submitted the request
10 several days ago. Hopefully it was received.

11 VICE CHAIR NEWSOME: Sir, you'll have to
12 speak louder so that I can hear you.

13 MR. WAECHTER: I said I submitted the request
14 several days ago to speak on behalf of the DANK
15 Haus.

16 VICE CHAIR NEWSOME: Okay. And I will ask --

17 MR. MCKENNA: If we want to do this --

18 VICE CHAIR NEWSOME: I will ask that you hold
19 your remarks until such time as that agenda item is
20 put forth, sir. Thank you for being here.

21 For our first item of new business,
22 the City's Department of Transportation is
23 requesting authority to acquire all or portions of
24 multiple properties all located in the Greater

1 Southwest Industrial (East) TIF in order to make
2 necessary traffic improvements in the area. The
3 properties are described as follows: 2750 West
4 Columbus Avenue, the Belt Railway Company right of
5 way between Rockwell Street and Columbus Avenue,
6 the nondedicated alley south of 7229 South Rockwell
7 Street, the nondedicated alley south of 7448 South
8 Maplewood Avenue, 2516 and 2443 West Columbus
9 Avenue, 2442 West Columbus Avenue, 7400 South
10 Western Avenue, 7410 South Western, and 7502 South
11 Western Avenue.

12 Soliman Khudeira from the City's
13 Department of Transportation will provide the staff
14 report on behalf of CDOT.

15 Mr. Khudeira, you may begin your
16 presentation if you are ready.

17 MR. KHUDEIRA: Thank you. Thank you, Madam
18 Chairwoman. And thank you, Commissioners.

19 Again, my name is Soliman Khudeira.
20 I am with the Chicago Department of Transportation,
21 section chief with major projects.

22 And I will share my screen. Okay.
23 I'm assuming you see my screen.

24 MR. MCKENNA: Yes.

1 MR. KHUDEIRA: Great. Thank you.

2 The project I am presenting is the
3 Columbus Avenue and Belt Railway of Chicago, a
4 grade separation project. The limits of the
5 project is from Kedzie to Western. And we are
6 requesting right of way acquisition authority.

7 The project location is the red line
8 as shown as Columbus Avenue. The eastern limit of
9 the project is Western Avenue, and the western
10 limit is Kedzie Avenue. As you can see, the red
11 line is Columbus. Columbus Avenue intersects Belt
12 Railway of Chicago at this location. And this
13 crossing is at grade. So when the train passes by,
14 all the vehicles have to stop. Gates are lowered,
15 of course. And there are multiple train that
16 passes this -- at the grade crossing and creating
17 safety issues, inconvenience, environmental issues.

18 So the scope of this project is to
19 create a grade separation which will happen by
20 lowering the road, lowering Columbus Avenue under
21 the railway.

22 Now, there two community areas that
23 are within the project footprint. The first one is
24 Chicago Lawn. And that's this part of the project

1 is within the -- within the -- this community area.
2 And the other one is Ashburn, and the rest of the
3 project is within this community area.

4 The tax district. So there's one
5 tax -- TIF district within the project limit --
6 or the project limit is actually within this TIF
7 district, and that's the Greater Southwest
8 Industrial (East). The project is not funded by
9 TIF or by City funds. As I will show, it's funded
10 by federal and state funds.

11 Project needs. There are 11,500
12 vehicles daily passes Columbus Avenue, and there
13 are 60 trains that also intersect Columbus. When
14 the train passes, as I mentioned, the traffic
15 stops. And I have taken this intersection when I
16 go to visit the project, and sometimes the train is
17 as long -- it takes about 20 minutes or so. And
18 there are 60 of them. So it's not a functional
19 at-grade crossing.

20 The other need for the project is
21 safety. You know, anytime you have at-grade
22 crossing, pedestrians, bicyclists, the cars
23 crossing the intersection, there are crashes.
24 Since 1956, this intersection has 45 crashes. It's

1 quite high.

2 The intersection also is designated
3 as a 911 critical crossing where emergency vehicles
4 are interrupted by the trains and they have to
5 reroute, and that takes longer time and not
6 efficient.

7 And part of the project is to
8 improve pedestrian and bicyclist access.

9 The proposed improvement. The way
10 we will accomplish this, the goal of the project is
11 the railroad will remain at the same elevation as
12 shown here. We'll be building a bridge for the
13 railroad. So that's a schematic of the bridge.
14 And then Columbus Avenue will be lowered, as you
15 see, under the railroad. So vehicles -- all the
16 vehicle traffic will be flowing under the newly
17 constructed -- newly constructed bridge.

18 And this one is a cross-section
19 of the constructed bridge, rendering of the
20 constructed bridge for the rail. Vehicles will be
21 passing safely under the bridge. We'll be creating
22 also bicycle lanes, one in each direction. And
23 also pedestrians will be safely able to cross under
24 the bridge on a hard path by themselves.

1 The yellow area, that shows the
2 rendering or sketches of the bridge that we'll be
3 constructing. The Columbus is along this
4 alignment, and Columbus will be lowered starting at
5 this location. So Columbus will go down, go under
6 this bridge, and start rising up at this location.
7 It will be at the same elevation as it is today.

8 Two of the streets will have to be
9 cul-de-sac because of lowering the road. So that's
10 Maplewood Avenue will be a cul-de-sac, and Campbell
11 Avenue will be also a cul-de-sac.

12 Part of the project also we are
13 improving Western Avenue intersection with 74th
14 Street and also with Columbus. Trucks have hard
15 time making this type of right turn. And part of
16 the project is to improve the turning movement and
17 also improve -- remove and replace this existing
18 traffic signal and modernize it to make it more
19 friendly for vehicles, trucks, pedestrians, users.

20 Outside the grade separation area,
21 it's a normal roadway that will -- we'll continue
22 the bicycle path and the pedestrian sidewalk on one
23 side of the street.

24 Since we are lowering the roadway,

1 lowering Columbus under the rail as shown here --
2 this is the rail and Columbus is under -- we will
3 have to build a small pump station on the side of
4 the road. That's the location of the pump station.
5 And this is a rendering of the pump station. It's
6 a small structure on the side of the road. And
7 that's only for storm sewer, not for sanitary
8 sewer. Because the road is lower, we have to pump
9 the water to the side, and then ultimately it goes
10 into the City sewer.

11 The project funding is next.
12 Funding is -- as I mentioned, there is no City
13 fund. There's no TIF fund. We are funded by grant
14 from the National Highway Freight Program. We also
15 using funds from Rebuild Illinois. And there is a
16 match from the state, which is around \$17 million.
17 So the total construction costs of 86 million are
18 all funded by state and federal, no City fund.

19 Properties to be acquired. We don't
20 have any building demolition on this project. We
21 don't have any relocation of businesses or
22 residents. Doesn't -- this project does not
23 require any properties that has buildings or
24 businesses.

1 There are three types of property
2 acquisition that will be taken, the standard for
3 all of our projects.

4 The first one is a partial property
5 take where we are taking only part of the land
6 adjacent to the project that's needed to construct
7 the project.

8 And the other type, as I will show
9 in the next slide, the other type is TE; that's
10 temporary easements. And those are lots that we
11 temporarily acquire to be able to do construction,
12 and then at the end of the construction, we return
13 it back to the current owner at its own -- at its
14 current condition. So we restore it and turn it
15 back to the owner. So hence the name is temporary.
16 We need it only on a temporary basis to be able to
17 do the construction.

18 And the last one, the last type is
19 PE; that's permanent easement. It's mostly needed
20 to build a utility and stays under the property
21 owner land. So we designate this as a PE, as I
22 will show some of those -- actually all of them in
23 the next slides.

24 So it's either a partial take, a TE,

1 or a PE.

2 This is a list of all those nine
3 items that will be -- we will need to acquire. The
4 details of all of those are shown majority in the
5 next slides. So we took this table and we
6 converted it into a plan view.

7 So here are the items here. Of
8 course, do correspond to those items in the
9 previous slide. So the legend is -- the purple
10 color, which is this color, is a property that we
11 need to acquire -- part of the property that we
12 will need to acquire. So it's a take.

13 The green areas are temporary
14 easement. Those are the ones I mentioned we
15 needed only temporarily during construction.

16 And in the next slides, you will see
17 this color, which is amber color. Those are
18 permanent easement. We're not acquiring the
19 property, but we do need an easement from the
20 owner.

21 So on this slide, you will see that
22 part of those -- this property we will need to
23 acquire this part, that's the purple color, a take
24 purchase.

1 The green is temporary. That's from
2 Norfolk Southern yard; we need this to do our
3 construction on a temporary basis.

4 The next slide shows the rest of
5 this property that we will need to acquire to build
6 the pump station. And this triangle right there,
7 that's a road that we will need to have access to
8 the pump station. This is partial take from this
9 adjacent property.

10 Again, this is green, temporary
11 easement from Norfolk Southern.

12 The next slide shows, again, the
13 same. The green is temporary easement from Norfolk
14 Southern, from Belt Railway of Chicago. This is
15 also temporary easement from Belt Railway of
16 Chicago. Those are the two alleys that we will
17 need to straighten the ownership of the City versus
18 BRC. So it's an even exchange. We are just
19 straightening the record.

20 This one shows the PE; that's a
21 permanent easement. And this one is needed to --
22 for us to install a sewer line under the rail. So
23 hence we need a permanent easement from the
24 railroad. I think that's it for this slide.

1 Okay. Sorry. This one here is,
2 again, it's a permanent easement for us from the
3 railroad to be able to install the walls that we'll
4 be installing on both sides of the street. So the,
5 again, the amber is a permanent easement.

6 And I think this is the last slide.
7 Again, green is temporary easement. We need
8 temporary, temporary, and temporary. This one is
9 we need on a permanent basis to make it larger.
10 This is a triangle where Columbus meets Western
11 Avenue, and we need this triangle from the owner --
12 to purchase this triangle so we are able to provide
13 a better turning movement for vehicles, for trucks
14 that having hard time making this movement. That's
15 needed also to improve the traffic signal
16 operation. But mainly this triangle is to make a
17 better -- for the trucks to make better turning
18 movement from Columbus into southbound Western.

19 The schedule of the project. We
20 completed phase 1 preliminary engineering. We are
21 currently in phase 2 engineering; that's final
22 engineering. And in this phase is where we acquire
23 the properties. And this phase of engineering is
24 scheduled to be completed by end of this year, by

1 quarter 3 2022.

2 And then we will advertise the
3 project for public bidding. The construction is
4 scheduled to start in early 2023 and will be about
5 two years construction, 2023 and 2024.

6 That's my last slide. Thank you all
7 for listening.

8 COMMISSIONER WHEAT: Madam Chair, I think
9 you're on mute.

10 VICE CHAIR NEWSOME: I'm sorry. Is Alderman
11 Derrick Curtis or a representative of his office on
12 the line?

13 (No response.)

14 No? If not, Commissioners, do you
15 have any questions for CDOT with regard to this
16 project?

17 Do I see Commissioner Buford?

18 COMMISSIONER BUFORD: Yeah. My question
19 goes back to the source of funds. The "to be
20 determined," was -- is there any more light you
21 can shed on the "to be determined" 22 million?

22 MR. KHUDEIRA: Yes. Thank you, Commissioner.

23 We don't have all the construction
24 fund program, but we designated it at this point to

1 be determined. We have to look -- CDOT looks at
2 the overall program, other projects, and prioritize
3 the project. And we do have limited amount from
4 IDOT funding. So it will be determined from either
5 federal or state program. It's not going to be
6 City funds.

7 VICE CHAIR NEWSOME: Does that answer your
8 question, Commissioner Buford?

9 COMMISSIONER BUFORD: Yeah. I'd be
10 interested to see how that develops over time,
11 though.

12 VICE CHAIR NEWSOME: Okay.

13 MR. KHUDEIRA: Okay.

14 VICE CHAIR NEWSOME: Are there questions of
15 other Commissioners with regard to this project?

16 Commissioner Rhodes.

17 COMMISSIONER RHODES: I'm just wondering what
18 the reaction of the -- there's some individuals
19 that own the land. Have you already had
20 conversations with them? Are they resistant to
21 this? Are they happy about it? What's happening
22 with the land acquisition from private individuals?

23 MR. KHUDEIRA: Thank you, Commissioner.

24 There is no opposition. We have

1 coordinated with them during phase 1 design. We
2 are currently coordinating with them. So there is
3 no opposition to purchasing that part of the land
4 or a TE or a PE, no opposition.

5 VICE CHAIR NEWSOME: I believe Commissioner
6 Curtis has raised his hand.

7 COMMISSIONER CURTIS: Yes. I'm wondering can
8 you show the slide again that had the table of the
9 land that will be required. It was in a table. I
10 didn't see it in our packet. No. 18, I believe.

11 So we've got the railway, a church.
12 And can you tell me what the -- how that affects
13 that church?

14 MR. KHUDEIRA: Sure. This table is converted
15 into real -- and the church is on the west side of
16 Columbus. We will be -- we will need to acquire
17 this piece of land from them to build the roadway
18 and the pump station. So that's part of the church
19 property.

20 And then on the next slide, which
21 is this one, this triangle is to build the pump
22 station, and this is a road. It's a parking lot.
23 We have been talking to the church, and they're
24 receptive to that.

1 COMMISSIONER CURTIS: Okay. There is nothing
2 to the structure of the church, that type of thing?

3 MR. KHUDEIRA: No, no. There is no -- the
4 structure is far -- let me just go back. The
5 church structure is -- so the one I just showed
6 is -- this is the strip of land that we will need
7 from the church, and the church structure is this
8 one.

9 COMMISSIONER CURTIS: Thank you. And I'm
10 sorry. Can we look at the table one more time?

11 MR. KHUDEIRA: Sure.

12 COMMISSIONER CURTIS: And was there -- okay.
13 I think that's it. The rest of them look to be
14 primarily railroad property.

15 MR. KHUDEIRA: Yes.

16 COMMISSIONER CURTIS: Thank you.

17 MR. KHUDEIRA: Thank you.

18 VICE CHAIR NEWSOME: Any additional questions
19 of Commissioners?

20 COMMISSIONER WHEAT: Madam Chair,
21 Commissioner Wheat with a question.

22 VICE CHAIR NEWSOME: Okay. Thank you.

23 COMMISSIONER WHEAT: Question for staff.
24 So if construction -- the schedule suggests that

1 construction will start in Q1, which is seven
2 months away, but you have a \$22-1/2 million hole in
3 the project. So although I appreciate the -- I
4 appreciate your comments with respect to potential
5 sources of funding. Can the department provide an
6 assessment or an assumption regarding the ability
7 to fill that hole in the next nine months? Or
8 would the department begin construction prior to
9 finding funds, prior to filling the hole for that
10 funding?

11 MR. KHUDEIRA: The -- we cannot start
12 construction until this shortfall is allocated
13 because we don't advertise the project until that
14 fund is identified. And as -- this is just a hole
15 on the budget, but we could shift funding from
16 other projects. It depends on the priority. This
17 is a priority project because we have funding
18 from -- the federal funding. I showed the slide
19 before. Okay. Here it is. This federal fund that
20 we have and with the state match 17 million, that's
21 the -- that's a strict deadline that we, the City,
22 CDOT, will have to allocate this funding.

23 And if you're asking me where does
24 it come from, it comes from prioritizing the

1 projects within CDOT. So within the next month or
2 so before we advertise, the priority -- this
3 project will become a priority. So some funding
4 will be shifted into this project from other
5 projects to fill this gap. That's it. It's a --
6 I don't want to call it a standard practice that we
7 do, but because this project is priority, because
8 it has federal funding, this will be allocated.
9 The question is, Well, which project is -- which
10 it's coming? So within a month or so we will have
11 this allocated. But we do not --

12 COMMISSIONER WHEAT: I want to follow up --

13 MR. KHUDEIRA: Go ahead. I'm sorry. Go
14 ahead.

15 COMMISSIONER WHEAT: No. I apologize. I
16 understand that you will not advertise until the
17 funds are secure.

18 And I guess -- and then a following
19 question, is there an expiration associated with
20 any of the already identified sources of funds?

21 MR. KHUDEIRA: I'm sorry. Is there a what
22 allocated?

23 COMMISSIONER WHEAT: Is there any expiration
24 in terms of the necessity for CDOT to use funds for

1 any of the sources?

2 MR. KHUDEIRA: I think I heard you saying is
3 there escalation; is that right?

4 COMMISSIONER WHEAT: No. Does the money go
5 away if we don't spend it by a certain time?

6 MR. KHUDEIRA: Oh, I see. Okay. Thank you.
7 The -- this federal fund -- yes.
8 This federal fund, that has a strict deadline that
9 we have to meet, and if we do not spend the
10 funding, then it goes away. Hence, the priority of
11 this project to find this 22.5 million from CDOT
12 budget. Did I answer your question?

13 COMMISSIONER THOMAS: Un-uhn.

14 COMMISSIONER WHEAT: Yeah. Commissioner
15 Thomas, do you want to chime in?

16 COMMISSIONER THOMAS: Oh, I'm sorry. I
17 didn't know I had my speaker on. But I'm looking
18 at the sources -- I don't think the question was
19 answered.

20 MR. KHUDEIRA: I'm sorry about that. I'm
21 having a hard time hearing you. So can you just
22 one more time say if you don't mind?

23 COMMISSIONER THOMAS: Okay. So let's say it
24 this way. The NHFP funds, will they expire soon,

1 or when will they expire?

2 MR. KHUDEIRA: Yes. We have a strict
3 deadline for this fund, which is the -- that fund
4 has to be obligated by September this year.

5 COMMISSIONER THOMAS: And what about the R- --
6 what about the RBLD fund?

7 MR. KHUDEIRA: That doesn't have expiration
8 date. But the NHFP does have expiration date,
9 which means that the fund has to be obligated by
10 September 30th for their fiscal year. And to
11 answer your question, Commissioner, if we don't
12 move and -- on this fund, yes, it just -- it goes
13 away or we have to reapply again for the same fund.
14 But we cannot let that happen. We are gearing up,
15 prioritizing the project, giving the priority to
16 the design --

17 COMMISSIONER THOMAS: Let me ask you another
18 question.

19 MR. KHUDEIRA: Yes.

20 COMMISSIONER THOMAS: What about the state
21 only Chicago commitment fund, does that have an
22 expiration date?

23 MR. KHUDEIRA: No. That's just a match from
24 our program, from CDOT program. The only one

1 that --

2 COMMISSIONER THOMAS: Okay. So the big issue
3 is if you don't find -- you said "obligate," not
4 spend. The NHFP has to be obligated, not spent by
5 September of this year, right?

6 MR. KHUDEIRA: That's correct, yes.

7 COMMISSIONER THOMAS: Okay. So thank you,
8 Commissioner Wheat, for letting me jump in on your
9 question.

10 VICE CHAIR NEWSOME: Does that answer the
11 question for both of you?

12 COMMISSIONER WHEAT: Yes, Madam Chair. Thank
13 you.

14 VICE CHAIR NEWSOME: Okay. Commissioner
15 Thomas.

16 COMMISSIONER THOMAS: Okay. My question is
17 related to aldermanic support. I didn't see it,
18 and no one's here from the alderman's office. Do
19 you have aldermanic support that you could show us?

20 MR. KHUDEIRA: Commissioner, we don't have a
21 letter from the alderman, but we coordinated with
22 the alderman. We presented early on to the
23 alderman office. We have held community advisory
24 group -- four community advisory group meetings,

1 and the alderman office were in attendance and were
2 supportive. And we also held a public information
3 meeting, and alderman also was in attendance. So
4 the alderman is in support, but we don't have a
5 letter from him.

6 COMMISSIONER THOMAS: The church was also in
7 attendance or folks representing the church were in
8 attendance?

9 MR. KHUDEIRA: They are. They are. The
10 stakeholders that we held the meeting with
11 community advisory group, the church was there.
12 And right now we are -- our legal team is talking
13 to the church. So they are in support of us, CDOT,
14 acquiring that part of their parking lot. There is
15 no opposition to the project.

16 The community realize the importance
17 of the project, that it is not safe, it is not --
18 it's functional at the grade crossing. So it will
19 alleviate all those safety issues and the delay.
20 And there's no bicycle lanes on Columbus. So we
21 have not had any opposition to the project from the
22 community.

23 COMMISSIONER THOMAS: Okay. Thank you, Madam
24 Chairman. Thank you for your answer.

1 MR. KHUDEIRA: Thank you.

2 VICE CHAIR NEWSOME: Are there any additional
3 questions on the part of Commissioners?

4 (No response.)

5 If not, then I will call upon
6 members of the public who have used or will use the
7 raise-your-hand feature to be recognized by the
8 Chair. And we remind each person called upon to
9 speak by the Chair that they are limited to three
10 minutes on this agenda item.

11 Do we have any hands raised from the
12 public, Kamal?

13 MR. KAMAL: There are no hands raised, Madam
14 Chair.

15 VICE CHAIR NEWSOME: Secretary Wheat, you see
16 no hands raised?

17 COMMISSIONER WHEAT: I see none. I see none,
18 Madam Chair.

19 VICE CHAIR NEWSOME: Okay. If there are
20 no further questions or comments from the
21 Commissioners, I will call this item to a vote.

22 The resolution before us recommends
23 to the City Council of the City of Chicago the
24 approval of CDOT's request for acquisition

1 authority of multiple properties needed for traffic
2 improvements to be granted.

3 Do I have a motion?

4 COMMISSIONER CURTIS: So moved. Commissioner
5 Curtis.

6 VICE CHAIR NEWSOME: Thank you, Commissioner
7 Curtis.

8 Is there a second?

9 COMMISSIONER RHODES: Second. Commissioner
10 Rhodes.

11 VICE CHAIR NEWSOME: Thank you, Commissioner
12 Rhodes.

13 I will now call the roll.

14 In accordance with the Open Meetings
15 Act, all votes are to be conducted by roll call
16 so that each member's vote on each issue can be
17 identified and recorded. Please signify your vote
18 of approval of the motion by saying yes, no, or
19 abstain.

20 Secretary Wheat.

21 COMMISSIONER WHEAT: Yes.

22 VICE CHAIR NEWSOME: Commissioner Brooks.

23 (No response.)

24 Commissioner Buford.

1 COMMISSIONER BUFORD: Yes.
2 VICE CHAIR NEWSOME: Commissioner Cepeda.
3 (No response.)
4 Commissioner Chan McKibben.
5 (No response.)
6 Commissioner Cox.
7 COMMISSIONER COX: Yes.
8 VICE CHAIR NEWSOME: Commissioner Curtis.
9 COMMISSIONER CURTIS: Yes.
10 VICE CHAIR NEWSOME: Commissioner Davis.
11 (No response.)
12 Commissioner Gomez.
13 COMMISSIONER GOMEZ: Yes.
14 VICE CHAIR NEWSOME: Yes, Commissioner Gomez?
15 COMMISSIONER GOMEZ: Yes.
16 VICE CHAIR NEWSOME: Okay. Commissioner
17 Griggs.
18 (No response.)
19 Commissioner Rhodes.
20 COMMISSIONER RHODES: Yes.
21 VICE CHAIR NEWSOME: Commissioner Thomas.
22 COMMISSIONER THOMAS: Yes.
23 VICE CHAIR NEWSOME: Commissioner Trevino.
24 (No response.)

1 Vice Chair Newsome votes yes.

2 Chairwoman Butler abstains.

3 The vote is in favor, and the motion
4 passes. Thank you.

5 Okay. For our second item of new
6 business, the Department of Planning and
7 Development is requesting authority to negotiate
8 a redevelopment agreement with DANK Haus for
9 redevelopment of the property at 4740 North Western
10 Avenue located in the Western Avenue North TIF
11 Redevelopment Project Area, and to recommend to the
12 City Council of the City of Chicago the designation
13 of DANK Haus as the developer.

14 Beth McGuire will present the staff
15 report on behalf of the Department of Planning.

16 Beth, you may begin your
17 presentation when you are ready.

18 MS. MCGUIRE: Can everyone see my screen?

19 VICE CHAIR NEWSOME: Yes.

20 COMMISSIONER THOMAS: Yes.

21 MS. MCGUIRE: Okay. Good afternoon,
22 Commissioners.

23 For the record, my name is Beth
24 McGuire, project manager for the Department of

1 Planning and Development.

2 I'm here today to request the
3 approval of DANK Haus as the developer for the
4 project at 4740 North Western Avenue. With me
5 today is Monica Jirek, executive director of DANK
6 Haus, and Matthew Hoppe, business affairs director
7 of DANK Haus.

8 Sorry. It's not forwarding. There
9 we go.

10 The project is located at 4740 North
11 Western Avenue in the Lincoln Square community area
12 in the 40th Ward. This is in the Western Avenue
13 North TIF.

14 DANK Haus is a German American
15 cultural center located in the Lincoln Square
16 community. The acronym DANK stands for the
17 original German name, Deutsch Amerikanischer
18 National Kongress, which means the German American
19 National Congress, and was created in 1959 as a
20 lobbying organization. But over the years their
21 focus has shifted to German culture.

22 Their mission is to preserve and
23 promote German culture, heritage, and language
24 and to organize educational and social programming

1 focusing on the history, traditions, and
2 contributions of Germans and German Americans.

3 As you can see, this is the exterior
4 view that you would see from Western Avenue.

5 The vision is to meaningfully engage
6 all those interested to explore the vibrant German
7 American culture. On average, DANK Haus welcomes
8 over 40 student groups and senior tour groups every
9 year. In addition, in the fall of 2020, they
10 opened up a full-time kindergarten and preschool
11 program. They also host a genealogy center, German
12 language classes, and different events to promote
13 German heritage.

14 The project at hand involves the
15 rehabbing of the restroom facilities and associated
16 building system improvements as well as the
17 restructuring of the front entryway. All of these
18 improvements will allow any patrons with mobility
19 issues to more fully access the center and all of
20 the programming and events hosted there.

21 As the building is 95 years old,
22 a building assessment was performed. Various
23 projects needed to stabilize the building and its
24 infrastructure were identified. DANK Haus has

1 completed some of these projects over the last few
2 years, but an overhaul of the restrooms and
3 front entrance still must be completed. These
4 improvements will allow the facilities to be
5 compliant with ADA requirements and increase
6 access for patrons with mobility issues.

7 As you can see from this map, DANK
8 Haus is located near the intersection of Western,
9 Lawrence, and Lincoln Avenues right here in the
10 yellow. And it's right by the Western Avenue Brown
11 Line station. DANK Haus partners with local
12 schools and community groups to host events and
13 provide cultural programming.

14 Here is an aerial view showing DANK
15 Haus building as an important anchor in the Western
16 Avenue streetscape. It's taller and older than
17 many of the surrounding buildings and stands out.

18 This picture shows a gathering space
19 where community programs and events are held. Note
20 the architectural detailing. Event spaces such as
21 this can be used for parties, banquets, and
22 fundraisers.

23 The total project cost will be \$2.3
24 million including hard and soft costs. DANK plans

1 to fund this with \$756,000 in lender financing,
2 \$806,000 in a TIF grant, and a \$756,000 TIF loan.

3 The TIF loan will be issued upon the
4 redevelopment agreement closing. The loan will
5 accrue interest at 2 percent a year, and the loan
6 will mature December 31st, 2028. The cash payment
7 of 806,000 will be made upon the issuance of the
8 certificate of completion after the project has
9 been completed. These funds will be bridged by
10 lender financing.

11 This project will be beneficial to
12 the community and to the City as a whole. An older
13 building will be preserved, continue serving the
14 community for another 100 years. A beloved
15 community asset will be able to expand their
16 programming, and it will be able to reach a wider
17 audience.

18 Please note that Alderman Vasquez
19 was unable to attend the hearing today, but he is
20 supportive, and his office did submit a support
21 letter.

22 This concludes my presentation.
23 Thank you for your time. And Ms. Jirek and
24 Mr. Hoppe are also here to answer any questions

1 you may have. Thank you.

2 VICE CHAIR NEWSOME: Thank you, Beth.

3 Commissioners, do you have questions
4 for City staff or for the applicant? Do we have
5 any hands raised?

6 Commissioner Curtis.

7 COMMISSIONER CURTIS: Yes. The DANK Haus,
8 I'm not familiar with it. Is this a public
9 facility? Could I make a reservation and use the
10 facility? Who has access to it?

11 MS. McGUIRE: Commissioner, again, Beth
12 McGuire for the record.

13 So DANK Haus is a nonprofit, and
14 it's not a membership-driven organization. Tuition
15 and rental fees are charged for people wishing to
16 partake of the building and the services. And if
17 you need more detail, I'm sure Monica and Matt can
18 answer some of the questions in more detail if you
19 need.

20 COMMISSIONER CURTIS: And are there any
21 restrictions on the ownership of DANK Haus or
22 the transition of ownership on DANK Haus?

23 MS. McGUIRE: You mean restrictions?

24 COMMISSIONER CURTIS: Could -- can they sell

1 the building, for example?

2 MS. MCGUIRE: Oh, no. There will be a
3 compliance period, and they will have to continue
4 operating as a nonprofit community cultural center.

5 COMMISSIONER CURTIS: Thank you.

6 VICE CHAIR NEWSOME: Are there any additional
7 questions by Commissioners?

8 (No response.)

9 Seeing none, the Chair will now call
10 upon members of the public who are interested in
11 asking a question or making a statement. Please be
12 reminded that you have three minutes to speak.
13 Representative of DANK Haus or anyone else?

14 MR. KAMAL: Chairman, I'm promoting one
15 person, which was a representative, and then we
16 have Michael Waechter who wishes to speak.

17 VICE CHAIR NEWSOME: Yes. Okay.

18 Okay.

19 MR. WAECHTER: Good afternoon.

20 VICE CHAIR NEWSOME: Mr. Waechter, I believe
21 you've been waiting to speak.

22 MR. WAECHTER: Yeah. I just -- first of all,
23 sorry about the tough German name. That's what
24 we're trying to overcome at DANK Haus. Last name

1 is Waechter.

2 VICE CHAIR NEWSOME: Waechter. Okay.

3 MR. WAECHTER: Yeah. No. That's okay.

4 I wanted to speak just as a
5 community member, as a parent, as a business owner
6 in Lincoln Square, and as an executive board member
7 of the DANK Haus. We welcome all kinds of people
8 from all kinds of areas into the DANK Haus.

9 But the experience that I had that
10 brought me in there was my kids' schools. A lot
11 of CPS schools use the DANK Haus facilities for
12 fundraisers, get-togethers, and all kinds of
13 things. In addition to CPS, we have other
14 community groups that use it for fundraisers and
15 other types of community events. I just wanted to
16 point that out.

17 There's a lot of work that we've
18 done individually to upgrade the building. And
19 getting over this hurdle will be one of the last
20 and the biggest things that allow us to bring this
21 building into the 21st century and fully let us
22 open it up to the community. That's all.

23 VICE CHAIR NEWSOME: Thank you.

24 Kamal, we had one other hand raised?

1 MR. KAMAL: No, Chairman. That was a
2 representative which I promoted as a panelist.

3 VICE CHAIR NEWSOME: Okay. Thank you.

4 COMMISSIONER WHEAT: Madam Chair, I
5 believe -- was it Monica Jirek?

6 MS. JIREK: Yes. Good afternoon, Chicago
7 Community Development Commission. My name is
8 Monica Jirek. I'm the executive director of the
9 DANK Haus.

10 The DANK Haus has been an anchor in
11 the Lincoln Square community since 1959, and we
12 continue to make significant efforts to preserve
13 the German culture and community with visitors from
14 Chicago, the greater Midwest, and around the world.
15 Our house is open to all ages and backgrounds, and
16 our center includes a language school, a museum, an
17 art gallery, and a library. Some of our regular
18 programs include a monthly open house, movie
19 screenings, cooking classes as well as concerts,
20 plays, and performances.

21 We are also a fundraising and
22 meeting venue for 40 area schools, cultural
23 organizations, and other nonprofit community
24 organizations whereby we help subsidize these

1 events and have given more than \$250,000 back to
2 the community.

3 As the landlord of a 95-year-old
4 building, there also comes a lot of different
5 maintenance challenges. We are always looking
6 for ways to improve and address accessibility
7 throughout the building. If these funding requests
8 are successful, it would better equip our ability
9 to serve the 14,000-plus diverse visitors who rely
10 on our center for wellness programs, education, and
11 a sense of community.

12 New capital improvements to the DANK
13 Haus would make these services accessible to an
14 even wider audience.

15 I want to thank you for your
16 consideration and allowing us to be a true
17 community cultural center.

18 VICE CHAIR NEWSOME: Thank you.

19 Commissioner Curtis, have all of
20 your questions been answered?

21 COMMISSIONER CURTIS: Yes. Thank you.

22 VICE CHAIR NEWSOME: All right then.

23 At this point I'd like to call this
24 item for a vote.

1 The resolution before us requests
2 authority for the Department of Planning and
3 Development to negotiate a redevelopment agreement
4 with DANK Haus for the redevelopment of property
5 located at 4740 North Western Avenue in the Western
6 Avenue North Tax Increment Financing Redevelopment
7 Project Area, and to recommend to the City Council
8 of the City of Chicago the designation of DANK Haus
9 as the developer.

10 Do I have a motion?

11 COMMISSIONER CURTIS: So moved. Curtis.

12 COMMISSIONER THOMAS: Second.

13 VICE CHAIR NEWSOME: Thank you, Commissioner
14 Curtis.

15 Second by Commissioner Thomas, was
16 it?

17 COMMISSIONER THOMAS: Yes, ma'am.

18 VICE CHAIR NEWSOME: Thank you.

19 All right. At this time as required
20 I will call the roll on this item.

21 Vice Chair Newsome votes yes.

22 Secretary Wheat.

23 COMMISSIONER WHEAT: Yes.

24 VICE CHAIR NEWSOME: Commissioner Brooks.

1 (No response.)

2 Commissioner Buford.

3 COMMISSIONER BUFORD: Yes.

4 VICE CHAIR NEWSOME: Commissioner Cepeda.

5 (No response.)

6 Commissioner Chan McKibben.

7 (No response.)

8 Commissioner Cox.

9 COMMISSIONER COX: Yes.

10 VICE CHAIR NEWSOME: Commissioner Curtis.

11 COMMISSIONER CURTIS: Yes.

12 VICE CHAIR NEWSOME: Commissioner Davis.

13 (No response.)

14 Commissioner Gomez.

15 COMMISSIONER GOMEZ: Yes.

16 VICE CHAIR NEWSOME: Commissioner Griggs.

17 (No response.)

18 Commissioner Rhodes.

19 COMMISSIONER RHODES: Yes.

20 VICE CHAIR NEWSOME: Commissioner Thomas.

21 COMMISSIONER THOMAS: Yes.

22 VICE CHAIR NEWSOME: Commissioner Trevino.

23 (No response.)

24 Commissioner Butler abstains.

1 And the vote is in favor. The
2 motion passes. Thank you.

3 MS. MCGUIRE: Thank you, Commissioners. Have
4 a good afternoon.

5 VICE CHAIR NEWSOME: All righty. The third
6 item of business -- new business for the Department
7 of Planning and Development -- for our third item
8 of new business, the Department of Planning and
9 Development is requesting authority to negotiate
10 a redevelopment agreement with Timeline Theater
11 Company for redevelopment of the property located
12 at 5033 to 35 North Broadway Avenue in the Lawrence/
13 Broadway Tax Increment Financing Redevelopment
14 Project Area, and to recommend to the City Council
15 of the City of Chicago the designation of Timeline
16 Theater Company as developer.

17 Mr. Aaron Dorsey will present
18 the staff report on behalf of the Department of
19 Planning and Development.

20 And, Aaron, you may begin your
21 presentation when you're ready.

22 MR. DORSEY: Thank you, Vice Chair Newsome.

23 Good afternoon, Vice Chair Newsome
24 and members of the Commission. For the record, my

1 name is Aaron Dorsey, financial planning analyst
2 with the Department of Planning and Development.
3 With me today I have Terrence Johnson and Tim
4 Jeffries from DPD and representatives from the
5 development team. They're here to answer any
6 questions you may have.

7 The resolution before you requests
8 a recommendation to the City Council for the
9 designation of Timeline Theater Company as the
10 developer for the Timeline Theater project and
11 the authority for the Department of Planning and
12 Development to negotiate a redevelopment agreement
13 with the developer.

14 The proposed project is located in
15 the Uptown community area, the 48th Ward, and the
16 Lawrence and Broadway TIF district.

17 The project is located just north of
18 the intersection of Broadway Avenue and Argyle
19 Street and north of the Argyle CTA station.

20 This slide shows a closer view of
21 the site of the project.

22 The site is currently occupied by a
23 vacant warehouse. The building is a former W.E.
24 Reebie & Brother warehouse built in the 1910s. The

1 developer has already purchased the property.

2 The developer will redevelop the
3 building into the new home of the Timeline Theater.
4 The new building will feature a 250-seat multilevel
5 performance stage and related areas, such as
6 rehearsal spaces, gallery, and exhibit space, and a
7 community room. The project is expected to start
8 construction in December of 2023 and complete
9 construction in the third quarter of 2024.

10 The development is expected to
11 retain 12 permanent and 14 part-time jobs as well
12 as create 200 construction jobs.

13 This slide shows the site plan of
14 the theater upon completion.

15 This slide shows a sample floor plan
16 of the theater including the main theater.

17 And this is a rendering -- an
18 exterior rendering of the theater upon completion.

19 Timeline Theater Company is a
20 non-for-profit theater company created in 1997. It
21 has presented multiple productions throughout its
22 24 seasons including multiple Chicago and world
23 premieres. Timeline Theater currently resides in
24 the Lakeview neighborhood where it operates out

1 of the Wellington Avenue United Church of Christ.
2 The team has retained Bulley and Andrews as the
3 general contractor for the project, who has worked
4 on other theater spaces such as the Lyric Opera and
5 Chicago Shakespeare Theater.

6 The team has also retained Johnson
7 Research Group as the TIF consultant and is working
8 with Capital A Consulting to pursue new market tax
9 credits.

10 The total project cost is estimated
11 to be about \$37.6 million. In addition to a
12 combination of fundraising, state grants, and a
13 total of \$10 million in TIF funding, the developer
14 intends to pursue new market tax credits to fund
15 the project.

16 The City intends to provide the
17 developer with TIF assistance in an amount not to
18 exceed \$10 million or 26.6 percent of the total
19 project cost. The City funds will be provided from
20 the Lawrence/Broadway TIF district's areawide
21 increment and provided to the developer in two
22 payments. The first payment of \$5 million will be
23 paid once the project is complete and the City
24 issues the project a certificate of completion.

1 And the second payment of \$5 million will be paid
2 on the anniversary of the certificate of
3 completion.

4 The project will have ongoing
5 operations and occupancy covenants that ensure the
6 developer will continuously operate the project in
7 the manner agreed upon with the City of Chicago and
8 ensure an average of 100 performances will be held
9 per year at the theater. This covenant will be
10 aspirational for the first year following the
11 certificate of completion and will be a requirement
12 for the following years. Additionally, the RDA
13 will include restrictions on the sale of the
14 project.

15 This project will allow the
16 following benefits to be realized:

17 The project will renovate a long
18 vacant building and bring a new theater amenity to
19 the neighborhood.

20 The project is additive to the goals
21 and objectives of the Uptown Square District, which
22 is home to other theaters such as the Uptown
23 Theater and Rivera Theater.

24 And the project will also allow for

1 increased educational opportunities for students
2 and expansion of Timeline's current programming
3 with Chicago Public Schools.

4 DPD has thoroughly reviewed the
5 proposed project, the qualifications of the
6 development team, the financial structure of the
7 project, and the project's conformance with the
8 redevelopment area plans, and DPD recommends
9 that the CDC recommend to the City Council the
10 designation of Timeline Theater Company as the
11 developer for the Timeline Theater project.

12 DPD also requests the Commission
13 provide DPD with the authority to negotiate,
14 execute, and deliver on the City's behalf a
15 redevelopment agreement with Timeline Theater
16 Company for the project.

17 Alderman Osterman was briefed on the
18 project, and I believe he is in attendance to speak
19 on this matter.

20 VICE CHAIR NEWSOME: Thank you, Aaron.

21 MR. DORSEY: Thank you.

22 VICE CHAIR NEWSOME: Alderman Osterman,
23 you've been on the line for quite a while. The
24 floor is yours.

1 ALDERMAN OSTERMAN: Can you hear me?

2 VICE CHAIR NEWSOME: Yes, I can.

3 ALDERMAN OSTERMAN: Okay. I'm multitasking.
4 I apologize.

5 Let me say that our community is
6 overjoyed that Timeline is coming to our
7 neighborhood and is in the shadows of Argyle
8 Street, which is an Asian American small business
9 area. We have a brand new CTA station. Timeline's
10 in a rich history of the arts. This is a -- we
11 call this the northern boundary of the arts, the
12 Uptown entertainment district.

13 Timeline coming to this location is
14 going to be really just a huge asset for the Uptown
15 area and a lot of opportunity to partnership with
16 schools like the Goudy School.

17 So I support the ask for TIF funding
18 for this project and could not be in more support.
19 A hundred percent supportive and very excited. And
20 I would ask the Commissioners' support of this
21 request.

22 VICE CHAIR NEWSOME: Thank you, Alderman.

23 Commissioners, do you have any
24 questions with regard to this project?

1 I see one hand. Eileen Rhodes.
2 Commissioner.

3 COMMISSIONER RHODES: Aaron, can you
4 elaborate? You said that there are operational
5 goals for the theater after the first year. Can
6 you give kind of an example of what that entails
7 and what happens if market conditions intercedes
8 and make it impossible? I'm just wondering how you
9 operationalize that kind of standard for something
10 like a theater.

11 MR. DORSEY: So the operation covenant is the
12 hundred performances per year. And in the sense of
13 there being --

14 COMMISSIONER RHODES: How many? Okay. How
15 many.

16 MR. DORSEY: 100 performances per year. And
17 in the sense of there being market conditions that
18 may make that difficult, it's actually expanded
19 that if in any year they don't reach 100
20 performances per year, it's been expanded to a
21 three-year period in which we're just making sure
22 that on average over the three-year period they've
23 reached a hundred performances.

24 So if the market is down during one

1 year and the next year they're able to make that up
2 and, you know, have additional funding -- or
3 additional shows, then it's just a balance of the
4 third year.

5 COMMISSIONER RHODES: And then how do they
6 report on that? Is there some type of standardized
7 operations report that they send to the City? Or
8 how does that work?

9 MR. DORSEY: Yes. As part of our annual
10 compliance report, they're reporting on a number of
11 items, one being the number of performances, two
12 being any job creation or making sure anything in
13 terms of employment. Again, all of that is wrapped
14 up in the annual compliance report.

15 COMMISSIONER RHODES: Okay. Final question.
16 What's the MBE/WBE participation or at least
17 neighborhood representation in the construction?

18 MR. DORSEY: So as with any TIF project,
19 they're mandated to the 26 and 6 percent MBE/WBE.
20 And I believe Timeline staff is on the call to be
21 able to give any more detail into that.

22 COMMISSIONER RHODES: So does -- do Bulley
23 and Andrews have to give you that information now,
24 or is that later when the RDA is written? Or when

1 does that happen?

2 MR. DORSEY: So soon after, they will go into
3 a construction compliance meeting with our -- with
4 their construction compliance team, which I think
5 at that point if they have the subcontractors
6 listed out at that point, it's bringing them all to
7 the table and making sure that they're aware of the
8 compliance guidelines. To the extent that they
9 don't have them yet, then it's just as we get
10 closer to the RDA stage.

11 COMMISSIONER RHODES: Okay. Thank you.

12 Thanks, Shirley.

13 VICE CHAIR NEWSOME: Okay. Any additional
14 questions?

15 I see Commissioner Curtis' hand is
16 raised.

17 COMMISSIONER CURTIS: Yes. I apologize if
18 you covered this. The TIF funding is listed as a
19 bridge loan. Can -- do I understand that correctly
20 then, this is just a bridge loan?

21 MR. DORSEY: Yes. So it would be a bridge
22 loan in the sense that as the TIF funds would not
23 be paid until construction is complete. The
24 developer would have to bridge those TIF funds

1 until -- or throughout construction.

2 COMMISSIONER CURTIS: Oh, I see. I got it.

3 Thank you.

4 VICE CHAIR NEWSOME: Any further questions of
5 Commissioners?

6 (No response.)

7 If not, are there members of the
8 public who would like to speak on this agenda item?

9 (No response.)

10 Seeing none, if there are no further
11 comments or questions, I now call this item for a
12 vote.

13 The resolution before us recommends
14 CDC approval of the Department of Planning and
15 Development's request to negotiate a redevelopment
16 agreement with Timeline Theater Company for
17 redevelopment of the property located at 5033 to 35
18 North Broadway Avenue in the Lawrence/Broadway Tax
19 Increment Financing Redevelopment Project Area, and
20 to recommend to the City Council of the City of
21 Chicago the designation of Timeline Theater Company
22 as the developer.

23 Do I have a motion?

24 COMMISSIONER RHODES: I'll move.

1 COMMISSIONER WHEAT: So move. Go ahead,
2 Commissioner Rhodes.

3 VICE CHAIR NEWSOME: I'm sorry. I did not
4 hear you.

5 COMMISSIONER RHODES: Commissioner Rhodes
6 moved, and Commissioner Wheat seconded.

7 VICE CHAIR NEWSOME: Okay. Thank you.

8 As required, I will now call the
9 roll on this item.

10 Secretary Wheat.

11 COMMISSIONER WHEAT: Yes.

12 VICE CHAIR NEWSOME: Commissioner Brooks.

13 (No response.)

14 Commissioner Buford.

15 COMMISSIONER BUFORD: Yes.

16 VICE CHAIR NEWSOME: Commissioner Cepeda.

17 (No response.)

18 Commissioner Chan McKibben.

19 (No response.)

20 Commissioner Cox.

21 COMMISSIONER COX: Yes.

22 VICE CHAIR NEWSOME: Commissioner Curtis.

23 COMMISSIONER CURTIS: Yes.

24 VICE CHAIR NEWSOME: Commissioner Davis.

1 (No response.)

2 Commissioner Gomez.

3 COMMISSIONER GOMEZ: Yes.

4 VICE CHAIR NEWSOME: Commissioner Griggs.

5 (No response.)

6 Commissioner Rhodes.

7 COMMISSIONER RHODES: Yes.

8 VICE CHAIR NEWSOME: Commissioner Thomas.

9 COMMISSIONER THOMAS: Yes.

10 VICE CHAIR NEWSOME: Commissioner Trevino.

11 (No response.)

12 Commissioner Newsome votes yes.

13 And Commissioner Butler abstains.

14 The vote is in favor, and the motion
15 passes. Thank you, all.

16 For our fourth item of new business,
17 the Department of Planning and Development is
18 requesting authority to negotiate a redevelopment
19 agreement with the Institute of Cultural Affairs
20 for rehabilitation of the property located at 4750
21 North Sheridan Road in the Lawrence/Broadway Tax
22 Increment Financing Redevelopment Project Area, and
23 to recommend to the City Council of the City of
24 Chicago the designation of Institute of Cultural

1 Affairs as developer.

2 Mr. William Grams will present the
3 staff report on behalf of the Department of
4 Planning and Development.

5 And, William, you may begin your
6 presentation when you are ready.

7 William?

8 MR. GRAMS: I'm sorry. I'm getting off mute,
9 putting it back on.

10 VICE CHAIR NEWSOME: Thank you.

11 MR. GRAMS: All right. Is my screen visible?

12 VICE CHAIR NEWSOME: Yes, it is.

13 MR. GRAMS: Thank you, Chair Newsome and
14 members of the Commission.

15 For the record, my name is William
16 Grams with the Department of Planning and
17 Development. With me today I have Terrence Johnson
18 and Tim Jeffries from DPD and Leslie Showers and
19 Irvin Henderson from the developer team.

20 The resolution before you requests a
21 recommendation to the City Council to designate the
22 Institute of Cultural Affairs as the developer for
23 the rehabilitation of the ICA GreenRise building.
24 It also requests authority for the Department of

1 Planning and Development to negotiate a
2 redevelopment agreement with the developer.

3 The ICA GreenRise building is
4 located at 4750 North Sheridan Road, which is in
5 the Uptown community area, the Lawrence/Broadway
6 TIF district, and the North planning region. The
7 alderman is James Cappleman.

8 This TIF district was established in
9 2001 with one of its purposes being to promote the
10 preservation of the historic and architecturally
11 significant character of the project area.

12 The ICA GreenRise building was
13 originally constructed as a four-story building in
14 1921 by Fugard and Knapp for the Kemper Insurance
15 Company. It was constructed in the Chicago school
16 building style using classical revivalist
17 architecture. In 1927, four additional stories,
18 using the same style, were added to the building by
19 B. Leo Steif and Company. In 2013, the building
20 was designated as a Chicago landmark.

21 The project before you today will
22 replace many of the systems in this 100-year-old
23 building that have outlived their useful lives.
24 Additionally, the elevator lobbies will be

1 refurbished as well as finishes on the first floor
2 and upper floors. Finally, common area space on
3 the first floor will be converted into new tenant
4 spaces.

5 The total project cost is 20.7
6 million, and the TIF request is for 2 million. The
7 estimated timeline to complete is 12 months, and
8 the building will remain operational throughout the
9 construction.

10 Looking more closely, the scope of
11 work includes replacement of HVAC, plumbing, and
12 mechanical systems, building envelope repairs,
13 window replacement, metal door and frame
14 replacement, mechanical louver replacement,
15 historic masonry restoration, historic lobby
16 restoration, creation of an atrium and additional
17 tenant space on the first floor, and stair
18 refurbishment.

19 Here's an overhead view of the
20 neighborhood. The project site is located at 4750
21 North Sheridan Road, roughly three blocks from the
22 Lawrence Red Line CTA station. The building is
23 also accessible via the No. 81 Lawrence bus and the
24 No. 151 Sheridan bus.

1 Here is an aerial view of the
2 building looking to the south.

3 Again, here is the current condition
4 of the building.

5 The Institute of Cultural Affairs,
6 which is the owner and operator of the building,
7 will be the developer for the project. The
8 building was donated in 1971 after the Kemper
9 Insurance Company relocated to the suburbs.

10 The building currently houses the
11 GreenRise Uptown Learning Laboratory, which is the
12 largest social service center in the Midwest and
13 serves more than 1,000 clients weekly.

14 Building tenants include Heartland
15 Health, Sarah's Circle, the Great Lakes Credit
16 Union, several religious service groups, and two
17 intentional residential communities, among several
18 others.

19 The total project cost is \$20.7
20 million and will be financed with a mix of equity,
21 debt, historic tax credits, new markets tax
22 credits, and TIF.

23 The City, through DPD, intends to
24 provide the developer with TIF assistance in an

1 amount not to exceed \$2 million. The City funds
2 will be provided from the Lawrence/Broadway TIF
3 district's areawide increment and will be paid out
4 upon the issuance of the certificate of completion.

5 To summarize the benefits, this
6 project will rehab a 100-year-old historic
7 landmarked building, preserving it for generations
8 to come.

9 The building will continue to be
10 able to serve low-income and vulnerable populations
11 by providing critical social services.

12 The project will preserve 250
13 current jobs, create 111 new full-time jobs, and
14 create 157 temporary construction jobs.

15 Alderman Cappleman endorses the
16 project and has provided a letter of support.

17 DPD has thoroughly reviewed the
18 proposed project, the qualifications of the
19 development team, and the need for public
20 assistance. DPD recommends that the Community
21 Development Commission approve the designation of
22 the Institute of Cultural Affairs as developer for
23 4750 North Sheridan Road so that the project can
24 advance to City Council.

1 That concludes my presentation, and
2 I can take any questions.

3 VICE CHAIR NEWSOME: Thank you, Mr. Grams.

4 Is anyone from Alderman Cappleman's
5 office present?

6 (No response.)

7 If not, then I will entertain
8 questions from Commissioners. Commissioners, do
9 you have any questions of staff with regard to this
10 project?

11 COMMISSIONER WHEAT: Madam Chair,
12 Commissioner Wheat.

13 VICE CHAIR NEWSOME: Commissioner Wheat.

14 COMMISSIONER WHEAT: Could either staff
15 or the developer or someone representing the
16 institution talk a little more about the stack? So
17 the -- I guess two questions. One is the status of
18 the new market and historic tax credits associated
19 with this project; there's about \$2 million of
20 those.

21 And then secondly, the debt
22 associated with the project, it seems substantial
23 for a nonprofit, the 5.7 million. It's over a
24 quarter of the debt -- of the stack essentially.

1 So I'm also happy to be wrong there. But just talk
2 about kind of the nature of the organization, the
3 ability to actually service the debt associated
4 with that.

5 VICE CHAIR NEWSOME: Mr. Grams.

6 COMMISSIONER WHEAT: Don't everyone speak at
7 once.

8 MR. GRAMS: Let's see. Irv, would you like
9 to speak to that?

10 MR HENDERSON: Good afternoon. I will
11 certainly be glad to speak to it. I wanted to
12 make --

13 VICE CHAIR NEWSOME: State your name for
14 record, please.

15 MR. HENDERSON: Yeah. My name is Irvin
16 Henderson. I'm the president of Henderson and
17 Company. We are the owner's rep.

18 I just wanted to make sure that
19 Leslie Showers, the current executive director, I'm
20 glad to follow her statement, wanted to make sure
21 that I gave her the opportunity to speak first.

22 VICE CHAIR NEWSOME: Ms. Showers. Is she on
23 the line?

24 MR. HENDERSON: You know, she's definitely

1 here. She may be having some technical
2 difficulties. So in the interest of the
3 Commissioners' valuable time, I'm glad to march
4 right ahead.

5 VICE CHAIR NEWSOME: Go ahead, sir.

6 MR. HENDERSON: Okay. Thank you so much.

7 As Commissioner Wheat mentioned,
8 this does have new markets, it does have historic
9 tax credits, and it does have some debt. I'll take
10 the last question first.

11 Obviously the GreenRise is what we
12 call a development under operation. So all of the
13 tenants will continue to pay rent. And, of course,
14 the current rent roll is sufficient to service the
15 debt. And so there is no concern there.

16 And also the -- it's, you know, very
17 important to understand that the history of the ICA
18 GreenRise has been one of having good vacancy
19 rates, you know, and, therefore, typically
20 occupancy is greater than 90 percent.

21 Now, as to the new markets and the
22 historic, US Bank is the investor. And we will
23 obviously be using some bridge lending. In fact,
24 there will be bridge lending involved with the TIF

1 grant itself. And we do have good relationships
2 with PNC and others for the bridge lending. And
3 I'm actually with the US Bank investor at this
4 moment in Miami at the CohnReznick New Market Tax
5 Credit Summit. And Jennifer Westerbeck is the
6 representative of US Bank. We're very fortunate to
7 have the support for new markets and historic, and
8 we're very fortunate to have the support of the
9 City with the meeting that we're having now.

10 VICE CHAIR NEWSOME: Thank you, sir.

11 Commissioner Wheat, does that answer
12 your question or concern?

13 COMMISSIONER WHEAT: Yeah, that was helpful.
14 Thank you.

15 VICE CHAIR NEWSOME: Okay. Are there any
16 additional questions by Commissioners?

17 If not, do we have members --

18 COMMISSIONER WHEAT: Madam Chair --

19 VICE CHAIR NEWSOME: I'm sorry.

20 COMMISSIONER WHEAT: -- I think Commissioner
21 Curtis may have -- Commissioner Curtis may have his
22 hand up.

23 VICE CHAIR NEWSOME: Commissioner Curtis.

24 COMMISSIONER CURTIS: Yes. Thank you.

1 I was just surprised that the soft
2 costs are approximately half -- 50 percent of the
3 hard costs. Can somebody give us a little bit of
4 an idea as to why the soft costs are so high?

5 MR. HENDERSON: Once again, I'm glad to speak
6 to that, Commissioner.

7 With any new markets tax credit
8 project, you have the reserves for the project as
9 part of your soft costs; that's 800-and-some-odd
10 thousand dollars. You also have a very high
11 transaction cost, which includes both attorneys and
12 accountants. And that number is over 600,000. And
13 then you, of course, have the reimbursement of the
14 overhead costs for the nonprofit. And you have a
15 developer fee that the nonprofit is being awarded.
16 All of those things make the soft costs higher than
17 they would be for a traditional project.

18 And with this kind of capital stack,
19 there is also a long period of time for assembling
20 the funds, which makes overhead and soft costs
21 higher.

22 VICE CHAIR NEWSOME: Does that answer your
23 question, Commissioner?

24 COMMISSIONER CURTIS: I guess I'm still

1 uncomfortable with the extent of it.

2 I understood -- I heard attorney's
3 fees. I heard specific accounting for about a
4 million half or less, about 6-1/2 for attorney's
5 fees, and some overhead costs. Again, it just
6 seems extremely high. Thank you.

7 MR. HENDERSON: Well, as I mentioned,
8 Commissioner, you also have reserves. So you have
9 the CDE reserves, and you have an operating
10 reserve, and so those are part of the soft costs as
11 well.

12 COMMISSIONER CURTIS: Thank you.

13 MR. JOHNSON: This is Terrence Johnson with
14 DPD, assistant commissioner as well.

15 And I -- as sitting on the board of
16 CDF, the City's CDE, I can attest that generally
17 when you have a new markets tax credit transaction,
18 those soft costs are generally higher because you
19 do have all those fees that Irv mentioned rolled
20 into the structure as well. They're a lot more
21 complicated, so they do require a lot more, you
22 know, legal fees and structuring that goes on with
23 that, so ...

24 VICE CHAIR NEWSOME: Thank you, Mr. Johnson.

1 Commissioner Curtis, are you --

2 COMMISSIONER CURTIS: Yes. Thank you.

3 That's good enough. Thank you.

4 VICE CHAIR NEWSOME: That's good for you.

5 Okay.

6 Are there any additional questions
7 of Commissioners?

8 (No response.)

9 If not, I will ask do we have any
10 members of the public that would like to speak to
11 this agenda item. If so, you'll raise your hand.

12 No members of the public?

13 MR. KAMAL: No hands raised, Madam Chair.

14 VICE CHAIR NEWSOME: Thank you, Kamal.

15 If there are no further questions or
16 comments, we will now call the item to a vote.

17 The resolution before us requests
18 the CDC's approval of the Department of Planning
19 and Development's request to negotiate a
20 redevelopment agreement with the Institute of
21 Cultural Affairs for the rehabilitation of the
22 property located at 4750 North Sheridan Road in
23 the Lawrence/Broadway Tax Increment Financing
24 Redevelopment Project Area, and to recommend to the

1 City Council of the City of Chicago the designation
2 of Institute of Cultural Affairs as developer.

3 Do I have a motion?

4 COMMISSIONER RHODES: I'll move it.

5 COMMISSIONER COX: So move.

6 VICE CHAIR NEWSOME: Was that Commissioner --

7 COMMISSIONER RHODES: Sorry, Chris.

8 VICE CHAIR NEWSOME: -- Commissioner Rhodes?

9 COMMISSIONER WHEAT: I think I saw
10 Commissioner Rhodes, and Commissioner Cox caught
11 you, so ...

12 COMMISSIONER RHODES: Okay.

13 VICE CHAIR NEWSOME: Okay. So we have a
14 motion by Commissioner Cox. And a second --

15 COMMISSIONER COX: So move.

16 VICE CHAIR NEWSOME: I'm sorry. I'm having
17 difficulty hearing.

18 COMMISSIONER COX: Yeah, yeah. Commissioner
19 Cox moved the motion.

20 VICE CHAIR NEWSOME: Okay. Do we have a
21 second?

22 COMMISSIONER WHEAT: Second. Commissioner
23 Wheat.

24 VICE CHAIR NEWSOME: Okay. At this time as

1 is required, I will call the roll on this matter.

2 Secretary Wheat.

3 COMMISSIONER WHEAT: Yes.

4 VICE CHAIR NEWSOME: Commissioner Brooks.

5 (No response.)

6 Commissioner Buford.

7 COMMISSIONER BUFORD: Yes.

8 VICE CHAIR NEWSOME: Commissioner Cepeda.

9 (No response.)

10 Commissioner Chan McKibben.

11 (No response.)

12 Commissioner Cox.

13 COMMISSIONER COX: Yes.

14 VICE CHAIR NEWSOME: Commissioner Curtis.

15 COMMISSIONER CURTIS: I'm going to abstain.

16 VICE CHAIR NEWSOME: Okay. Commissioner

17 Curtis abstains.

18 Commissioner Davis.

19 (No response.)

20 Commissioner Gomez.

21 COMMISSIONER GOMEZ: Yes.

22 VICE CHAIR NEWSOME: Commissioner Griggs.

23 (No response.)

24 Commissioner Rhodes.

1 COMMISSIONER RHODES: Yes.

2 VICE CHAIR NEWSOME: Commissioner Thomas.

3 COMMISSIONER THOMAS: Yes.

4 VICE CHAIR NEWSOME: Commission Trevino.

5 (No response.)

6 Commissioner Newsome votes yes.

7 Chairwoman Butler abstains.

8 The vote is in favor with two

9 abstentions. The motion passes.

10 Thank you.

11 MR. GRAMS: Thank you.

12 MR. HENDERSON: Thank you so much.

13 VICE CHAIR NEWSOME: All righty. Our next
14 item -- actually our final item, the Department of
15 Planning and Development and the Department of
16 Housing are seeking authority for several land
17 sale transactions in the 79th Street Corridor TIF,
18 including the designation of Evergreen Imagine JV,
19 LLC as the sole respondent to an RFP previously
20 issued by the Planning Department in August of 2020
21 and more recent interest in those properties and
22 other City-owned properties located in the same TIF.

23 Patrick Brutus and Kara Breems will
24 provide the staff report describing the requested

1 authorities in more detail. Patrick Brutus will
2 present the staff report and a presentation
3 on behalf of the Department of Planning and
4 Development while Kara Breems will represent the
5 Department of Housing for any housing-related
6 questions.

7 So, Patrick and Kara, the floor is
8 yours.

9 MR. BRUTUS: Thank you, Madam Vice Chair.

10 Can you all hear me?

11 VICE CHAIR NEWSOME: Yes, I can.

12 COMMISSIONER WHEAT: Yes.

13 MR. BRUTUS: Okay. Thank you. So okay.

14 Good afternoon, Madam Vice Chairman
15 and members of the Commission.

16 VICE CHAIR NEWSOME: Good afternoon.

17 MR. BRUTUS: For the record, my name is
18 Patrick Brutus, neighborhood planner in the
19 Southeast Planning Region for the Department of
20 Planning and Development.

21 I am joined by my colleagues, Kara
22 Breems and Edward Solis Pablo; both serve as
23 financial planning analysts for the City. And
24 members of the development team who are the

1 successful respondent to the RFP.

2 As this project -- as this
3 particular project is slightly complicated, there
4 are two components to the actions the department
5 is seeking, and, as such, we have a comprehensive
6 and yet multiple resolution -- resolutions that
7 identify both aspects of this project before you
8 recommending that the Community Development
9 Commission approve the following for the original
10 RFP issued for six City-owned vacant parcels
11 released on August 24th, 2020, and secondly, for a
12 negotiated sale of land at 757 -- 757 West 79th
13 Street, which is being added as a development site
14 to this project.

15 The resolution -- the actions that
16 we're seeking are as follows:

17 One, designate Evergreen Imagine JV,
18 LLC as the successful respondent to the RF- -- to
19 the request for proposals for the purchase and
20 redevelopment of the property located at 838 to 858
21 West 79th Street within the 79th Street Corridor
22 Redevelopment Project Area.

23 Two, authorize the department to
24 negotiate a redevelopment agreement with Evergreen

1 Imagine.

2 Three, recommend to the City Council
3 the designation of Evergreen Imagine as the
4 developer. And that's for the first site.

5 The second site, which is 757 West
6 79th Street, we are seeking the authority to
7 authorize the department to advertise our intention
8 to enter into a negotiated sale with Evergreen
9 Imagine for the disposition of the property located
10 at 757 West 79th Street in the 79th Street Corridor
11 Redevelopment Project Area.

12 Five, authorize the department to
13 request alternative proposals and approve the sale
14 of property if no responsive alternative -- excuse
15 me, if no responsive alternative proposals are
16 received.

17 Number six, request authority for
18 DPD to negotiate a redevelopment agreement with
19 Evergreen Imagine for the property at 757 West 79th
20 Street.

21 And finally, recommend to the City
22 Council to designate -- to designate Evergreen
23 Imagine as the developer if no responsive
24 alternative proposals are received.

1 The subject parcels are all located
2 in the 17th Ward and in the Auburn Gresham
3 community area. Furthermore, the site at 838 West
4 79th Street is located in and appropriately zoned
5 B1-2 for neighborhood shopping district and also
6 lies within the boundaries of the 79th Street
7 Corridor TIF.

8 The agenda items before you today
9 represent the department's commitment to the
10 implementation of Mayor Lightfoot's INVEST
11 South/West Initiative.

12 Prior to my presentation on the
13 Auburn Gresham RFP, I would like to share some
14 background on the department's progress related
15 to INVEST South/West as we are very excited to
16 realize the INVEST South/West program, and the
17 department is excited to be taking this particular
18 step towards transformational reinvestment on the
19 City's South and West Sides.

20 The INVEST South/West Initiative
21 as laid out by Mayor Lightfoot will marshal the
22 resources of multiple City departments, community
23 organizations, and corporate partners toward the
24 revitalization of 12 commercial corridors located

1 across 10 community areas on Chicago's South and
2 West Sides. The focus of this initiative is the
3 reactivation of neighborhood cores that have
4 historically served as hubs for pedestrian
5 activity, shopping, services, transportation,
6 public spaces, and quality of life amenities for
7 residents.

8 The first successful respondent to
9 one of the department's round one request for
10 proposals was developed as part of the INVEST
11 South/West Initiative. The goal of these RFPs
12 is to solicit development proposals for key
13 opportunity sites within INVEST South/West
14 corridors.

15 While traditional RFPs contain
16 baseline information related to the subject
17 property, including property size, zoning, and
18 appraised value, the INVEST South/West RFPs go one
19 step further to illustrate potential site uses and
20 urban design desired by both the department and the
21 community.

22 The additional detail provided on
23 the projected development program also assists
24 in the department's understanding of available

1 financial markets -- excuse me, available financial
2 incentives. Market analyses undertaken in each
3 corridor helped shape the development concepts
4 and in turn determined the anticipated level of
5 required City financial support.

6 In short, we are looking at existing
7 anchors to build off of, synergize our investments,
8 and deliver transformative development that has a
9 catalytic impact in the communities.

10 This more detailed approach to RFP
11 development reduces uncertainty for developers and
12 community members, and the department is confident
13 that these RFPs will result in high-quality
14 development proposals.

15 From August 2020 through summer of
16 2021, the department issued eleven RFPs in nine of
17 the ten INVEST South/West areas -- neighborhoods,
18 and of those eleven RFPs, ten were aimed at
19 development opportunities within nine of the twelve
20 commercial corridors. The initial RFP before you
21 today and the process employed to develop them will
22 serve as the template for future INVEST South/West
23 RFPs and the results.

24 The projected schedule for the full

1 slate of RFPs anticipated the staggered approach to
2 release and included time for proposal development,
3 evaluation, negotiations, legislative approvals,
4 and construction. The result is INVEST South/West
5 related construction will take place across all
6 corridors during the fall and winter of this year
7 as well as in 2023.

8 All right. The proposed Auburn
9 Gresham Apartments will be developed on City land
10 and privately owned land. To give proper context
11 to this proposal, the City land, in red, makes up
12 the greater part of the development project area
13 and is located at 838 West 79th Street. The
14 private lots, in blue, are located at 834 West 79th
15 Street, make up two parcels which the developer has
16 a letter of intent to purchase from a single owner.

17 The Auburn Gresham Apartments
18 project was first conceptualized as a one-building
19 site in response to the RFP. However, after a lot
20 of input and feedback from the community, the
21 project evolved to its current two-sites project
22 design.

23 I'm trying to let the slides catch
24 up.

1 After months of working with the
2 residents, stakeholders, and alderman's office,
3 this current two-site concept has been well
4 received and approved by the community through our
5 community roundtable platform.

6 The project now calls for 28 units
7 in building No. 1 at the original site and 30 units
8 at the added site at 757 West 79th Street, which is
9 site No. 2.

10 Both buildings have a significant
11 amount of ground floor commercial space which will
12 offer retail destinations and create jobs. All
13 units will be affordable as well as provide parking
14 in the buildings.

15 Since the proposed Auburn Gresham
16 Apartments and all of the 58s unit will be
17 constructed on these sites, the City land is
18 critical to the overall development.

19 The RFP site, which is site 1, was
20 acquired by the City via direct acquisition and
21 lien foreclosure. The site has been vacant for
22 approximately 23 years.

23 The second subject site at 757 was
24 acquired by the City of Chicago in 2000 from the

1 Nation of Islam, and emergency demolition of a
2 prior building took place in February of 2012.
3 This site has been vacant approximately 10 years.

4 Also required for this mixed-use
5 development are various sources of equity and
6 public financing. I will review the financing
7 structure later, but because the project will
8 receive City financial assistance in the form of
9 Tax Increment Financing, it is the intention of
10 the City to enter into a negotiated sale with the
11 development team and negotiate a redevelopment
12 agreement.

13 Evergreen JV, LLC is an Illinois
14 limited liability company. And they will be the
15 developer on this project.

16 Evergreen Redevelopment, LLC and
17 Imagine Development Group, LLC each hold 50 percent
18 ownership in the joint venture.

19 Evergreen Real Estate Group, the
20 public-facing name of the Evergreen business lines,
21 was founded in 1999 and develops, acquires, and
22 manages affordable and market-rate family
23 communities across ten states, including Illinois.
24 Evergreen owns and manages more than 10,000 units

1 of family -- of multifamily housing, including
2 Independence Library Housing, Sangamon Terrace, and
3 Oso Apartments that are in Chicago.

4 Imagine Group is a minority-owned
5 and certified real estate development firm with
6 experience in market-rate, mixed-income, and
7 affordable housing. Imagine has developed 72
8 multifamily units, including the Kleo Art
9 Residences in Chicago, a mixed-income development
10 with 58 units in Washington Park.

11 I must mention that the Evergreen
12 Real Estate Group is led by David Block, who is the
13 lead principal at that company, and Imagine Group,
14 the minority-owned firm, is led by Torrey Barrett
15 and Fred Spencer.

16 Prior to closing, Evergreen Imagine
17 JV, LLC and the syndicator/investor will form
18 Auburn Gresham Apartments, LP, an Illinois limited
19 partnership.

20 In the Auburn Gresham Apartments
21 project, the residential unit profile is as
22 follows:

23 There will be 58 total units of
24 housing, which are all affordable at 60 percent of

1 the area mean income. A detailed summary of that
2 profile has been included in your staff report.

3 Auburn Gresham Apartments, which
4 is expected to begin construction later this year
5 and completed by 2023, has a projected budget of
6 \$39,982,406. The development will be funded with
7 various sources of equity and public financing.

8 The first projected source of City
9 financing will be the issuance of approximately
10 \$17,101,280 of Low Income Housing Tax Credits.
11 This represents 43 percent of total project cost.

12 DPD is also proposing to include TIF
13 assistance in the amount of up to \$15 million.
14 This represents 38 percent of the total project
15 cost.

16 The final source of City assistance
17 will be a land write-down to \$1 per parcel on land
18 valued at \$184,000.

19 Other sources include \$1,030,000
20 in financing from a permanent first mortgage,
21 3 million in anticipated funding from the
22 Department of Commerce and Economic Opportunity
23 from the state of Illinois, and others as shown on
24 the screen.

1 The City of Chicago is strongly
2 committed to the revitalization of this community
3 area and has done so by providing significant
4 public assistance in either conveyance of land
5 for affordable housing developments, financial
6 assistance for projects, or by partnering with our
7 delegate agencies and community groups in support
8 of goals and objectives that are consistent with
9 the LISC/Quality of Life Plan, the INVEST South/
10 West Initiative, and/or the 79th Street Corridor
11 TIF Redevelopment Project Area Plan.

12 The goals that DPD are seeking for
13 this project and continue to seek in others in
14 this community area are eliminate the blighted
15 conditions that exist throughout the redevelopment
16 project area, encourage the assembly of land into
17 parcels functionally adaptable, provide sound
18 economic development to the redevelopment project
19 area, enhance the tax base of the City of Chicago,
20 achieve design excellence in buildings that
21 increase the density and pedestrian experience in
22 areas where we can create walkable corridors, and
23 create and foster equitable transit-oriented
24 development when and where appropriate.

1 The target price of the RFP site at
2 838 West 79th Street is \$6. The fair market value
3 supported by an appraisal ordered by the department
4 and dated June 8, 2020 is \$69,000. The target
5 price translates roughly to \$3 per square foot.

6 The target price of the second
7 project site at 757 West 79th Street is \$1. The
8 fair market value supported by an appraisal ordered
9 by the development team and dated August 25th, 2021
10 is \$115,000, roughly translating to \$8.83 per
11 square foot.

12 Upon CDC approval, the department
13 will issue a public notice advertising the
14 department's intention to enter into a negotiated
15 sale for \$1 for the single City-owned vacant parcel
16 at site No. 2, which is 757 West 79th Street, to
17 construct a 30-unit mixed-use building. The public
18 notice will be listed in the Chicago Tribune and
19 would invite alternative proposals.

20 Finally, David Moore, alderman of
21 the 17th Ward, who has also provided a letter of
22 support, is here, I believe, or at least his chief
23 of staff is representing the office, and upon CDC
24 approval will testify to their support of this

1 project.

2 Final recommendation. The
3 Department of Community and -- the Department of
4 Planning and Development has thoroughly reviewed
5 the proposed project, the qualifications of the
6 development team, the financial structure of this
7 project, its public benefits, and the project's
8 conformance with the redevelopment area plan,
9 and the Department of Planning and Development
10 recommends that the CDC approve the designation of
11 Evergreen Imagine JV, LLC as developer and all
12 associated recitals in the resolution for the sale
13 of six City-owned vacant parcels as represented
14 in this project as site 1 for construction of a
15 28-unit mixed-use building at 838-858 West 79th
16 Street, and authorize the Department of Planning
17 and Development to issue a public notice requesting
18 alternative proposals and all associated recitals
19 in the resolution for the site 2 location at 757
20 West 79th Street for the sale of the single City
21 parcel for construction of a 30-unit mixed-use
22 building.

23 The Department and Planning -- the
24 Department of Planning and Development respectfully

1 requests your approval of this resolution.

2 Thank you, Madam Vice Chair. At
3 this point my presentation is concluded, and I'm
4 happy -- myself or the project team -- or the
5 development team, we're here to happy -- we're here
6 and happy to answer any questions. Thank you.

7 VICE CHAIR NEWSOME: Thank you, Mr. Brutus.

8 At this time what I'd like to do is
9 ask if Alderman Moore or his representative would
10 like to address this project before we begin
11 questions.

12 MR. FLYNN: Madam Chair, how are you? My
13 name is Sean Flynn. I am the chief of staff for
14 Alderman Moore here in the 17th Ward.

15 The alderman, unfortunately, was
16 not able to make it, but he definitely sends his
17 regards. And he wanted me to express that
18 definitely he is in support of these projects.

19 The community was very much
20 involved. There was a lot of emails, a lot of
21 meetings. I'm sure as David and Patrick know,
22 there was a lot of back and forth. But the
23 community was definitely involved in this process.
24 And definitely the alderman feels like it was as

1 though that involvement, that community involvement
2 that brought such a great development to the ward.
3 So he is definitely in full support and pleased
4 with everything that's happened and he's thanking
5 everybody for their support and involvement.

6 VICE CHAIR NEWSOME: Thank you. And thank
7 the alderman.

8 All righty. Commissioners, do we
9 have questions for Mr. Brutus or Ms. Kara Breems,
10 please?

11 (No response.)

12 I don't see any hands. If not, I
13 will ask at this time --

14 COMMISSIONER WHEAT: Oh, Madam Chair.

15 VICE CHAIR NEWSOME: I'm sorry.

16 COMMISSIONER WHEAT: I think Commissioner
17 Gomez has raised her hand.

18 COMMISSIONER GOMEZ: Yes. I apologize for
19 the late -- I was looking for the button.

20 VICE CHAIR NEWSOME: Okay.

21 COMMISSIONER GOMEZ: If I can -- if I just
22 may ask about the workforce. What are the plans
23 for the workforce from the community, just building
24 that pipeline?

1 MR. BRUTUS: Great question, Commissioner
2 Gomez.

3 Before I pass that question on to
4 members of the development team, I will inform you
5 and share with you that throughout the community
6 engagement process over the last better part of the
7 year, the developers, who are securing letters of
8 interest for -- you know, from interested parties
9 to rent the commercial spaces, have pledged to do
10 a best effort to provide real opportunities for
11 employment to neighborhood residents who are
12 willing and ready to work in some of these retail
13 outlets that will be on -- will be at both buildings.

14 There has been significant
15 conversation between some of the development team
16 members and members of the community. I'll let
17 them speak to that. But there has been a
18 significant outreach effort to, one, interest folks
19 in the community about some of these opportunities
20 that will be made available as well as skillset
21 matching in regards to what some of those actual
22 sales and/or food related type jobs are.

23 But for more on that, I believe
24 Torrey Barrett from Imagine Group is here. Dave

1 Block is here from the development team as well.

2 COMMISSIONER GOMEZ: Yeah. Thank you,
3 Patrick. I would like to hear more specifically
4 from the very beginning to the end. I know the
5 first part of construction will be temporary jobs,
6 but then permanent jobs. It would be fun to hear
7 about that too. Thank you.

8 VICE CHAIR NEWSOME: All righty. Are there
9 other questions --

10 COMMISSIONER GOMEZ: Oh, no. I have --

11 MR. BRUTUS: We need to hear from the
12 development team. I don't know if they've been
13 elevated to panelists so they can actually chime
14 in on the record.

15 MR. BLOCK: So I'm here. Is -- but maybe
16 Torrey should go first if Torrey is on.

17 VICE CHAIR NEWSOME: All right.

18 MR. BARRETT: Yes, I'm on. And was the
19 question about permanent jobs? I apologize.

20 COMMISSIONER GOMEZ: Well, it was both,
21 right, what are we doing to ensure that there's
22 inclusion from the community on jobs in general and
23 what type of like workforce development, if any,
24 opportunities are we doing for them. So, yes, the

1 temporary and then the long-term permanent jobs,
2 please.

3 MR. BARRETT: Sure. On the temporary side,
4 you know, we've been looking at several contractors
5 for this particular development. The one
6 contractor that responded with us was GMA
7 Construction. And GMA has a history of including
8 Section 3 -- they're a Section 3 company, but they
9 also have a history of including a lot of local
10 residents, and that's one of the reasons that we
11 chose them as part of the development team. And so
12 on the construction jobs, there will be several
13 local hires that come through that.

14 For the actual permanent jobs, I
15 currently own and operate two restaurants in the
16 Chicago area, one of them being the Park Supper
17 Club, and we hire directly from the community for
18 those. And so we'll be looking for folks in the
19 community to hire for those permanent jobs as well.

20 As well as the leasing and
21 management of the building itself, we had several
22 prospective people identified through the community
23 engagement process that we underwent. I am in
24 constant communication with those individuals.

1 Several of them are scheduled to tour some of the
2 developments that we have going on right now. And
3 so for now that is the plan.

4 I don't know, David, if you have
5 anything you want to add to it.

6 MR. BLOCK: No. I think the only thing is
7 worth noting is that, you know, following the
8 Department of Housing requirements, we did reach
9 out and asked a number of construction companies to
10 bid on this. And so three of the four firms that
11 we asked to bid on the construction documents were
12 minority-owned firms. And it's an interesting
13 construction environment we're in right now.
14 Everybody's busy. Everybody is challenged by
15 supply chain and labor shortage issues. But, you
16 know, the -- we did -- as Torrey noted, we did
17 receive a strong response from GMA Construction,
18 and we're hoping we'll get at least one or two
19 others in this bid process as well.

20 So I don't know, Ms. Gomez, if that
21 answers your questions or if you have others.

22 COMMISSIONER GOMEZ: No. I think it's just
23 more ensuring that there's -- it sounds like you
24 guys have been thoughtful about it, and I just want

1 to make sure that continues throughout. So thank
2 you.

3 VICE CHAIR NEWSOME: Okay. Are there any
4 additional questions from the Commissioners with
5 regard to this project?

6 I see Commissioner Cox's hand.

7 COMMISSIONER COX: Yes. Thank you, Madam
8 Chairman.

9 It's not really a question as we've
10 in the planning department have lived with this
11 project for months and months now and are just
12 thrilled to see it get to this point and in the
13 shape and form that we're receiving it.

14 I did want to underscore Mr. Brutus'
15 comments that if ever there was a development
16 process shaped and formed by the community's input,
17 the Auburn and Gresham development project is one.
18 As it was described, it was thought to be a single
19 site with certain height and bulk and unit number,
20 and the community really willed it into something
21 that they thought was more appropriately scaled for
22 their neighborhood. And maybe unbeknownst to them
23 created a kind of development stepping stone. So
24 not only occupying the space in front of the

1 Healthy Hub, but also occupying the 100 percent
2 corner of 79th and Halsted. So these projects will
3 form almost a stepping stone to the Metra station
4 investment. So this is really what a clustered
5 development looks like, and I think in many ways
6 the community can take some credit for having
7 pushed the development team in that direction.

8 I also would just like to commend
9 the joint venture development team, Evergreen and
10 Imagine. This new joint venture, they truly stuck
11 it out with this community. They were always very
12 attentive and mindful that people were pushing back
13 out of love of their community. And they stuck
14 with them. And I think the results speak for
15 themselves. I think these are beautiful buildings.
16 They're resilient. They're appropriately scaled.
17 And I think they will signal the inclusive nature
18 of Auburn Gresham, more housing options. But I
19 think it will probably signal to other investors
20 that this is a place to invest in. And so, just
21 again, thank -- thank the development team for
22 their stick-to-itiveness.

23 And then lastly, Patrick Brutus, as
24 you can tell from the masterful presentation he

1 gave, he is on top of it and really has represented
2 the planning department well. He is equally
3 responsible for getting us to this moment. So
4 thank you.

5 VICE CHAIR NEWSOME: Thank you, Commissioner
6 Cox.

7 Are there additional questions from
8 any of the other Commissioners?

9 (No response.)

10 If not, I will go back to what was
11 my -- what was going to be my initial statement.
12 Patrick, was Kara going to make any kind of
13 comment, or did she wish to say anything with
14 regard to this project today?

15 MR. BRUTUS: Yeah, Vice Chairman. Kara
16 Breems, my colleague from the Department of
17 Housing, is here. So is Edward Solis. However, if
18 there are any -- if there are no questions on the
19 project's financing, then the staff report has all
20 the information for the Commissioners to review.

21 VICE CHAIR NEWSOME: Very good. We just did
22 not want to overlook any of the staff members who
23 were present today. Thank you.

24 MR. BRUTUS: Understood.

1 VICE CHAIR NEWSOME: Are there any questions
2 from the public at this time with regard to the
3 project?

4 Kamal, do we have any hands?

5 I see a Norma Sanders.

6 MS. SANDERS: Yes. Thank you. Good
7 afternoon. This is not a question. I wanted to
8 say as special initiative director in Auburn
9 Gresham and the newly appointed INVEST South/West
10 corridor manager that we support this project.

11 VICE CHAIR NEWSOME: Wonderful. Thank you.

12 Are there any additional members of
13 the public that would like to address this project?

14 A VOICE: Chairwoman, there are no hands
15 raised.

16 VICE CHAIR NEWSOME: Thank you. Thank you.

17 Well, let me just say on behalf of
18 Evergreen and Mr. David Block, I've had the good
19 fortune of having worked with he and his team
20 before, and they are wonderful both to work with
21 and very accommodating.

22 And with regard to Mr. Torrey
23 Barrett, I am familiar with him and his project.
24 With regard to his hiring from the community, I

1 have had several occasions to dine at the Park
2 Supper Club, and the staff there is outstanding;
3 did a very good job of training. And I really
4 appreciate the service that they render to the
5 public with a smile. So please relay that to your
6 staff members.

7 MR. BARRETT: I will. Thank you, Ms. Newsome.

8 VICE CHAIR NEWSOME: Okay. If there are
9 no further questions from the public or the
10 Commissioners, then I will call this item for a
11 vote. And I will succinctly state the vote as
12 follows:

13 Commissioners, the matter before us
14 requests the CDC's approval for the Department of
15 Planning and Development and the City's Department
16 of Housing to designate and enter into a sale and
17 redevelopment agreement with Evergreen Imagine JV,
18 LLC, and to designate Evergreen Imagine JV, LLC as
19 the sole respondent to an RFP issued by DPD on
20 August 24th, 2020. Specifically DPD is also
21 seeking authority to negotiate and enter into a
22 sale and redevelopment agreement with Evergreen
23 Imagine JV, LLC.

24 Do I have a motion?

1 COMMISSIONER COX: So move by Commissioner
2 Cox.

3 VICE CHAIR NEWSOME: Okay. Do I have a
4 second?

5 COMMISSIONER GOMEZ: Second.

6 VICE CHAIR NEWSOME: And that was Commissioner?

7 COMMISSIONER GOMEZ: Gomez.

8 VICE CHAIR NEWSOME: Gomez. Thank you.

9 In accordance with the Open Meetings
10 Act, all votes are to be conducted by roll call so
11 that each member's vote on each issue can be
12 identified and recorded. Commissioners, if you
13 were not present at the April 5th meeting, please
14 indicate that you abstain on this motion when your
15 name is called.

16 At this time, Secretary Wheat.

17 COMMISSIONER WHEAT: Yes.

18 VICE CHAIR NEWSOME: Commissioner Brooks.

19 (No response.)

20 Commissioner Buford.

21 COMMISSIONER BUFORD: Yes.

22 VICE CHAIR NEWSOME: Commissioner Cepeda.

23 (No response.)

24 Commissioner Chan McKibben.

1 (No response.)

2 Commissioner Cox.

3 COMMISSIONER COX: Yes.

4 VICE CHAIR NEWSOME: Commissioner Curtis.

5 COMMISSIONER CURTIS: Abstain.

6 VICE CHAIR NEWSOME: Commissioner Davis.

7 (No response.)

8 Commissioner Gomez.

9 COMMISSIONER GOMEZ: Yes.

10 VICE CHAIR NEWSOME: Commissioner Griggs.

11 (No response.)

12 Commissioner Rhodes.

13 COMMISSIONER RHODES: Yes.

14 VICE CHAIR NEWSOME: Commissioner Thomas.

15 (No response.)

16 Commissioner Thomas.

17 (No response.)

18 Okay. Commission Trevino.

19 (No response.)

20 Vice Chair Newsome votes yes.

21 Commissioner Butler abstains.

22 The motion passes with a majority

23 vote and three abstentions.

24 MR. BRUTUS: Thank you.

1 VICE CHAIR NEWSOME: Thank you for your
2 presentation, for your time today, staff, and,
3 Commissioners, for your contributions. And at this
4 time I would like to request a motion to adjourn.

5 Do I have a motion.

6 COMMISSIONER WHEAT: So move. Commissioner
7 Wheat.

8 VICE CHAIR NEWSOME: Commissioner Wheat, was
9 that you?

10 COMMISSIONER WHEAT: Yes.

11 VICE CHAIR NEWSOME: Okay. Do I have a
12 second?

13 COMMISSIONER GOMEZ: Second. Gomez.

14 VICE CHAIR NEWSOME: Thank you.

15 All those in favor signify by saying
16 yes.

17 (Chorus of yeses.)

18 Okay. Any opposes?

19 (No response.)

20 If not, the motion is approved. The
21 yeas have it. I thank you all. And this meeting
22 is adjourned.

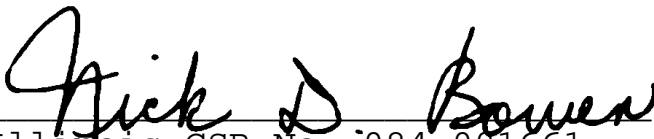
23 (The proceedings adjourned at
24 2:59 p.m.)

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REPORTER'S CERTIFICATE

I, Nick D. Bowen, 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 6th day of June 2022.



Illinois CSR No. 084-001661

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