

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street Chicago, Illinois
Regular Meeting, 1:00 PM
June 14, 2022

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

Chairwomen Butler 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

Gwendolyn Hatten Butler, Chair
Shirley Newsome, Vice Chair
Chris Wheat, Secretary
Grace Chan McKibben
Maurice Cox
Dwight Curtis
Latasha Thomas
Ivette Trevino

Late

Robert Buford
Leslie Davis
Jacqueline Gomez

Not Present

Adela Cepeda
Jacqueline Gomez
Cornelius Griggs
Eileen Rhodes

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

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

II. APPROVAL OF MINUTES OF THE MAY 10th MEETING

Motioned by Commissioner Thomas. Seconded by Commissioner Curtis.

Approved 6-0-8 Yeas: Newsome, Wheat, Buford, Cox, Curtis, Thomas. Abstain or

Not Present: Butler, Cepeda, Chan McKibben, Davis, Gomez, Griggs; Rhodes; Trevino

III. NEW BUSINESS

A. **KINZIE INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 27)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Covenant House Illinois for redevelopment of the property located at 2934 W. Lake Street in the Kinzie Industrial Corridor Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Covenant House Illinois as Developer.

Beth McGuire
22-CDC-18

Motioned by Wheat. seconded by Chan McKibben Approved 10-0-4. Yeas: Newsome, Wheat, Buford, Chan McKibben, Cox, Curtis, Davis, Thomas, Trevino, Butler. Abstain/Not Present: Cepeda, Gomez, Griggs, Rhodes

B. **47th & KING DRIVE REDEVELOPMENT PROJECT AREA (WARD 3)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with 5050 Prairie LLC for the disposition of the property located at 5036-5044 S. Prairie Ave. in the 47th & King Drive TIF to request alternative proposals, and to approve the sale of the property to 5050 Prairie LLC if no responsive alternative proposals are received.

Justin Petersen
22-CDC-19

Motioned by Thomas, Seconded by Curtis Approved 10-0-4. Yeas: Newsome, Wheat, Buford, Chan McKibben, Cox, Curtis, Davis, Thomas, Trevino, Butler. Abstain/Not Present: Cepeda, Gomez, Griggs, Rhodes

C. **AUSTIN COMMERCIAL REDEVELOPMENT PROJECT AREA (WARD 37)**

Request authority to designate Austin United Alliance Development Company, LLC as the successful respondent to the City's request for proposals ("RFP"), issued by the Department of Planning and Development for the sale and redevelopment of City-owned property located at 5206 W. Chicago Avenue in the Austin Commercial TIF Redevelopment Area; and further, to seek the authority of the Chicago City Council to sell the City-owned property by negotiating a redevelopment agreement with Austin United Alliance Development LLC for the development of both the City-owned property at 5206 W. Chicago Ave. and the developer-owned property located at 5208-5224 W. Chicago Avenue; and to recommend to the City Council the designation of Austin United Alliance Development Company, LLC as developer.

Yixiao Shen
Mike Parella
22-CDC-20

Motioned by Newsome, Seconded by Thomas Approved 10-0-4. Yeas: Newsome, Wheat, Buford, Chan McKibben, Cox, Curtis, Davis, Thomas, Trevino, Butler. Abstain/Not Present: Cepeda, Gomez, Griggs, Rhodes

D. WESTERN/OGDEN REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority to advertise the Department of Housing's intention to enter into an amended City Lots for Working Families redevelopment agreement with the Joint Venture between Joudeh Investments, LLC and MKB Business Strategies, LLC, or to a related entity, for the disposition of the property located at 2433 W Congress Parkway in the Western/Ogden Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to the Joint Venture between Joudeh Investments, LLC and MKB Business Strategies, LLC, or to a related entity, if no responsive alternative proposals are received.

Brian O'Donnell

22-CDC-21

Motioned by Wheat, Seconded by Thomas Cox. Approved 10-0-4. Yeas: Newsome, Wheat, Buford, Chan McKibben, Cox, Curtis, Davis, Thomas, Trevino, Butler. Abstain/Not Present: Cepeda, Gomez, Griggs, Rhodes

E. BRONZEVILLE TIF REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with The Renaissance Partners, LP or related entity for redevelopment of the property located at 3753 S. Wabash Avenue in the Bronzeville TIF Redevelopment Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of The Renaissance Partners, LP as Developer.

Dinah Wayne

22-CDC-22

Motioned by Newsome, Seconded by Thomas. Approved 10-0-4. Yeas: Newsome, Wheat, Buford, Chan McKibben, Cox, Curtis, Davis, Thomas, Trevino, Butler. Abstain/Not Present: Cepeda, Gomez, Griggs, Rhodes

F. 47TH/STATE TIF REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Policy Kings, LLC for redevelopment of the property located at 353 - 363 E. 51st Street in the 47th/State Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Policy Kings, LLC as Developer.

Terrence Johnson

22-CDC-23

Motioned by Thomas, Seconded by Chan McKibben. Approved 10-0-4. Yeas: Newsome, Wheat, Buford, Chan McKibben, Cox, Curtis, Davis, Thomas, Trevino, Butler. Abstain/Not Present: Cepeda, Gomez, Griggs, Rhodes

G. ENGLEWOOD MALL REDEVELOPMENT PROJECT AREA (WARD 16)

Request authority to designate Englewood Connect, LLC as the successful respondent and to reject all other responses to the RFP issued by the Department of Planning and Development on August 24, 2020 for the purchase and redevelopment of the City property generally located at West 63rd Parkway between 63rd and Halsted Street in the Englewood Mall Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the sale of portion of the property to the successful respondent; and request authority to negotiate a redevelopment agreement with Englewood Connect, LLC and to recommend to the City Council of the City of Chicago the designation of Englewood Connect, LLC as Developer.

Terrence Johnson
22-CDC-24

Motioned by Curtis, Seconded by Wheat. Approved 10-0-4. Yeas: Newsome, Wheat, Buford, Chan McKibben, Cox, Curtis, Davis, Thomas, Trevino, Butler. Abstain/Not Present: Cepeda, Gomez, Griggs, Rhodes

H. 87th / COTTAGE GROVE TIF REDEVELOPMENT PROJECT AREA (WARD 8)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Dreams Realty & Design, Inc. d/b/a Dior Realty Group for redevelopment of the property located at 834-840 E. 87th St in the 87th/ Cottage Grove Tax Increment Financing redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Dreams Realty & Design as Developer.

Emmett Morrissey
22-CDC-25

Motioned by Cox, Seconded by Curtis. Approved 10-0-4. Yeas: Newsome, Wheat, Buford, Chan McKibben, Cox, Curtis, Davis, Thomas, Trevino, Butler. Abstain/Not Present: Cepeda, Gomez, Griggs, Rhodes

I. STEVENSON/BRIGHTON TIF REDEVELOPMENT PROJECT AREA (WARD 15)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Sputnik Coffee Company/Rocket Twins LLC for redevelopment of the property located at 4743 S. Talman Ave. in the Stevenson/ Brighton Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Sputnik Coffee Company as Developer.

Emmett Morrissey
22-CDC-26

Motioned by Thomas, Seconded by Trevino. Approved 10-0-4. Yeas: Newsome, Wheat, Buford, Chan McKibben, Cox, Curtis, Davis, Thomas, Trevino, Butler. Abstain/Not Present: Cepeda, Gomez, Griggs, Rhodes

IV. ADJOURNMENT

1 MEETING
2 OF THE
3 COMMUNITY DEVELOPMENT COMMISSION

4
5
6
7
8
9 Zoom Video Teleconference

10
11 Tuesday, June 14, 2022
12 1:03 p.m.

13
14 GWENDOLYN HATTEN BUTLER, Chairwoman
15 SHIRLEY NEWSOME, Vice Chair
16 CHRIS WHEAT, Secretary
17 ROBERT BUFORD
18 GRACE CHAN McKIBBEN
19 MAURICE COX
20 DWIGHT CURTIS
21 LESLIE DAVIS
22 LATASHA THOMAS
23 IVETTE TREVINO

24 Reported by: Nick D. Bowen

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1 CHAIRWOMAN BUTLER: Good afternoon, and
 2 welcome to the June 14th regular meeting of the
 3 Community Development Commission of Chicago.
 4 I am Gwendolyn Hatten Butler,
 5 Chair of the CDC, and the host of today's virtual
 6 meeting.
 7 Before I call the meeting
 8 officially, I would like to acknowledge one of our
 9 colleagues who has served amongst us for nearly
 10 five years and who resigned from the CDC following
 11 our May meeting.
 12 Marc Brooks considered his service
 13 to the City and specifically to the Community
 14 Development Commission to be a, and I quote,
 15 "privilege and an honor," end quote. And he
 16 expressed personally to me his pride in the
 17 accomplishments of the CDC during his time on
 18 this Commission.
 19 Marc expressed regret at needing
 20 to tender his resignation due to his other
 21 responsibilities. And his additional
 22 responsibilities related to his work brought him to
 23 the decision of resigning from the CDC on May 26.
 24 I would like to thank Marc both

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1 personally and on behalf of the CDC for his efforts
 2 and the skills he shared with us and the citizens
 3 of Chicago. We will surely miss his presence on
 4 this Commission.
 5 Thank you so much, Marc, for your
 6 service.
 7 I will now officially call the
 8 June 14 meeting of the Community Development
 9 Commission to order.
 10 On May 27th, Governor Pritzker
 11 renewed his executive order proclaiming that all
 12 counties in the state of Illinois are in a disaster
 13 area.
 14 Section 7 of the Illinois Open
 15 Meetings Act allows the CDC, along with other City
 16 boards and commissions, to host virtual meetings
 17 during this COVID-19 public health emergency
 18 provided that certain conditions are met. One
 19 of those conditions is that the Chair of this
 20 Commission determines that an in-person meeting on
 21 the scheduled meeting date would not be practical
 22 or prudent.
 23 To ensure that today's virtual
 24 meeting meets all requirements and conditions of

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1 the Open Meetings Act, I am hereby making the
 2 determination pursuant to Section 7(e)(2) of
 3 the act that due to the COVID-19 public health
 4 emergency an in-person meeting would not have
 5 been practical or prudent today.
 6 Therefore, in accordance with the
 7 Commission's emergency rules, this meeting is being
 8 held virtually on Zoom and can be viewed live via
 9 the Commission's website.
 10 A court reporter is present today to
 11 record the proceedings.
 12 Commissioners, you have all been
 13 designated as panelists, which allows you to be
 14 able to control your microphone. Please remember
 15 to place your microphone on mute unless you wish to
 16 speak. And if you would like to be recognized by
 17 the Chair, please activate the raise-your-hand
 18 feature, and I will call you in order.
 19 The agenda for today's meeting was
 20 posted on June 8 both online at the CDC's website
 21 and physically in City Hall.
 22 I will -- I will now begin the
 23 meeting with a call of the roll. Commissioners,
 24 when your name is called, please turn your

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1 microphone on, respond by saying present, and
 2 please indicate that you can hear me.
 3 Vice Chair Newsome.
 4 COMMISSIONER NEWSOME: Present. And I can
 5 hear you.
 6 CHAIRWOMAN BUTLER: Secretary Wheat.
 7 COMMISSIONER WHEAT: Present. And I can hear
 8 you.
 9 CHAIRWOMAN BUTLER: Commissioner Buford.
 10 (No response.)
 11 Commissioner Cepeda.
 12 (No response.)
 13 Commissioner Chan McKibben.
 14 COMMISSIONER CHAN MCKIBBEN: Present. And I
 15 can hear you.
 16 CHAIRWOMAN BUTLER: Commissioner Cox.
 17 COMMISSIONER COX: Present. And I can hear
 18 you.
 19 CHAIRWOMAN BUTLER: Commissioner Curtis.
 20 COMMISSIONER CURTIS: Present. And I can
 21 hear you.
 22 CHAIRWOMAN BUTLER: Commissioner Davis.
 23 (No response.)
 24 Commissioner Gomez.

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1 (No response.)
 2 Commissioner Griggs.
 3 (No response.)
 4 Commissioner Rhodes.
 5 (No response.)
 6 Commissioner Thomas.
 7 COMMISSIONER THOMAS: Present. And I can
 8 hear you.
 9 CHAIRWOMAN BUTLER: Commissioner Trevino.
 10 COMMISSIONER TREVINO: Present. And I can
 11 hear you.
 12 CHAIRWOMAN BUTLER: And Chairwoman Butler is
 13 present.
 14 We have a quorum.
 15 The first item on our agenda
 16 requests approval of the minutes from our previous
 17 meeting held on May 10, 2022. The Commissioners
 18 have had an opportunity to review the minutes. And
 19 if there are no corrections, I am looking for a
 20 motion to approve.
 21 COMMISSIONER THOMAS: So move. Commissioner
 22 Thomas.
 23 COMMISSIONER CURTIS: Second. Curtis.
 24 CHAIRWOMAN BUTLER: Thank you, Commissioner

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1 Thomas.
 2 COMMISSIONER DAVIS: Chairwoman Butler, I'm
 3 on. Can you hear me?
 4 CHAIRWOMAN BUTLER: Yes, Commissioner Davis.
 5 Thank you.
 6 COMMISSIONER BUFORD: I'm on also.
 7 CHAIRWOMAN BUTLER: Thank you, Commissioner
 8 Buford.
 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 May 10th meeting, please
 15 abstain from this vote.
 16 And I will be abstaining from the
 17 vote.
 18 Vice Chair Newsome.
 19 COMMISSIONER NEWSOME: Yes.
 20 CHAIRWOMAN BUTLER: Secretary Wheat.
 21 COMMISSIONER WHEAT: Yes.
 22 CHAIRWOMAN BUTLER: Commissioner Buford.
 23 COMMISSIONER BUFORD: Yes.
 24 CHAIRWOMAN BUTLER: Commissioner Cepeda.

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1 (No response.)
 2 Commissioner Chan McKibben.
 3 COMMISSIONER CHAN McKIBBEN: Abstain.
 4 CHAIRWOMAN BUTLER: Commissioner Cox.
 5 COMMISSIONER COX: Yes.
 6 CHAIRWOMAN BUTLER: Commissioner Curtis.
 7 COMMISSIONER CURTIS: Yes.
 8 CHAIRWOMAN BUTLER: Commissioner Davis.
 9 COMMISSIONER DAVIS: Abstain.
 10 CHAIRWOMAN BUTLER: Commissioner Gomez.
 11 (No response.)
 12 Commissioner Griggs.
 13 (No response.)
 14 Commissioner Rhodes.
 15 (No response.)
 16 Commissioner Thomas.
 17 COMMISSIONER THOMAS: Yes.
 18 CHAIRWOMAN BUTLER: Commissioner Trevino.
 19 COMMISSIONER TREVINO: Abstain.
 20 CHAIRWOMAN BUTLER: And Chairwoman Butler
 21 abstains.
 22 Bob, were you keeping count? Do we
 23 have --
 24 MR. McKENNA: Yes.

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1 CHAIRWOMAN BUTLER: -- five Commissioners
 2 that approve the minutes?
 3 MR. McKENNA: We have six, yes.
 4 CHAIRWOMAN BUTLER: Okay. Great. Wonderful.
 5 Thank you.
 6 The motion passes.
 7 The public was given an opportunity
 8 to provide written comments up to 24 hours prior to
 9 the start of this meeting through the CDC mailbox.
 10 There were no written comments in the CDC mailbox
 11 for today's meeting.
 12 The CDC's emergency rules allow for
 13 members of the public wishing to comment on an
 14 agenda item to do so by registering in advance at
 15 the CDC's mailbox up to 24 hours before the start
 16 of today's meeting. There were no individuals who
 17 signed up in advance to speak at today's meeting.
 18 Following each of today's staff
 19 presentations, the Chair will call upon members
 20 of the public who have used the raise-your-hand
 21 feature on this webinar to be recognized by the
 22 Chair.
 23 However, due to the capacity
 24 limitations of the available technology, a limit

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1 of 15 members of the public may be called on by the
 2 Chair to speak, and it will be limited to -- each
 3 member of the public will be limited to three
 4 minutes per agenda item. Call the names of anyone
 5 who is assigned to speak at the beginning of this
 6 meeting, and no one has been assigned to speak.
 7 So, therefore, I will not be calling any names.
 8 So for the first item of our new
 9 business of this very ambitious agenda, the
 10 Department of Planning and Development is
 11 requesting authority to negotiate a redevelopment
 12 agreement with Covenant House Illinois for
 13 redevelopment of the property located at 2934 West
 14 Lake Street in the Kinzie Industrial Corridor Tax
 15 Increment Financing Redevelopment Project Area, and
 16 to recommend to the City Council of the City of
 17 Chicago the designation of Covenant House Illinois
 18 as developer.
 19 Beth McGuire will present the staff
 20 report on behalf of the City's Department of
 21 Planning and Development.
 22 Beth, you may begin your
 23 presentation when ready.
 24 MS. McGUIRE: Give me just one moment to get

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1 the -- can you see the screen?
 2 CHAIRWOMAN BUTLER: Yes, we can see the
 3 screen.
 4 MS. McGUIRE: Okay. Good afternoon,
 5 Commissioners. For the record, my name is Beth
 6 McGuire, project manager for the Department of
 7 Planning and Development.
 8 I am here today to request approval
 9 of Covenant House as the developer for the project
 10 at 2934 West Lake Street. With me today is Susan
 11 Reyna, the executive director, and Mimi Alschuler,
 12 the director of development from Covenant House,
 13 and Ann Moroney, their TIF consultant.
 14 Sorry. It's not forwarding.
 15 Okay. Sorry. The project is
 16 located at 2934 West Lake Street in the East
 17 Garfield Park community area in the 27th Ward.
 18 This is in the Kinzie Industrial Corridor TIF
 19 District.
 20 Covenant House is an international
 21 organization which provides housing and supportive
 22 services to youth facing homelessness. For the
 23 past 50 years -- excuse me. For the past 50 years,
 24 they have helped young people transform their lives

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1 and put them on the path to independence.
 2 The Covenant House mission focuses
 3 on young people ages 18 to 24 facing homelessness
 4 and survivors of trafficking in 33 cities across
 5 six countries.
 6 This branch of Covenant House was
 7 established in 2017 and began operations in the
 8 Lawson YMCA building on Chicago Avenue with just
 9 12 beds.
 10 The current location was purchased
 11 in 2019 with an eye toward renovation of all three
 12 floors.
 13 As you see from the map, Covenant
 14 House is located near the intersection of Lake
 15 Street and Sacramento Boulevard in an area
 16 comprised of residential, institutional, and
 17 commercial uses.
 18 The yellow outline shows the parcel
 19 belonging to Covenant House. They purchased it,
 20 again, in 2019. And this is a picture of what the
 21 building currently looks like. The work is to the
 22 side yard and to the interior. So the exterior
 23 front will look mostly the same.
 24 The project will consist of the

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1 adaptive reuse of an existing three-story, 24,000
 2 square foot building into an expanded youth
 3 development center and transitional shelter for
 4 youth ages 18 to 24.
 5 The project will result in the
 6 retention of 29 permanent positions and the
 7 creation of 23 full-time jobs.
 8 Phases 1 and 2 were completed
 9 earlier in 2022 with a variety of funding sources,
 10 including New Market Tax Credits. Phase 3 is the
 11 subject of this action and of the TIF assistance.
 12 Phase 1 was the renovation of the
 13 first floor to include the youth development center.
 14 Phase 2 consisted of the renovation
 15 of the third floor to provide 40 additional beds
 16 for transitional housing.
 17 And phase 3, the subject of this TIF
 18 assistance, will involve the renovation of the
 19 second floor to provide an additional 20 beds of
 20 transitional housing and additional programming
 21 space.
 22 Here you can see the site plan,
 23 which activates more of the outside space with
 24 a basketball court and planting beds.

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1 The cost of phase 3 plus the building
 2 acquisition is estimated to be \$5.7 million. The
 3 TIF assistance will not exceed \$2.7 million and
 4 will be funded from areawide increment in the
 5 Kinzie Industrial TIF. Equity, fundraising, and
 6 debt will provide the balance of the project
 7 sources. Covenant House will commence construction
 8 of phase 3 later in 2022 and will be completed by
 9 early 2023.

10 The TIF funds will not be disbursed
 11 until the project is built and a certificate of
 12 completion has been issued. Ongoing operations --
 13 ongoing operation covenants and a flip provision
 14 will be incorporated into the redevelopment
 15 agreement, and typical compliance requirements for
 16 minority- and women-owned businesses, prevailing
 17 wage, and City residency will also be incorporated.

18 The project will benefit the
 19 community and the City as a whole in several ways,
 20 including providing transitional housing and
 21 support for youth, allowing area residents to
 22 access a community room, and retaining and creating
 23 jobs.

24 This concludes our presentation.

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1 Thank you for your time. We will now take questions.

2 CHAIRWOMAN BUTLER: Thank you, Beth.

3 Is Alderman Walter Burnett from the
 4 27th Ward on with us today or anyone from his
 5 office? If you are, if you could raise your hand.
 6 (No response.)

7 Okay. Commissioners, seeing that we
 8 don't have anyone from the alderman's office on, we
 9 will now move to the Commissioner questions portion
 10 of the agenda.

11 MS. McGUIRE: I'm sorry, Ms. Butler. May I
 12 note that for the record there is an aldermanic
 13 letter of support.

14 CHAIRWOMAN BUTLER: Okay. Great. Thank you
 15 so much, Beth. We appreciate that.

16 MS. McGUIRE: I didn't mention that before.

17 CHAIRWOMAN BUTLER: Thank you.

18 So I see that Commissioner Newsome,
 19 Vice Chair Newsome has raised her hand. Please
 20 proceed with your questions.

21 COMMISSIONER NEWSOME: Madam Chairman, may I
 22 ask Beth to please if you can pull up the front
 23 view of the building.

24 MS. McGUIRE: Sure. I'm sorry. It's once

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1 again taking a moment to go back.

2 Here you go.

3 COMMISSIONER NEWSOME: Okay. I guess my
 4 question for the development team would be if
 5 they have considered any type of signage for the
 6 building on the front of the building. And maybe a
 7 member of the development team can respond to that
 8 question.

9 CHAIRWOMAN BUTLER: Beth, is there someone
 10 from Covenant House on?

11 MS. McGUIRE: There are. Susan Reyna and
 12 Mimi Alschuler are on.

13 Bob, I don't know if you need to
 14 promote them as panelists.

15 MS. REYNA: Can you hear me now?

16 CHAIRWOMAN BUTLER: Yes. There's a fairly
 17 significant echo. And thank you for doing this
 18 today. If you could please announce yourself,
 19 introduce yourself to the Commission for the public
 20 record.

21 MS. REYNA: Hold on. I'm not sure. Oh, this
 22 is awful. I do apologize. We're trying to --

23 CHAIRWOMAN BUTLER: We can see you, and we
 24 can hear you.

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1 MS. REYNA: Can you hear me perhaps?

2 CHAIRWOMAN BUTLER: Yes. The echo is on.

3 MS. REYNA: Okay. I will talk -- yes, the
 4 signage -- there is signage --

5 CHAIRWOMAN BUTLER: Please. Excuse me. I
 6 need -- we need for you to introduce yourself for
 7 purposes of the public record, please.

8 MS. REYNA: My apologies. My name is Susan
 9 Reyna. I'm the executive director of Covenant
 10 House Illinois. And I'm responding to the question
 11 regarding signage.

12 There is signage that is in front of
 13 the building. On the lighter tan wall that you
 14 see, there is a vertical large sign that says
 15 Covenant House Illinois. It is lit up at night.
 16 And then in front of the building right over the
 17 doorway, there is a smaller sign that says Covenant
 18 House Illinois. And then along the gate, there are
 19 two signs that reference who we are as well.

20 Our youth entrance is closer to that
 21 side doorway. And then the parking lot, there are
 22 two signs there that say Covenant House Illinois as
 23 well.

24 MS. ALSCHULER: The signage was put up

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1 after --

2 MS. REYNA: Yeah, the signage was put up

3 after these pictures were submitted.

4 COMMISSIONER NEWSOME: Thank you. I was

5 curious as to whether any consideration had been

6 given to signage in that you were, in fact,

7 rehabbing the outer envelope of the building.

8 I guess my other question was, and

9 it's not quite clear from the photograph of the

10 building, are there actually grates over those

11 initial first floor windows?

12 MS. REYNA: On the -- on the wall --

13 CHAIRWOMAN BUTLER: I'm sorry. You have

14 to -- for members of the development teams that

15 are speaking as well as members of the public, you

16 must introduce yourself each time you speak. Sorry

17 about that.

18 A VOICE: Introduce yourself again.

19 MS. REYNA: Okay. It's Susan Reyna again,

20 the executive director of Covenant House Illinois.

21 I apologize. This is a new protocol for me.

22 CHAIRWOMAN BUTLER: Not a problem.

23 MS. REYNA: The question -- the questions

24 regarding the grates, there are grates covering the

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1 windows that face west on the second floor. And

2 that is something that's going to be explored with

3 the architect in terms of what happens there. I

4 believe it's a safety issue for the current tenants

5 on the second floor. So that is something that we

6 will be exploring to make sure that we're adhering

7 to the bedrooms having proper lighting and those

8 things that are essential.

9 COMMISSIONER NEWSOME: Thank you. That was

10 my concern.

11 MS. REYNA: Yes.

12 CHAIRWOMAN BUTLER: Commissioner Wheat.

13 COMMISSIONER WHEAT: Thank you, Madam Chair.

14 Could either staff or -- DPD staff

15 or staff for the Covenant House provide more color

16 on the non-TIF financing? So the sources of that

17 funding and also the status of the equity and

18 fundraising on the capital side.

19 MS. McGUIRE: I'll let Covenant House answer

20 that question.

21 A VOICE: Introduce yourself.

22 MS. ALSCHULER: Hello. My name is Mimi

23 Alschuler. I'm the director of development here

24 at Covenant House Illinois.

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1 So the overall budget for the entire

2 building is \$11.1 million. As it was explained,

3 it's being done in phases. But at this point, we

4 have \$8.3 million in pledges; about 6.2 of that --

5 6.2 million has been collected. And that includes

6 a New Market Tax Credit of 1.7 million, a federal

7 earmark through Senator Duckworth's office of

8 1 million, and 5.6 million in philanthropic dollars.

9 COMMISSIONER WHEAT: And is -- and the status

10 of the debt? Or you got New Market Tax Credits in

11 that?

12 MS. ALSCHULER: I'm sorry. The -- can you --

13 can repeat the question?

14 COMMISSIONER WHEAT: So part of the

15 capital -- to the extent I understand it, part

16 of the capital -- I'm trying to understand. Part

17 of the capital stack, approximately 36 percent is

18 lender financing. And so I'm trying to get more

19 color on the status of the lender financing.

20 MS. ALSCHULER: So we're -- we have

21 \$2 million --

22 CHAIRWOMAN BUTLER: I'm sorry. I need for

23 you -- we need for you, for purposes of this

24 virtual meeting, to introduce yourself again.

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1 MS. ALSCHULER: Sorry. Mimi Alschuler from

2 Covenant House Illinois.

3 We have \$2 million more to be

4 collected that's outstanding right now that will

5 help cover the remainder of the balance that we

6 have to raise. Plus, of course, the \$2.7 million

7 we're hoping that you'll approve today. That'll

8 leave us about 500,000 short of our overall budget

9 that we still need to raise for building reserve.

10 CHAIRWOMAN BUTLER: Commissioner Wheat, has

11 your question been addressed?

12 COMMISSIONER WHEAT: I guess I'm -- maybe

13 this is a question back to staff. I guess I'm

14 confused. It sounds like there is sufficient

15 funding, but my question specifically was with

16 respect to debt financing. So I guess I'm trying

17 to understand is there actual debt financing as

18 a part of -- because that was articulated as part

19 of the capital stack. And so I'm trying to

20 understand. If there's no debt financing, that's

21 fine, that's great. But I'm just trying to

22 understand if there actually is or is not.

23 MS. ALSCHULER: So --

24 COMMISSIONER WHEAT: You've got to introduce

Page 22

1 yourself.

2 MS. ALSCHULER: Mimi Alschuler from Covenant

3 House Illinois.

4 So you're saying that do we have

5 money in the bank to pay for this whole thing since

6 the TIF money doesn't come until occupancy permit

7 is given? If that's what the question is, then we

8 are hoping to continue to collect on pledges so

9 that we can pay most of this -- the \$3 million that

10 we have to still pay on the loan on the building

11 will get paid after we've paid for the second floor

12 renovations. But we may have to ask a supporter or

13 Covenant House International to float us a loan

14 sort of depending on our cash flow situation.

15 COMMISSIONER WHEAT: So it sounds like

16 there's appropriate cash. The thing I'm getting

17 confused -- and we do not -- and is more actually

18 around the presentation than anything.

19 CHAIRWOMAN BUTLER: And, Commissioner Wheat,

20 we understand your question. Perhaps if Beth can

21 put on the screen even a -- you know, the page of

22 the presentation that refers to the capital stack,

23 that might be helpful.

24 MS. MORONEY: Ann Moroney from Johnson

Page 23

1 Research Group. If I may interject.

2 CHAIRWOMAN BUTLER: Okay. Just a moment,

3 please. We have to acknowledge you formally. I'm

4 trying to address my -- there are questions at

5 this point. So, Ms. Moroney, you will have an

6 opportunity to speak. If the members of Covenant

7 House -- are you a member of the Covenant House

8 team?

9 MS. MORONEY: I am.

10 CHAIRWOMAN BUTLER: You are. Okay. Great.

11 So I recognize you. Are you interjecting at this

12 point so you can answer this question that was

13 raised by Commissioner Wheat?

14 MS. MORONEY: I am.

15 CHAIRWOMAN BUTLER: Okay. Great. Thank you.

16 Then please proceed.

17 MS. MORONEY: Okay. Ann Moroney with Johnson

18 Research Group. I'm part of the Covenant House

19 development team.

20 The page you see before you, the

21 debt, 2,051,000 approximately, is the remaining

22 debt on the loan that Covenant House Illinois got

23 from Covenant House International. So they have a

24 certain amount of time to pay off the international

Page 24

1 debt. And they're using a portion of the TIF to

2 pay that off as well as to pay off their phase 3

3 project. And what remains will be covered by

4 additional fundraising.

5 COMMISSIONER WHEAT: Okay. Thank you.

6 MS. MORONEY: Sure.

7 CHAIRWOMAN BUTLER: Thank you.

8 Are there other questions from the

9 Commission?

10 COMMISSIONER BUFORD: I have a question.

11 This is Bob Buford.

12 CHAIRWOMAN BUTLER: Okay. Commissioner

13 Buford, please proceed.

14 COMMISSIONER BUFORD: Yeah. I'm just going

15 back to the sources of funds. So if the project is

16 kicked off with existing debt in place, it has to

17 be paid off in short order, I guess. Where are

18 those funds coming from?

19 Because you're only really showing

20 the 992 equity fundraising and then the TIF funds.

21 I'm not clear on the source of funds.

22 MS. ALSCHULER: This is Mimi Alschuler again

23 from Covenant House.

24 So just so everyone understands,

Page 25

1 this budget here is just for phase 3 and

2 acquisition. Phases 1 and 2, the money has been

3 raised, and those costs have been paid for. Phase

4 3 and the acquisition is what remains. So between

5 the TIF funding, the equity fundraising of 992, a

6 million-dollar earmark that has been allocated but

7 not yet paid out by the federal government through

8 Senator Duckworth's office, and then collection of

9 pledges that have been made but not collected yet

10 is how we're going to get the remaining dollars in.

11 It's a bit of a timing issue because some of our

12 pledges were over three to five years. That money

13 is coming in. So we might -- yeah.

14 Does that answer your question?

15 COMMISSIONER BUFORD: No, not really, because

16 it's different than what's presented here. It's

17 confusing. What's presented here seems to apply to

18 the entire project, right, as opposed to phase 1.

19 If we're here just for phase 1 --

20 MS. ALSCHULER: No. This -- I'm sorry. This

21 is Mimi Alschuler again.

22 This is just phase 3 and the

23 acquisition cost of the building. That's what

24 the -- that's what this includes. The 2.975 is our

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1 acquisition cost, and then the rest is the cost of
 2 phase 3, which is just the second floor of our
 3 building. We're in the building already. We're
 4 housing youth and providing programs for the youth
 5 already. We've completed the first floor, which
 6 is our drop-in center, administrative offices,
 7 workforce development, kitchen. And we have
 8 competed the third floor, which includes all of our
 9 residential beds, 40 beds up on the third floor;
 10 that has been completed and is not included on this
 11 budget at all.
 12 CHAIRWOMAN BUTLER: Commissioner Buford, do
 13 you have additional questions?
 14 COMMISSIONER BUFORD: No. I'm just a
 15 little -- I'm still unclear as to how this --
 16 how this plays out. But I'll listen in here.
 17 CHAIRWOMAN BUTLER: Okay. Commissioner
 18 Thomas has raised her hand. Commissioner Thomas.
 19 COMMISSIONER THOMAS: Thank you, Madam Chair.
 20 Okay. Looking at your sources, so
 21 you have equity fundraising at almost a million.
 22 The debt is from your international -- international
 23 affiliate. And is that debt for acquisition, or is
 24 that current debt that you have?

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1 MS. ALSCHULER: The debt is for acquisition.
 2 A VOICE: Introduce yourself.
 3 MS. ALSCHULER: Mimi Alschuler from Covenant
 4 House Illinois. The debt is for acquisition.
 5 COMMISSIONER THOMAS: Of phase 3?
 6 MS. ALSCHULER: Acquisition of the building,
 7 the acquisition process, us purchasing the
 8 building. We purchased the building for just shy
 9 of \$3 million. Phase 3 is just the renovation of
 10 the second floor, which includes site work, the
 11 hard costs, the contingency, and the soft costs.
 12 Approximately \$2.7 million for phase 3 and
 13 approximately \$3 million for the acquisition, the
 14 purchase of the building, which we still owe our
 15 international for.
 16 COMMISSIONER THOMAS: So this source would
 17 show up in your sources and uses, the debt would
 18 show up in all three phases? Is that what you're
 19 saying?
 20 MS. ALSCHULER: Yes. I mean, I would --
 21 the building cost us \$3 million. So I guess
 22 approximately a million dollars for each phase,
 23 phase 1, phase 2, phase 3, if you broke it down
 24 that way.

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1 COMMISSIONER THOMAS: And you're using -- I
 2 think it was Ms. Mooney that said -- Ms. -- I don't
 3 know if I'm saying your name right -- that said
 4 that you're using the TIF funds to pay down on the
 5 debt of acquisition.
 6 MS. ALSCHULER: Well, part of -- Mimi
 7 Alschuler from Covenant House.
 8 Part of the TIF money would --
 9 we would like to use to pay a portion of the
 10 acquisition cost, and the rest to pay for the
 11 remainder of phase 2 -- phase 3 that we have not
 12 yet raised enough money to complete.
 13 MS. MORONEY: This is Ann Moroney with
 14 Johnson Research Group.
 15 The way DPD has structured the TIF
 16 award has been to consider one-third of the
 17 acquisition cost as part of this project. So
 18 the -- a third of the debt will be part of the TIF
 19 amount -- or the TIF funding, and the remainder
 20 goes toward the project itself, the phase 3 of the
 21 project. So they're not crediting the -- each
 22 part. It's included in the total project cost you
 23 see here, 5.7, but it's not included in the TIF
 24 award.

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1 CHAIRWOMAN BUTLER: Okay. If there are no
 2 additional comments to Commissioner Thomas'
 3 question, Commissioner Thomas, do you have
 4 additional questions or follow-up?
 5 COMMISSIONER THOMAS: I guess I'm in the same
 6 position as Commissioner Wheat and Commissioner
 7 Buford. I'm not sure that the presentation is
 8 actually stating what Covenant House is telling us.
 9 MS. MCGUIRE: For the record, Beth McGuire,
 10 Department of Planning and Development.
 11 I think the disconnect might be that
 12 the project has three phases, and some of the
 13 numbers -- the numbers that Ms. Alschuler from
 14 Covenant House mentioned, she was talking globally
 15 all three phases. So that could be where some of
 16 the confusion lies. Because this phase, as we're
 17 saying, it's just for the second floor, and it's
 18 the \$5.7 million.
 19 CHAIRWOMAN BUTLER: Commissioner Wheat.
 20 COMMISSIONER WHEAT: To make sure I under- --
 21 I mean, this question is for staff. What I am
 22 hearing is that the -- is the 5.7, I guess -- so
 23 the 5.7 million in total comprises -- let me -- let
 24 me try to explain, and then you can tell me where

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1 I'm wrong. The 5.7 million comprises two
 2 components; one, it is the renovation of the
 3 existing warehouse; the second component of the
 4 5.7 is the acquisition of the building from the
 5 Covenant House affiliate, Covenant House Illinois.
 6 Is that accurate? Like what's on the screen right
 7 now is those two components?
 8 MS. MORONEY: Ann Moroney for Johnson
 9 Research Group.
 10 CHAIRWOMAN BUTLER: I'm sorry. I'm sorry,
 11 Ms. Moroney. Please let me acknowledge, call on
 12 you before you jump in.
 13 Commissioner Wheat's question was
 14 directed to DPD staff. So, Beth, would you care
 15 to -- or one of your colleagues, if you would care
 16 to answer the question.
 17 MS. MCGUIRE: For the record, Beth McGuire,
 18 Department of Planning and Development.
 19 So if I understand your question,
 20 and I'm not sure that I do, the 5.7 million is the
 21 2.7 million in TIF, the debt they've taken on from
 22 Covenant House, and their equity and fundraising.
 23 This is, again, just the acquisition and the phase
 24 3, which is the second floor.

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1 The other two components were
 2 financed separately with a New Market Tax Credit
 3 structure, and I would have to defer to Covenant
 4 House and their consultant, Ms. Moroney, to go over
 5 that further. But I think I'm not quite sure where
 6 the confusion is.
 7 COMMISSIONER WHEAT: I've got to involve
 8 Ms. Moroney, if it's okay, Madam Chair, for
 9 Ms. Moroney to respond.
 10 CHAIRWOMAN BUTLER: Yes. Absolutely.
 11 COMMISSIONER WHEAT: Okay.
 12 CHAIRWOMAN BUTLER: Ms. Moroney, please.
 13 MS. MORONEY: So the acquisition covers the
 14 entire three-phase project. Right? It's the
 15 acquisition of the project. It was not the subject
 16 of prior funding through New Market Tax Credit.
 17 So when we approached the City for
 18 this final phase of the project, we provided them
 19 all the information that was -- that came before.
 20 And we included the total acquisition cost as part
 21 of the project and then isolated the phase 3 hard
 22 costs, soft costs, all of the work that was
 23 associated with just phase 3 of the project, and
 24 that became what we encapsulated as the project.

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1 So that's what you see here under the uses.
 2 And the sources is a little dated,
 3 but the goal is to use fundraising to pay as much
 4 of the costs -- or to pay as many of the expenses
 5 as possible and get reimbursed by TIF at the end.
 6 What remains -- what remains on the
 7 debt will be further paid off by fundraising.
 8 COMMISSIONER WHEAT: Got it. So I think --
 9 so just to be clear, as I view the math, the TIF
 10 funds -- if I was to subtract out the 5 point --
 11 take from the 5.7 million total project cost and
 12 subtract out the 2.975 million of acquisition, that
 13 leaves 2,768,000, which the TIF funds would cover.
 14 I think the confusion, at least on my part and
 15 maybe it's on the part of some of my colleague as
 16 well, is that we're talking about the two
 17 components together, both the acquisition of the
 18 building and the work -- and the work on --
 19 essentially the rehab work and the renovation work,
 20 and that those two costs are part of the overall
 21 project, which we understand.
 22 And to be clear, I don't think we
 23 heard from any colleagues any -- like this is an
 24 amazing project, which is critical to Chicago. So

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1 the concern isn't the substance of it. I think the
 2 concern is being clear with respect to essentially
 3 what does the TIF pay for versus what is being paid
 4 for by additional costs. And what I'm hearing is
 5 that you could even take the entire acquisition of
 6 the property out of this equation and then just
 7 say, Well, we're -- you know, then the TIF is
 8 essentially funding the renovation, which is great,
 9 and we should do that.
 10 So I just -- just -- that is my
 11 interpretation. I'm going to go with that until
 12 someone tells me that I'm off. But I think that
 13 that -- that is where some of the confusion is
 14 coming with, is both that -- is both the
 15 acknowledgment of what TIF is going for and then
 16 a full understanding of the project at large.
 17 CHAIRWOMAN BUTLER: Thank you, Commissioner
 18 Wheat.
 19 Are there other questions from the
 20 Commission?
 21 COMMISSIONER BUFORD: Yeah. I'd like to just
 22 keep going with that line.
 23 CHAIRWOMAN BUTLER: Okay. Commissioner
 24 Buford.

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1 COMMISSIONER BUFORD: This is Bob Buford.
 2 CHAIRWOMAN BUTLER: We can see you.
 3 COMMISSIONER BUFORD: Yes.
 4 CHAIRWOMAN BUTLER: Yes. Please proceed.
 5 COMMISSIONER BUFORD: I think this is
 6 basically -- phase 3 is the subject of this action.
 7 We should have a source and use which just
 8 addresses phase 3 and not have to -- each of the
 9 Commissioners can interject or assume what the
 10 source and use is. Apparently what was just said,
 11 the source is strictly the TIF funds. So 100
 12 percent of the funds for this action will come from
 13 the TIF and be used for hard costs and soft costs.
 14 So kind of the question is how do
 15 we -- how do we follow the trail of funds into the
 16 project, and then, as the project is completed,
 17 account for those funds and put a ribbon around it
 18 when it's finished?
 19 CHAIRWOMAN BUTLER: Would a member of the
 20 department, DPD, address Commissioner Buford's
 21 question?
 22 I'd just like to remind the
 23 department we have eight additional items on the
 24 agenda. And we've spent 40 minutes on the first

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1 one. So if the department could, you know, please
 2 respond to Commissioner Buford's question so we can
 3 get to other questions.
 4 I see Commissioner Chan McKibben has
 5 a question. So -- but let's ask -- I think Chip
 6 Hastings is going to respond on behalf of the
 7 department.
 8 So, Chip, please proceed.
 9 MR. HASTINGS: Yes. Thank you, Chair. I
 10 appreciate it. For the record, Chip Hastings,
 11 Managing Deputy Commissioner in the Department
 12 of Planning and Department, Bureau of Economic
 13 Development.
 14 What was clear to me upon initial
 15 review sometime ago clearly is presented in a way
 16 that is not as clear to others, and I get that now.
 17 I think part of the problem is that we're trying
 18 to shore up the acquisition costs that the
 19 organization will incur at the same time as moving
 20 forward with what we're calling phase 3. That is
 21 not clear. In hindsight, perhaps we should have
 22 broken it out so you would have a line item that
 23 says acquisition. And the debt really isn't true
 24 debt. And somebody raised this issue. It's not

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1 debt in its truest sense that we've come to
 2 understand it. It's debt to an organization which
 3 they have a relationship with. We should have
 4 broken that out.
 5 And then we could have a hard costs
 6 in a column -- or rows below it as well as the TIF
 7 so you could see that, yeah, theoretically the TIF
 8 costs are going to take out their hard/soft costs
 9 specifically related to the phase 3 work on floor 2
 10 or 3, whichever it is.
 11 I think visually -- I think we
 12 presented it verbally so that you can understand
 13 it, but I do agree that visually in hindsight we
 14 could break it out a little bit different so that
 15 folks that aren't as familiar with the project
 16 might have a clearer understanding of it.
 17 And I appreciate the note that we
 18 spent quite a bit of time on the project, so
 19 apologies on this end.
 20 CHAIRWOMAN BUTLER: No apologies required,
 21 Chip. We'll spend as much time as we need to spend
 22 to make sure that the Commissioners are comfortable
 23 and all their questions are addressed.
 24 In that regard, Commissioner Chan

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1 McKibben has raised her hand.
 2 Commissioner.
 3 COMMISSIONER CHAN MCKIBBEN: Thank you so
 4 much.
 5 I -- my question follows everybody
 6 else's. But first I want to congratulate Covenant
 7 House because this kind of programs and services is
 8 so needed, particularly for youth that phase out of
 9 government systems for transition housing for young
 10 adults. There just aren't enough housing for them
 11 that's appropriate. So I think that, you know,
 12 there's no question about the need for this
 13 housing.
 14 I think the questions that we have
 15 is indeed about how the TIF is allocated. So if we
 16 take out on the left-hand column and only leave the
 17 TIF that is 2.7 million, but that's larger than
 18 lines 2, 3, 4, and 5 on the right-hand column. So
 19 if there's some way to break out the part of
 20 acquisition that would have been covered by the
 21 TIF, that might -- that might help us.
 22 Are you all following? Yeah. So
 23 2.7 is larger than 5.7 minus 2.975, and so I think
 24 that's where our confusion is.

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1 MS. MCGUIRE: For the record, Beth McGuire,
 2 Department of Planning and Development.
 3 The 5.7 minus the 2.975 --
 4 CHAIRWOMAN BUTLER: Can everyone hear Beth?
 5 MR. KAMAL: No. We lost -- Beth, we cannot
 6 hear you. You're talking. You were unmuted, but
 7 we could not hear you.
 8 MS. MCGUIRE: I'm sorry. Give me a minute.
 9 MR. KAMAL: Now we can hear you. Now you're
 10 good.
 11 CHAIRWOMAN BUTLER: Beth, we did not hear
 12 your response.
 13 MS. MCGUIRE: I'm sorry. So, Commissioner
 14 McKibben, what you're asking is are we funding more
 15 than the construction work?
 16 COMMISSIONER CHAN MCKIBBEN: Correct. That
 17 is the question that everybody has. So we are
 18 funding more than the construction work. So if
 19 this -- you know, that can be pretty clear about
 20 what else is being funded by the TIF, that would
 21 clear up this last point of discussion.
 22 MS. MCGUIRE: So the 5,743,579 minus the
 23 acquisition of 2.975 gives us 2,768,579, and that
 24 is more than the TIF funding of the 2.7 million.

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1 So I think it was Commissioner Wheat
 2 who said it earlier that in effect you could look
 3 at it as the TIF funding all of the construction
 4 work or most of it if we took the acquisition out
 5 of it.
 6 COMMISSIONER CHAN MCKIBBEN: Thank you.
 7 CHAIRWOMAN BUTLER: Are there other questions
 8 from members of the Commission?
 9 (No response.)
 10 Are there any members of the public --
 11 COMMISSIONER BUFORD: I have another
 12 question. This is Bob Buford again.
 13 CHAIRWOMAN BUTLER: Yes, please, Commissioner
 14 Buford.
 15 COMMISSIONER BUFORD: So if the TIF funds the
 16 phase 3, and there's phase 1 and 2, acquisition,
 17 when you put it all together, what if the other
 18 funds don't materialize? We're talking about
 19 pledges, I guess I heard, equity fundraising, a
 20 federal grant, whatever. I couldn't quite
 21 understand the whole thing. What happens if it
 22 gets stalled midway because the balance of the
 23 funds can't be raised and we've got a half finished
 24 project?

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1 MS. MCGUIRE: I'm going to -- Beth McGuire,
 2 for the record, Planning and Development.
 3 I'm going to defer that question to
 4 the development team how they'll handle any funding
 5 shortfall.
 6 MS. MORONEY: So this is --
 7 CHAIRWOMAN BUTLER: I'm sorry. Could -- I
 8 have two participants from Covenant House who I
 9 believe raised their hand. So I'm sorry. We have
 10 Chip Hastings from the department, so I will turn
 11 it over to Chip and then Ms. Moroney.
 12 MR. HASTINGS: So thank you, Chair. Again,
 13 for the record, Chip Hastings, Department of
 14 Planning and Development.
 15 I -- so typically -- typically how
 16 our deals are structured, we close once financing
 17 is in place. We pay out once costs are incurred.
 18 So we would never be in a position where we're
 19 paying out for work that hasn't been done, complete
 20 or reimburse or financing. So as part of the
 21 capital stack, everything has to be in line before
 22 we close and fund.
 23 CHAIRWOMAN BUTLER: Thank you, Chip.
 24 Commissioner Buford, any additional

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1 questions?
 2 COMMISSIONER BUFORD: I guess this is saying
 3 we're kind of pre-approving the TIF funds which
 4 won't be -- won't be actually put to work until the
 5 rest of the project is funded and basically put
 6 into escrow in some way; is that right?
 7 CHAIRWOMAN BUTLER: Is there a member of the
 8 department that would like to address that?
 9 MR. JOHNSON: Yeah. This is -- this is
 10 Terrence Johnson with the Department of Planning
 11 and Development.
 12 Yes. That's correct. And that's --
 13 and that's with all of the deals that the
 14 Commission sees. So, you know, we come through,
 15 get the approval for the TIF so that we can
 16 negotiate the RDA. But prior to closing, one of
 17 the stipulations within the RDA is that the -- a
 18 condition of closing is that the project is in
 19 balance, meaning all of the funding to complete
 20 the project is there in order to close.
 21 CHAIRWOMAN BUTLER: Okay. I'm sorry. My
 22 screen froze there for a moment. Can everyone hear
 23 me?
 24 MR. MCKENNA: Yes.

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1 MR. JOHNSON: Yes.

2 CHAIRWOMAN BUTLER: Okay. Great.

3 Are there other questions from the

4 Commission?

5 (No response.)

6 Are there any members of the public

7 that would like to speak regarding this matter?

8 Oh, Commissioner Curtis. I'm sorry.

9 Please proceed.

10 COMMISSIONER CURTIS: Thank you, Madam Chair.

11 I just wanted to say that I

12 appreciated the discussion on the sources and uses

13 and to those members that have pursued this so

14 diligently, I thought it was a good discussion, and

15 I've appreciated it.

16 CHAIRWOMAN BUTLER: Thank you, Commissioner

17 Curtis, for those comments.

18 Are there members of the public

19 on that would like to make a comment or have

20 questions?

21 (No response.)

22 Okay. Given that there are no

23 members of the public that have raised their hand,

24 any further questions from the Commission?

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1 (No response.)

2 If there are no further questions or

3 comments from the Commissioners, I will now call

4 the item for a vote.

5 Commissioners, the resolution before

6 us recommends to the Chicago City Council the

7 approval of DPD's request to negotiate a

8 redevelopment agreement with Covenant House

9 Illinois for redevelopment of the property located

10 at 2934 West Lake Street in the Kinzie Industrial

11 Corridor Tax Increment Financing Redevelopment

12 Project Area, and to recommend to the City Council

13 of the City of Chicago the designation of Covenant

14 House Illinois as developer.

15 Do I have a motion?

16 COMMISSIONER WHEAT: So move. Commissioner

17 Wheat.

18 CHAIRWOMAN BUTLER: Thank you, Commissioner

19 Wheat.

20 Do I have a second?

21 COMMISSIONER CHAN McKIBBEN: Second.

22 CHAIRWOMAN BUTLER: That was from

23 Commissioner Chan McKibben?

24 COMMISSIONER CHAN McKIBBEN: Yes.

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1 CHAIRWOMAN BUTLER: Great. Thank you.

2 In accordance with the Open Meetings

3 Act, all votes are to be conducted by roll call

4 so that each member's vote on each issue can be

5 identified and recorded. Please signify your vote

6 on approval of the motion by saying yes, no, or

7 abstain.

8 Vice Chair Newsome.

9 COMMISSIONER NEWSOME: Yes.

10 CHAIRWOMAN BUTLER: Secretary Wheat.

11 COMMISSIONER WHEAT: Yes.

12 CHAIRWOMAN BUTLER: Commissioner Buford.

13 COMMISSIONER BUFORD: Yes.

14 CHAIRWOMAN BUTLER: Commissioner Cepeda.

15 (No response.)

16 Commissioner Chan McKibben.

17 COMMISSIONER CHAN McKIBBEN: Yes.

18 CHAIRWOMAN BUTLER: Commissioner Cox.

19 COMMISSIONER COX: Yes.

20 CHAIRWOMAN BUTLER: Commissioner Curtis.

21 COMMISSIONER CURTIS: Yes.

22 CHAIRWOMAN BUTLER: Commissioner Davis.

23 COMMISSIONER DAVIS: Yes.

24 CHAIRWOMAN BUTLER: Commissioner Gomez.

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1 (No response.)

2 Commissioner Griggs.

3 (No response.)

4 Commissioner Rhodes.

5 (No response.)

6 Commissioner Thomas.

7 COMMISSIONER THOMAS: Yes.

8 CHAIRWOMAN BUTLER: Commissioner Trevino.

9 COMMISSIONER TREVINO: Yes.

10 CHAIRWOMAN BUTLER: And Chairwoman Butler

11 votes yes.

12 The motion passes. Thank you so

13 much.

14 For our second item of new business,

15 the Department of Planning and Development is

16 requesting authority to advertise its intention to

17 enter into a negotiated sale with 5050 Prairie, LLC

18 for the disposition of the property located at 5036

19 through 5044 South Prairie Avenue in the 47th and

20 King Drive TIF, and to request alternative

21 proposals, and to approve the sale of the property

22 to 5050 Prairie, LLC if no responsive alternative

23 proposals are received.

24 Justin Petersen will present the

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1 staff report on behalf of the City's Department of
 2 Planning and Development.
 3 Justin, you may begin your
 4 presentation when ready.
 5 MR. PETERSEN: Thank you, Madam Chairman.
 6 Good afternoon, Commissioners. My
 7 name is Justin Petersen. I'm a city planner in the
 8 Southeast Planning Region for the Department of
 9 Planning and Development.
 10 I'm here today on behalf of DPD
 11 to request the following from the Community
 12 Development Commission:
 13 First, to authorize DPD to negotiate
 14 a redevelopment agreement with 5050 Prairie, LLC,
 15 and to recommend to City Council the designation of
 16 said company as the developer of three PINs located
 17 at 5036 through 5044 South Prairie Avenue in the
 18 47th and King Drive redevelopment area.
 19 Second, to authorize DPD to
 20 advertise our intention to negotiate a sale with
 21 5050 Prairie, LLC for the disposition of these
 22 properties.
 23 And third, to authorize DPD to
 24 request alternative proposals and to approve of the

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1 sale of these properties if no alternatives are
 2 received.
 3 The applicant is 5050 Prairie, LLC.
 4 It's an Illinois limited liability company formed
 5 by Karry L. Young. Mr. Young is present with us
 6 today and has more than 30 years of experience
 7 developing, managing, and leasing projects on the
 8 South Side. He takes pride in his longstanding
 9 relationship with the community and his company's
 10 responsiveness to neighborhood needs and
 11 opportunities.
 12 This firm is a proud recipient of
 13 the 2007 Chicago Association of Realtors Good
 14 Neighbor Award. Mr. Young, his recent projects
 15 include 3641 South State Street, pictured here, and
 16 4030 South Lake Park Avenue, and 6340 South Minerva
 17 Avenue.
 18 5050, LLC has retained Mr. Ron Billy
 19 as -- and his firm, 1919 Architects, as the
 20 architect for this project. Carlson Brothers,
 21 Incorporated will be the general contractor. Both
 22 the architect and the developer have decades of
 23 experience working primarily in northern Illinois.
 24 The project is located at 51st

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1 Street and Prairie Avenue in the Grand Boulevard
 2 community area. This is the 3rd Ward represented
 3 by Alderwoman Pat Dowell, who has provided a letter
 4 of support as well. The project is in the 47th and
 5 King Drive TIF District, but is not receiving any
 6 TIF funds.
 7 As I had mentioned, 5050 Prairie,
 8 LLC is requesting the disposition of three City-
 9 owned PINs to develop a four-story, mixed-use
 10 building with 49 residential units, approximately
 11 4400 square feet of commercial retail space, and 26
 12 parking spaces.
 13 The City's Affordable Requirements
 14 Ordinance requires 10 percent of the units, or 5
 15 of the 49, to be -- to maintain affordability for
 16 households earning no more than 60 percent of the
 17 area median income. Two of these affordable units
 18 will be built on site. A third will be designated
 19 at the applicant's off-site property at 1337 South
 20 Central Park Avenue. The remaining two affordable
 21 units will be covered by an in-lieu payment.
 22 The project will be located one
 23 block from the 51st Street Green Line station and
 24 two blocks from historic Washington Park and MLK

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1 Boulevard.
 2 The three City-owned PINs listed
 3 here are currently zoned C2-3 and RM-5. 5050
 4 Prairie, LLC has applied to the Zoning Board of
 5 Appeals to rezone all of these to B2-3, which would
 6 be consistent with the allowed -- with the density
 7 of the 51st Street corridor and the recommendation
 8 of the zoning administrator. The B2 designation
 9 will allow the applicant to build ground floor
 10 units as of right. The committee on zoning will
 11 review this project next Tuesday, June 21st.
 12 This slide shows an aerial view of
 13 the site in question looking east towards the Green
 14 Line. The City-owned parcels are indicated by the
 15 red box, and the yellow box is the applicant's
 16 existing property.
 17 The proposed project will be a
 18 four-story building, as I mentioned, 4400 square
 19 feet of ground floor retail and 49 residential
 20 units. The parking spaces will be located in the
 21 rear.
 22 And then seven of the residential
 23 units will be on ground floor. The retail space,
 24 again, is at the corner. We've worked with

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1 Mr. Young and his architect to push more active use
 2 as well to the -- to basically the corner of 51st
 3 Street, which is to the left of the slide, and
 4 Prairie.
 5 Three residential floors will be
 6 arranged around an efficient double-loaded corridor
 7 with a mix of 3 studio units, 14 one-bedroom units,
 8 31 two-bedroom units, and 1 three-bedroom unit.
 9 Again, the total will be 49 units.
 10 The exterior will be comprised
 11 primarily of brick, limestone block, dark metal
 12 trim and window frames. And most of the
 13 residential units will have balconies. The front
 14 of the building will have a rounded generous
 15 balcony to emphasize the primary corner at 51st and
 16 Prairie. This, again, would be 51st, and this
 17 would be Prairie on the right.
 18 The project will be financed with
 19 approximately 1.68 million of the applicant's
 20 equity. The remainder of the funds, or 86 percent
 21 of the funds, will come from a HUD loan, which will
 22 be administered by the Trust Mortgage Company.
 23 And the Department of Planning has
 24 thoroughly reviewed this proposed project, its

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1 financial structure and its public benefits, its
 2 conformance with the redevelopment area plan, and
 3 the development team's qualifications. The project
 4 will meet planning goals for the department. It
 5 will bring more than \$12 million of investment to a
 6 historically divested community. It will develop
 7 vacant City-owned parcels and return them to the
 8 tax roll. It will create 40 construction jobs and
 9 3 permanent jobs. It will create a pedestrian-
 10 oriented mixed-use development with ground floor
 11 retail and residential units on a site adjacent to
 12 the Green Line. And it will meet the City's
 13 Affordable Requirements Ordinance in a low-,
 14 moderate-income area.
 15 Alderman Pat Dowell has provided a
 16 letter of support. A community was held -- a
 17 community meeting was held on Friday, last Friday,
 18 June 10th. There were no significant objections to
 19 the project.
 20 As such, DPD requests your approval
 21 to enter into the RDA with 5050 Prairie, LLC, and
 22 to recommend to City Council as the -- recommend
 23 5050 Prairie, LLC as the developer of the three
 24 City-owned PINs between 5036 and 5044 South Prairie

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1 in order to develop this mixed-use building.
 2 Upon the Commission's approval, DPD
 3 will issue a public notice in the Sun-Times or
 4 Chicago Tribune advertising the department's
 5 intentions to negotiate the sale for City-owned
 6 parcels for \$1 and to request alternative proposals
 7 and approve the sale if no alternatives are received.
 8 The development team and the City
 9 staff are happy to answer any questions at this
 10 time.
 11 CHAIRWOMAN BUTLER: Okay. Thank you so much
 12 for your presentation, Justin.
 13 I believe that Alderman Pat Dowell
 14 from the 3rd Ward is present.
 15 And, Alderman Dowell, if there are
 16 any comments you'd like to make.
 17 ALDERWOMAN DOWELL: Yes. Thank you, Chairman
 18 Butler. Nice to see you and the Commission --
 19 Commissioners of the CDC again. It's been a while.
 20 I am here today to ask for the
 21 Commission support with this project. This
 22 location is nestled at the edge of the Bronzeville
 23 community and the beginning of the Washington Park
 24 community and has sat fallow -- the land has been

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1 fallow, the existing building has been unoccupied
 2 for at least a decade.
 3 And I'm very happy to see that 5050
 4 Prairie, LLC is willing to make an investment of
 5 this magnitude at this location. I think it's the
 6 second transit-oriented project under consideration
 7 along 51st Street today. And this project, in
 8 addition to having the support of the community,
 9 has also -- also has the support of the 51st Street
 10 Business Association.
 11 I am delighted that we have new
 12 housing and some new commercial potential coming
 13 into the 51st Street corridor, which could use a
 14 boost in the arm.
 15 Thank you very much for your time
 16 and consideration.
 17 CHAIRWOMAN BUTLER: Thank you, Alderman
 18 Dowell. We were delighted that you were able to
 19 join us today. Appreciate your presence.
 20 Commissioners, do you have any
 21 questions for the planning department or the
 22 development team? If you do, please raise your
 23 hands.
 24 Commissioner Wheat.

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1 COMMISSIONER WHEAT: Thank you, Madam Chair.
 2 First is kind of agree, I do
 3 appreciate the project's proximity to mass transit
 4 and the reduced parking that's associated with that
 5 and the improved density in and around the area.
 6 I'm curious, and maybe -- I default
 7 to staff -- if staff wants the developer to answer
 8 this question, that's fine. The decision to go
 9 with in-lieu payments on part of the affordable
 10 housing -- affordable requirements -- or ARO
 11 requirements associated with the project versus
 12 building it on site.
 13 MR. PETERSEN: This is Justin Petersen again
 14 with DPD.
 15 Yes. We had multiple discussions
 16 about this regarding the ARO. Given that it's not
 17 receiving any TIF funds, it's not built into the 20
 18 percent requirement typically for ARO. Also, this
 19 is a low-, moderate-income area, so it was felt
 20 that that would -- that this was an appropriate
 21 compromise.
 22 COMMISSIONER WHEAT: And, Madam Chair, if I
 23 can follow up. Just --
 24 CHAIRWOMAN BUTLER: Absolutely.

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1 COMMISSIONER WHEAT: Refresh me in terms of
 2 the ARO. So the ARO for -- in this specific type
 3 of project would -- so we are de facto writing down
 4 the appraised value from \$300,000 to 1. But under
 5 ARO statute, that does not qualify it for enhanced
 6 affordability requirements; it's only if there's a
 7 direct payment going in?
 8 MR. PETERSEN: Correct. The TIF subsidy
 9 would be -- would be the trigger for a higher
 10 requirement.
 11 COMMISSIONER WHEAT: Got it. Thank you.
 12 CHAIRWOMAN BUTLER: Any additional questions,
 13 Commissioner Wheat?
 14 COMMISSIONER WHEAT: No, Madam Chair. Thank
 15 you.
 16 CHAIRWOMAN BUTLER: Commissioner -- Vice
 17 Chair Newsome.
 18 COMMISSIONER NEWSOME: Madam Chair, I'd like
 19 to confirm with the developer that 4030 South Lake
 20 Park Avenue, which has been referenced in the
 21 write-up, is actually the Judge Green Apartments;
 22 is that correct?
 23 CHAIRWOMAN BUTLER: Is there a member of the
 24 development team available to answer Vice Chair

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1 Newsome's question?
 2 I see a Karry Young has raised --
 3 MR. YOUNG: Yes. Can you repeat the
 4 question? My name is Karry Young with KLY
 5 Development. I'm the developer. Can you please
 6 repeat that question?
 7 COMMISSIONER NEWSOME: I'm asking to confirm
 8 that one of your prior projects located at 4030
 9 South Lake Park Avenue is the Judge Green
 10 Apartments.
 11 MR. YOUNG: Yes.
 12 COMMISSIONER NEWSOME: Thank you.
 13 CHAIRWOMAN BUTLER: Thank you, Mr. Young.
 14 Commissioner -- Vice Chair Newsome,
 15 any additional questions?
 16 (No response.)
 17 Okay. Are there other questions
 18 from members of the Commission?
 19 (No response.)
 20 I don't see any additional questions
 21 from members of the Commission. I will ask if
 22 there are any members of the public that would like
 23 to make comments? If you would like to make a
 24 comment, please raise your hand.

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1 (No response.)
 2 Commissioners, do you have any
 3 further questions for the Planning Department or
 4 the development team?
 5 (No response.)
 6 If there are no further questions or
 7 comments from the Commissioners, I will now call
 8 the item to a vote.
 9 The resolution before us requests
 10 authority to advertise the Department of Planning
 11 and Development's intention to enter into a
 12 negotiated sale with 5050 Prairie, LLC for the
 13 disposition of the property located at 5036 through
 14 5044 South Prairie Avenue in the 47th and King
 15 Drive TIF, and to request alternative proposals,
 16 and to approve the sale of the property to 5050
 17 Prairie, LLC if no responsive alternative proposals
 18 are received.
 19 Do I have a motion?
 20 COMMISSIONER THOMAS: So move. Commissioner
 21 Latasha Thomas.
 22 CHAIRWOMAN BUTLER: Thank you, Commissioner
 23 Thomas.
 24 Do I have a second?

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1 COMMISSIONER CURTIS: Second. Commissioner
 2 Curtis.
 3 CHAIRWOMAN BUTLER: Thank you, Commissioner
 4 Curtis.
 5 In accordance with the Open Meetings
 6 Act, all votes are to be conducted by roll call so
 7 that each member's vote on each issue can be
 8 identified and recorded. Please signify your vote
 9 on approval of the motion by stating yes, no, or
 10 abstain.
 11 Vice Chair Newsome.
 12 COMMISSIONER NEWSOME: Yes.
 13 CHAIRWOMAN BUTLER: Secretary Wheat.
 14 COMMISSIONER WHEAT: Yes.
 15 CHAIRWOMAN BUTLER: Commissioner Buford.
 16 COMMISSIONER BUFORD: Yes.
 17 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 18 (No response.)
 19 Commissioner Chan McKibben.
 20 COMMISSIONER CHAN McKIBBEN: Yes.
 21 CHAIRWOMAN BUTLER: Commissioner Cox.
 22 COMMISSIONER COX: Yes.
 23 CHAIRWOMAN BUTLER: Commissioner Curtis.
 24 COMMISSIONER CURTIS: Yes.

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1 CHAIRWOMAN BUTLER: Commissioner Davis.
 2 COMMISSIONER DAVIS: Yes.
 3 CHAIRWOMAN BUTLER: Commissioner Gomez.
 4 (No response.)
 5 Commissioner Griggs.
 6 (No response.)
 7 Commissioner Rhodes.
 8 (No response.)
 9 Commissioner Thomas.
 10 COMMISSIONER THOMAS: Yes.
 11 CHAIRWOMAN BUTLER: Commissioner Trevino.
 12 COMMISSIONER TREVINO: Yes.
 13 CHAIRWOMAN BUTLER: And Chairwoman Butler
 14 votes yes.
 15 The motion passes.
 16 For our third item of new business,
 17 the Department of Planning and -- Planning -- the
 18 Departments of Planning and Development and Housing
 19 are requesting authority to designate Austin United
 20 Alliance Development Company, LLC as the successful
 21 respondent to requests for proposals issued by the
 22 Department of Planning and Development for the sale
 23 and redevelopment of City-owned property located at
 24 5206 West Chicago Avenue in the Austin Commercial

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1 TIF redevelopment area, and further to seek the
 2 authority of the Chicago City Council to sell the
 3 City-owned property by negotiating a redevelopment
 4 agreement with Austin United Alliance Development,
 5 LLC for the development of both the City-owned
 6 property at 5206 West Chicago Avenue and the
 7 developer-owned property located at 5208 through
 8 5224 West Chicago Avenue, and to recommend to the
 9 City Council the designation of Austin United
 10 Alliance Development Company, LLC as developer,
 11 and to approve the sale of the property if no
 12 responsive proposals are received -- alternative --
 13 if no responsive alternative proposals are
 14 received.
 15 MS. SHEN: Thank you. Can everyone see my
 16 screen?
 17 CHAIRWOMAN BUTLER: Okay. Just a moment,
 18 please.
 19 I'd like to announce that Mike
 20 Parella and Yixiao Shen will present the staff
 21 report on behalf of the City's Department of
 22 Planning and Housing.
 23 Mike and Yixiao, you may begin your
 24 presentation when ready.

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1 MS. SHEN: Thank you. Good afternoon,
 2 Commissioners. My name is Yixiao Shen, financial
 3 planning analyst with the Department of Housing.
 4 Together with me is Mike Parella, financial
 5 planning analyst at the Department of Planning and
 6 Development, and the developer team.
 7 The project I'm presenting today
 8 is Laramie Bank residential redevelopment. The
 9 project is supported by 37th Ward Alderman Emma
 10 Mitts. I see she's also present today.
 11 DPD and the DOH formally request
 12 authority to designate Austin United Alliance
 13 Development Company as the successful respondent to
 14 the RFP and as the developer, to approve the sale
 15 of City-owned property, and to negotiate a
 16 redevelopment agreement with the developer.
 17 One point to be mentioned here is
 18 that we are not seeking alternative proposals as we
 19 have fulfilled that requirement through the RFP
 20 process for this Invest South/West project. I'll
 21 talk about the process later.
 22 The project is the phase 1 of the
 23 Austin INVEST South/West project and expected to be
 24 closed and the start of construction later this

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1 year. The project will be a new construction,
 2 mixed-income, multistory apartment building that
 3 includes a green roof, public plaza, social spaces,
 4 and outdoor art. During the construction period,
 5 phase 2 of the rehabilitation of the Chicago
 6 landmark Laramie State Bank will be completed.
 7 The proposed site is at the
 8 northwestern corner of Chicago Avenue and Laramie
 9 Avenue. The total site area is around 100,000
 10 square feet.
 11 The land is currently empty except
 12 for a small, one-story abandoned building that will
 13 be removed. It covers seven parcels. Six parcels
 14 in yellow was privately owned and acquired by the
 15 developer. One parcel was privately owned and
 16 acquired by the City of Chicago as part of a
 17 settlement agreement with the previous owner with
 18 appraised value of 28,000.
 19 This is how the developer was
 20 selected and why DOH and DPD are working together
 21 on this deal.
 22 In 2020, DPD received seven
 23 submissions in response to the INVEST South/West
 24 RFP in Austin area. The department marketed the

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1 property in several ways; public notice in the
 2 Chicago Sun-Times; a description of the RFP was
 3 placed on DPD's website; DPD announced the RFP at
 4 several forums and meetings; and also contacted
 5 several parties that are interested in the
 6 property; and a prebid conference held on September
 7 2020 to provide further information to all
 8 interested parties. Finally, the developer was
 9 designated the successful respondent to the RFP in
 10 March 2021.
 11 Then the developer submitted the
 12 proposal of the residential building in response to
 13 the funding round hosted by DOH in 2021, and the
 14 project was selected and award announced later in
 15 2021.
 16 The building will provide 78 one-,
 17 two-, and three-bedroom rental units of which 65
 18 percent will be affordable to tenants earning 60
 19 percent and 50 percent or less AMI, and the
 20 remaining 35 percent will be rented without income
 21 restrictions.
 22 The general partner is a joint
 23 venture between Heartland Housing and Oak Park
 24 Regional Housing Center, both BIPOC-led nonprofit

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1 firms.
 2 The proposed total development cost
 3 is about 45 million.
 4 The application of the project
 5 requests grants from the City for the City-owned
 6 land and up to 12.9 million from TIF in Austin
 7 commercial area, which is about 28 percent of the
 8 total cost, DOH soft fund as well as a twin deal
 9 from Low Income Housing Tax Credit, other funding
 10 sources including private mortgage, Com Ed grant,
 11 and GP Equity.
 12 The acquisition of the six parcels
 13 is about 215,000 as a total, \$1 for the City-owned
 14 parcel. The hard costs, including construction and
 15 the construction contingency, is about 37 million,
 16 and the total soft costs will be 7.3 million.
 17 That concludes my presentation.
 18 Thank you for your time. Any questions for us?
 19 CHAIRWOMAN BUTLER: Thank you, Yixiao.
 20 And I will ask the Commissioners to
 21 please note that the agenda is incorrect. We will
 22 not be seeking alternative proposals as stated in
 23 the agenda as the member of the department just
 24 indicated. This proposal in front of us today was

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1 a result of an RFP process that has been concluded.
 2 And so once we review and if this project's
 3 approved, it will go on to the City Council for
 4 final approval. We will not be seeking --
 5 MS. SHEN: Yes.
 6 CHAIRWOMAN BUTLER: -- alternative proposals.
 7 And I just wanted to make sure that that correction
 8 is noted for purposes of the agenda that was
 9 published.
 10 MS. SHEN: Thank you.
 11 CHAIRWOMAN BUTLER: Thank you.
 12 I'd like to recognize Alderwoman
 13 Emma Mitts from the 37th Ward, and ask, Alderwoman
 14 Mitts, if you'd like to make any comments.
 15 ALDERWOMAN MITTS: Yes, I would. I want
 16 to thank you so much and thank the Mayor, the
 17 Department of Planning for all the work and
 18 particularly to the Oak Park Regional Housing and
 19 to the community as well.
 20 It was a great process for us to get
 21 to where we're at today. And we're looking forward
 22 to really taking a beautiful landmark building and
 23 bringing it back on the tax roll. And there is no
 24 other project that would bring the beautiness

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1 except for the project we're proposing to you today
 2 that we waited for some time to get to and anxious
 3 to get started.
 4 So hopefully with the support of
 5 this body today that we're asking for your support,
 6 and I want to thank all of you for the time that
 7 you've given consideration to this today. And
 8 we're looking forward to moving forward on it after
 9 we have your blessings and make sure -- just know
 10 you will be proud once you see the end results.
 11 CHAIRWOMAN BUTLER: Thank you, Alderwoman
 12 Mitts. And we're so thankful that you could join
 13 us today. We appreciate your presence.
 14 ALDERWOMAN MITTS: Thank you.
 15 CHAIRWOMAN BUTLER: Commissioners, do you
 16 have any questions for the Planning Department or
 17 the development team? If you do, please raise your
 18 hand, use the raise-your-hand function.
 19 I don't see that any -- oh, I'm
 20 sorry. Commissioner Cox, please proceed. Thank
 21 you.
 22 COMMISSIONER COX: So I noticed that there
 23 are no questions, which suggests the work has been
 24 extremely well done. It certainly feels like it's

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1 been a very, very long journey to bring this
 2 flagship project to the Commission.
 3 I think it's worth noting that the
 4 property was in the hands of a legacy owner who
 5 truly struggled to maintain this historic building.
 6 But fortunately she allowed the City to market it
 7 in the INVEST South/West portfolio with the
 8 condition that she would sell it. And after a long
 9 negotiation -- and I have to thank Mike Parella for
 10 being the point of contact for that -- the property
 11 was acquired by the City. This body gave us the
 12 acquisition authority to do so. And in many ways,
 13 it establishes a wonderful precedent where we see
 14 buildings like this where the City doesn't own
 15 them, but through proactive planning and support of
 16 the alderman, we are able to bring this building
 17 back that has been vacant for decades. Not only
 18 the preservation, which is a separate item, that's
 19 not the item that has the housing in it, that we're
 20 able to leverage this as a place for families,
 21 families with children to be able to live on a
 22 high-frequency corridor, Chicago Avenue, and to
 23 create a really generous public space.
 24 So I think -- you know, there are

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1 about ten of these INVEST South/West commissions.
 2 This is clearly one of the most iconic and really
 3 important. We're really thankful to get to this
 4 point. And it's -- as you can see from their
 5 capital stack, it took a lot of commitment on the
 6 part of DOH, DPD, and others to bring this to
 7 fruition.
 8 So I hope it will have your support.
 9 And I think we'll all be incredibly proud of this
 10 as the alderman -- alderwoman has said. Just
 11 wanted to offer that. I certainly have no
 12 questions. I've been living with this long enough.
 13 But I definitely feel that it's important to
 14 understand what a milestone it is to receive the
 15 support of this body.
 16 CHAIRWOMAN BUTLER: Thank you so much,
 17 Commissioner Cox. We appreciate your comments.
 18 If there are no Commissioner --
 19 questions from the Commissioners, I will now ask if
 20 there are any members of the public who would like
 21 to make a comment limited to three minutes. If you
 22 would like to make a comment, please use the raise-
 23 your-hand function, and I will call you in order.
 24 (No response.)

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1 Given that no members of the public
 2 have signed up to speak either in advance or
 3 used the raise-your-hand function, I will ask the
 4 Commissioners if there are any questions before we
 5 move the item and call for a vote.
 6 (No response.)
 7 The resolution before us recommends
 8 to the Chicago City Council to designate Austin
 9 United Alliance Development Company, LLC as the
 10 successful respondent to the City's request for
 11 proposals RFP issued by the Department of Planning
 12 and Development for the sale and redevelopment of
 13 City-owned property located at 5206 West Chicago
 14 Avenue in the Austin Commercial TIF Redevelopment
 15 Area.
 16 Do I have a motion?
 17 COMMISSIONER THOMAS: So move.
 18 COMMISSIONER NEWSOME: So move, Madam Chair.
 19 CHAIRWOMAN BUTLER: Okay. I believe I heard
 20 it moved by Vice Chair Newsome.
 21 COMMISSIONER NEWSOME: Yes.
 22 CHAIRWOMAN BUTLER: Commissioner Thomas,
 23 would you like to second?
 24 COMMISSIONER THOMAS: Yes, ma'am.

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1 CHAIRWOMAN BUTLER: Thank you. Thank you.
 2 In accordance with the Open Meetings
 3 Act, all votes are to be conducted by roll call so
 4 that each member's vote on each issue can be
 5 identified and recorded. Please signify your vote
 6 on approval of the motion by saying yes, no, or
 7 abstain.
 8 Vice Chair Newsome.
 9 COMMISSIONER NEWSOME: Yes.
 10 CHAIRWOMAN BUTLER: Secretary Wheat.
 11 COMMISSIONER WHEAT: Yes.
 12 CHAIRWOMAN BUTLER: Commissioner Buford.
 13 COMMISSIONER BUFORD: Yes.
 14 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 15 (No response.)
 16 Commissioner Chan McKibben.
 17 COMMISSIONER CHAN MCKIBBEN: Yes.
 18 CHAIRWOMAN BUTLER: Commissioner Cox.
 19 COMMISSIONER COX: Yes.
 20 CHAIRWOMAN BUTLER: Commissioner Curtis.
 21 COMMISSIONER CURTIS: Yes.
 22 CHAIRWOMAN BUTLER: Commissioner Davis.
 23 COMMISSIONER DAVIS: Yes.
 24 CHAIRWOMAN BUTLER: Commissioner Gomez.

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1 2433 West Congress Parkway in the Western/Ogden
 2 Redevelopment Project Area, and to request
 3 alternative proposals, and to approve the sale of
 4 the property to the joint venture between Joudeh
 5 Investments, LLC and MKB Business Strategies, LLC,
 6 or a related entity, if no responsive alternative
 7 proposals are received.
 8 Brian O'Donnell will present the
 9 staff report on behalf the City's Department of
 10 Housing.
 11 Brian, you may begin your
 12 presentation when ready.
 13 MR. O'DONNELL: I am ready. Can you see my
 14 screen?
 15 CHAIRWOMAN BUTLER: Yes.
 16 MR. O'DONNELL: Okay. Thank you.
 17 Good afternoon, Chairman Butler,
 18 Vice Chair Newsome, and all Commissioners present.
 19 My name is Brian O'Donnell, representing the Home-
 20 ownership Bureau of the Department of Housing.
 21 At last June's meeting, you approved
 22 the sale of seven lots for \$1 each to a joint
 23 venture between Joudeh Investments, LLC and MKB
 24 Business Strategies, LLC. The sale was under the

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1 (No response.)
 2 Commissioner Griggs.
 3 (No response.)
 4 Commissioner Rhodes.
 5 (No response.)
 6 Commissioner Thomas.
 7 COMMISSIONER THOMAS: Yes.
 8 CHAIRWOMAN BUTLER: Commissioner Trevino.
 9 COMMISSIONER TREVINO: Yes.
 10 CHAIRWOMAN BUTLER: And Chairwoman Butler
 11 votes yes.
 12 The motion passes.
 13 ALDERWOMAN MITTS: Thank you all. Thank you
 14 all so much.
 15 CHAIRWOMAN BUTLER: Thank you.
 16 MS. SHEN: Thank you.
 17 CHAIRWOMAN BUTLER: For our fourth item
 18 of new business, the Department of Housing is
 19 requesting authority to advertise its intention
 20 to enter into an amended City Lots for Working
 21 Families redevelopment agreement with the joint
 22 venture between Joudeh Investments, LLC and MKB
 23 Business Strategies, LLC, or to a related entity,
 24 for the disposition of the property located at

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1 City Lots for Working Families program, which
 2 offered the sale of lots for \$1 to developers to
 3 build new quality homes for working families.
 4 75 percent of the homes must be priced to be
 5 affordable for buyers at 120 percent of area median
 6 income while 25 percent of the homes can be sold
 7 with no sale price or buyer income limits.
 8 The ordinance approving the land
 9 sale and the City Lots for Working Families' RDA
 10 was approved by City Council in September of 2021.
 11 In October 2021, Preservation
 12 Chicago approached DPD about one of the lots
 13 previously approved here and by City Council.
 14 They were interested in using the lot at 2339 West
 15 Monroe as a site for a memorial for Fred Hampton,
 16 who was assassinated in a first-floor apartment at
 17 2337 West Monroe in 1969. The developer agreed to
 18 cede any claim to the land, and DOH agreed to
 19 replace the ceded lot.
 20 The lot at 2433 West Congress
 21 Parkway is the replacement lot, and it is in the
 22 Western/Ogden TIF.
 23 Here we see the replacement lot in
 24 greater context and Near West Side amenities.

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1 Clearly close to Rush University Hospital and UIC
 2 Hospital. It's close to United Center. It's close
 3 to many good things.
 4 The slide shows the lots for the
 5 entire development with the PIN for 2339 West
 6 Monroe highlighted in yellow and the replacement
 7 lot south of the Eisenhower just west of Western
 8 Avenue denoted as a circled star.
 9 This concludes the presentation. I
 10 am happy to answer any questions on the proposed
 11 sale of the replacement lot.
 12 CHAIRWOMAN BUTLER: Thank you, Brian.
 13 Is Alderman Jason Ervin or anyone
 14 from his office on this webinar?
 15 (No response.)
 16 Commissioners, do you have any
 17 questions for the Housing Department or the
 18 development team?
 19 (No response.)
 20 Are there any members of the public
 21 who would like to make comments? If so, please use
 22 the raise-your-hand function.
 23 (No response.)
 24 There are to questions from the

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1 Commissioners, no questions or comments from
 2 members of the public, so I will go back to the
 3 Commissioners to see if there are any questions
 4 before we move the item and call for a vote.
 5 (No response.)
 6 If there are no further questions or
 7 comments from the Commissioners, I will now call
 8 the item to a vote.
 9 The resolution before us recommends
 10 to the Chicago City Council to approve -- the
 11 approval of DOH's request to advertise its
 12 intention to enter into an amended City Lots for
 13 Working Families redevelopment agreement with the
 14 joint venture Joudeh Investments, LLC and MKB
 15 Strategies, LLC, or to a related entity, for 2433
 16 West Congress Parkway, and to request alternative
 17 proposals for -- and to approve the sale of the
 18 property to the joint venture between Joudeh
 19 Investments and MKB Business Strategies, or a
 20 related entity, if no responsive alternative
 21 proposals are received.
 22 Do I have a motion?
 23 COMMISSIONER WHEAT: So move. Commissioner
 24 Wheat.

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1 CHAIRWOMAN BUTLER: Thank you, Commissioner
 2 Wheat.
 3 Do I have a second?
 4 COMMISSIONER COX: Seconded by Commissioner
 5 Cox.
 6 CHAIRWOMAN BUTLER: Thank you, Commissioner
 7 Cox.
 8 In accordance with the Open Meetings
 9 Act, all votes are to be conducted by roll call so
 10 that each member's vote on each issue can be
 11 identified and recorded. Please signify your vote
 12 on approval of the motion by saying yes, no, or
 13 abstain.
 14 Vice Chair Newsome.
 15 COMMISSIONER NEWSOME: Yes.
 16 CHAIRWOMAN BUTLER: Secretary Wheat.
 17 COMMISSIONER WHEAT: Yes.
 18 CHAIRWOMAN BUTLER: Commissioner Buford.
 19 COMMISSIONER BUFORD: Yes.
 20 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 21 (No response.)
 22 Commissioner Chan McKibben.
 23 COMMISSIONER CHAN MCKIBBEN: Yes.
 24 CHAIRWOMAN BUTLER: Commissioner Cox.

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1 COMMISSIONER COX: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Curtis.
 3 COMMISSIONER CURTIS: Yes.
 4 CHAIRWOMAN BUTLER: Commissioner Davis.
 5 COMMISSIONER THOMAS: Yes.
 6 CHAIRWOMAN BUTLER: Commissioner Gomez.
 7 (No response.)
 8 Commissioner Griggs.
 9 (No response.)
 10 Commissioner Rhodes.
 11 (No response.)
 12 Commissioner Thomas.
 13 COMMISSIONER THOMAS: Yes.
 14 CHAIRWOMAN BUTLER: Commissioner Trevino.
 15 COMMISSIONER TREVINO: Yes.
 16 CHAIRWOMAN BUTLER: And Chairwoman Butler
 17 votes yes.
 18 The motion passes.
 19 For our fifth item of new business,
 20 the Department of Housing is requesting authority
 21 to negotiate a redevelopment agreement with The
 22 Renaissance Partners, LP, or a related entity, for
 23 redevelopment of the property located at 3753 South
 24 Wabash Avenue in the Bronzeville TIF Redevelopment

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1 Tax Increment Financing Redevelopment Project Area,
 2 and to recommend to the City Council of the City of
 3 Chicago the designation of Renaissance Partners, LP
 4 as developer.
 5 Dinah Wade -- Wayne will present the
 6 staff report on behalf of the City's Department of
 7 Housing.
 8 Dinah, you may begin your
 9 presentation when ready.
 10 MS. WAYNE: Just a second here while I get
 11 the presentation up. Pleasant surprise.
 12 Okay. One minute. Try that one
 13 more time. Okay. You can see a bunch of things
 14 right now on the screen? Okay. Great.
 15 So I am here to present the
 16 Renaissance Collective's Renaissance Apartments
 17 project, which is at 3753 South Wabash Avenue in
 18 the 3rd Ward, and it's in the Bronzeville TIF.
 19 Just a little background about this
 20 building. It was built as the Wabash YMCA in 1913.
 21 And exciting to me, it was really the first project
 22 supported by Julius Rosenwald in his plan to
 23 provide grants to African-American communities. He
 24 would provide \$25,000 if somebody or a group in the

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1 community could provide \$75,000. And so that was
 2 done for this building, and this was the first Y
 3 built as part of that really nationwide project.
 4 It became vacant in 1969 and stayed,
 5 you know, unoccupied until 1982 when it was sold
 6 for a dollar to a neighboring church, St. John --
 7 St. Thomas Episcopal Church.
 8 In 1992, what's now the Renaissance
 9 Collective was founded to restore and preserve the
 10 former Y. Preserve and restore, I should put it in
 11 that order. They bought it in 1999 and began their
 12 rehabilitation, and it was finished in 2000.
 13 To give you an idea of where it is,
 14 it's basically between 37th and 38th Street.
 15 Wabash here. There's an alley here. And then an
 16 empty lot. And then Michigan Avenue.
 17 Here's an aerial view showing that
 18 same thing.
 19 This is a historical picture of the
 20 YMCA. This is what it looked like in 1962. So
 21 clearly a lot of work that had to be done to get it
 22 to be occupied again and provide services.
 23 This is what it looks like today.
 24 In terms of this project, again, the

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1 Renaissance Collaborative is the developer. They're
 2 a nonprofit corporation, again, founded in 1992 to
 3 preserve this building.
 4 Powers & Sons, an MBE/WBE
 5 contractor, they formed in 1967. They've done
 6 a lot of work with the City.
 7 Weese Langley Weese has been the
 8 architect. Rich Klein is the architect there
 9 working on this. And Weese Langley Weese is a
 10 well-known firm in the city founded in 1977 by Ben
 11 Weese.
 12 And last, but not least, Donnie
 13 Brown, who has extensive experience in real estate
 14 consulting, has been acting as their financial
 15 consultant.
 16 A little bit just about the
 17 property. A single building, five stories, mixed
 18 use. In addition to the 101 studio units, there
 19 are -- the building houses meeting rooms -- just
 20 add an "s" -- meeting rooms, job training spaces,
 21 offices, a gymnasium, and the pool. Those are part
 22 of the Y. Those aren't currently in use. There's
 23 hope some day to have funding to restore those, but
 24 that's not the purpose of this particular project.

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1 The residential units are 87 percent
 2 occupied. And TRC's mission is to promote self-
 3 sufficiency for the formerly chronically homeless.
 4 And, again, they provide a lot of services;
 5 supportive housing services, employment training,
 6 and educational services to the residents.
 7 Pat Abrams is the executive director
 8 of TRC. They also operate Senior Village, which
 9 opened in 2010 as an independent senior living
 10 facility for low-income seniors.
 11 In terms of their -- their budget,
 12 they have an operating budget of \$1.6 million.
 13 They're supported in rent -- by rent from some of
 14 their existing buildings. They get nearly 30
 15 percent from public support, including HUD and
 16 Illinois Department of Human Services. And then
 17 they have a component also from fundraising and
 18 grants.
 19 In this particular project and why
 20 we're coming here today is that in order to
 21 maintain the affordability for 20 years for this
 22 building, TRC wants to enter the building into
 23 CHA's RAD program. As a result, they won't have to
 24 go back to CHA every year, so annually, to get

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1 their vouchers renewed. They'll have 20 years --
 2 you know, assurance for 20 years of affordable
 3 units. I'll talk about the affordability in a
 4 moment.
 5 So the work that they're proposing
 6 to do here is to qualify the building for RAD. HUD
 7 went through the building. They said, These are
 8 the kinds of things you need to do; for example,
 9 put on a new roof, do tuckpointing, a lot of
 10 exterior work, and some interior work as well in
 11 order for the building to qualify for RAD. So
 12 that's what this budget includes and what we're
 13 here today for. You can see that some things are
 14 going to stay; some fixtures in the kitchen, the
 15 bathroom fixtures. So it's not -- it's not a gut
 16 rehab by any means. It's a moderate rehab to get
 17 the building so that it qualifies for RAD funding.
 18 Oh, I thought I -- okay. In terms
 19 of the unit mix, it's 101 units. One of them is
 20 the manager's unit at 60 percent AMI, and a hundred
 21 of the units are affordable at 30 percent AMI.
 22 It's because of this really deep
 23 level of affordability that they need a lot of
 24 public assistance, and we're proposing to give that

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1 to them in TIF, \$5,313,737. They can manage a
 2 small loan from the Chicago Community Loan Fund of
 3 \$563,000. And they also have a Federal Home Loan
 4 Bank grant of \$900,000.
 5 We feel that it's justified to give
 6 them such a large amount of TIF because once they
 7 get this -- you know, this TIF will allow them to
 8 rehab the building and get them into the RAD
 9 program. And once they have that, they're really
 10 benefiting from a lot of federal subsidy in terms
 11 of RAD.
 12 Of course, we always want our
 13 projects to conform with the TIF Redevelopment
 14 Plan. In this case, it was -- it's very important
 15 to me that we're actually renovating and
 16 rehabilitating existing housing stock. We're
 17 making further use of this building, and it's a
 18 very important building historically for the
 19 neighborhood and Bronzeville.
 20 And the usual public benefits will
 21 be met. There are quite a few permanent jobs, ten
 22 permanent full-time jobs there now, and those will
 23 stay. And same with the four time -- four part-
 24 time equivalent jobs and the 16 trainees that are

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1 residents of the building as well. 25 construction
 2 jobs. And the usual MBE/WBE requirements and city
 3 residency requirements are also in place.
 4 So given that, DOH recommends that
 5 CDC recommend to the City Council the designation
 6 of The Renaissance Partners, Limited Partnership,
 7 or a related entity, as the developer for the
 8 rehabilitation of the Renaissance Apartments at
 9 3757 to 63 South Wabash Avenue. Thank you.
 10 CHAIRWOMAN BUTLER: Thank you, Dinah.
 11 I'd like to recognize Alderman Pat
 12 Dowell and ask the alderman if she'd like to make
 13 comments.
 14 ALDERWOMAN DOWELL: Yes. Thank you, Chairman
 15 Butler.
 16 Very briefly. I just wanted to
 17 extend my support for this project. TRC, under the
 18 leadership of Pat Abrams, has been a tremendous
 19 staple in our community in providing affordable
 20 housing for seniors and for people who need a
 21 helping hand. So I want to just acknowledge her
 22 for her work.
 23 But this particular development not
 24 only maintains the historic YMCA, which was always

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1 a -- what should I say? -- a landing place for
 2 people who migrated from the South to Chicago. It
 3 continues to be a place for affordable living for
 4 people who need help, and TRC has provided that.
 5 So I support this effort to maintain
 6 much needed subsidized housing in an area that
 7 Crain's Chicago Business calls the fastest growing
 8 neighborhood in Chicago. I'm proud of that. But
 9 the need to support people who have less needs than
 10 other people in the community needs to be upheld as
 11 well.
 12 So I ask for the committee's
 13 favorable recommendation on this proposal.
 14 Thank you, Chairman.
 15 CHAIRWOMAN BUTLER: Excuse me. Thank you,
 16 Alderman Dowell. And we appreciate your presence
 17 and your support of this project.
 18 Commissioners, do you have any
 19 questions for the department or the development
 20 team?
 21 Commissioner Curtis.
 22 COMMISSIONER CURTIS: Yes. Can you tell me
 23 the -- can the department tell me how long the
 24 project retains its current character? I assume

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1 that this property cannot be sold or used for any
 2 other purpose for an extended period of some sort.
 3 MS. WAYNE: Oh, I see. You mean because of
 4 the TIF funding?
 5 COMMISSIONER CURTIS: Correct.
 6 MS. WAYNE: Yeah. It'll -- there'll be
 7 a 30-year requirement that the units remain
 8 affordable.
 9 COMMISSIONER CURTIS: Thank you.
 10 CHAIRWOMAN BUTLER: Are there further
 11 questions from the Commission?
 12 (No response.)
 13 Are there any members of the public
 14 who would like to make a comment? If so, please do
 15 so by using the raise-your-hand feature.
 16 (No response.)
 17 If there are no members of the
 18 public that would like to make a comment, we'll go
 19 back to the Commissioners to ask if there are any
 20 questions you'd like to pose to the Housing
 21 Department or the development team.
 22 (No response.)
 23 The resolution before us recommends
 24 to the Chicago City Council the approval of the

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1 Department of Housing's request to negotiate a
 2 redevelopment agreement with The Renaissance
 3 Partners, LP for the redevelopment of the property
 4 located at 3753 South Wabash Avenue in the
 5 Bronzeville Tax Increment Financing Redevelopment
 6 Project Area, and to recommend to the City Council
 7 of the City of Chicago the designation of The
 8 Renaissance Partners, LP as developer.
 9 Do I have a motion?
 10 COMMISSIONER NEWSOME: So move, Madam Chair.
 11 COMMISSIONER THOMAS: Second.
 12 CHAIRWOMAN BUTLER: Thank you. Moved by Vice
 13 Chair Newsome and seconded by Commissioner Thomas.
 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 on approval of the motion by saying yes, no, or
 19 abstain.
 20 Vice Chair Newsome.
 21 COMMISSIONER NEWSOME: Yes.
 22 CHAIRWOMAN BUTLER: Secretary Wheat.
 23 COMMISSIONER WHEAT: Yes.
 24 CHAIRWOMAN BUTLER: Commissioner Buford.

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1 COMMISSIONER BUFORD: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 3 (No response.)
 4 Commissioner Chan McKibben.
 5 COMMISSIONER CHAN MCKIBBEN: Yes.
 6 CHAIRWOMAN BUTLER: Commissioner Cox.
 7 COMMISSIONER COX: Yes.
 8 CHAIRWOMAN BUTLER: Commissioner Curtis.
 9 COMMISSIONER CURTIS: Yes.
 10 CHAIRWOMAN BUTLER: Commissioner Davis.
 11 COMMISSIONER THOMAS: Yes.
 12 CHAIRWOMAN BUTLER: Commissioner Gomez.
 13 (No response.)
 14 Commissioner Griggs.
 15 (No response.)
 16 Commissioner Rhodes.
 17 (No response.)
 18 Commissioner Thomas.
 19 COMMISSIONER THOMAS: Yes.
 20 CHAIRWOMAN BUTLER: Commissioner Trevino.
 21 COMMISSIONER TREVINO: Yes.
 22 CHAIRWOMAN BUTLER: Chairwoman Butler votes
 23 yes.
 24 The motion passes.

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1 MS. WAYNE: Thank you.
 2 CHAIRWOMAN BUTLER: Thank you.
 3 For our sixth item of new business,
 4 the Department of Planning and Development is
 5 seeking authority to negotiate a redevelopment
 6 agreement with Policy Kings, LLC for the
 7 redevelopment of the property located at 5- --
 8 excuse me, 353 through 363 East 51st Street in
 9 the 47th Street State Tax Increment Financing
 10 Redevelopment Project Area, and to recommend to the
 11 City Council of the City of Chicago the designation
 12 of Policy Kings, LLC as developer.
 13 Terrence Johnson will present the
 14 staff report on behalf of the City's Department of
 15 Planning and Development.
 16 Terrence, you may begin your
 17 presentation when ready.
 18 MR. JOHNSON: Thank you, Chairwoman. Good
 19 afternoon, Chairwoman Butler and members of the
 20 Commission. For the record, my name is Terrence
 21 Johnson, Assistant Commissioner with the Department
 22 of Planning and Development.
 23 With me today I have James Daugherty
 24 and Corey Gilkey from the development team along

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1 with consultant Cecilia Cuff.
 2 The resolution before you requests
 3 a recommendation to the City Council to designate
 4 Policy Kings, LLC as the developer for the project
 5 located at 353 to 363 East 51st Street. It also
 6 requests authority for the Department of Planning
 7 and Development to negotiate a redevelopment
 8 agreement with the developer.
 9 CHAIRWOMAN BUTLER: I'm sorry. Excuse me,
 10 Terrence.
 11 Dinah, I need for you to put your
 12 phone on mute. Thank you.
 13 Please proceed, Terrence.
 14 MR. JOHNSON: Okay. The subject property is
 15 located in the Washington Park community area in
 16 Alderman Dowell's 3rd Ward within the 47th and
 17 State TIF district.
 18 Here's some neighborhood context of
 19 where the project is located. That's Washington
 20 Park just to the east.
 21 This is an aerial of the site. You
 22 can see that the site faces 51st Street to the --
 23 and is east of Calumet and west of King Drive.
 24 The project is the redevelopment of

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1 the iconic building containing the mural of
 2 Lorraine Hansberry, author of A Raisin in the Sun
 3 and former Bronzeville resident. This shows the
 4 building in its current condition.
 5 Here's a rendering of the project
 6 once completed. The developer intends to redevelop
 7 the three adjacent buildings into ground floor
 8 retail, a shared kitchen restaurant concept, and
 9 six residential units on the second and third
 10 floors of the three-story building.
 11 The total project cost is
 12 approximately 3.9 million, and the TIF request
 13 is for 2.2 million. The estimated timeline to
 14 completion is approximately nine months.
 15 In addition to the requested TIF,
 16 debt and equity round out the remainder of the
 17 capital stack.
 18 The 2.25 million in TIF will be paid
 19 out either upon project completion or during
 20 construction via a construction escrow. The escrow
 21 payments will be distributed on -- as four
 22 different draws; one at 30 percent complete, one at
 23 60 percent complete, one at 90 percent complete,
 24 and the remaining 10 percent at the certificate of

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1 completion.
 2 The project will have the typical
 3 City protections such as an ongoing operating
 4 covenant, a flip provision, and construction
 5 compliance requirements.
 6 Policy Kings, LLC consists of a
 7 partnership between James Daughrity and Corey
 8 Gilkey. Corey is -- Corey is a serial entrepreneur
 9 with ties to the Bronzeville community. And it's
 10 Corey's retail concepts that will tenant at least a
 11 portion of the first floor retail, bringing new
 12 retail options to a community in need.
 13 Alderman Pat Dowell is in support of
 14 the project and is in attendance.
 15 DPD has thoroughly reviewed the
 16 proposed project, the qualifications of the
 17 development team, and the need for public
 18 assistance.
 19 DPD recommends that the Community
 20 Development Commission recommend to the
 21 designation -- the designation of Policy Kings,
 22 LLC as developer and authorize DPD to negotiate
 23 a redevelopment agreement with Policy Kings.
 24 At this point I'm willing to take

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1 any questions that the Commission may have.
 2 CHAIRWOMAN BUTLER: Great. Thank you,
 3 Terrence.
 4 Before the Commissioners pose their
 5 questions, I'd like to ask Alderman Dowell if she
 6 would like to make comments regarding this proposed
 7 project.
 8 ALDERWOMAN DOWELL: Yes. Thank you, Chairman
 9 Butler. Very quickly again.
 10 This is really good today. I'm
 11 happy. I wanted to just thank the CDC for all
 12 your hard work and to ask for your favorable
 13 consideration of this transit-oriented development,
 14 which is really the front door to our Bronzeville-
 15 Washington Park community as you approach us from
 16 the east. When you get to 51st and King Drive, the
 17 curb appeal just significantly dropped down to
 18 zero. And I'm really happy that both Mr. Daughrity
 19 and Mr. Gilkey have made an investment here.
 20 I'd like to thank the Department of
 21 Planning and Development for selecting them to be
 22 part of the Neighborhood Opportunity Fund, one of
 23 the winners, because that investment will make that
 24 corner pop more. And the uses that they're

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1 bringing there in terms of not just the housing,
 2 but the commercial uses, the retail kitchens --
 3 kitchen is something that is needed in the
 4 community.
 5 I want to just thank Corey
 6 personally here publicly for, you know, already
 7 being in the community and bringing a cutting edge
 8 retail -- you know, retail restaurant to our
 9 community that has people in lines on some days
 10 when the weather's warm. And I look forward to a
 11 positive impact here at this location.
 12 So I ask the CDC for their favorable
 13 consideration. Thank you so much.
 14 CHAIRWOMAN BUTLER: Thank you, Alderman
 15 Dowell. And we're delighted that you're spending
 16 all this time with us today. Good to see. Good
 17 to have you here with us with these wonderful
 18 projects.
 19 Commissioners, do you have any
 20 questions for the Planning Department or the
 21 development team?
 22 Commissioner Curtis.
 23 COMMISSIONER CURTIS: Yes. Thank you, Madam
 24 Chair.

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1 One of the comments in the
 2 presentation was that this would abide by ongoing
 3 operating covenants, I think was the phrase. I
 4 just wonder what those are.
 5 MR. JOHNSON: So as part of the program
 6 and the redevelopment agreement that we will be
 7 executing on this project, there will at least
 8 be -- as a condition of receiving the award, the
 9 project needs to be the stated uses for at least
 10 three years such that it's not a develop it and
 11 then turn around and sell it right away. It's not
 12 a flip-type situation. So they'll be required to
 13 maintain the operations as outlined here.
 14 CHAIRWOMAN BUTLER: And that answer was
 15 provided by?
 16 MR. JOHNSON: Oh, I'm sorry. For the record,
 17 Terrence Johnson, Assistant Commissioner within
 18 DPD.
 19 CHAIRWOMAN BUTLER: Great. Thank you,
 20 Terrence.
 21 Commissioner Cox.
 22 COMMISSIONER COX: Thank you. I just wanted
 23 to again acknowledge -- again, Alderman Dowell is
 24 on a roll here relative to showing what equitable

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1 transit-oriented development looks like. And a lot
 2 of times these smaller rehab projects can really be
 3 the catalyst for new construction. And that seems
 4 to have happened in a number of places in her ward.
 5 And so these projects are very
 6 important to us in terms of our focus on the
 7 restoration of commercial corridors, both new
 8 construction like you saw on Chicago Avenue, but
 9 also adapt these smaller adaptive reuse mixed-use
 10 projects.
 11 So compliments to Mr. Daughrity and
 12 Mr. Gilkey and their advisor, Ms. Cuff, who just
 13 opened the Bronzeville Winery, another must see
 14 establishment. So there is a very conscious
 15 effort, I hope the Commission sees, that we bring
 16 these forward. Amazing entrepreneurs who are
 17 stepping into a space that historically others were
 18 not willing to step into. But they are really
 19 laying the foundation for the revitalization of
 20 this corridor. So I just wanted to thank them in
 21 public for their effort, and we are thrilled to
 22 support them.
 23 CHAIRWOMAN BUTLER: Thank you, Commissioner
 24 Cox.

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1 Commissioner Wheat.
 2 COMMISSIONER WHEAT: Thank you, Madam Chair.
 3 A couple questions for -- for staff.
 4 And I default to staff if you answer them or have
 5 the development team answer them.
 6 Can you talk a little more about
 7 the six units of housing associated with it both
 8 in terms of bed/bath mix and if there are any
 9 affordability covenants or -- associated with it?
 10 MR. JOHNSON: I will -- this is Terrence
 11 Johnson, Assistant Commissioner within DPD.
 12 I'll turn this over to the
 13 development team to mention. But I will say that
 14 there is only intended to be six units. So it
 15 doesn't trigger any ARO --
 16 COMMISSIONER WHEAT: Got it.
 17 MR. JOHNSON: -- requirements or anything
 18 like that. But after that, I'll turn it over to
 19 the developers.
 20 CHAIRWOMAN BUTLER: Are there -- please.
 21 MR. DAUGHRITY: Hi. My name is James
 22 Daughrity. I'm one half of Policy Kings. And I
 23 want to answer the question about the six units.
 24 So the six units are going to be

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1 short-term rental units. The reason why we chose
 2 the short-term rental units because we noticed that
 3 there's a shortage of, you know, short-term rentals
 4 that's in the area like with the University of
 5 Chicago and the different things going on in the
 6 Bronzeville area and the Washington Park area where
 7 people come into town for short-term periods of
 8 time. So it's not going to be Airbnb. It's going
 9 to be more of a short-term rental between less than
 10 29 days.
 11 COMMISSIONER WHEAT: Thank you.
 12 And one additional question. I
 13 believe I heard Alderman Dowell mention an NOF
 14 grant as well. Could either the DPD staff or
 15 Mr. Daughrity or whomever provide more color on
 16 that grant?
 17 MR. JOHNSON: So this is Terrence Johnson,
 18 Assistant Commissioner within DPD.
 19 The mentioning of the NOF is the --
 20 this project was actually sourced through the NOF
 21 round funding. So the actual funding sources for
 22 this project is TIF, but it was sourced through the
 23 NOF funding rounds. So there's no wearing of the
 24 incentives here.

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1 COMMISSIONER WHEAT: No, no. No. I get
 2 that. I'm just trying to get more color on -- and
 3 I understand that that's outside the purview of the
 4 CDC. It's more just for informational purposes
 5 understanding the nature of the NOF grant as well
 6 as its connection to the project.
 7 MR. JOHNSON: Yes.
 8 CHAIRWOMAN BUTLER: Are there other questions
 9 from members of the Commission?
 10 (No response.)
 11 So this is Chair Butler. I have a
 12 question regarding the mural. Terrence, if you or
 13 a member of staff can pull up the rendering of the
 14 building post redevelopment.
 15 So just a question for the
 16 development team. What is the status of the
 17 existing mural of Lorraine Hansberry? Is that
 18 going to remain a part of the redeveloped project?
 19 MR. DAUGHRITY: So currently -- I'm sorry.
 20 This is James Daughrity, half of Policy Kings, LLC.
 21 So currently we are going through
 22 the process of itemizing and also getting bids on
 23 actually retaining the mural. But if we don't
 24 retain the mural there, then we're going to place

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1 it in one of the retail locations, or we're going
 2 to relocate the mural. Because, you know, she was
 3 an important part of the Bronzeville area. So we
 4 definitely want to keep her memory in this project.
 5 So if it's not going to be in that particular area,
 6 but we will have it somewhere within the interior
 7 of the project.
 8 CHAIRWOMAN BUTLER: In the interior of the
 9 project?
 10 MR. DAUGHRITY: It may be the interior of the
 11 project or the side. But we haven't said for sure.
 12 We're still taking bids and quotes for that because
 13 it wasn't a traditional painting. It was a --
 14 actually made with a parachute type of film. So
 15 the restoration project is very intense. And we're
 16 just looking for different ways that we could honor
 17 her.
 18 CHAIRWOMAN BUTLER: And just a follow-up
 19 question, Mr. Daughrity.
 20 With respect to the interior of the
 21 project, just looking at this rendering, it seems
 22 to be a fairly large mural on the side of the
 23 building. So where in this schematic could the --
 24 what's being contemplated if, in fact, it's going

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1 on the interior, where would it go potentially?
 2 Where would it be placed?
 3 MR. DAUGHRITY: It could be placed inside one
 4 of the retail locations. We actually have a gym.
 5 We have two retail clothing stores. And we have a
 6 couple of different restaurants. So it could be
 7 placed inside one of those actual facilities.
 8 CHAIRWOMAN BUTLER: And has there been any
 9 discussion with the community regarding any
 10 sensitivity to the mural potentially not being
 11 available on the exterior of the building and
 12 available to be seen from a number of different
 13 directions?
 14 MR. DAUGHRITY: We currently have not
 15 received any negative feedback about the mural.
 16 This is something personally what we decided to do.
 17 So we haven't received any negative feedback for
 18 the mural.
 19 CHAIRWOMAN BUTLER: Okay. Thank you.
 20 Commissioner Cox.
 21 COMMISSIONER COX: Thank you, Madam Chair.
 22 Just following up on your inquiry.
 23 My heart kind of sank when you said that. I mean,
 24 I -- this mural and -- is a big part of the public

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1 experience of walking down the street. If you
 2 aren't able to restore it, you might consider
 3 recommissioning a mural for that wall with the same
 4 subject in honor of her. And, you know, the DCASE
 5 has a very robust program in support of mural art.
 6 So the cost shouldn't be a factor here.
 7 But I think first, of course, is
 8 restoration. Second would be to recommission the
 9 same subject matter with an artist. But I think
 10 it's fairly important that this kind of iconic
 11 image remain a part of the public realm.
 12 So I think the idea of making it
 13 into an interior is, you know, fine, for the people
 14 who enter the building, but the whole idea of mural
 15 art is that you don't have to go into a building to
 16 see it. It just envelopes you as part of the
 17 public scape.
 18 So, once again, there's a lot of
 19 cultural -- arts and cultural support for you to
 20 take this on. So I'd be happy to make that
 21 connection with Commissioner Harkey of DCASE.
 22 Thank you.
 23 MR. DAUGHRITY: I definitely welcome that
 24 recommendation.

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1 CHAIRWOMAN BUTLER: Yes. And thank you,
 2 Commissioner Cox, for making the development team
 3 aware of potential financial resources. The
 4 department knows that I raised this as a point of
 5 concern last week in our chair briefing because I
 6 do believe that there would be -- and I'm not sure
 7 if the community really understands that as part of
 8 this redevelopment that mural could potentially be
 9 displaced. And I think there's -- my sense is
 10 there would be a fair amount of sensitivity to that
 11 and disappointment if, in fact, the mural was
 12 removed and moved to an interior location where it
 13 would not be available for -- readily available to
 14 the public.
 15 So we appreciate the department
 16 working with the developer to see what, in fact,
 17 might be done in order to maintain that presence in
 18 an area where the public can take advantage of this
 19 beautiful iconic street art.
 20 Are there any other questions from
 21 the Commission?
 22 (No response.)
 23 I'll ask if there are any members of
 24 the public that would like to speak.

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1 (No response.)
 2 There are no members of the public
 3 that have indicated that they would like to make
 4 comments regarding this matter. I'll go back to
 5 the Commissioners to see if you have any additional
 6 questions or comments.
 7 (No response.)
 8 Seeing that there are no further
 9 questions or comments from the Commissioners, I
 10 will now call the item to a vote.
 11 The resolution before us recommends
 12 to the Chicago City Council the approval of DPD's
 13 request to negotiate a redevelopment agreement with
 14 Policy Kings, LLC for redevelopment of the property
 15 located at 353 through 358 East 51st Street in the
 16 47th Street State Tax Increment Financing
 17 Redevelopment Project Area, and to recommend to the
 18 City Council of the City of Chicago the designation
 19 of Policy Kings as developer.
 20 Do I have a motion?
 21 COMMISSIONER THOMAS: So move. Latasha
 22 Thomas.
 23 CHAIRWOMAN BUTLER: So moved by Commissioner
 24 Thomas. Thank you.

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1 Do I have a second?
 2 COMMISSIONER CHAN McKIBBEN: Yes. Grace Chan
 3 McKibben. Second.
 4 CHAIRWOMAN BUTLER: Thank you, Commissioner
 5 Chan McKibben.
 6 In accordance with the Open Meetings
 7 Act, all votes are to be conducted by roll call so
 8 that each member's vote on each issue can be
 9 identified and recorded. Please signify your vote
 10 on approval of the motion by saying yes, no, or
 11 abstain.
 12 Vice Chair Newsome.
 13 COMMISSIONER NEWSOME: Yes.
 14 CHAIRWOMAN BUTLER: Secretary Wheat.
 15 COMMISSIONER WHEAT: Yes.
 16 CHAIRWOMAN BUTLER: Commissioner Buford.
 17 COMMISSIONER BUFORD: Yes.
 18 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 19 (No response.)
 20 Commissioner Chan McKibben.
 21 COMMISSIONER CHAN McKIBBEN: Yes.
 22 CHAIRWOMAN BUTLER: Commissioner Cox.
 23 COMMISSIONER COX: Yes.
 24 CHAIRWOMAN BUTLER: Commissioner Curtis.

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1 COMMISSIONER CURTIS: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Davis.
 3 COMMISSIONER DAVIS: Yes.
 4 CHAIRWOMAN BUTLER: Commissioner Gomez.
 5 (No response.)
 6 Commissioner Griggs.
 7 (No response.)
 8 Commissioner Rhodes.
 9 (No response.)
 10 Commissioner Thomas.
 11 COMMISSIONER THOMAS: Yes.
 12 CHAIRWOMAN BUTLER: Commissioner Trevino.
 13 COMMISSIONER TREVINO: Yes.
 14 CHAIRWOMAN BUTLER: And Chairwoman Butler
 15 votes yes with reservation pending the outcome of
 16 the status of the mural.
 17 The motion passes. Thank you.
 18 MR. JOHNSON: Thank you, Commission.
 19 CHAIRWOMAN BUTLER: For our seventh item
 20 of new business, the Department of Planning and
 21 Development is requesting authority to designate
 22 Englewood Connect, LLC as the successful respondent
 23 and to reject all other responses to the RFP issued
 24 by the Department of Planning and Development on

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1 is quite the mouthful. I think I will -- I will
 2 skip that part on this presentation. But I will
 3 say that this is one of the RFP projects as part of
 4 the INVEST South/West Initiative from the Mayor's
 5 office.
 6 So similar to the Laramie State
 7 Bank, this is another project that results from the
 8 RFP process.
 9 The proposed project is located in
 10 the Englewood community area, the 16th Ward, and
 11 within the Englewood Mall TIF District. Alderwoman
 12 Coleman is the alderman.
 13 Here you can see the neighborhood
 14 context of where the project is located. As
 15 additional context, you can see phase 1 of the
 16 project, which is the strip center containing the
 17 Whole Foods just to the south of the subject site.
 18 The site that was subject to the RFP
 19 is outlined in red. The overall site will be
 20 developed in phases by Englewood Connect. Phase 1,
 21 which is the subject of this action, will consist
 22 of the redevelopment of the historic firehouse
 23 located here, the vacation of Green Street into a
 24 public plaza, and the construction of a community

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1 August 24th, 2020 for the purchase and
 2 redevelopment of the City property generally
 3 located at West 63rd Parkway between 63rd and
 4 Halsted Street in the Englewood Mall Redevelopment
 5 Project Area, and to recommend to the City Council
 6 of the City of Chicago the sale of a portion of the
 7 property to the successful respondent, and request
 8 authority to negotiate a redevelopment agreement
 9 with Englewood Connect, LLC, and to recommend to
 10 the City Council of the City of Chicago the
 11 designation of Englewood, Connect LLC as developer.
 12 Terrence Johnson will present the
 13 staff report on behalf of the Department of
 14 Planning and Development.
 15 Terrence, you may begin your
 16 presentation when ready.
 17 MR. JOHNSON: Thank you. Good afternoon,
 18 Madam Chair and members of the Commission. For the
 19 record, my name is Terrence Johnson, Assistant
 20 Commissioner in the Department of Planning and
 21 Development.
 22 Usually I would begin the
 23 presentation by reciting the actions, but,
 24 Chairwoman Butler, you did it so eloquently, and it

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1 center on the two northernmost parcels of the
 2 overall site area. The remaining parcels will be
 3 developed in future phases and will be conveyed
 4 once those phases are further along.
 5 Redevelopment of -- the developer
 6 plans to renovate the historic firehouse into a
 7 commercial culinary hub and create an open air
 8 plaza. In addition, a new community center will be
 9 constructed on the vacant parcels east of the
 10 firehouse. It is anticipated that the development
 11 will create approximately 47 permanent jobs and 100
 12 construction jobs.
 13 Here you can see the current
 14 condition of the historic firehouse, which is a
 15 beautiful building.
 16 And here is a preliminary rendering
 17 of what it will look like once complete.
 18 And here's a rendering of what the
 19 open space and the community center will look like,
 20 which is located just east of the firehouse.
 21 Englewood Connect is made up of a
 22 joint venture between McLaurin Development Partners
 23 and Farpoint Development. Both entities are
 24 familiar to the Commission due to their involvement

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1 in the Bronzeville Lakefront project, the former
 2 Michael Reese site. And they have retained Bowa
 3 Construction as the GC on the project.
 4 The total project cost is currently
 5 estimated at 14 million and is anticipated to be
 6 financed through a combination of equity, debt, and
 7 the TIF incentive.
 8 The City, through DPD, intends to
 9 provide the developer with TIF assistance in an
 10 amount not to exceed 6 million. 750 will be paid
 11 out at RDA closing. 3.25 million will be paid upon
 12 the issuance of the certificate of completion for
 13 the firehouse. And the third payment will be paid
 14 upon the completion of phases B and C, which are
 15 the open plaza and the community center.
 16 In addition, we are requesting that
 17 the Commission approve the -- or recommend to the
 18 City Council the land write-down of the City-owned
 19 parcels to \$1, which equates to a value of \$417,000
 20 to the developer.
 21 The majority of the funds -- in
 22 terms of City protections, the majority of the
 23 funds will not be disbursed until construction is
 24 primarily complete and the project is operational.

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1 Ongoing operational and occupancy covenants as
 2 mentioned previously, the RDA will include a flip
 3 provision throughout the compliance period. And
 4 the typical construction compliance requirements
 5 such as MBE/WBE, prevailing wage, and city
 6 residency will apply as well.
 7 Alderwoman Coleman is supportive of
 8 the project. And I don't see her here. But she
 9 has voiced her support for the project.
 10 In conclusion, DPD has thoroughly
 11 reviewed the proposed project, the qualifications
 12 of the development team, and the need for public
 13 assistance, and requests that the Community
 14 Development Commission authorize DPD to designate
 15 Englewood Connect, LLC as the successful respondent
 16 and to reject all other responses to the RFP issued
 17 by DPD on August 24th, 2020, and to negotiate a
 18 redevelopment agreement with Englewood Connect,
 19 LLC.
 20 We also request that the Commission
 21 recommend to the City Council of the City of
 22 Chicago the sale of a portion of the City-owned
 23 land to Englewood Connect, LLC and the designation
 24 of Englewood Connect, LLC as developer.

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1 Here with me today are members of
 2 the development team, including Zeb McLaurin, and
 3 we are more than happy to answer any questions that
 4 the Commission may have. Thank you.
 5 CHAIRWOMAN BUTLER: Thank you, Terrence.
 6 I don't believe that Alderwoman
 7 Coleman is -- from the 16th Ward is here with us.
 8 Is there anyone on this webinar from her office
 9 that would care to speak?
 10 (No response.)
 11 Commissioners, do you have any
 12 questions for DPD or the development team?
 13 Commissioner Newsome. Vice Chair
 14 Newsome, please.
 15 COMMISSIONER NEWSOME: Yes. I would like to
 16 ask is there an update on the potential replacement
 17 for the Whole Foods?
 18 MR. JOHNSON: I -- this is Terrence Johnson
 19 with DPD.
 20 I don't know of any named
 21 replacement yet. I know there's been some
 22 conversations. If I could -- and not to put you on
 23 the spot, Commissioner, is there any news that we
 24 could share with the Commission here?

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1 COMMISSIONER COX: Madam Chair, I see Chip
 2 Hastings has his hand up.
 3 CHAIRWOMAN BUTLER: Yes.
 4 COMMISSIONER COX: I'll defer to him.
 5 CHAIRWOMAN BUTLER: Yes. Thank you.
 6 Chip, please proceed.
 7 MR. HASTINGS: Yes. Thank you. Again, for
 8 the record, Chip Hastings, Department of Planning.
 9 We've been in close contact with the
 10 center's owner who has a long history of leasing
 11 similar spaces. He's working directly with several
 12 potential replacements. Obviously it would be too
 13 soon to name names. But I'm confident -- we're
 14 confident that the space will be re-tenanted at
 15 some point with a similar grocer, a grocery store.
 16 We're hopeful for that.
 17 And in the meantime, I believe Whole
 18 Foods continues to operate in the space and will do
 19 so for at least a few other months -- or several
 20 more months. So we have a bit of a landing strip
 21 to get there with a new retailer. But we're in
 22 close contact with the owner -- or the operator of
 23 the center. More to come.
 24 COMMISSIONER NEWSOME: Thank you.

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1 CHAIRWOMAN BUTLER: Vice Chair Newsome, any
 2 additional questions?
 3 (No response.)
 4 Commissioner Wheat.
 5 COMMISSIONER WHEAT: Thank you, Madam Chair.
 6 Question for staff or the
 7 developers. Given the RFP has been going for some
 8 time and the news of the Whole Foods departure is
 9 relatively recent, has the development team
 10 requested any changes in the plan? Is there any
 11 concern about commitment with respect to the plan
 12 given the moving parts of that in the immediate
 13 vicinity?
 14 MR. JOHNSON: This is Terrence Johnson with
 15 DPD.
 16 No. At the moment, the -- there are
 17 no changes to the RFP response at the moment. And
 18 I think I'll kick it to Zeb to elaborate on that as
 19 well. But truly at the moment, looking at them as
 20 somewhat -- I'll say as separate projects given the
 21 uses, it will be important to get another grocer in
 22 there in terms of to compliment the traffic -- and
 23 create the traffic. But at the moment, there's no
 24 changes contemplated on the -- on the RFP response.

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1 Zeb, do you want to add anything
 2 there?
 3 MR. McLaurin: Hi. This is Zeb McLaurin from
 4 McLaurin Development Partners.
 5 No. We -- our project is not
 6 contingent upon the former grocer being in place,
 7 although, as Mr. Johnson indicated, having robust
 8 retail -- occupied retail storefronts immediately
 9 adjacent to us is always a plus.
 10 CHAIRWOMAN BUTLER: Thank you, Zeb.
 11 Commissioner Cox.
 12 COMMISSIONER COX: Yeah. I just wanted to
 13 add, you know, this is obviously a very delicate
 14 ecosystem, one -- one programmatic piece thrives
 15 off of another programatic piece. So it's
 16 absolutely, I think, essential that there be a
 17 grocer at the center of this. And as Terrence
 18 mentioned, the current developer is actively in
 19 conversation with replacements. So we should not
 20 lose the presence of a grocery at the center of
 21 Englewood.
 22 But also the McLaurin Development
 23 was chosen in part because of the programmatic
 24 innovation of creating a culinary hub. So, once

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1 again, food is at the center of it.
 2 And additionally, a planning process
 3 has begun for the Englewood Trail, which is a farm,
 4 an urban ag farm, once again, in Englewood. So the
 5 idea is literally farm to table. And I think the
 6 culinary hub and its program fits squarely within
 7 that vision.
 8 I would also remind folks that
 9 grocery stores need, you know, customers. They
 10 need rooftops. So there are over a hundred units
 11 of housing that are in the pipeline now next door
 12 to Englewood Square. So that's another key piece
 13 of the equation.
 14 We just approved Englewood Thrive,
 15 which will be adjacent to the shopping center. DL3
 16 is doing that. This Commission approved, I think,
 17 another housing project on Hasting months ago. So
 18 it's really important that we build the density so
 19 that the next grocer can have a strong customer
 20 base.
 21 So I see all these things as
 22 connected. And I see the culinary hub as really an
 23 anchor to this food-related concentration that's
 24 emerging in Englewood.

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1 COMMISSIONER WHEAT: Thank you, Commissioner.
 2 It also -- you've also got
 3 Kennedy-King there, right, and the culinary
 4 school --
 5 COMMISSIONER COX: Absolutely.
 6 COMMISSIONER WHEAT: -- connected to that as
 7 well.
 8 COMMISSIONER COX: Absolutely.
 9 COMMISSIONER WHEAT: So thank you for those
 10 comments.
 11 CHAIRWOMAN BUTLER: Thank you.
 12 Are there additional questions from
 13 the Commission?
 14 (No response.)
 15 Are there any members of the public
 16 that would like to make comments?
 17 (No response.)
 18 Commissioners, do you have any
 19 further questions for the Planning Department or
 20 the development team?
 21 (No response.)
 22 So if there are no further questions
 23 or comments from the Commissioners, I will now call
 24 the item to a vote.

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1 The resolution before us recommends
 2 to the Chicago City Council the approval of DPD's
 3 request to designate Englewood Connect, LLC as the
 4 successful respondent for the purchase and
 5 redevelopment of the City property generally
 6 located at West 63rd Parkway between 63rd and
 7 Halsted Street in the Englewood Mall Redevelopment
 8 Project Area, and to recommend to the City Council
 9 of the City of Chicago the sale of a portion of the
 10 property to the successful respondent, and to
 11 request authority to negotiate a redevelopment
 12 agreement with Englewood Connect, LLC, and to
 13 recommend to the City Council of the City of
 14 Chicago the designation of Englewood Connect, LLC
 15 as developer.
 16 Do I have a motion?
 17 COMMISSIONER CURTIS: So moved. Curtis.
 18 CHAIRWOMAN BUTLER: Thank you, Commissioner
 19 Curtis.
 20 Do I have a second?
 21 COMMISSIONER WHEAT: Second.
 22 CHAIRWOMAN BUTLER: Okay. Second by
 23 Commissioner Wheat.
 24 In accordance with the Open Meetings

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1 Act, all votes are to be conducted by roll call
 2 so that each member's vote on each issue can be
 3 identified and recorded. Please signify your vote
 4 on approval of the motion by saying yes, no, or
 5 abstain.
 6 Vice Chair Newsome.
 7 COMMISSIONER NEWSOME: Yes.
 8 CHAIRWOMAN BUTLER: Secretary Wheat.
 9 COMMISSIONER WHEAT: Yes.
 10 CHAIRWOMAN BUTLER: Commissioner Buford.
 11 (No response.)
 12 Commissioner Cepeda.
 13 (No response.)
 14 Commissioner Chan McKibben.
 15 COMMISSIONER CHAN MCKIBBEN: Yes.
 16 CHAIRWOMAN BUTLER: Commissioner Cox.
 17 COMMISSIONER COX: Yes.
 18 CHAIRWOMAN BUTLER: Commissioner Curtis.
 19 COMMISSIONER CURTIS: Yes.
 20 CHAIRWOMAN BUTLER: Commissioner Davis.
 21 COMMISSIONER DAVIS: Yes.
 22 CHAIRWOMAN BUTLER: Commissioner Gomez.
 23 (No response.)
 24 Commissioner Griggs.

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1 (No response.)
 2 Commissioner Rhodes.
 3 (No response.)
 4 Commissioner Thomas.
 5 COMMISSIONER THOMAS: Yes.
 6 CHAIRWOMAN BUTLER: Commissioner Trevino.
 7 COMMISSIONER TREVINO: Yes.
 8 CHAIRWOMAN BUTLER: And Chairwoman Butler
 9 votes yes.
 10 The notion -- motion passes.
 11 MR. JOHNSON: Thank you, Commissioners.
 12 CHAIRWOMAN BUTLER: Thank you.
 13 For our eighth item of new business,
 14 the Department of Planning and Development is
 15 requesting authority to negotiate a redevelopment
 16 agreement with Dreams Realty & Design, Incorporated
 17 d/b/a Dior Realty Group for the redevelopment of
 18 the property located at 834 through 840 East 87th
 19 Street in the 87th Street/Cottage Grove Tax
 20 Increment Financing Redevelopment Project Area,
 21 to recommend to the City Council of the City of
 22 Chicago the designation of Dreams Realty & Design
 23 as developer.
 24 Emmett Morrissey will present the

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1 staff report on behalf of DPD.
 2 Emmett, you may begin your
 3 presentation when ready.
 4 MR. MORRISSEY: Good afternoon, Chairwoman
 5 Butler and members of the Community Development
 6 Commission. For the record, my name is Emmett
 7 Morrissey, a financial planning analyst with the
 8 Department of Planning and Development.
 9 With me here today is the developer,
 10 Tuwana Dennis.
 11 I'm here today to request your
 12 approval to designate the developer, Dior Real
 13 Estate & Design/Dreams Realty & Design, as the
 14 developer for the project at 834 to 840 East 87th
 15 Street. Additionally, I request your approval to
 16 negotiate a redevelopment agreement with the
 17 developer.
 18 The subject property is a 19,550
 19 square foot commercial building. The developer,
 20 Ms. Tuwana Dennis, is a local real estate broker.
 21 She wants to relocate her brokerage business and
 22 design company. Additionally, she intends to open
 23 up a title company at the location, and additional
 24 uses are to lease the ground floor space to a

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1 coffee shop and a UPS store.
 2 The Subject property is located
 3 at 834 to 840 East 87th Street in the Chatham
 4 community area in the 8th Ward. A letter of
 5 support has been provided by the alderwoman.
 6 The project's located in the 87th
 7 and Cottage Grove TIF District.
 8 This slide shows the neighborhood
 9 context of the subject property along 87th Street.
 10 This slide shows a closer view of
 11 the subject parcels highlighted in red.
 12 The total site area is approximately
 13 22,000 square feet.
 14 The developer, Ms. Dennis, plans on
 15 renovating the vacant 19,550 square foot commercial
 16 building on a 22,000 square foot site. The
 17 property was previously occupied by a historic
 18 company, Travis Real Estate, in the local
 19 community. However, the project has been vacant
 20 for over a year.
 21 The developer is a certified
 22 minority- and women-owned business by the City of
 23 Chicago. The applicant intends to open up her real
 24 estate brokerage business, design company, and a

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1 This project totals an investment
 2 of approximately 1.55 million, and the department
 3 supports this project. It will reoccupy a vacant
 4 building and return it to productive use.
 5 City protections in the
 6 redevelopment agreement include ongoing covenants,
 7 a restriction to limit the applicant's ability to
 8 resell the property. Additionally, MBE and WBE
 9 participation requirements and hard construction
 10 costs will be required along with city wage and
 11 residency requirements.
 12 I thank you for your favorable
 13 consideration of nominating Dreams Realty & Design
 14 as the developer and to negotiate a redevelopment
 15 agreement with the applicant.
 16 I'm joined today by the applicant,
 17 Ms. Dennis, and we are happy to answer any
 18 questions the committee may have. Thank you.
 19 CHAIRWOMAN BUTLER: Thank you, Emmett.
 20 I'd like to recognize Alderman
 21 Michelle Harris or someone from her office. If
 22 they are on, please, we'd love to hear from you.
 23 (No response.)
 24 If not, I will ask the Commissioners,

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1 title company at the subject location.
 2 Total project costs initially are
 3 approximately 1.55 million. The TIF amount to
 4 support the project is approximately \$851,000. The
 5 total construction period is approximately 12
 6 months. The project will be funded through a
 7 combination of equity, debt, and TIF grants. Total
 8 hard construction costs are approximately 652,000.
 9 This slide shows the current site
 10 condition of the property. As you can see, the
 11 property has been vacant and is in need of an
 12 investment.
 13 This slide slows a rendering of the
 14 proposed development. As you can see, the first
 15 floor will be occupied by a coffee shop and a UPS
 16 store. The applicant, Ms. Dennis, plans on
 17 relocating her businesses to the second floor of
 18 the facility.
 19 The Department of Planning and
 20 Development supports this project because it will
 21 create 50 full-time positions and 10 part-time
 22 positions. The applicant will be relocating her
 23 current employees to the site. Additionally, an
 24 estimated 10 construction jobs will be created.

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1 do you have any questions for DPD or the
 2 development team?
 3 (No response.)
 4 I don't see any questions from
 5 members of the Commission.
 6 No members of the public previously
 7 signed up to speak on this matter.
 8 Are there any -- oh, I'm sorry.
 9 Commissioner Cox, please proceed.
 10 COMMISSIONER COX: It is -- it isn't a
 11 question. But I -- you know, the staff work so
 12 long to bring these projects before you. And I
 13 often don't get a chance to meet the protagonists,
 14 the entrepreneurs that are behind this work. So
 15 I never miss an opportunity just to thank them
 16 publicly for their work. She's been incredibly
 17 responsive, Ms. Dennis, to the DPD feedback. The
 18 building and her renovation of it has only gotten
 19 better and better over -- and I think it's just
 20 going to be an amazing catalyst for the
 21 revitalization of that section of the corridor.
 22 So, you know, taking on an adaptive
 23 reuse project like this, bringing in subtenants,
 24 it's no easy feat. But we're just thrilled to be a

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1 partner with you, and I look forward to going to
 2 that coffee shop and watching the other good things
 3 that are going to happen for the corridor because
 4 of your initial investment. So we're thrilled.
 5 Thank you.
 6 MS. DENNIS: Thank you so much.
 7 CHAIRWOMAN BUTLER: Thank you, Commissioner
 8 Cox, for those comments.
 9 Commissioner -- Vice Chair Newsome.
 10 COMMISSIONER NEWSOME: I would just like to
 11 say I was very much impressed with the figure of 50
 12 for the total number of permanent jobs for this
 13 particular development. And I do hope that some of
 14 that 50 will be represented by residents of that
 15 immediate community area. Thank you.
 16 CHAIRWOMAN BUTLER: Thank you, Vice Chair
 17 Newsome.
 18 Are there other questions or
 19 comments from members of the Commission?
 20 (No response.)
 21 Are there any members of the public
 22 that would like to speak?
 23 (No response.)
 24 Great. Are there any additional

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1 comments or questions from the Commission?
 2 (No response.)
 3 I will now call the item to a vote.
 4 The resolution before us recommends
 5 to the Chicago City Council to negotiate a
 6 redevelopment agreement with Dreams Realty &
 7 Design, Inc. d/b/a Dior Realty Group for the
 8 redevelopment of the property located at 834
 9 through 840 East 87th Street in the 87th Street/
 10 Cottage Grove Tax Increment Financing Redevelopment
 11 Project Area, and to recommend to the City Council
 12 of the City of Chicago the designation of Dreams
 13 Realty & Design as developer.
 14 Do I have a motion?
 15 COMMISSIONER COX: So move by Commissioner
 16 Cox.
 17 CHAIRWOMAN BUTLER: Thank you, Commissioner
 18 Cox.
 19 Do I have a second?
 20 COMMISSIONER CURTIS: Second. Curtis.
 21 CHAIRWOMAN BUTLER: Thank you, Commissioner
 22 Curtis.
 23 In accordance with the Open Meetings
 24 Act, all votes are to be conducted by roll call so

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1 that each member's vote on each issue can be
 2 identified and recorded. Please signify your vote
 3 on approval of the motion by saying yes, no, or
 4 abstain.
 5 Vice Chair Newsome.
 6 COMMISSIONER NEWSOME: Yes.
 7 CHAIRWOMAN BUTLER: Secretary Wheat.
 8 COMMISSIONER WHEAT: Yes.
 9 CHAIRWOMAN BUTLER: Commissioner Buford.
 10 COMMISSIONER BUFORD: Yes.
 11 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 12 (No response.)
 13 Commissioner Chan McKibben.
 14 COMMISSIONER CHAN MCKIBBEN: Yes.
 15 CHAIRWOMAN BUTLER: Commissioner Cox.
 16 COMMISSIONER COX: Yes.
 17 CHAIRWOMAN BUTLER: Commissioner Curtis.
 18 COMMISSIONER CURTIS: Yes.
 19 CHAIRWOMAN BUTLER: Commissioner Davis.
 20 COMMISSIONER DAVIS: Yes.
 21 CHAIRWOMAN BUTLER: Commissioner Gomez.
 22 (No response.)
 23 Commissioner Griggs.
 24 (No response.)

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1 Commissioner Rhodes.
 2 (No response.)
 3 Commissioner Thomas.
 4 COMMISSIONER THOMAS: Yes.
 5 CHAIRWOMAN BUTLER: Commissioner Trevino.
 6 COMMISSIONER TREVINO: Yes.
 7 CHAIRWOMAN BUTLER: And Chairwoman Butler
 8 votes yes.
 9 The motion passes.
 10 Congratulations, Ms. Dennis.
 11 MS. DENNIS: Thank you so much. Thank you.
 12 CHAIRWOMAN BUTLER: You are most welcome.
 13 All right. Is everyone ready for
 14 our last item of new business?
 15 MR. MCKENNA: Absolutely.
 16 CHAIRWOMAN BUTLER: Okay. The Department of
 17 Planning and Development is requesting authority to
 18 negotiate a redevelopment agreement with Sputnik
 19 Coffee Company/Rocket Twins, LLC for redevelopment
 20 of the property located at 4743 South Talman Avenue
 21 in the Stevenson/Brighton Tax Increment Financing
 22 Redevelopment Project Area, and recommend to the
 23 City Council of the City of Chicago the designation
 24 of Sputnik Coffee Company as developer.

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1 Emmett Morrissey will present the
 2 staff report on behalf of the City's Department of
 3 Planning and Development.
 4 Emmett, you may begin your
 5 presentation when ready.
 6 MR. MORRISSEY: Good afternoon, Chairwoman
 7 Butler and members of the Community Development
 8 Commission. For the record, my name is Emmett
 9 Morrissey, a financial planning analyst with the
 10 Department of Planning and Development.
 11 With me today is the developer,
 12 Mr. Vova Kagen.
 13 I'm here today to request the
 14 approval of the committee to nominate Sputnik
 15 Coffee Company as the developer for the project at
 16 4743 South Talman. I'm also here today to request
 17 your approval to negotiate a redevelopment
 18 agreement with the developer.
 19 The subject property is a 22,375
 20 square foot industrial building. The applicant
 21 intends to open up a coffee roasting industrial
 22 operation along with a coffee retail location at
 23 the property.
 24 The subject property is located at

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1 4743 South Talman. The project is located in the
 2 15th Ward in the Gage Park community neighborhood.
 3 The project is in the Stevenson/Brighton TIF
 4 District.
 5 This slide shows a map of the
 6 subject property along 48th Street.
 7 This slide shows a closer view of
 8 the subject parcel highlighted -- highlighted in
 9 red.
 10 The total site area is approximately
 11 28,240 square feet. The subject property is a
 12 vacant 27,375 square foot industrial facility. The
 13 previous occupant closed down operations in March
 14 of 2020.
 15 Sputnik Coffee is a local Chicago
 16 coffee roasting company that provides coffee goods
 17 to over 300 grocery stores located in the Midwest.
 18 The developer is expanding their business and has
 19 outgrown their current roasting operations at 51st
 20 and Hoyne on Chicago's South Side. The company
 21 will keep that location open for their retail
 22 coffee shop business, but has outgrown the coffee
 23 roasting part of the business.
 24 The project will be funded through a

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1 combination of equity, debt, and the proposed TIF
 2 grant totaling \$1.1 million.
 3 This slide shows the current site
 4 condition of the property.
 5 This slide shows a rendering of the
 6 proposed development.
 7 The Department of Planning and
 8 Development supports this project. This will
 9 create three new full-time and three new part-time
 10 positions. The company currently has two full-time
 11 employees and two part-time employees that will
 12 remain at their other location. Additionally, the
 13 project will create ten temporary construction
 14 jobs.
 15 The applicant plans on investing
 16 approximately 2.865 million on to the project. MBE
 17 and WBE participation will be required. And the
 18 department supports this project because it will
 19 reoccupy a vacant building and return it to
 20 productive use. The project will also support a
 21 growing Chicago business. City protections in the
 22 redevelopment agreement will include ongoing
 23 operation covenants. The covenants include a flip
 24 restriction provision. Additionally, construction

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1 compliance requirements will be required, including
 2 MBE and WBE participation requirements, prevailing
 3 wages, and city residency requirements.
 4 I thank you for your favorable
 5 consideration of this request.
 6 I'm joined today by the applicant,
 7 Mr. Vova Kagen. And we're happy to answer any
 8 questions the committee may have. Thank you.
 9 CHAIRWOMAN BUTLER: Thank you so much,
 10 Emmett.
 11 I'd like to recognize Alderman
 12 Raymond Lopez or anyone from his office if present.
 13 (No response.)
 14 Commissioners, do you have any
 15 questions for the Planning Department or the
 16 development team?
 17 (No response.)
 18 Are there any members of the public
 19 who are on that would like to make comments?
 20 I'm sorry, Commissioner Chan
 21 McKibben.
 22 COMMISSIONER CHAN McKIBBEN: Yeah. Just a
 23 quick question. I don't know if this is for the
 24 owner or -- I might have missed this. How many

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1 additional Sputnik Coffee locations are there?
 2 This seems to a growing number in the past few
 3 years.
 4 MR. MORRISSEY: This is Emmett Morrissey for
 5 the record.
 6 I think it would be best to have the
 7 applicant, Mr. Vova Kagen, answer this question.
 8 CHAIRWOMAN BUTLER: Mr. Vova Kagen, please
 9 proceed.
 10 MR. KAGEN: If everyone hears me, this is
 11 Vova. We do not have any other additional
 12 locations. We just have our one café roastery on
 13 51st and Hoyne.
 14 COMMISSIONER CHAN McKIBBEN: Thank you.
 15 CHAIRWOMAN BUTLER: Are there other questions
 16 from the Commission?
 17 (No response.)
 18 Are there any members of the public
 19 that would like to make a comment?
 20 (No response.)
 21 I use a point of privilege as Chair
 22 to say that I love this coffee. It's delicious,
 23 and I buy it at Open Produce in Hyde Park. And I'm
 24 really happy that -- if the Commission so chooses

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1 to approve and the City Council chooses to approve
 2 this request that there'll be even more Sputnik
 3 coffee available for retail.
 4 So may I -- if there are no
 5 additional questions or comments from the
 6 Commissioners, I will now call the item for a vote.
 7 The resolution before us recommends
 8 to the Chicago City Council to negotiate a
 9 redevelopment agreement with Sputnik Coffee
 10 Company/Rocket Twins, LLC for redevelopment of
 11 the property located at 4743 South Talman Avenue
 12 in the Stevenson/Brighton Tax Increment Financing
 13 Redevelopment Project Area, and to recommend to the
 14 City Council of the City of Chicago the designation
 15 of Sputnik Coffee Company as developer.
 16 Do I have a motion?
 17 COMMISSIONER THOMAS: So move.
 18 CHAIRWOMAN BUTLER: Thank you, Commissioner
 19 Thomas.
 20 Do I have a second?
 21 COMMISSIONER TREVINO: Second by Commissioner
 22 Trevino.
 23 CHAIRWOMAN BUTLER: Thank you, Commissioner
 24 Trevino.

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1 In accordance with the Open Meetings
 2 Act, all votes are to be conducted by roll call so
 3 that each member's vote on each issue can be
 4 identified and recorded. Please signify your vote
 5 on approval of the motion by saying yes, no, or
 6 abstain.
 7 Vice Chair Newsome.
 8 COMMISSIONER NEWSOME: Yes.
 9 CHAIRWOMAN BUTLER: Secretary Wheat.
 10 COMMISSIONER WHEAT: Yes.
 11 CHAIRWOMAN BUTLER: Commissioner Buford.
 12 COMMISSIONER BUFORD: Yes.
 13 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 14 (No response.)
 15 Commissioner Chan McKibben.
 16 COMMISSIONER CHAN McKIBBEN: Yes.
 17 CHAIRWOMAN BUTLER: Commissioner Cox.
 18 COMMISSIONER COX: Yes.
 19 CHAIRWOMAN BUTLER: Commissioner Curtis.
 20 COMMISSIONER CURTIS: Yes.
 21 CHAIRWOMAN BUTLER: Commissioner Davis.
 22 COMMISSIONER DAVIS: Yes.
 23 CHAIRWOMAN BUTLER: Commissioner Gomez.
 24 (No response.)

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1 Commissioner Griggs.
 2 (No response.)
 3 Commissioner Rhodes.
 4 (No response.)
 5 Commissioner Thomas.
 6 COMMISSIONER THOMAS: Yes.
 7 CHAIRWOMAN BUTLER: Commissioner Trevino.
 8 COMMISSIONER TREVINO: Yes.
 9 CHAIRWOMAN BUTLER: And Chairwoman Butler
 10 votes yes.
 11 The motion passes.
 12 I'd like to thank all members of
 13 the Commission for your time and attention this
 14 afternoon. This was a long meeting. But I believe
 15 this only -- you know, the length of this meeting
 16 just shows kind of how vibrant the City is in
 17 really, you know, presenting projects for our
 18 consideration for recommendation to the City
 19 Council for final approval throughout the city.
 20 So thank you so much for your
 21 preparation in advance of today's meeting. I know
 22 that the materials are voluminous, and, you know,
 23 your patience and your willingness to serve as
 24 volunteers in this effort to really promote

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