

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Chicago, Illinois
Regular Meeting, 1:00 PM
September 13, 2022

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

Chairwomen Hatten 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
Robert Buford
Grace Chan McKibben
Dwight Curtis
Latasha Thomas
Ivette Trevino

Not Present

Adela Cepeda
Maurice Cox
Leslie Davis
Jacqueline Gomez
Cornelius Griggs

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 AUG 9th MEETING

Motioned by Commissioner Thomas. Seconded by Commissioner Trevino.
Approved 7-0-6 Yeas: Hatten Butler, Newsome, Buford, Chan McKibben, Thomas.
Trevino, Wheat Abstain/Not Present: Cepeda, Cox, Curtis, Davis, Gomez, Griggs

III. OLD BUSINESS

A. PROPOSED HOMAN/ARTHINGTON TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARD 24)

Recommend approval of the redevelopment plan for the Homan/Arthington Tax Increment Financing Redevelopment Project Area Amendment No. 3.

Emily Kish
22-CDC-43

Motioned by Curtis, seconded by Chan McKibben

Approved 8-0-5 Yeas: Hatten Butler, Newsome, Wheat, Buford, Chan McKibben, Curtis, Thomas, Trevino. Abstain or Not Present: Cepeda, Cox, Davis, Gomez, Griggs

B. PROPOSED 79th STREET CORRIDOR TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARDS 17 & 21)

Recommend approval of the redevelopment plan for the 79th Street Corridor Tax Increment Financing Redevelopment Project Area Amendment No. 3.

Emily Kish
22-CDC-44

Motioned by Curtis, seconded by Wheat

Approved 6-0-7 Yeas: Hatten Butler, Wheat, Buford, Chan McKibben, Curtis, Trevino. Abstain or Not Present: Cepeda, Cox, Davis, Gomez, Griggs, Newsome, Thomas

VI. NEW BUSINESS

A. PROPOSED 43rd/COTTAGE GROVE TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARDS 3, 4)

Accept for review the amended redevelopment plan for the proposed 43rd/Cottage Grove Tax Increment Financing Redevelopment Project Area Amendment No. 2 and set dates for a public meeting of the Joint Review Board and a public hearing.

Ryan Slattery
22-CDC-45

Motioned by Thomas, seconded by Chan McKibben

Approved 7-0-6 Yeas: Hatten Butler, Wheat, Buford, Chan McKibben, Curtis, Thomas, Trevino. Abstain or Not Present: Cepeda, Cox, Davis, Gomez, Griggs, Newsome.

B. PROPOSED BRONZEVILLE TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 6 (WARDS 3, 4)

Accept for review the amended redevelopment plan for the proposed Bronzeville Tax Increment Financing Redevelopment Project Area Amendment No. 6 and set dates for a public meeting of the Joint Review Board and a public hearing.

Ryan Slattery
22-CDC-46

Motioned by Thomas, seconded by Curtis

Approved 8-0-5 Yeas: Hatten Butler, Newsome, Wheat, Buford, Chan McKibben, Curtis, Thomas, Trevino. Abstain or Not Present: Cepeda, Cox, Davis, Gomez, Griggs

C. PROPOSED MADDEN/WELLS TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 1 (WARD 4)

Accept for review the amended redevelopment plan for the proposed Madden/Wells Tax Increment Financing Redevelopment Project Area Amendment No. 1 and set dates for a public meeting of the Joint Review Board and a public hearing.

Ryan Slattery
22-CDC-47

Motioned by Thomas, seconded by Curtis

Approved 7-0-6 Yeas: Hatten Butler, Wheat, Buford, Chan McKibben, Curtis, Thomas, Trevino. Abstain or Not Present: Cepeda, Cox, Davis, Gomez, Griggs, Newsome.

D. STONY ISLAND COMMERCIAL AND BURNSIDE INDUSTRIAL CORRIDORS TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA (WARD 8)

Request authority for the Department of Housing to negotiate a redevelopment agreement with Imani Senior Village Phase I, LLC or related entity for redevelopment of the property located at 9633 S Cottage Grove in the Stony Island Commercial/Burnside Industrial Corridors Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Imani Senior Village Phase I, LLC or related entity as Developer.

Kara Breems & Yixiao Shen
22-CDC-48

Motioned by Thomas, seconded by Curtis

Approved 7-0-6 Yeas: Hatten Butler, Wheat, Buford, Chan McKibben, Curtis, Thomas, Trevino. Abstain or Not Present: Cepeda, Cox, Davis, Gomez, Griggs, Newsome.

E. WESTERN AVENUE NORTH REDEVELOPMENT PROJECT AREA (WARD 47)

Request authority to advertise the Department of Housing's intention to enter into a negotiated sale with 4715 N Western Owner LLC or related entity for the disposition of the property located at 4715 N Western in the Western Avenue North Redevelopment Project Area, to request alternative proposals and to approve the sale of the property to 4715 N Western Owner LLC or related entity if no responsive alternative proposals are received; and request authority for the Department of Planning and Development to negotiate a redevelopment agreement with 4715 N Western Owner LLC or related entity for redevelopment of the property and to recommend to the City Council of the City of Chicago the designation of 4715 N Western Owner LLC or related entity as Developer if no responsive alternative proposals are received.

Kara Breems
22-CDC-49

Motioned by Wheat, seconded by Newsome

Approved 8-0-5 Yeas: Butler, Newsome, Wheat, Buford, Chan McKibben, Curtis, Thomas, Trevino. Abstain/Not Present: Cepeda, Cox, Davis, Gomez, Griggs.

F. ENGLEWOOD NEIGHBORHOOD TIF REDEVELOPMENT PROJECT AREA (WARD 16)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with E.G. Woode, L3C for redevelopment of the property located at 1022 W. 63rd St. in the Englewood Neighborhood Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of E.G. Woode, L3C as Developer.

Emmett Morrissey
22-CDC-50

Motioned by Wheat, seconded by Thomas

Approved 6-0-5 Yeas: Butler, Newsome, Wheat, Buford, Chan McKibben, Thomas, Trevino. Abstain or Not Present: Cepeda, Cox, Curtis, Davis, Gomez, Griggs

G. 47TH AND KING DRIVED TIF REDEVELOPMENT PROJECT AREA - 43 GREEN PHASE 2 – WARD 3

Request authority to advertise the Department of Housing's intention to enter into a negotiated sale with the Habitat Company and P3 Markets, a Joint Venture, or a related entity, for the disposition of the properties located at 4309 S. Prairie Ave. and 4311 S. Prairie Ave. in the 47th and King Drive Tax Increment Financing Redevelopment Project Area, to request alternative proposals and to approve the sale of the property to The Habitat Company and P3 Markets, a Joint Venture, or a related entity, if no responsive alternative proposals are received; and request authority for the Department of Housing to negotiate a redevelopment agreement with the Habitat Company and P3 Markets, a Joint Venture, or a related entity, for redevelopment of the property and to recommend to the City Council of the City of Chicago the designation of the Habitat Company and P3 Markets, a Joint Venture, or a related entity, as Developer if no responsive alternative proposals are received.

Esther Sorrell
22-CDC-51

Motioned by Thomas, seconded by Curtis

Approved 7-0-6 Yeas: Butler, Newsome, Wheat, Buford, Chan McKibben, Curtis, Thomas, Abstain or Not Present: Cepeda, Cox, Davis, Gomez, Griggs, Trevino.

H. 47th/King REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority to designate Urban Equities, Inc. as the successful respondent and to reject all other responses to the RFP issued by the Department of Planning and Development on March 30, 2021 for the purchase and redevelopment of City property located at 5021 South Wabash Avenue (PIN 20-10-119-009-0000 and 20-10-119-008-0000) within the 47th and King TIF Redevelopment Project Area in Chicago, Illinois, and to recommend to the City Council of the City of Chicago the sale of the property to the successful respondent; and request authority to negotiate a redevelopment agreement with Urban Equities, Inc. and to recommend to the City Council of the City of Chicago the designation of Urban Equities, Inc. as Developer.

Patrick Brutus
22-CDC-52

Motioned by Chan McKibben, seconded by Thom Approved 7-0-6 Yeas: Hatten Butler,

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

I. ROOSEVELT/CICERO REDEVELOPMENT PROJECT AREA (WARD24)

Request authority to designate 4300 Roosevelt LLC as the successful respondent and to reject all other responses to the RFP issued by the Department of Planning and Development on September 28, 2020 for the purchase and redevelopment of the property generally located at 4300 W Roosevelt Road and 4301 W Fifth Avenue in the Roosevelt/Cicero Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the sale of the property to the successful respondent; and request authority to negotiate a redevelopment agreement with 4300 Roosevelt LLC and to recommend to the City Council of the City of Chicago the designation of 4300 Roosevelt LLC as Developer.

Michael Parella

22-CDC-53

Motioned by Thomas, seconded by Trevino

Approved 8-0-5 Yeas: Hatten Butler, Newsome, Wheat, Buford, Chan McKibben, Curtis, Thomas, Trevino. Abstain or Not Present: Cepeda, Cox, Davis, Gomez, Griggs.

J. 47th/KING TIF REDEVELOPMENT PROJECT AREA (WARD 4)

Request authority to acquire the property located at 518- 524 E. 47th St. and 526 E. 47th Street (vacant land) in the 47th/King Tax Increment Financing Redevelopment Project Area.

James Harbin

22-CDC-54

Motioned by Thomas, seconded by Trevino

Approved 8-0-5 Yeas: Hatten Butler, Newsome, Wheat, Buford, Chan McKibben, Curtis, Thomas, Trevino. Abstain or Not Present: Cepeda, Cox, Davis, Gomez, Griggs.

K. 43rd/COTTAGE GROVE TIF REDEVELOPMENT PROJECT AREA (WARD 4)

Request authority to the department of Planning & Development to negotiate a sale with Millhouse Development, LLC for the disposition of property located at 4731-4759 S. Cottage Grove Avenue in the 43rd St./Cottage Grove Avenue TIF and to approve the sale of the property to Millhouse Development, LLC, if no responsive alternative proposals are received.

Justin Peterson

22-CDC-55

Motioned by Thomas, seconded by Newsome

Approved 7-0-6 Yeas: Newsome, Wheat, Buford, Chan McKibben, Curtis, Thomas, Trevino. Abstain or Not Present: Hatten Butler, Cepeda, Cox, Davis, Gomez, Griggs.

IV. ADJOURNMENT

1 MEETING
2 OF THE
3 COMMUNITY DEVELOPMENT COMMISSION
4
5
6
7
8

9 Zoom Video Teleconference
10

11 Tuesday, September 13, 2022
12 1:04 p.m.
13

14 GWENDOLYN HATTEN BUTLER, Chairperson
15 SHIRLEY NEWSOME, Vice Chair
16 CHRIS WHEAT, Secretary
17 ROBERT BUFORD
18 DWIGHT CURTIS
19 GRACE CHAN MCKIBBEN
20 LATASHA THOMAS
21 IVETTE TREVINO
22

23 Reported by: Nick D. Bowen
24

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

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1 emergency an in-person meeting would not have been
 2 practical or prudent today.
 3 Therefore, in accordance with the
 4 Commission's emergency rules, this meeting is being
 5 held virtually on Zoom and can be viewed live via
 6 the Commission's website.
 7 A court reporter is present today to
 8 record the proceedings.
 9 Commissioners, thank you for joining
 10 us this afternoon. You've all been designated as
 11 panelists, which allows you to control your
 12 microphone. Please remember to place your
 13 microphone on mute unless you wish to speak. If
 14 you would like to be recognized by the Chair,
 15 please activate the raise-your-hand feature, and
 16 you will be called in order.
 17 The agenda for today's meeting was
 18 posted on September 8th both online at the CDC's
 19 website and physically in City Hall.
 20 And, Kamal, I'm going to ask you to
 21 work with Bob to make sure that everyone that's on
 22 that is designated a panelist should be designated
 23 a panelist. I see a few names I don't recognize.
 24 They may be attendees at this point in our meeting.

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1 The agenda for today's meeting was
 2 posted on September 8th both online at the CDC's
 3 website and physically in City Hall.
 4 I will now begin the meeting with a
 5 call of the roll. Commissioners, when your name is
 6 called, please turn your microphone on, respond by
 7 saying present, and please indicate that you can
 8 hear me.
 9 Vice Chair Newsome.
 10 (No response.)
 11 Secretary Wheat.
 12 COMMISSIONER WHEAT: Present. And I can hear
 13 you.
 14 CHAIRWOMAN BUTLER: Commissioner Buford.
 15 (No response.)
 16 Commissioner Buford, I can see you.
 17 COMMISSIONER BUFORD: I'm sorry.
 18 CHAIRWOMAN BUTLER: I can see you, so you're
 19 present in the meeting.
 20 COMMISSIONER BUFORD: Yes.
 21 CHAIRWOMAN BUTLER: Thank you.
 22 Commissioner Cepeda.
 23 (No response.)
 24 Commissioner Chan McKibben.

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1 COMMISSIONER CHAN MCKIBBEN: Yes. Present.
 2 And I can hear you.
 3 CHAIRWOMAN BUTLER: Thank you.
 4 Commissioner Cox.
 5 (No response.)
 6 Commissioner Curtis.
 7 COMMISSIONER CURTIS: Present. And I can
 8 hear you.
 9 CHAIRWOMAN BUTLER: Commissioner Davis.
 10 (No response.)
 11 Commissioner Gomez.
 12 (No response.)
 13 Commissioner Griggs.
 14 (No response.)
 15 Commissioner Thomas.
 16 COMMISSIONER THOMAS: Present. And I can
 17 hear you.
 18 CHAIRWOMAN BUTLER: Commission Trevino.
 19 COMMISSIONER TREVINO: Present. And I can
 20 hear you. Thank you.
 21 CHAIRWOMAN BUTLER: And Chairwoman Butler is
 22 here. We have a quorum.
 23 The first item on our agenda
 24 requests approval of the minutes from our previous

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1 meeting held on August 9th, 2022. The Commissioners
 2 have had an opportunity to review the minutes, and
 3 if there are no corrections, I am looking for a
 4 motion to approve.
 5 Are there any corrections?
 6 (No response.)
 7 May I have a motion to approve?
 8 COMMISSIONER THOMAS: So move.
 9 CHAIRWOMAN BUTLER: So moved by Commissioner
 10 Thomas.
 11 Do I have a second?
 12 COMMISSIONER TREVINO: Second by Trevino.
 13 CHAIRWOMAN BUTLER: Thank you, Commissioner
 14 Trevino.
 15 In accordance with the Open Meetings
 16 Act, all votes are to be conducted by roll call so
 17 that each member's vote on each issue can be
 18 identified and recorded.
 19 Commissioners, if you were not in
 20 attendance during the August 9th meeting, please
 21 abstain from this vote.
 22 Vice Chair Newsome.
 23 (No response.)
 24 Secretary Wheat.

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1 COMMISSIONER WHEAT: Abstain.
 2 CHAIRWOMAN BUTLER: Commissioner Buford.
 3 (No response.)
 4 Commissioner Buford. Commissioner
 5 Buford, I can -- I'm not sure if you can hear us.
 6 Okay. Do you approve the meeting minutes?
 7 COMMISSIONER BUFORD: Yes. Yes.
 8 CHAIRWOMAN BUTLER: Thank you.
 9 Commissioner Cepeda.
 10 (No response.)
 11 Commissioner Chan McKibben.
 12 COMMISSIONER CHAN McKIBBEN: Yes, I approve.
 13 CHAIRWOMAN BUTLER: Commissioner Cox.
 14 (No response.)
 15 Commissioner Curtis.
 16 COMMISSIONER CURTIS: Abstain.
 17 CHAIRWOMAN BUTLER: Commissioner Davis.
 18 (No response.)
 19 Commissioner Gomez.
 20 (No response.)
 21 Commissioner Griggs.
 22 (No response.)
 23 Commissioner Thomas.
 24 COMMISSIONER THOMAS: Yes.

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1 CHAIRWOMAN BUTLER: Commissioner Trevino.
 2 COMMISSIONER TREVINO: Yes.
 3 CHAIRWOMAN BUTLER: Chair Butler votes yes.
 4 The motion passes.
 5 The public was given an opportunity
 6 to provide written comments up to 24 hours prior to
 7 the start of this meeting through the CDC email
 8 address, which is cdc@cityofchicago.org. There
 9 were no written comments in the CDC mailbox for
 10 today's meeting.
 11 Commissioners, before we go any
 12 further into our regular meeting agenda, our first
 13 item of old business requires us to recess from our
 14 regular CDC meeting in order to hold a required
 15 public hearing on the amendment of an existing TIF
 16 plan.
 17 Specifically the Department of
 18 Planning and Development will be requesting
 19 approval of the redevelopment plan for the proposed
 20 Homan/Arthington TIF Redevelopment Project Area
 21 Amendment No. 3 and to that end will be accepting
 22 public comments.
 23 So we will now recess from the
 24 regular meeting of the Community Development

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1 Commission in order to hold a public hearing on
 2 the matter of the proposed Homan/Arthington TIF
 3 Redevelopment Project Area Amendment No. 3, and to
 4 recommend or oppose adoption of Amendment No. 3 for
 5 the area.
 6 Now that we are in the public
 7 meeting, Emily Kish will present the staff report
 8 on behalf of the Department of Planning and
 9 Development.
 10 MS. KISH: Good afternoon. My name is Emily
 11 Kish, and I am a project manager with the City of
 12 Chicago Department of Planning and Development.
 13 We're here to discuss the proposed
 14 extension of the existing Homan/Arthington TIF
 15 District for an additional 12 years to ensure an
 16 ongoing financial resource for future redevelopment
 17 in the area.
 18 As part of this extension process,
 19 we will amend the termination date, revise the
 20 budget, update the land use plan, and make minor
 21 changes to the plan language prior to receiving
 22 Council approval.
 23 For your reference, the planning
 24 region of the Homan/Arthington TIF District is in

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1 the -- it's in the West Planning Region. Excuse
 2 me. It's in the 24th Ward. That's Alderman
 3 Kristin Scott. Community areas are East Garfield
 4 Park and North Lawndale. Alderman Scott is
 5 supportive of the TIF amendment. And we did hold a
 6 community meeting on June 27th. Both taxpayers and
 7 residents attended the public meeting and were
 8 overall supportive of the amendment.
 9 The Homan/Arthington TIF District
 10 is generally bounded by Polk Street to the north,
 11 Independence Boulevard to the west, Fillmore Street
 12 to the south, and Kedzie Avenue to the east.
 13 The Homan/Arthington District was
 14 designated on February 5th, 1998, and, absent this
 15 extension, would be set to expire on December 31st
 16 of this year.
 17 In May 2021, the City received state
 18 authority to extend the life of the Homan/
 19 Arthington TIF District for an additional 12 years
 20 to allow for the continued redevelopment of the
 21 Homan/Arthington project area.
 22 Also as part of this amendment, DPD
 23 is updating the general land use plan for the TIF
 24 district which reflects current zoning.

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1 The Homan/Arthington TIF District
 2 largely comprises institutional and public uses,
 3 including the community center and UCAN housing
 4 development, and residential -- residential
 5 development with a few pockets of mixed-use
 6 development. The linear open space designation
 7 just north of Fillmore Street is the future
 8 Altenheim Line rail trail.
 9 The goals for Homan/Arthington
 10 remain the same and include reducing or eliminating
 11 conditions that qualify the area as a blighted or
 12 conservation area; creating additional mixed-use
 13 income housing; redeveloping the former Sears
 14 building with a mix of commercial uses; funding
 15 public infrastructure improvements, land assembly
 16 and preparation; and funding open space and
 17 recreational amenities related to the future
 18 Altenheim Line rail trail.
 19 In order to advance these goals, the
 20 City has approved TIF funding for the following
 21 projects in the district:
 22 The Ulrich Children's Advantage
 23 Network, or UCAN, campus at 3600 West Fillmore
 24 Street was a \$39 million project that was allocated

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1 \$2.5 million in TIF assistance. The 7-acre campus
 2 provides recreational and open space, a youth home
 3 with 70 beds, and an office building that offers
 4 support and outreach services.
 5 Homan Square Phase 6, located at
 6 3601 West Arthington Street, was a roughly
 7 \$14 million continuation of the Homan Square
 8 residential development on the former Sears Roebuck
 9 headquarters site. This project was allocated
 10 \$3 million in TIF assistance.
 11 Lastly, TIF funds have been
 12 allocated for various street infrastructure
 13 improvements, including \$255,000 for resurfacing
 14 and approximately \$1 million for streetlighting.
 15 We anticipate that future TIF-funded
 16 projects in the area will include further
 17 redevelopment of the former Sears campus, including
 18 the Allstate Insurance building, additional mixed-
 19 income housing, and public improvements, including
 20 open space opportunities.
 21 Finally, the amended budget reflects
 22 the additional increment that will result from
 23 adding 12 years to the TIF district. Please know
 24 that the line item dollar figures for each category

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1 are for planning purposes. The only amount that
 2 can't change without Council approval is the total
 3 redevelopment project cost line item.
 4 We will introduce the TIF amendment
 5 to City Council in October and plan to receive
 6 Council's approval following finance committee in
 7 November.
 8 The next opportunity for public
 9 comment will be at finance committee in November.
 10 With that, I want to thank you all
 11 for your time and will take any questions regarding
 12 this process. Does anyone have any questions?
 13 CHAIRWOMAN BUTLER: Oh, I'm sorry. This is
 14 Chair Butler, and I was speaking, but I was on
 15 mute. So let me start again.
 16 Emily, is anyone from the alderman's
 17 office or is the alderman on?
 18 MS. KISH: I do not believe so.
 19 CHAIRWOMAN BUTLER: Okay. No written
 20 statements from the public were submitted on this
 21 matter.
 22 So, Commissioners, besides City
 23 staff, Bill James from Camiros, Ltd. is the TIF
 24 consultant for this item and is here to help answer

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1 your questions.
 2 Commissioners, do you have any
 3 questions for the department or for the TIF
 4 consultant?
 5 Commissioner Wheat.
 6 COMMISSIONER WHEAT: Thank you, Madam Chair.
 7 Question for Emily or staff. Can
 8 you talk more about the comment during the public
 9 hearing, what did residents or businesses indicate
 10 an interest or desire to do with the extension of
 11 the TIF district?
 12 MS. KISH: There were no specific requests.
 13 Again, this is just an extension of the TIF itself.
 14 So there weren't specific requests made for
 15 development or anything like that. If anything,
 16 there were questions regarding what the money is
 17 used for. Some members of the public, primarily
 18 residents, and we hear this fairly often, want to
 19 know how it will impact them personally with
 20 perhaps their house. We clarified that this is for
 21 largely redevelopment projects and as well as
 22 infrastructure. It can't be used for individual
 23 residential development.
 24 We had fielded questions in the

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1 interim just about what this is and have directed
 2 folks to the Small Business Improvement Fund for
 3 smaller projects that may not be applicable for TIF
 4 financing, large scale TIF, as well as the
 5 Neighborhood Opportunity Fund, which is in this
 6 area.
 7 COMMISSIONER WHEAT: Follow-up question. But
 8 to be clear, I mean -- apologies, Madam Chair. May
 9 I follow up?
 10 CHAIRWOMAN BUTLER: Yes, please.
 11 COMMISSIONER WHEAT: Well, there's nothing in
 12 the redevelopment agreement that would prohibit
 13 things like TIF-NIP or TIF SBIF or other of those
 14 types of programs which may not include single-
 15 family homes, but to do small res- -- you know,
 16 small multifamily support matching grants for
 17 programs, right?
 18 MS. KISH: So TIF can't fund multifamily
 19 residential development, yes. And to be clear,
 20 each individual project has a redevelopment
 21 agreement. This is the redevelopment plan. And
 22 it's an extension of the TIF district.
 23 COMMISSIONER WHEAT: Okay.
 24 MR. JEFFRIES: Commissioner Wheat. Tim

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1 Jeffries, Deputy Commissioner.
 2 And I believe the TIF-NIP is not
 3 eligible per the TIF-NIP ordinance right now. That
 4 could change in the future depending on what the
 5 Department of Housing wants to do with that program
 6 and where they deploy their resources. But, you
 7 know, I don't think we would take it off the table.
 8 There's nothing in this action or this TIF district
 9 that eliminates that as a possibility. Just other
 10 things need to happen in the future for that to be
 11 a resource here.
 12 COMMISSIONER WHEAT: Okay. Thank you.
 13 CHAIRWOMAN BUTLER: Secretary Wheat, any
 14 additional questions?
 15 COMMISSIONER WHEAT: No other questions.
 16 Thank you, Madam Chair.
 17 CHAIRWOMAN BUTLER: Thank you.
 18 Are there any further questions from
 19 members of the Commission?
 20 (No response.)
 21 The Chair will now call upon members
 22 of the public who have used the raise-your-hand
 23 feature to be recognized by the Chair. Each person
 24 called upon by the Chair to speak will be limited

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1 to three minutes per agenda item.
 2 So I'm going to ask Kamal to support
 3 me in this. I do not see any members of the public
 4 who have their hands raised. Is that correct?
 5 MR. KAMAL: That's correct, Chairwoman. I
 6 don't see any hands raised.
 7 CHAIRWOMAN BUTLER: All right. Thank you.
 8 If there are no further questions or
 9 comments, we will now adjourn the public hearing
 10 and reopen the regular CDC meeting so that we can
 11 call the item to a vote.
 12 The resolution before us recommends
 13 to the City Council of the City of Chicago the
 14 approval of the redevelopment plan for the Homan/
 15 Arthington TIF Redevelopment Project Area Amendment
 16 No. 3, and the adoption of Amendment No. 3 for the
 17 area.
 18 Do I have a motion?
 19 COMMISSIONER CURTIS: So move. Curtis.
 20 CHAIRWOMAN BUTLER: Thank you, Commissioner
 21 Curtis.
 22 Do I have a second?
 23 COMMISSIONER CHAN McKIBBEN: Second. Grace
 24 Chan McKibben.

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1 CHAIRWOMAN BUTLER: Thank you, Commissioner
 2 Chan McKibben.
 3 In accordance with the Open Meetings
 4 Act, all votes are to be conducted by roll call so
 5 that each member's vote on each issue can be
 6 identified and recorded. Please signify your vote
 7 on approval of the motion by saying yes, no, or
 8 abstain.
 9 I'd like to acknowledge Vice Chair
 10 Newsome, who I believe has joined us and is
 11 promoted to a panelist.
 12 So Vice Chair Newsome.
 13 (No response.)
 14 Kamal -- she raised her hand.
 15 MR. KAMAL: She's been having some issues
 16 with her audio, I think.
 17 CHAIRWOMAN BUTLER: Okay. She raised her
 18 hand yes. So we will consider that a yes vote.
 19 Secretary Wheat.
 20 COMMISSIONER WHEAT: Yes.
 21 CHAIRWOMAN BUTLER: Commissioner Brooks.
 22 (No response.)
 23 I'm sorry. Bob, we need to take
 24 Commissioner Brooks off of this roll call. He

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1 votes yes.
 2 The motion passes.
 3 Commissioners, for our second item
 4 of old business, we are once again required to
 5 recess from our regular CDC meeting in order to
 6 hold a required public hearing on the amendment of
 7 an existing TIF. Specifically the Department of
 8 Planning and Development will be requesting
 9 approval of the redevelopment plan for the proposed
 10 79th Street Corridor TIF Redevelopment Project Area
 11 Amendment No. 3, and to that end we'll be accepting
 12 public comments.
 13 So we will now recess from the
 14 regular meeting of the Community Development
 15 Commission in order to hold a public hearing on
 16 the matter of the proposed 79th Street Corridor
 17 Amendment No. 3 TIF Redevelopment Project area,
 18 and to recommend or oppose adoption of the Tax
 19 Increment Financing for the area.
 20 Emily Kish will again present the
 21 staff report on behalf of the Department of
 22 Planning and Development.
 23 MS. KISH: Good afternoon. My name is Emily
 24 Kish, and I am a project manager with the City of

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1 resigned from the Commission --
 2 MR. McKENNA: Okay.
 3 CHAIRWOMAN BUTLER: -- a few months ago.
 4 Commissioner Buford.
 5 COMMISSIONER BUFORD: Yes.
 6 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 7 (No response.)
 8 Commissioner Chan McKibben.
 9 COMMISSIONER CHAN McKIBBEN: Yes.
 10 CHAIRWOMAN BUTLER: Commissioner Cox.
 11 (No response.)
 12 Commissioner Curtis.
 13 COMMISSIONER CURTIS: Yes.
 14 CHAIRWOMAN BUTLER: Commissioner Davis.
 15 (No response.)
 16 Commissioner Gomez.
 17 (No response.)
 18 Commissioner Griggs.
 19 (No response.)
 20 Commissioner Thomas.
 21 COMMISSIONER THOMAS: Yes.
 22 CHAIRWOMAN BUTLER: Commissioner Trevino.
 23 COMMISSIONER TREVINO: Yes.
 24 CHAIRWOMAN BUTLER: And Chairwoman Butler

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1 Chicago Department of Planning and Development.
 2 We're here to discuss the proposed
 3 extension of the existing 79th Street Corridor TIF
 4 District for an additional 12 years. The overall
 5 goal of this is to ensure that the TIF district
 6 will be an ongoing financial resource for projects
 7 that will continue the positive momentum that has
 8 been happening on 79th Street.
 9 As part of this extension process,
 10 we will amend the termination date, revise the
 11 budget, update the land use plan, and make minor
 12 changes to the plan language prior to receiving
 13 Council approval.
 14 This district is in the Southeast
 15 Planning Region.
 16 CHAIRWOMAN BUTLER: Emily, I'm going to
 17 interrupt you.
 18 Can I ask everyone to go on mute
 19 that's not speaking?
 20 MR. KAMAL: It's actually Ms. Emily's --
 21 MS. KISH: Yeah. I just need to wrangle my
 22 coworkers over here for a second.
 23 This TIF district is in the
 24 Southeast Planning Region, the 17th Ward,

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1 Alderpersons Moore and Brookins. It's in the
 2 Auburn Gresham community area. Both Alderpersons
 3 Moore and Brookins are supportive of the TIF
 4 amendment. We did share the amendment with the
 5 public on June 23rd. Again, both taxpayers and
 6 residents attended the public meeting and were
 7 overall supportive of the amendment.
 8 Here we have a boundary map of the
 9 79th Street Corridor TIF District, which generally
 10 runs along 75th Street between Damen and Racine
 11 Avenues, along Racine Avenue between 75th and 79th
 12 Streets, and along 79th Street between Honore and
 13 Wallace Streets. These are the existing district
 14 boundaries and will remain the same with the
 15 amendment.
 16 The 79th Street Corridor TIF
 17 District was designated on July 8, 1998, and,
 18 absent this extension, would be set to expire on
 19 December 31st of this year.
 20 In May 2021, the City received state
 21 authority to extend the life of the 79th Street
 22 Corridor TIF District for an additional 12 years to
 23 allow for the continued redevelopment of the 79th
 24 Street Corridor Project Area.

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1 As part of this amendment, DPD is
 2 updating the general land use plan for the TIF
 3 district which reflects current zoning.
 4 The northern section of the 79th
 5 Street Corridor TIF District largely comprises
 6 industrial and commercial mixed-use development
 7 with some residential, while the southern portion
 8 of the district comprises mostly commercial
 9 development with pockets of residential,
 10 institutional, and public uses such as schools.
 11 The goals for 79th Street district
 12 remain the same and include concentrating
 13 commercial development at main intersections,
 14 redeveloping select buildings and vacant lots with
 15 non-retail uses, promoting commercial uses on
 16 Ashland and a mix of uses on Halsted and Racine,
 17 and enhancing educational facilities, street
 18 infrastructure, and public open spaces.
 19 As a designated INVEST South/West
 20 corridor, the momentum of 79th Street redevelopment
 21 will be strengthened by the extension of this
 22 district, which will ensure that TIF continues to
 23 provide financial support to future projects.
 24 In order to advance these goals, the

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1 City has approved TIF funding for the following
 2 projects in the district:
 3 The Auburn Gresham Healthy Lifestyle
 4 Hub located at 845 West 79th Street is a \$16
 5 million project that will redevelop a four-story
 6 building into approximately 51,000 square feet as a
 7 multi-tenant space offering health and wellness
 8 services, community development services, and
 9 workforce development with tenants that include UI
 10 Health and Broadway Pharmacy.
 11 The Auburn Park Metra station that
 12 just broke ground recently is a roughly \$28 million
 13 project that will create a fully accessible
 14 commuter rail station along Metra's existing Rock
 15 Island Line. The City used TIF to help assist with
 16 site acquisition and environmental review.
 17 Lastly, approximately 2 million in
 18 TIF funds have been allocated for various public
 19 improvement projects, including street
 20 infrastructure projects and CPS playgrounds.
 21 The Auburn Gresham Apartments is a
 22 \$43 million INVEST South/West redevelopment project
 23 that has been allocated \$15 million in TIF
 24 assistance. Located at 834 and 757 West 79th

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1 Street, the project will provide 58 low- and
 2 moderate-income housing units and ground floor
 3 retail.
 4 We anticipate that future TIF-funded
 5 projects in the area will continue -- include
 6 continued economic development in conjunction with
 7 Mayor Lightfoot's INVEST South/West Initiative,
 8 which has prioritized redevelopment along 79th
 9 Street, and the ongoing Small Business Improvement
 10 program, which is financed with TIF dollars,
 11 equitable transit-oriented development associated
 12 with the future Metra station, and additional
 13 public infrastructure maintenance and improvement
 14 projects.
 15 Finally, the amended budget reflects
 16 how additional increment will be generated during
 17 the 12-year extension of the district -- how --
 18 excuse me -- how the additional increment that will
 19 be generated during the 12-year extension of the
 20 district should be allocated.
 21 Please know that the line item
 22 dollar figures for each category are for planning
 23 purposes. The only amount that can't change
 24 without City Council approval is the total

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1 redevelopment project cost line item.
 2 We will introduce the TIF amendment
 3 to City Council in October and plan to receive
 4 Council's approval following finance committee in
 5 November.
 6 The next opportunity for public
 7 comment will be at finance committee in November.
 8 With that, I want to thank you all
 9 for your time and will take any questions regarding
 10 this process.
 11 CHAIRWOMAN BUTLER: Thank you, Emily.
 12 I'd like to recognize Alderman David
 13 Moore and Alderman Howard Brookins, Jr. if either
 14 are on this call and would like to make a comment.
 15 Emily, are you anticipating anyone
 16 from the aldermen's office?
 17 MS. KISH: We are not.
 18 CHAIRWOMAN BUTLER: All right. Thank you.
 19 No written statements from the
 20 public were submitted on this matter.
 21 Bill James from Camiros, Ltd. is
 22 also the TIF consultant for this item and is here
 23 to help answer any questions that the CDC
 24 Commissioners may have.

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1 Commissioners, do you have any
 2 questions for DPD or the TIF consultant? If you
 3 do, please indicate so by raising your hand -- or
 4 using the raise-your-hand function.
 5 Kamal, I don't see any raised hands.
 6 Can you please confirm?
 7 MR. KAMAL: That's correct, Chairwoman. No
 8 hands raised.
 9 CHAIRWOMAN BUTLER: Thank you.
 10 The Chair will now call upon members
 11 of the public who have used the raise-your-hand
 12 feature to be recognized by the Chair. Each person
 13 called upon by the Chair to speak will be limited
 14 to three minutes per agenda item.
 15 Kamal, have any members of the
 16 public raised their hand to make a comment?
 17 MR. KAMAL: Chairwoman, I don't see any hands
 18 raised in Zoom.
 19 CHAIRWOMAN BUTLER: Thank you.
 20 If there are no other questions or
 21 comments, we will now adjourn the public hearing
 22 and reopen the regular CDC meeting so that we may
 23 now call the item to a vote.
 24 The resolution before us recommends

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1 to the City Council of the City of Chicago the
 2 approval of the redevelopment plan for the proposed
 3 79th Street Corridor TIF Redevelopment Project Area
 4 Amendment No. 3 and adoption of Amendment No. 3 for
 5 the area.
 6 Do I have a motion?
 7 COMMISSIONER CURTIS: So moved. Curtis.
 8 CHAIRWOMAN BUTLER: Thank you, Commissioner
 9 Curtis.
 10 Do I have a second?
 11 COMMISSIONER WHEAT: Second. Commissioner
 12 Wheat.
 13 CHAIRWOMAN BUTLER: Thank you, Commissioner
 14 Wheat.
 15 I will now call the roll.
 16 In accordance with the Open Meetings
 17 Act, all votes are to be conducted by roll call so
 18 that each member's vote on each issue can be
 19 identified and recorded. Please signify your vote
 20 on approval of the motion by saying yes, no, or
 21 abstain.
 22 Vice Chair Newsome.
 23 (No response.)
 24 Has Vice Chair Newsome raised her

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1 hand? I know that she's in the meeting.
 2 (No response.)
 3 Kamal, can you see if you can get
 4 Vice Chair Newsome promoted as a panelist on your
 5 end?
 6 MR. KAMAL: Chairwoman, we dropped -- we lost
 7 her. She's been going in and out.
 8 CHAIRWOMAN BUTLER: Okay. All right. Thank
 9 you.
 10 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 (No response.)
 20 Commissioner Curtis.
 21 COMMISSIONER CURTIS: Yes.
 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 Thomas.
 5 (No response.)
 6 Commissioner Thomas.
 7 COMMISSIONER THOMAS: Abstain.
 8 CHAIRWOMAN BUTLER: Thank you.
 9 Commissioner Trevino.
 10 COMMISSIONER TREVINO: Yes.
 11 CHAIRWOMAN BUTLER: And Chairwoman Butler
 12 votes yes.
 13 The motion passes.
 14 For the first item of new business
 15 listed as item A under the New Business section
 16 of our agenda, the Department of Planning and
 17 Development is requesting that the CDC accept for
 18 review the amended redevelopment plan for the
 19 proposed 43rd/Cottage Grove Tax Increment Financing
 20 Redevelopment Project Area Amendment No. 3 and set
 21 dates for a public meeting of the Joint Review
 22 Board and a public hearing.
 23 As the details of the proposed
 24 amendment to the TIF redevelopment plan will be

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1 thoroughly discussed at the upcoming public
 2 hearing, there will be no presentation at this
 3 time. There will also be opportunity to ask
 4 questions about the amended redevelopment plan
 5 during the public hearing. So I will now call the
 6 item to vote.
 7 The resolution before us requests
 8 that the CDC accept for review the amended
 9 redevelopment plan for the proposed 43rd/Cottage
 10 Grove Tax Increment Financing Redevelopment Project
 11 Area Amendment No. 3 and to set dates for a public
 12 meeting of the Joint Review Board and a public
 13 hearing.
 14 Do I have a motion?
 15 COMMISSIONER THOMAS: Madam Chair, I move
 16 that we accept for review and set dates for a
 17 public hearing of this matter.
 18 CHAIRWOMAN BUTLER: Thank you, Commissioner
 19 Thomas.
 20 Do I have a second?
 21 COMMISSIONER CHAN MCKIBBEN: Second. Grace
 22 Chan McKibben.
 23 CHAIRWOMAN BUTLER: Thank you, Commissioner
 24 Chan McKibben.

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1 I will now call the item for a vote.
 2 Please signify your vote on approval of the motion
 3 by saying yes, no, or abstain.
 4 Is Vice Chair Newsome back in the
 5 meeting, Kamal?
 6 MR. KAMAL: I don't see her.
 7 CHAIRWOMAN BUTLER: All right. Thank you.
 8 Secretary Wheat.
 9 COMMISSIONER WHEAT: Yes.
 10 CHAIRWOMAN BUTLER: Commissioner Buford.
 11 COMMISSIONER BUFORD: Yes.
 12 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 13 (No response.)
 14 Commissioner Chan McKibben.
 15 COMMISSIONER CHAN MCKIBBEN: Yes.
 16 CHAIRWOMAN BUTLER: Commissioner Cox.
 17 (No response.)
 18 Commissioner Curtis.
 19 COMMISSIONER CURTIS: Yes.
 20 CHAIRWOMAN BUTLER: Commissioner Davis.
 21 (No response.)
 22 Commissioner Gomez.
 23 (No response.)
 24 Commissioner Griggs.

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1 (No response.)
 2 Commissioner Thomas.
 3 COMMISSIONER THOMAS: Yes.
 4 CHAIRWOMAN BUTLER: Commissioner Trevino.
 5 COMMISSIONER TREVINO: Yes.
 6 CHAIRWOMAN BUTLER: And Chair Butler votes
 7 yes.
 8 The motion passes.
 9 For our second item of new business
 10 listed as item B under the New Business section
 11 of our agenda, the Department of Planning and
 12 Development is requesting that the CDC accept for
 13 its review the amended redevelopment plan for the
 14 proposed Bronzeville Tax Increment Financing
 15 Redevelopment Project Area Amendment No. 6 and set
 16 dates for a public meeting of the Joint Review
 17 Board and a public hearing.
 18 As the details of the proposed
 19 amendment to the TIF redevelopment plan will be
 20 thoroughly discussed at the upcoming public
 21 hearing, there will be no presentation at this
 22 time. There will also be opportunity to ask
 23 questions about the amended redevelopment plan
 24 during the public hearing.

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1 So I will now call the item to a
 2 vote.
 3 The resolution before us requests
 4 that the CDC accept for review the amended
 5 redevelopment plan for the proposed Bronzeville Tax
 6 Increment Financing Redevelopment Project Area
 7 Amendment No. 6 and to set dates for a public
 8 meeting of the Joint Review Board and a public
 9 hearing.
 10 Do I have a motion?
 11 COMMISSIONER THOMAS: Madam Chair, I move
 12 that we accept for review and set dates for the
 13 public hearing for this item.
 14 CHAIRWOMAN BUTLER: Thank you, Commissioner
 15 Thomas.
 16 Do I have a second?
 17 COMMISSIONER CURTIS: Second. Curtis.
 18 CHAIRWOMAN BUTLER: All right. Thank you,
 19 Commissioner Curtis.
 20 I will now call the item for a vote.
 21 Please signify your vote on approval of the motion
 22 by saying yes, no, or abstain.
 23 Vice Chair Newsome.
 24 (No response.)

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1 Secretary Wheat.
 2 COMMISSIONER WHEAT: Yes.
 3 And, Madam Chair, I think Vice Chair
 4 Newsome just raised her hand, so ...
 5 CHAIRWOMAN BUTLER: Yes. Thank you.
 6 COMMISSIONER WHEAT: Yeah.
 7 CHAIRWOMAN BUTLER: Thank you.
 8 And thank you, Vice Chair Newsome.
 9 Commissioner Cepeda.
 10 (No response.)
 11 Commissioner Chan McKibben.
 12 COMMISSIONER CHAN McKIBBEN: Yes.
 13 CHAIRWOMAN BUTLER: Commissioner Cox.
 14 (No response.)
 15 Commissioner Curtis.
 16 COMMISSIONER CURTIS: Yes.
 17 CHAIRWOMAN BUTLER: Commissioner Davis.
 18 (No response.)
 19 Commissioner Gomez.
 20 (No response.)
 21 Commissioner Griggs.
 22 (No response.)
 23 Commissioner Thomas.
 24 COMMISSIONER THOMAS: Yes.

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1 CHAIRWOMAN BUTLER: Commissioner Trevino.
 2 COMMISSIONER TREVINO: Yes.
 3 CHAIRWOMAN BUTLER: Chair Butler votes yes.
 4 The motion passes.
 5 For our next item of new business,
 6 which is item --
 7 COMMISSIONER WHEAT: Madam Chair.
 8 CHAIRWOMAN BUTLER: Yes.
 9 COMMISSIONER WHEAT: I think -- is
 10 Commissioner Buford raising his hand?
 11 COMMISSIONER BUFORD: Yes.
 12 COMMISSIONER WHEAT: Sorry to interrupt you.
 13 COMMISSIONER BUFORD: I don't know if you
 14 called on me.
 15 CHAIRWOMAN BUTLER: You know what? I think I
 16 did. But thank you for interrupting me, Secretary
 17 Wheat, and -- so that I can acknowledge
 18 Commissioner Buford's vote.
 19 Do you vote yes, no, or abstain on
 20 this matter?
 21 COMMISSIONER BUFORD: Yes.
 22 CHAIRWOMAN BUTLER: Thank you.
 23 Got to make sure the secretary has
 24 everything straight. So I'm glad you're -- I'm

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1 glad you're keeping track, Chris.
 2 Okay. For our next item of new
 3 business, which is item C on the public -- on the
 4 published agenda, the Department of Planning and
 5 Redevelopment is requesting that the CDC accept for
 6 its review the amended redevelopment plan for the
 7 proposed Madden/Wells Tax Increment Financing
 8 Redevelopment Project Area Amendment No. 1 and to
 9 set dates for a public meeting of the Joint Review
 10 Board and for a public hearing.
 11 As the details of the proposed
 12 amendment to the TIF redevelopment plan will be
 13 thoroughly discussed at the requested public
 14 hearing, there will be no presentation at this
 15 time.
 16 I will now call the item to a vote.
 17 The resolution before us requests
 18 that the CDC accepts for its review the amended
 19 redevelopment plan amendment No. 1 for the proposed
 20 Madden/Wells Tax Increment Financing Redevelopment
 21 Project Area and authority to set dates for a
 22 public meeting of the Joint Review Board and for a
 23 public hearing.
 24 Do I have a motion?

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1 COMMISSIONER THOMAS: Madam Chair, I move
 2 that we accept for review and set dates for the
 3 public hearing for this item.
 4 CHAIRWOMAN BUTLER: Thank you, Commissioner
 5 Thomas.
 6 Do I have a second?
 7 COMMISSIONER CURTIS: Second. Curtis.
 8 CHAIRWOMAN BUTLER: Thank you, Commissioner
 9 Curtis.
 10 I will now call the roll.
 11 In accordance with the Open Meetings
 12 Act, all votes are to be conducted by roll call so
 13 that each member's vote on each issue can be
 14 identified and recorded. Please signify your vote
 15 on approval of the motion by saying yes, no, or
 16 abstain.
 17 Vice Chair Newsome.
 18 Yes, she has raised her hand. Thank
 19 you, Vice Chair Newsome.
 20 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: Yes.
 4 CHAIRWOMAN BUTLER: Commissioner Cox.
 5 (No response.)
 6 Commissioner Curtis.
 7 COMMISSIONER CURTIS: Yes.
 8 CHAIRWOMAN BUTLER: Commissioner Davis.
 9 (No response.)
 10 Commissioner Gomez.
 11 (No response.)
 12 Commissioner Griggs.
 13 (No response.)
 14 Commissioner Thomas.
 15 COMMISSIONER THOMAS: Yes.
 16 CHAIRWOMAN BUTLER: Commissioner Trevino.
 17 COMMISSIONER TREVINO: Yes.
 18 CHAIRWOMAN BUTLER: Chairwoman Butler votes
 19 yes.
 20 The motion passes.
 21 For our next item of new business,
 22 the Department of Housing is requesting authority
 23 to negotiate a redevelopment agreement with Imani
 24 Senior Village Phase I, LLC, or related entity, for

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1 redevelopment of the property located at 9633 South
 2 Cottage Grove in the Stony Island Commercial/
 3 Burnside Industrial Corridors Tax Increment
 4 Financing Redevelopment Project Area, and to
 5 recommend to the City Council of the City of
 6 Chicago the designation of Imani Senior Village
 7 Phase I, LLC, or related entity, as developer.
 8 Kara Breems and Yixiao Shen will
 9 provide the staff report on behalf of the Housing
 10 Department.
 11 MS. SHEN: Thank you, Chairwoman. Good
 12 afternoon, everyone. This is Yixiao Shen,
 13 financial planning analyst from Department of
 14 Housing.
 15 Together with me is the developer
 16 team, Patricia Eggleston from Trinity 95th &
 17 Cottage Grove planned community development series,
 18 Philip Mappa and Steve Mappa from SPM Properties
 19 and Development. The project I'm presenting today
 20 is Imani Village Senior Residences Phase I for TIF
 21 assistance and developer designation.
 22 The project will provide affordable
 23 housing for seniors in an area with strong demand
 24 and limited supply of such units in 8th Ward, Stony

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1 Island Avenue Commercial and Burnside Industrial
 2 Corridors TIF district. The project is supported
 3 by Alderwoman Michelle Harris and the neighborhood.
 4 The site is part of 23 acres
 5 purchased by the developer of the project, Trinity
 6 95th, for the purpose of developing a sustainable
 7 green community called Imani Village that will
 8 provide housing, healthy living, and healthy
 9 eating.
 10 The site is on 96th and Cottage
 11 Grove, across Cottage Grove from the Metra line and
 12 directly adjacent to Chicago State University. The
 13 land covers four parcels in the yellow area. It's
 14 approximately 63,000 square foot with a market
 15 value of 1.6 million. The land is developer owned.
 16 Trinity 95th will provide a long-term lease of the
 17 land for the project at no cost.
 18 The site is primarily empty with the
 19 exception of a one-story manufacturing building
 20 that has stood vacant since 2007. This building
 21 will be demolished.
 22 The proposed project is a new senior
 23 independent living apartment building. It will be
 24 five stories, 56 feet height. It also includes a

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1 single-story section that will contain a main entry
 2 and a wide array of common spaces for the
 3 residents. There will also be a large outdoor
 4 space for residents' enjoyment. 26 parking spaces
 5 will be provided at the north side.
 6 New senior independent apartment
 7 building designed with two phases that will
 8 ultimately contain 132 units.
 9 The owner will be Imani Senior
 10 Village Phase I. The general partner is a joint
 11 venture between Trinity 95th and SPM Properties.
 12 The GC is ALL Construction Group. Syndicator will
 13 be selected shortly and will hold 99.99 percent of
 14 the ownership.
 15 The building will provide 70 rental
 16 units for one- and two-bedroom of which 23 percent
 17 will be affordable to the tenants earning 30
 18 percent or less AMI, and the remaining units will
 19 be held with 60 percent AMI. Tenant paid utilities
 20 including electric for cooking, lights, and
 21 appliances.
 22 The project requests grants from
 23 City of Chicago including TIF, 9 percent Low-Income
 24 Housing Tax Credits, DOH soft fund or grant, and

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1 the Illinois donation tax credits. Other funding
 2 sources include a private mortgage, ComEd grant, GP
 3 equity, a deferred developer fee as well as funds
 4 from the state. The total development cost will be
 5 31 million with per unit cost of 452,000 and the
 6 per square feet of \$406.
 7 Total TIF request is up to
 8 \$8,050,757 from Stony Island Avenue Commercial and
 9 the Burnside Industrial Corridors TIF district.
 10 TIF assistance will be provided to the developer in
 11 three equal payments.
 12 The request from CDC today is the
 13 designation of Imani Senior Village Phase I, LLC as
 14 the developer and to negotiate a redevelopment
 15 agreement with the development team.
 16 Thank you for your time. We're here
 17 for any questions and concerns.
 18 CHAIRWOMAN BUTLER: Thank you.
 19 I'd like to recognize, if she is
 20 with us, Alderwoman Michelle Harris or anyone from
 21 her staff if she or her team would like to make a
 22 statement.
 23 Kamal, is anyone from -- is the
 24 alderman on -- alderwoman on?

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1 MR. KAMAL: No, Chairman.
 2 CHAIRWOMAN BUTLER: Okay. Great. Thank you.
 3 I will now ask the Commissioners of
 4 the CDC if you have questions. If you do, please
 5 raise your hand.
 6 Commissioner Curtis.
 7 COMMISSIONER CURTIS: Yes. Thank you,
 8 Chairwoman.
 9 The area looks to be a -- other --
 10 looks to be light industrial. Certainly doesn't
 11 look to be residential. I'm wondering about the
 12 location.
 13 Is there public transportation for
 14 this type of a residential building? I don't see
 15 any other type of residents in the area.
 16 MS. SHEN: Okay. So it will be the large
 17 picture is Imani Village, and there will be the
 18 market and residential center. So it's a picture
 19 of the whole project. And the residential
 20 buildings will be two phases. This is the first
 21 phase. The second phase will be the building next
 22 to it -- this is the other building -- and which
 23 will provide 132 affordable units to senior
 24 residents.

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1 COMMISSIONER CURTIS: I'm sorry. Are
 2 there -- the rest of the development that you are
 3 showing, do you have a timeline on that, on the
 4 rest of that project?
 5 MS. SHEN: Yes. We are targeting September
 6 City Council for introduction for the full
 7 financing and hopefully pass with the following
 8 month and closing by the end of this year.
 9 COMMISSIONER CURTIS: I'm questioning the
 10 rest of the project that you were showing there.
 11 You had a map, development site. That one.
 12 MS. BREEMS: This is Kara Breems also working
 13 with Yixiao on the project at DOH.
 14 Patricia Eggleston is on from the
 15 development team. Would it be appropriate for her
 16 to respond to that question?
 17 COMMISSIONER CURTIS: Sure. Sure. That
 18 would be fine.
 19 MS. EGGLESTON: Hi. This is Patricia
 20 Eggleston. Can you hear me?
 21 COMMISSIONER CURTIS: Yes.
 22 MS. EGGLESTON: All right. Okay. The --
 23 immediately east of this building we are planning
 24 for affordable for-sale homes. And we've had

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1 preliminary conversations with the Department of
 2 Housing. We are working on that right now. As our
 3 Chicago -- City of Chicago team talked about, we're
 4 going to have about 80 units of affordable for-sale
 5 homes. So that's going to be immediately east.
 6 And immediately east of there is Chicago -- I mean,
 7 Cottage Grove Heights, which is a residential
 8 community. You can't really see it from the sites
 9 that you have here. But they're less than -- I
 10 don't know. They're very -- they're adjacent to
 11 this -- to our whole site.
 12 We own 23 acres, and the site plan
 13 that you saw has been -- it's been a little bit
 14 adjusted to show that immediately to the east -- I
 15 apologize for repeating myself -- will be for-sale
 16 homes that we are in development with right this
 17 second.
 18 As far as transportation, Cottage
 19 Grove is a major thoroughfare. And so there are
 20 cars going up and down this street all the time.
 21 It's a major CTA bus route.
 22 We've already developed Advocate
 23 healthcare facility on this 23 acres as well.
 24 There's a Metra line that is

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1 immediately to the west of Cottage Grove Heights,
 2 and then Chicago State is on the other side.
 3 It would be helpful to answer that
 4 question if we could see a larger picture of all
 5 the areas around there which shows all of the
 6 houses. This is not the -- there's another picture
 7 that wasn't included in this that shows all the
 8 housing right around this area.
 9 At the bottom where -- you see not
 10 included at the bottom on the south, that's the
 11 Social Security building. And immediately next to
 12 it is the first phase of the affordable for-sale
 13 housing will be going in that location.
 14 This site plan has not -- has been
 15 changed so to speak. So where you see E on this
 16 site is where the senior housing is actually going
 17 to be, not where it's shown on here.
 18 COMMISSIONER CURTIS: The items that are
 19 listed here, the academic and educational center,
 20 the athletic fitness center, which ones of these
 21 have been completed? Are any of these completed?
 22 MS. EGGLESTON: Not those. The ones up in
 23 A that has been completed. The Advocate healthcare
 24 center has been completed. That was our first

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1 project.
 2 And as I said, the ones that are
 3 showed like down in area G, although this is not
 4 the exact site plan, that's what we're working on
 5 right this second in terms of affordable housing
 6 that's going to go up in that location right there.
 7 COMMISSIONER CURTIS: You mentioned the Metra
 8 station. Is there -- or Metra line. Is there a
 9 Metra station?
 10 MS. EGGLESTON: There's a Metra station at
 11 95th and Cottage Grove. You see the Illinois
 12 Central Railroad. Also next to the railroad is a
 13 Metra station. It doesn't show on this.
 14 And there is a station at 95th and
 15 Cottage Grove. In fact, it's going through
 16 renovation right this second.
 17 COMMISSIONER CURTIS: Thank you.
 18 CHAIRWOMAN BUTLER: Commissioner Curtis, any
 19 additional questions?
 20 COMMISSIONER CURTIS: No. That was all.
 21 Thank you for the time.
 22 CHAIRWOMAN BUTLER: Okay. Thank you.
 23 Commissioner Thomas.
 24 COMMISSIONER THOMAS: Thank you, Madam

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1 Chairman.
 2 Before I ask my question, just to
 3 add answers to Commissioner Curtis, this site is
 4 a block away from the 95th Street -- there's a 95th
 5 Street CTA route which could take them right to
 6 95th and the Red Line. So there's a lot of
 7 transportation in this area for any residents that
 8 would -- are here or will come here.
 9 COMMISSIONER CURTIS: That's helpful. When I
 10 look at the street map, it looks a little desolate.
 11 Thank you.
 12 COMMISSIONER THOMAS: Right. But Cottage
 13 Grove is a major street, and a block away is 95th
 14 Street, which is another major street. It has
 15 public transportation on it, including the Metra
 16 line. And then four blocks from there is the --
 17 maybe six blocks from there is the Red Line that'll
 18 take you all the way up to Evanston.
 19 My question is regarding Imani
 20 Senior Village Phase I, LLC, which is the property
 21 owner. I can't tell who's for profit and not for
 22 profit on this diagram of ownership.
 23 MS. EGGLESTON: Imani -- I'm sorry. 95th --
 24 CHAIRWOMAN BUTLER: Who's speaking?

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1 MS. EGGLESTON: This is Patricia.
 2 CHAIRWOMAN BUTLER: I'm sorry. This is -- so
 3 that everyone understands from the development
 4 teams that are speaking or will speak, you must
 5 introduce yourself each time you speak. Thank you.
 6 MS. EGGLESTON: Oh, thank you. I apologize
 7 for that. I am Patricia Eggleston, and I'm with
 8 95th and Cottage Grove Plan Community Development.
 9 We are the not-for-profit. We are an LLC developed
 10 by the Trinity United Church of Christ, single-
 11 member LLC.
 12 COMMISSIONER THOMAS: To the Department of
 13 Planning, is there a for-profit owner of this land
 14 and development?
 15 MR. MAPPA: Can you hear me?
 16 MS. BREEMS: So I think -- this is Kara
 17 Breems from the City of Chicago Department of
 18 Housing.
 19 So yes. So it's a joint venture.
 20 The development is a joint venture between SPM
 21 Properties and Development, and Phil Mappa, who was
 22 about to speak there, is the principal of SPM, and
 23 Trinity 95th and Cottage Grove Planned Community
 24 Development, which is the nonprofit. So it's a

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1 joint venture between a for-profit and a nonprofit.
 2 COMMISSIONER THOMAS: And the non- --
 3 CHAIRWOMAN BUTLER: Sorry. Go ahead, please,
 4 Commissioner Thomas.
 5 COMMISSIONER THOMAS: The nonprofit has .01
 6 percent and the for-profit has 99.99 percent?
 7 MS. BREEMS: No. It's a 60/40 split. So the
 8 nonprofit has 40; the for-profit has 60.
 9 COMMISSIONER THOMAS: Madam Chair, in our
 10 documents we have that description, and then we
 11 have a chart which has a different description.
 12 And I believe we are -- I'm just trying to see how
 13 the City gets money back if we are approving TIF
 14 financing.
 15 MS. BREEMS: So the 99 percent that you're
 16 referring to, I don't know that we have --
 17 CHAIRWOMAN BUTLER: I'm sorry. Can you
 18 please introduce yourself?
 19 MS. BREEMS: Sorry. This is Kara Breems,
 20 Department of Housing.
 21 The 99 percent that you're referring
 22 to is the syndicator ownership for the tax credit
 23 structure. So -- but the development team -- and
 24 the development team then with .01 percent. But

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1 the development team would be the ultimate owner of
 2 the project. And the RDA would be negotiated with
 3 the development team to answer your question.
 4 COMMISSIONER THOMAS: And can you give me --
 5 can you give me the development team's name again?
 6 MS. BREEMS: Yes. It's Trinity 95th and
 7 Cottage Grove Planned Community Development Series,
 8 LLC.
 9 COMMISSIONER THOMAS: And that is -- that is
 10 a for-profit entity?
 11 MS. BREEMS: That is the -- I'm sorry. Imani
 12 Senior Village Phase I, LLC, which is -- which
 13 consists of the Trinity United entity, which is 40
 14 percent, as the nonprofit, and the SPM Properties
 15 and Development, which is the for-profit.
 16 COMMISSIONER THOMAS: Okay. Madam Chair, my
 17 question is who is the for-profit entity that will
 18 be paying real estate taxes on this site?
 19 MR. MAPPA: Madam Chairman, this is Phil
 20 Mappa. Can you hear me?
 21 CHAIRWOMAN BUTLER: Yes.
 22 MR. MAPPA: I am one of the owners of SPM
 23 Properties. Maybe I just could explain a little
 24 bit. This is a Low-Income Housing Tax Credit

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1 project. And I believe when you're looking at the
 2 99 percent, that is the adjusted ownership after
 3 the tax credit investor invests in the project. As
 4 the project is now, it's a joint venture with the
 5 Trinity 95th and Cottage Grove series and SPM
 6 Properties. They are -- and Trinity is a
 7 nonprofit. SPM Properties generally hopes to be
 8 the for-profit. So we'll be the for-profit entity.
 9 The Imani Senior Village Phase I,
 10 LLC will be the ultimate owner of the project.
 11 That project technically is a taxable entity for
 12 purposes of real estate taxes. So the ownership
 13 entity will, in fact, pay the real estate taxes
 14 that go into the TIF reimbursement, they go into
 15 the TIF district.
 16 COMMISSIONER THOMAS: And that's Imani Senior
 17 Village Phase I, LLC, that is the for-profit that
 18 will pay --
 19 MR. MAPPA: Yes. It's a -- that is the
 20 ownership entity that technically will pay the
 21 taxes. It will be a for-profit operating entity.
 22 Once the tax credit investor invests in the
 23 project, the ownership percentages change, but not
 24 the ownership itself. The ownership remains with

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1 the Imani Senior Village Phase I, LLC.
 2 COMMISSIONER THOMAS: Which will pay a
 3 hundred percent of the taxes due?
 4 MR. MAPPA: Correct. Correct.
 5 COMMISSIONER THOMAS: Okay. That's all I was
 6 asking, Madam Chair.
 7 MR. MAPPA: Okay. I'm sorry.
 8 And if I could just -- this is Phil
 9 Mappa still. Just one other thing that you didn't
 10 see on the overhead and I think created some
 11 confusion, where this is located, the -- directly
 12 east and on that scale to the right of where the
 13 senior housing will be single-family, single-
 14 family a little bit to the south, and then south of
 15 the entire development is all Cottage Grove
 16 Heights. A significant single-family residential
 17 area is both to the south and to the east of Imani
 18 Village.
 19 CHAIRWOMAN BUTLER: Thank you, Mr. Mappa.
 20 Commissioner Thomas, any additional
 21 questions?
 22 COMMISSIONER THOMAS: No. Thank you, Madam
 23 Chair.
 24 CHAIRWOMAN BUTLER: Thank you.

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1 Secretary Wheat.
 2 COMMISSIONER WHEAT: Thank you, Madam Chair.
 3 I have a simpler question than
 4 Commissioner Thomas' question. The -- in the
 5 environmental benefits section, it includes an
 6 articulation of solar rooftops, solar power. And
 7 when I look at the pictures, I don't see any solar
 8 panels. So where are the solar panels?
 9 MR. MAPPA: The --
 10 CHAIRWOMAN BUTLER: I'm sorry.
 11 MR. MAPPA: This is Phil Mappa again.
 12 CHAIRWOMAN BUTLER: Thank you.
 13 MR. MAPPA: The project is designed to add
 14 solar in two ways. Not only will we be buying the
 15 discounted solar from a community solar garden to
 16 reduce the taxes -- or the cost of electricity, but
 17 the entire building in the second phase also are
 18 being built for solar. So all of the conduit, all
 19 of the wiring will all be included in the project.
 20 We're still in the design phase with
 21 the contractor. And whether we put solar in now or
 22 we put it in after it's constructed, the concept is
 23 to use as much solar and use solar to reduce the
 24 energy output of the project.

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1 COMMISSIONER WHEAT: Okay. Thank you.
 2 MR. MAPPA: Okay.
 3 CHAIRWOMAN BUTLER: Commissioner Wheat, any
 4 additional questions?
 5 COMMISSIONER WHEAT: No, that's it. Thank
 6 you, ma'am.
 7 CHAIRWOMAN BUTLER: Do any other Com- -- do
 8 any other members of the Commission have questions?
 9 (No response.)
 10 Kamal, do you see any hands raised
 11 from members of the Commission?
 12 MR. KAMAL: No, Chairwoman.
 13 CHAIRWOMAN BUTLER: Thank you.
 14 Commissioners, the resolution before
 15 us requests authority for the Department of Housing
 16 to negotiate a redevelopment agreement with Imani
 17 Senior Village Phase I, LLC, or a related entity,
 18 for redevelopment of the property located at 9633
 19 South Cottage Grove in the Stony Island Commercial/
 20 Burnside Industrial Corridor Tax Increment
 21 Financing Redevelopment Project Area, and to
 22 recommend to the City Council of the City of
 23 Chicago the designation of Imani Senior Village
 24 Phase I, LLC, or a related entity, as developer.

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1 Do I have a motion?
 2 Kamal, I need to see the screen of
 3 the Commissioners, please.
 4 COMMISSIONER THOMAS: So move. Commissioner
 5 Thomas.
 6 CHAIRWOMAN BUTLER: Thank you, Commissioner
 7 Thomas.
 8 Do I have a second?
 9 COMMISSIONER CURTIS: Second. Curtis.
 10 CHAIRWOMAN BUTLER: Thank you, Commissioner
 11 Curtis.
 12 I will now call the roll vote.
 13 Please signify your vote on approval of the motion
 14 by saying yes, no, or abstain.
 15 Vice Chair Newsome.
 16 Thank you. She votes yes by raised
 17 hand.
 18 Secretary Wheat.
 19 COMMISSIONER WHEAT: Yes.
 20 CHAIRWOMAN BUTLER: Commissioner Buford.
 21 COMMISSIONER BUFORD: Yes.
 22 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 23 (No response.)
 24 Commissioner Chan McKibben.

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1 COMMISSIONER CHAN McKIBBEN: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Cox.
 3 (No response.)
 4 Commissioner Curtis.
 5 COMMISSIONER CURTIS: Yes.
 6 CHAIRWOMAN BUTLER: Commissioner Davis.
 7 (No response.)
 8 Commissioner Gomez.
 9 (No response.)
 10 Commissioner Griggs.
 11 (No response.)
 12 Commissioner Thomas.
 13 COMMISSIONER THOMAS: Yes.
 14 CHAIRWOMAN BUTLER: Commissioner Trevino.
 15 COMMISSIONER TREVINO: Yes.
 16 CHAIRWOMAN BUTLER: And Chair Butler votes
 17 yes.
 18 The motion passes.
 19 For our fifth item -- for our fifth
 20 item of new business, the Department of Housing is
 21 requesting authority to advertise its intention to
 22 enter into a negotiated sale with The Community
 23 Builders, Inc., or a related entity, for the
 24 disposition of the property located at 4715 North

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1 Western in the Western Avenue North Redevelopment
 2 Project Area, and to request alternative proposals,
 3 and to approve the sale of the property to The
 4 Community Builders, Inc., or a related entity, if
 5 no responsive alternative proposals are received,
 6 and to request authority for the Department of
 7 Housing to negotiate a redevelopment agreement with
 8 The Community Builders, Inc., or a related entity,
 9 for redevelopment of the property, and to recommend
 10 to the City Council of the City of Chicago the
 11 designation of The Community Builders, Inc., or a
 12 related entity, as developer if no responsive
 13 alternative proposals are received.
 14 Kara Breems will provide the staff
 15 report for this item on behalf of the Department of
 16 Housing.
 17 MS. BREEMS: Good afternoon, Commissioners.
 18 Just confirming that you can see my screen.
 19 CHAIRWOMAN BUTLER: Yes.
 20 MS. BREEMS: Okay. Thank you.
 21 My name's Kara Breems. I'm a
 22 project manager in the Department of Housing. And
 23 I'm joined this afternoon by Kemena Brooks and Will
 24 Woodley from The Community Builders, Inc., and

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1 Gabriel Ignacio Dziekiewicz, principal of Design-
 2 Bridge and the Boar Company.
 3 The project is located at 4715 North
 4 Western in the 47th Ward where Alderman Martin is
 5 supportive of the project. It's in Lincoln Square
 6 in the Western Avenue North TIF. Again, Alderman
 7 Martin is supportive. Also sportive are the groups
 8 listed here, including the Lincoln Square/
 9 Ravenswood Chamber of Commerce and four additional
 10 neighborhood groups.
 11 The developer is The Community
 12 Builders, Inc. TCB is a nonprofit real estate
 13 developer started in 1964. They established a
 14 presence in Chicago roughly 20 years ago and since
 15 then have developed 1700 residential units in
 16 Chicago with another 750 under construction.
 17 Projects in Chicago include the Oakwood Shores
 18 redevelopment of CHA's Madden/Wells public housing
 19 project, which includes many phases.
 20 The Boar Company is an MBE
 21 development firm owned by DesignBridge owner
 22 Gabriel Ignacio Dziekiewicz. The Boar Company will
 23 participate as co-developer for the project.
 24 DesignBridge is an MBE architecture

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1 firm with a 36-year history in Chicago building new
 2 construction and rehab of over 2,000 residential
 3 units, including affordable rentals at Casa
 4 Querétaro, Casa Durango, and 1237 North California.
 5 I'll note here that following DOH
 6 policy, the GC will be selected from at least three
 7 competing bids prior to Council. They -- like all
 8 City-funded projects, they will need to meet the 26
 9 and 6 MBE/WBE requirement. TCB has their own
 10 internal goal which exceeds the City's requirement.
 11 TCB looks to provide 30 and 10 MBE/WBE.
 12 Chairperson Butler asked me to
 13 provide a list -- to share a list of the directors
 14 and officers of TCB, and those are indicated here.
 15 So neighborhood context. The site
 16 is directly adjacent to the Western Avenue Brown
 17 Line station. And in addition to excellent transit
 18 access, it's well served by local schools, grocery
 19 stores, medical facilities, and employment
 20 opportunities.
 21 The City owns six PINs that make up
 22 the site. We are seeking to sell these six PINs to
 23 the developer for a dollar each to enable this
 24 development. Only three of those PINs are located

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1 within the TIF. You can see where the Western
 2 Avenue North TIF is indicated by the pink hash.
 3 The current condition of the site is
 4 a parking lot.
 5 And what the project will consist
 6 of. So it will be new construction of a 63-unit
 7 affordable residential development. It will
 8 include 36 parking spaces with 18 spaces reserved
 9 for residents, and approximately 5,000 square feet
 10 of retail space. We anticipate the project will
 11 create 32 new permanent jobs and 75 construction
 12 jobs.
 13 The requested actions for the CDC
 14 today are to enable us to enter into a negotiated
 15 sale for 4715 North Western. The appraisal for the
 16 property submitted actually two weeks ago was 4.925
 17 million. Again, we would look to sell all six lots
 18 for a dollar a lot. We'd also look to negotiate a
 19 redevelopment agreement with the development entity
 20 and provide up to \$12 million in TIF over the
 21 course of three payments.
 22 And then we'd also look to designate
 23 the 4715 North Western owner LLC and The Community
 24 Builders, Inc., or their affiliates, as the

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1 developer for the project.
 2 Here is what the project would look
 3 like. It's a six-story building that would front
 4 Western Avenue. Again, there would be first floor
 5 commercial space accessed by the public.
 6 The site plan -- which I see that
 7 you can't see here. But the site -- the parking
 8 lot would be accessed off of Western Avenue,
 9 parking garage. There would also be plaza space
 10 adjacent to Leland Avenue, which compliments the
 11 City's efforts to enhance the Leland Avenue green
 12 way, as well as redevelop the plaza adjacent to the
 13 CTA L station at Western.
 14 The project would maximize the
 15 private loan available. Currently it looks as
 16 though that would entail a roughly \$3.6 million
 17 first mortgage. The remainder of funds would come
 18 from a combination of TIF funds, DOH loan, and
 19 equity generated by both donation tax credits
 20 generated by the donation of the land and 9 percent
 21 Low-Income Housing Tax Credits. The project was
 22 awarded 9 percent LIHTC under the 2021 QAP round.
 23 75 percent of the construction
 24 budget in the Uses columns will be dedicated to

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1 construction of the project.
 2 This concludes my presentation, and
 3 I welcome any questions you may have.
 4 CHAIRWOMAN BUTLER: Thank you, Kara.
 5 Commissioners, do you have any
 6 questions for the Department of Housing or the
 7 development team?
 8 (No response.)
 9 Kamal, I don't see any hands raised
 10 by members of the Commission. Is that correct?
 11 MR. KAMAL: That's correct, Chairwoman.
 12 CHAIRWOMAN BUTLER: Okay. Thank you.
 13 Commissioners, the resolution before
 14 us requests authority for the Department of Housing
 15 to advertise its intention to enter into a
 16 negotiated sale with The Community Builders, Inc.,
 17 or related entity, for the disposition of the
 18 property located at 4715 North Western Avenue in
 19 the Western Avenue North Redevelopment Project
 20 Area, and to negotiate a redevelopment agreement
 21 with The Community Builders, Inc., or related
 22 entity, for redevelopment of the property, and to
 23 request alternative proposals, and to approve the
 24 sale of the property to The Community Builders,

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1 Inc., or related entity, if no responsive
 2 alternative proposals are received, and to
 3 recommend to the City Council of the City of
 4 Chicago the designation of The Community Builders,
 5 Inc., or a related entity, as developer.
 6 Do I have a motion?
 7 COMMISSIONER WHEAT: So move. Commissioner
 8 Wheat.
 9 CHAIRWOMAN BUTLER: Thank you, Commissioner
 10 Wheat.
 11 Do I have a second?
 12 COMMISSIONER CURTIS: Second. Curtis.
 13 CHAIRWOMAN BUTLER: I see Vice Chair Newsome
 14 has raised her hand as the second. Thank you.
 15 I will now call the vote. Please
 16 signify your vote on approval of the motion by
 17 saying yes, no, or abstain.
 18 Vice Chair Newsome votes yes by
 19 raising -- by utilizing the raise-your-hand
 20 function.
 21 Secretary Wheat.
 22 COMMISSIONER WHEAT: Yes.
 23 CHAIRWOMAN BUTLER: Commissioner Buford.
 24 COMMISSIONER BUFORD: Yes.

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1 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 2 (No response.)
 3 Commissioner Chan McKibben.
 4 COMMISSIONER CHAN McKIBBEN: Yes.
 5 CHAIRWOMAN BUTLER: Commissioner Cox.
 6 (No response.)
 7 Commissioner Curtis.
 8 COMMISSIONER CURTIS: Yes.
 9 CHAIRWOMAN BUTLER: Commissioner Davis.
 10 (No response.)
 11 Commissioner Gomez.
 12 (No response.)
 13 Commissioner Griggs.
 14 (No response.)
 15 Commissioner Thomas.
 16 COMMISSIONER THOMAS: Yes.
 17 CHAIRWOMAN BUTLER: Commissioner Trevino.
 18 COMMISSIONER TREVINO: Yes.
 19 CHAIRWOMAN BUTLER: Chairwoman Butler votes
 20 yes.
 21 The motion passes.
 22 For our sixth item of new business,
 23 the Department of Planning and Development is
 24 requesting authority to negotiate a redevelopment

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1 agreement with E.G. Woode, L3C for redevelopment of
 2 the property located at 1022 West 63rd Street in
 3 the Englewood Neighborhood Tax Increment Financing
 4 Redevelopment Project Area, and to recommend to the
 5 City Council of the City of Chicago the designation
 6 of E.G. Woode, 3 -- excuse me, L3C as developer.
 7 Emmett Morrissey will provide the
 8 staff report for this item.
 9 MR. MORRISSEY: Good afternoon. For the
 10 record, my name is Emmett Morrissey, financial
 11 planning analyst with the Department of Planning
 12 and Development.
 13 I'm here today to request your
 14 approval to name E.G. Woode as the developer for
 15 this project at 1022 West 63rd Street, and I'm
 16 seeking approval to enter into a redevelopment
 17 agreement with E.G. Woode.
 18 With me today is the developer, Deon
 19 Lucas from E.G. Woode.
 20 The property is located at 1022 West
 21 63rd Street. It's located in the 16th Ward in the
 22 Englewood community area. It's located in the
 23 Englewood Neighborhood TIF district.
 24 This slide shows a neighborhood

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1 context view of the subject property with the red
 2 dot along 63rd Street.
 3 This slide shows outlined --
 4 highlighted in blue the subject PIN number
 5 associated with this development. The total site
 6 size is 6,000 square feet.
 7 The project aims to revitalize the
 8 building's character. The subject property is a
 9 two-story building containing a total of 10,432
 10 square feet. This includes the basement area of
 11 the facility that will also be refinished. It sits
 12 on a 6,000 square foot site.
 13 The completed development will have
 14 three retail spaces on the ground floor along with
 15 two offices on the second floor.
 16 Tenants of the property include
 17 Ellie's Urban Grill, Pass the Peas, and Englewood
 18 Kitchen. Ellie's provides a casual dining
 19 experience with sports and entertainment theme.
 20 Englewood Kitchen is a co-sharing workspace for
 21 culinary artists that aspire to open up full-
 22 service restaurants. And Pass the Peas is a
 23 casual soul food restaurant that serves as an
 24 inspirational kitchen providing a dining experience

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1 for the residents of Englewood.
 2 The total TIF amount is 3.9 million,
 3 and the total project cost is 5.33 million. Total
 4 project cost includes revitalizing the exterior of
 5 the facility as well as finishing off the furniture
 6 and equipment for the proposed tenants in the
 7 facility.
 8 The project has a 12-month
 9 construction timeline period.
 10 This slide shows the current
 11 condition of the subject property. As you can
 12 see, it is in need of revitalization.
 13 This slide shows the renderings of
 14 the proposed facility.
 15 The project is being funded through
 16 a combination of equity lender fund financing, a
 17 grant from the Chicago Community Trust, and the 3.9
 18 million of proposed TIF funding.
 19 Acquisition came through the Cook
 20 County Land Bank for approximately 50,000. Hard
 21 construction costs total 4.5 million, and soft
 22 costs is approximately 770,000.
 23 The Department of Planning and
 24 Development strongly supports this project because

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1 it will create 20 to 30 new full-time positions,
 2 and the facility will have an incubator kitchen
 3 for new restaurant entrepreneurs.
 4 And this project will provide a
 5 casual dining experience that residents of the
 6 community can enjoy.
 7 The total investment is 5.33
 8 million.
 9 MBE and WBE participation is
 10 required on the hard constructions costs along with
 11 prevailing wages and City of Chicago residency
 12 requirements.
 13 This will complete and refinish and
 14 bring a vacant property back into productive use
 15 and get the property back on the tax rolls. The
 16 City protections include a redevelopment agreement
 17 with standard procedures to make sure the project
 18 is completed and funded properly.
 19 I'm here today to request your
 20 approval. I'm joined today by the developer. And
 21 we are happy to answer any questions the committee
 22 may have. Thank you.
 23 COMMISSIONER WHEAT: Madam Chair, you're on
 24 mute.

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1 CHAIRWOMAN BUTLER: Thank you for that,
 2 Secretary Wheat.
 3 So before we get to the Commission's
 4 questions, I'd like to ask if Alderwoman Stephanie
 5 Coleman is present or anyone from her team that
 6 would like to make a statement.
 7 (No response.)
 8 So, Commissioners, do you have any
 9 questions for the department?
 10 And Secretary Wheat.
 11 COMMISSIONER WHEAT: Thank you, Madam Chair.
 12 Question for staff. Can you provide
 13 some more information on the restaurants that were
 14 identified? Like are these new restaurants? Are
 15 they new owners? It's just helpful to understand
 16 essentially kind of where the tenant structure will
 17 be once construction's completed.
 18 MR. MORRISSEY: Thank you for the question.
 19 For the record, my name is Emmett Morrissey.
 20 I believe these restaurants are new
 21 restaurant concepts for the community. But I --
 22 I'm joined by the developer, and I think the
 23 developer, Mr. Lucas, can answer the question
 24 better than I can.

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1 CHAIRWOMAN BUTLER: So Mr. Dion Lucas has
 2 raised his hand, please. So could you -- welcome
 3 to the meeting. And could you please address the
 4 Commission's questions? Thank you.
 5 MR. LUCAS: Hi, everybody. My name is Dion
 6 Lucas. I'm president and co-founder of E.G. Woode.
 7 The two restaurants in question are
 8 Pass the Peas and Ellie's Urban Grill. Pass the
 9 Peas is a restaurateur with experience. She
 10 actually operated a Just Turkey for quite some time
 11 before she shut it down. So she's the only
 12 entrepreneur out of the three that have restaurant
 13 experience.
 14 Antoine Butler will be running
 15 Ellie's Urban Grill. He's actually a local
 16 resident, and he'll be working with Englewood
 17 Kitchen, who's championed by David Osborne and
 18 Jessica Holmes. Jessica, together with David, is
 19 a culinary instructor and hospitality monitor at
 20 Kennedy-King College, which is about four blocks
 21 down the street from it. And she has experience
 22 opening, operating, and running the CL, which is a
 23 community restaurant, as well as other venues. And
 24 so she'll be co-managing and assisting in the

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1 development of those different entities.
 2 CHAIRWOMAN BUTLER: Thank you.
 3 COMMISSIONER WHEAT: Thank you.
 4 And, Madam Chair, if can ask a
 5 follow-up.
 6 CHAIRWOMAN BUTLER: Yes, please.
 7 COMMISSIONER WHEAT: And to the developer or
 8 to staff, what is the expected timeline of the
 9 building post construction? Because I believe
 10 staff said they expect construction to go 12
 11 months. So essentially what is the expectation in
 12 terms of when doors will open?
 13 MR. LUCAS: This is -- the whole construction
 14 process is all inclusive. And so our 12-month
 15 schedule is the hard construction build-out as well
 16 as all of the FF&E. The way our organization works
 17 is it's turnkey ready, so the moment they -- that
 18 we say we're done, it literally means they can come
 19 in and serve customers.
 20 COMMISSIONER WHEAT: Got it. No other
 21 questions. Thank you, Madam Chair.
 22 CHAIRWOMAN BUTLER: Thank you, Secretary
 23 Wheat.
 24 Are there other questions,

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1 additional questions from members of the Commission?
2 Kamal, I don't see any hands raised
3 from my fellow Commissioners. Is that correct?
4 MR. KAMAL: That's correct, Chairwoman.
5 CHAIRWOMAN BUTLER: Thank you.
6 I will now call the item for a vote.
7 Commissioners, the resolution before
8 us requests authority for the Department of
9 Planning and Development to negotiate a
10 redevelopment agreement with E.G. Woode, L3C for
11 redevelopment of the property located at 1022 West
12 63rd Street in the Englewood Neighborhood Tax
13 Increment Financing Redevelopment Project Area, and
14 to recommend to the City Council of the City of
15 Chicago the designation of E.G. Woode, L3C as
16 developer.
17 Do I have a motion?
18 COMMISSIONER WHEAT: So move. Commissioner
19 Wheat.
20 CHAIRWOMAN BUTLER: Thank you, Secretary
21 Wheat.
22 Do I have a second?
23 COMMISSIONER THOMAS: Second. Commissioner
24 Thomas.

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1 CHAIRWOMAN BUTLER: Thank you, Commissioner
2 Thomas.
3 I will now call the vote. Please
4 signify your vote on approval of the motion by
5 saying yes, no, or abstain.
6 Vice Chair Newsome.
7 Vice Chair Newsome votes yes by
8 utilizing the raise-your-hand function.
9 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 (No response.)
19 Commissioner Curtis.
20 COMMISSIONER CURTIS: Abstain.
21 CHAIRWOMAN BUTLER: Commissioner Davis.
22 (No response.)
23 Commissioner Gomez.
24 (No response).

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1 Commissioner Griggs.
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 For our seventh item of new
11 business, the Department of Housing is requesting
12 authority to advertise its intention to enter into
13 a negotiated sale with the Habitat Company and P3
14 Markets, a joint venture, or a related entity, for
15 the disposition of the properties located at 4309
16 South Prairie Avenue and 4311 South Prairie Avenue
17 in the 47th and King Drive Tax Increment Financing
18 Redevelopment Project Area, and to request
19 alternative proposals, and to approve the sale of
20 the property to the Habitat Company and P3 Markets,
21 a joint venture, or a related entity, if no
22 responsive alternative proposals are received, and
23 to request authority for the Department of Housing
24 to negotiate a redevelopment agreement with the

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1 Habitat Company and P3 Markets, a joint venture,
2 or a related entity, for redevelopment of the
3 property, and to recommend to the City Council of
4 the City of Chicago the designation of the Habitat
5 Company and P3 Markets, a joint venture, or a
6 related entity, as developer if no responsive
7 alternative proposals are received.
8 Esther Sorrell will provide the
9 staff report for this item.
10 MS. SORRELL: Thank you, Madam Chair.
11 Good afternoon, Chairwoman Butler
12 and members of the Community Development
13 Commission. For the record, my name is Esther
14 Sorrell, Assistant Commissioner in the Department
15 of Housing.
16 I am presenting to you today a
17 request for support for the 43 Green Phase 2
18 development located in the 3rd Ward in the
19 Bronzeville neighborhood. Joining me today are
20 members of the development team, Phillip Beckham,
21 III of P3 Markets, Jeff Head and David Mevis of the
22 Habitat Company.
23 Specifically DOH is seeking approval
24 for the sale and transfer of two City-owned lots

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1 located at 4309 and 4311 South Prairie Avenue to
 2 enable the development of an 80-unit mixed-use
 3 building. The developer is requesting a write-down
 4 of the price of the two lots currently valued at
 5 \$162,000 to \$1 each to enable the project to move
 6 forward. In addition to the two lots, the
 7 development team seeks \$10 million in financial
 8 support from the 47th and King Drive TIF and to
 9 negotiate a redevelopment agreement with the
 10 development team.

11 The proposed development will be the
 12 new construction of a ten-story mid-rise building
 13 containing 80 family units and 4,000 square feet of
 14 commercial space.

15 Again, the development team seeks
 16 the negotiated sale of two City-owned lots for the
 17 purchase price of \$1 per lot. The request, as I
 18 stated, would include the write-down of \$162,000 of
 19 the appraised value in addition to the \$10 million
 20 in TIF funds.

21 The project will provide affordable
 22 and market-rate housing for individuals and
 23 families in an area with strong demand and limited
 24 supply for such units. Additional public benefits

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1 include additional retail services, enhanced
 2 streetscaping, and proximity to public transportation.

3 The project conforms to the goals
 4 and objectives of the 47th and King TIF by creating
 5 new residential opportunities in the redevelopment
 6 project area, strengthening the economic well-being
 7 of the redevelopment area, creating 100 construction
 8 jobs and 18 permanent jobs, and encouraging the
 9 participation of minorities and women in the
 10 redevelopment process.

11 The development team sought
 12 community input from -- for the four phases of the
 13 site, and the proposed project was enthusiastically
 14 received and supported. There was also strong
 15 support for the inclusion of black-owned businesses
 16 in the commercial spaces of the site.

17 Alderwoman Pat Dowell has indicated
 18 her commitment to the project with a letter of
 19 support and is present today.

20 43 Green Phase 2 will be located at
 21 the southwest corner of East 43rd Street and South
 22 Prairie Avenue. The neighborhood surrounding the
 23 proposed development consists primarily of single-
 24 family homes, two- to four-flats, and vacant sites

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1 ready for in-fill housing investment. The site
 2 abuts the 43 Green Line CTA station, and the Hadiya
 3 Pendleton Park is nearby.

4 Design attributes for the project
 5 include a landscaped public area connected to the
 6 public way, and it provides inviting, usable, and
 7 accessible recreation areas for workers, visitors,
 8 and residents. An expansive green amenity terrace
 9 at level 7 provides additional recreation space. A
 10 maintenance-free -- a maintenance-friendly dog run
 11 has been incorporated in the site for resident use.

12 The project is led by a joint
 13 venture between P3 Markets, a Bronzeville-based
 14 development company, the Habitat Company, a full-
 15 service developer and property management company
 16 with nearly 50 years of experience developing and
 17 managing residential and mixed-use projects in
 18 Chicago.

19 P3 Markets provides a comprehensive
 20 approach to real estate investments that inspires
 21 real measurable change for low- to moderate-income
 22 communities. By connecting local entrepreneurs
 23 with promising real estate opportunities, its
 24 public-private partnerships create shared long-term

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1 wealth for both investors and communities alike.

2 The joint venture for the
 3 development includes a 70/30 ownership split
 4 between the Habitat Company and P3 Markets.

5 Regarding the design team, Moody
 6 Nolan and Landon Bone Baker combined with BeeHyvve
 7 Architects to create a community-based approach
 8 focusing on affordable housing. Moody Nolan has 20
 9 percent of the billable hours for this project for
 10 the design cost, BeeHyvve has 10 percent of the
 11 billable hours, and Landon Bone Baker has 70
 12 percent.

13 The general contractor will be a
 14 joint venture of 50/50 between the Bowa group and
 15 McHugh Construction. Bowa Construction is an
 16 African American-owned and operated general
 17 contracting and construction management firm
 18 established on the core principles of family,
 19 discipline, integrity, and excellence. Bowa
 20 consists of highly trained construction
 21 professionals collectively with many years of
 22 general contracting, construction management,
 23 and design build experience.

24 The remainder of the team includes

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1 attorney Applegate Thorne-Thomsen. The lead lender
 2 is Bellwether Mortgage Company, and the tax credit
 3 syndicator is Stratford Capital.
 4 In addition to the two lots and
 5 \$10 million in TIF funding, the development will be
 6 financed with a HUD 221 D4 mortgage sponsored by
 7 Bellwether. Equity from Low-Income Housing Tax
 8 Credits will be provided by Stratford Capital. The
 9 Department of Housing will provide up to \$6.5
 10 million in multifamily housing funds. And the
 11 development team is contributing \$612,000 in
 12 deferred development fees -- deferred developer
 13 fees. Uses of funds include 400 -- \$540,000 for
 14 acquisition of privately owned lots, \$34.2 million
 15 in construction costs, which also encompasses \$1.7
 16 million in design changes required by DPD's design
 17 excellence committee.
 18 Finally, the development will accrue
 19 almost \$10 million in soft costs for a total
 20 development cost of \$44.3 million.
 21 Proposed units range from studios
 22 to two-bedrooms. 44 units will be reserved for
 23 households earning less than 60 percent of area
 24 median income with the remainder of market-rate

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1 units. Commercial spaces include a FedEx store and
 2 a dentist office, both minority owned.
 3 Concerning our next steps after CDC
 4 consideration today, we will complete the remainder
 5 of the legislative process with internal loan
 6 committee and introduction to City Council
 7 scheduled in October of 2022.
 8 Thank you for your kind consideration.
 9 And I welcome any questions at this time.
 10 CHAIRWOMAN BUTLER: Thank you.
 11 Before getting to questions from --
 12 any questions that members of Commission may have,
 13 Alderwoman Dowell has been with us the entire
 14 meeting. Thank you so much. And I'd just like to
 15 give the alderwoman an opportunity to make comments
 16 if she would like to.
 17 ALDERWOMAN DOWELL: Thank you, Chairman
 18 Butler. And to the members of the Community
 19 Development Commission, thank you for your
 20 consideration today.
 21 I just wanted to join the meeting to
 22 express my support for this -- enthusiastic
 23 support, I should say, for this project. We are
 24 excited about Phase 1 that's currently on its way

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1 up. It's engendered a sense of excitement and
 2 optimism in the community, and we're already
 3 receiving calls from people regarding wanting to
 4 live in that location. So Phase 2 is a welcome
 5 addition, which should be a bookend to the Phase 1
 6 development.
 7 We're very excited about this. And
 8 I wanted to thank Esther. Thank you for your hard
 9 work, Esther, and for, you know, the discussions
 10 we've had related to the unit mix.
 11 Also I wanted to thank the
 12 Department of Planning and Development, the design
 13 team. I always get a little worried when the
 14 design team weighs in because I'm not sure of the
 15 impact it's going to have financially on the
 16 project. But I am pleased with the work that
 17 was done, and we look forward to seeing this
 18 development rise from the ground up under the
 19 auspices of P3 Markets and Habitat.
 20 Thank you, Commissioner.
 21 MS. SORRELL: Thank you, Alderwoman.
 22 ALDERWOMAN DOWELL: Commission and Chairman,
 23 thank you.
 24 CHAIRWOMAN BUTLER: Thank you so much,

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1 Alderwoman Dowell, for joining us and for your
 2 remarks.
 3 I believe that we have at least one
 4 question, at least one member of the Commission
 5 that has questions, Commissioner Thomas.
 6 COMMISSIONER THOMAS: Good afternoon. Thank
 7 you, Madam Chairman. And congratulations, Alderman
 8 Dowell, on doing such great work in the 3rd Ward.
 9 This question is for the department.
 10 Who is the owner of the land and development? Is
 11 that 43rd and Prairie Phase 2, LP?
 12 MS. SORRELL: The owner will be 43rd and
 13 Green Phase 2, Joint Venture, LP, of which P3
 14 Markets and Habitat will be the general partner.
 15 And the limited partner will be Stratford Capital,
 16 which is providing the equity to the project.
 17 They're providing about \$20 million in equity for
 18 the development of the project.
 19 COMMISSIONER THOMAS: Okay. Madam Chair. So
 20 43 Green Phase 2, LP will pay the taxes, the real
 21 estate taxes?
 22 MS. SORRELL: That's correct.
 23 COMMISSIONER THOMAS: Okay. Thank you, Madam
 24 Chair.

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1 CHAIRWOMAN BUTLER: Thank you, Commissioner
 2 Thomas.
 3 Are there any members of the
 4 Commission that would like to ask questions?
 5 (No response.)
 6 Kamal, I don't see any hands raised
 7 by members of the Commission. Is that correct?
 8 MR. KAMAL: No hands raised.
 9 CHAIRWOMAN BUTLER: Thank you.
 10 Commissioners, the resolution before
 11 us requests authority for the Department of Housing
 12 to enter into a negotiated sale with the Habitat
 13 Company and P3 Markets, a joint venture, or a
 14 related entity, for the disposition of the
 15 properties located at 4309 and 4311 South Prairie
 16 Avenue in the 47th and King Drive Tax Increment
 17 Financing Redevelopment Project Area, and to
 18 request alternative proposals, and to approve the
 19 sale of the property to the Habitat Company and P3
 20 Markets, a joint venture, or a related entity, if
 21 no responsive alternative proposals are received,
 22 and to request authority for the Department of
 23 Housing to negotiate a redevelopment agreement
 24 with the Habitat Company and P3 Markets, a joint

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1 venture, or a related entity, for redevelopment of
 2 the property, and to recommend to the City Council
 3 of the City of Chicago the designation of the
 4 Habitat Company and P3 Markets, a joint venture,
 5 or a related entity, as developer if no responsive
 6 alternative proposals are received.
 7 Do I have a motion?
 8 COMMISSIONER THOMAS: So move.
 9 CHAIRWOMAN BUTLER: Thank you, Commissioner
 10 Thomas.
 11 Do I have a second?
 12 COMMISSIONER CURTIS: Second. Curtis.
 13 CHAIRWOMAN BUTLER: Thank you, Commissioner
 14 Curtis.
 15 Before I call the vote, Kamal, can I
 16 see the entire -- can we lose this presentation so
 17 I can see the screen. Thank you.
 18 I will now call the vote.
 19 Commissioners, please signify your
 20 vote on approval of the motion by saying yes, no,
 21 or abstain.
 22 Vice Chair Newsome.
 23 Vice Chair Newsome votes yes by
 24 utilizing the raise-your-hand function.

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1 Secretary Wheat.
 2 COMMISSIONER WHEAT: Yes.
 3 CHAIRWOMAN BUTLER: Commissioner Buford.
 4 COMMISSIONER BUFORD: Yes.
 5 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 6 (No response.)
 7 Commissioner Chan McKibben.
 8 COMMISSIONER CHAN MCKIBBEN: Yes.
 9 CHAIRWOMAN BUTLER: Commissioner Cox.
 10 (No response.)
 11 Commissioner Curtis.
 12 COMMISSIONER CURTIS: Yes.
 13 CHAIRWOMAN BUTLER: Commissioner Davis.
 14 (No response.)
 15 Commissioner Gomez.
 16 (No response.)
 17 Commissioner Griggs.
 18 (No response.)
 19 Commissioner Thomas.
 20 COMMISSIONER THOMAS: Yes.
 21 CHAIRWOMAN BUTLER: Commissioner Trevino.
 22 COMMISSIONER TREVINO: I'm going to abstain.
 23 CHAIRWOMAN BUTLER: Chairwoman Butler votes
 24 yes.

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1 The motion passes. Thank you.
 2 MS. SORRELL: Thank you.
 3 CHAIRWOMAN BUTLER: For our eighth item of
 4 new business, the Department of Planning and
 5 Development is requesting authority to designate
 6 Urban Equities as the successful respondent to the
 7 RFP issued by the Department of Planning and
 8 Development on March 30, 2021 for the purchase and
 9 redevelopment of property located at 5021 South
 10 Wabash Avenue within the 47th and King Drive TIF
 11 Redevelopment Project Area, and to reject all other
 12 responses, and to recommend to the City Council of
 13 the City of Chicago the sale of the property to the
 14 successful respondent, and to request authority to
 15 negotiate a redevelopment agreement with Urban
 16 Equities, Inc., and to recommend to the City
 17 Council of the City of Chicago the designation of
 18 Urban Equities, Inc. as developer.
 19 Patrick Brutus will provide the
 20 staff report for this item.
 21 MR. BRUTUS: Good afternoon. Can you all
 22 hear me?
 23 CHAIRWOMAN BUTLER: Yes.
 24 MR. BRUTUS: Okay. Great. Thank you.

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1 Good afternoon, Madam Chairman and
 2 members of the Commission. For the record, my name
 3 is Patrick Brutus, Neighborhood Planner in the
 4 Southeast Planning Region for the Department of
 5 Planning and Development.
 6 I am joined by members of the
 7 development team who represent the successful
 8 respondents to this RFP.
 9 The department is recommending that
 10 the Community -- excuse me. The department is
 11 recommending that the Community Development
 12 Commission approve the four actions for the
 13 original RFP issued for two City-owned parcels
 14 released on March 30, 2021.
 15 Here are the asks:
 16 Designate Urban Equities,
 17 Incorporated as the successful respondent to the
 18 request for proposals for the purchase and
 19 redevelopment of the property located at 5021
 20 South Wabash Avenue within the 47th and King
 21 Redevelopment Project Area.
 22 Authorize the department to
 23 negotiate a redevelopment agreement with Urban
 24 Equities, Inc.

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1 Recommend to the City Council the
 2 designation of Urban Equities, Inc. as the
 3 developer.
 4 And recommend to City Council the
 5 sale of the City property located at 5021 South
 6 Wabash.
 7 The subject parcels are located in
 8 the 3rd Ward and in the Grand Boulevard/Bronzeville
 9 community area. Furthermore, the site at 5021
 10 South Wabash is located in a zoned RT-4 district,
 11 which is residential two-flat, townhouse, and
 12 multiunit, and it also, again, lies within the
 13 boundaries of the 47th and King Drive TIF.
 14 The subject site of this RFP is the
 15 site of a former ward Street and Sanitation field
 16 office located in the 3rd Ward. This building is
 17 1500 square feet in size and sits on two lots that
 18 total 11,795 square feet. An appraisal was
 19 established and dated December 31st, 2020 with a
 20 fair market value of \$90,000.
 21 The RFP site has been vacant for
 22 approximately over ten years starting in 2010.
 23 The City land sites make up the entirety of the
 24 redevelopment project area.

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1 What you are seeing now are interior
 2 and exterior site conditions of the property and
 3 the timeline which identifies the key dates -- the
 4 key dates of the department's actions regarding the
 5 release schedule, prebid conference, and due date
 6 for responses to the RFP.
 7 Urban Equities will be the developer
 8 for this project. This firm is wholly owned by
 9 Lennox Jackson and is a minority-owned company. It
 10 was founded in 1993 and operates as a full-service
 11 real estate development and program and project
 12 management services firm, which is dedicated to
 13 providing premier service to their valued clients
 14 and strategic business partners in the residential,
 15 retail, commercial, and mixed-use industries.
 16 The development team proposes to
 17 adaptively reuse a former City of Chicago Streets
 18 and Sanitation building and redevelop it into a
 19 shared commercial kitchen space designed to be a
 20 hub for food entrepreneurs in Bronzeville. This
 21 project is called Soul City Kitchens. There will
 22 be a private tasting area -- I'm going to show you
 23 some slides now. There will be a private tasting
 24 area and storage spaces in the existing building.

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1 The project will feature 11 shared kitchens, which
 2 will create approximately 105 construction jobs and
 3 120 food-related jobs.
 4 Site plan. Here are the floor plans
 5 and elevations. They're attached as exhibits to
 6 this report.
 7 Soul City Kitchens, which is
 8 expected to be completed by 2023, has a projected
 9 budget of \$5,291,761. A detailed budget with
 10 sources and uses has been included in your staff
 11 report. But I do want to point out that Urban
 12 Equities will be receiving a Chicago Recovery Grant
 13 as well as a land write-down from the City of
 14 Chicago.
 15 Also required for this development
 16 are various sources of equity and public financing,
 17 and because the project will receive City financial
 18 assistance is the form of a land write-down, it is
 19 the intention of the City to enter into a
 20 redevelopment agreement with the team for the
 21 negotiated sale.
 22 The value of the write-down in the
 23 amount of 89,998 represents only 1.7 percent of the
 24 total project costs. As you can see here, other

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1 sources include \$264,000 in equity, 3.1 million
 2 from a -- \$3.1 million from a permanent lender, and
 3 the aforementioned Chicago Recovery Grant in the
 4 amount of \$1.8 million.

5 The City of Chicago is strongly
 6 committed to the revitalization of this community
 7 area and has done so by providing significant
 8 public assistance in either conveyance of land
 9 for affordable housing developments, financial
 10 assistance for projects, or by partnering with our
 11 delegate agencies and community groups in support
 12 of goals and objectives that are consistent with
 13 the LISC/Quality of Life Plan, the INVEST South/
 14 West Initiative, and the 47th and King TIF
 15 Redevelopment Project Area Plan.

16 The goals that DPD are seeking for
 17 this project are revitalization of an under-
 18 utilized real estate asset; adaptive reuse into a
 19 commercial/retail enterprise; new businesses added
 20 along the 51st Street commercial district and
 21 stabilization of the retail corridor; temporary
 22 construction jobs and permanent jobs created as a
 23 result; and preservation of the building.

24 Finally, Alderman Dowell, 3rd Ward,

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1 who has here -- who is here today at CDC is here to
 2 testify her support on behalf of this project.

3 Our final recommendation, Madam
 4 Chair, is the Department of Planning and
 5 Development has thoroughly reviewed the proposed
 6 project, the qualifications of the development
 7 team, the financial structure of the project, its
 8 public benefits, and the project's conformance with
 9 the redevelopment area plan, and the department
 10 recommends that CDC approve the designation of
 11 Urban Equities as developer and all associated
 12 recitals in the resolution for the sale of two
 13 City-owned parcels as represented in the project
 14 that proposes to adaptively reuse and preserve this
 15 former City of Chicago Streets and Sanitation
 16 building.

17 The Department of Planning and
 18 Development respectfully requests your approval
 19 of this resolution.

20 At this point I am here with the
 21 development team to answer any other questions.
 22 Thank you.

23 CHAIRWOMAN BUTLER: Thank you.
 24 Before I ask the members of the

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1 Commission if they have questions, I'd like to give
 2 Alderwoman Pat Dowell, who I believe is still with
 3 us, an opportunity to make any comments if she
 4 would like to.

5 ALDERWOMAN DOWELL: Thank you, Chairman and
 6 members of the CDC.

7 You know, this is a lovely little
 8 building with a lot of charm. And I'm excited to
 9 be here today to ask for your support for Urban
 10 Equities to continue to redevelop this building.
 11 Over the last ten years, I've had people come to me
 12 wanting to just demolish this building and, you
 13 know, put up something new. And this building
 14 really does have some charm. And I was holding
 15 out. And I just wanted to thank the Department of
 16 Planning and Development for, you know, going
 17 forward with an RFP on this site.

18 I want to thank Urban Equities for
 19 coming forward with a concept at this location
 20 which we in the community know is going to work
 21 because we had an urban -- a commercial kitchen
 22 that grew very fast, and then the person that had
 23 it actually had to find another location in another
 24 part of the city to expand.

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1 So we're really happy to see this
 2 here and ask for your support. Again, I want to
 3 thank Patrick Brutus for shepherding this project
 4 through. And I want to thank Chris Jang for his
 5 very pointed comments during all the meetings. And
 6 to Lennox Jackson, thank you for continuing your
 7 investment in the Bronzeville community. You're no
 8 stranger to us, and we look forward to working with
 9 you going forward. Thank you.

10 CHAIRWOMAN BUTLER: Thank you so much,
 11 Alderwoman Dowell.

12 Do members of the Commission have
 13 questions for the department or the development
 14 team?

15 Secretary Wheat.

16 COMMISSIONER WHEAT: Thank you, Madam Chair.
 17 Question for staff. Were there any
 18 additional respondents besides the proposal that
 19 you're bringing forward to the Commission? Maybe
 20 talk a little bit about other uses that people
 21 were -- or entities were interested in.

22 MR. BRUTUS: Yeah. Good question, Commissioner
 23 Wheat.

24 For the record, Patrick Brutus,

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1 Department of Planning.
 2 There were three other responses for
 3 a total of four. Obviously part of the resolution
 4 here today is to reject all other responses.
 5 There's a synopsis in your staff report, but,
 6 you know, for those of you who do not have a copy,
 7 I'll just quickly summarize some of the other
 8 respondents.
 9 One was a community center project
 10 that would have included construction on the back
 11 part of the lot.
 12 Let's see. The second proposal --
 13 or another proposal was an electronic vehicle
 14 station, which would have primarily been focused on
 15 the physical improvement and not so much the rear
 16 of the property.
 17 And the third response -- or another
 18 response, a third response, was a design studio,
 19 which would have also created some open space here
 20 in the rear, but primarily would have focused on
 21 reusing the existing building.
 22 We felt that this project here, Soul
 23 City Kitchens, incorporated more of the goals that
 24 we were searching for especially with job creation

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1 as this is also a burgeoning food corridor along
 2 51st Street. If you're familiar with the area,
 3 starting from the extreme far east at King, we have
 4 a new project being shepherded by Policy Kings,
 5 which will be a food hall and other ventures inside
 6 an existing building, which is the former King's
 7 Barber College. Come across like at Calumet at
 8 the Green Line, we have Boxville, which is an
 9 entrepreneur site. We've got Bronzeville Cookin,
 10 which is occupying an existing building on the
 11 other side of the Green Line.
 12 And so we thought that with this
 13 particular proposal, it would blend in well with
 14 the existing and underway projects that are coming
 15 along 51st Street to also create a destination for
 16 Bronzeville and make this also a corridor where we
 17 can actually bring more people to the community and
 18 enjoy Grand Boulevard.
 19 COMMISSIONER WHEAT: Thank you for that
 20 information.
 21 No other questions for me, Madam
 22 Chair.
 23 CHAIRWOMAN BUTLER: Thank you, Secretary
 24 Wheat.

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1 Do other members of the Commission
 2 have questions?
 3 (No response.)
 4 Kamal, I don't see any hands raised.
 5 Can you confirm that is the case?
 6 MR. KAMAL: Yes, Madam Chair.
 7 CHAIRWOMAN BUTLER: Thank you.
 8 Commissioners, the resolution before
 9 us requests authority for the Department of
 10 Planning and Development to designate Urban
 11 Equities, Inc. as the successful respondent to the
 12 RFP issued by the Department of Planning and
 13 Development on March 30, 2021 for the purchase and
 14 redevelopment of City property located at 5021
 15 South Wabash Avenue, and to reject all other
 16 responses within the 47th and King TIF
 17 Redevelopment Project Area, and to recommend to the
 18 City Council of the City of Chicago the sale of the
 19 property to the successful respondent, and to
 20 request authority to negotiate a redevelopment
 21 agreement with Urban Equities, Inc., and to
 22 recommend to the City Council of the City of
 23 Chicago the designation of Urban Equities, Inc.
 24 as developer.

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1 Do I have a motion?
 2 COMMISSIONER CHAN McKIBBEN: So moved. This
 3 is Grace Chan McKibben.
 4 CHAIRWOMAN BUTLER: Thank you, Commissioner
 5 Chan McKibben.
 6 Do I have a second?
 7 COMMISSIONER THOMAS: Second. Thomas.
 8 CHAIRWOMAN BUTLER: Thank you, Commissioner
 9 Thomas.
 10 I will now call the vote. Please
 11 signify your vote on approval of the motion by
 12 saying yes, no, or abstain.
 13 Vice Chair Newsome.
 14 Vice Chair Newsome votes yes by
 15 utilizing the raise-your-hand function.
 16 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 (No response.)
 2 Commissioner Curtis.
 3 COMMISSIONER CURTIS: Yes.
 4 CHAIRWOMAN BUTLER: Commissioner Davis.
 5 (No response.)
 6 Commissioner Gomez.
 7 (No response.)
 8 Commissioner Griggs.
 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.
 16 The motion passes.
 17 For our ninth item of new business --
 18 and we are getting close to the end -- the
 19 Department of Planning and Development is
 20 requesting authority to designate 4300 Roosevelt,
 21 LLC as the successful respondent to an RFP issued
 22 by the department on September 28, 2020 for the
 23 sale and redevelopment property generally located
 24 at 4300 West Roosevelt Road and 4301 West Fifth

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1 Lawndale community area, Roosevelt/Cicero TIF, and
 2 West Planning Region.
 3 The property is generally located at
 4 4300 West Roosevelt and 4301 West Fifth Avenue,
 5 bound by Fifth Avenue on the north, Kildare to the
 6 east, Roosevelt Road to the south, and Kostner
 7 Avenue to the west. Here you see an outline of the
 8 property itself.
 9 The property is approximately 20
 10 acres, and it was the site of the infamous, I would
 11 say, Silver Shovel investigation. Throughout the
 12 '90s, it had been used as an illegal dump by
 13 various construction agencies. It was a major
 14 blight in the community creating this giant mound
 15 of debris that contaminated the neighborhood,
 16 including several local schools that were
 17 immediately adjacent to the site. It was a real
 18 stain on the city. And the investigation -- how
 19 that came to be resulted in indictments of several
 20 prominent elected officials, and it also, you know,
 21 spoiled the land. There are many volatile organic
 22 compounds, PCVs, et cetera on the site, and it
 23 needs sensitive remediation.
 24 You know, we had acquired the site

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1 Avenue in the Roosevelt/Cicero Redevelopment
 2 Project Area, and to request authority to negotiate
 3 a redevelopment agreement with 4300 Roosevelt, LLC,
 4 and to recommend to the City Council the sale of
 5 the property to the successful respondent and to
 6 reject all other responses to the RFP.
 7 Michael Parella will present the
 8 staff report for this item on behalf of the
 9 Department of Planning and Development.
 10 MR. PARELLA: Hello. How is everyone this
 11 afternoon?
 12 For the record, my name is Mike
 13 Parella, Project Manager with the Department
 14 of Planning and Development in the financial
 15 incentives division.
 16 As discussed, we're here today to
 17 approve -- request approval of a designated
 18 developer as the successful respondent to an RFP
 19 and to allow the department to negotiate a
 20 redevelopment agreement to provide financing and
 21 land sale so that the project can move forward.
 22 The development itself is located,
 23 as we call it, Roosevelt and Kostner. It is in the
 24 24th Ward, Alderman Scott. It's in the North

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1 in the mid '90s. Used to be a snuff plant, a
 2 Copenhagen snuff -- I guess it's an outdated
 3 tobacco product. But anyhow, now, you know, the
 4 City has long sought since its acquisition in '95 a
 5 qualified redevelopment agency -- or developer, I
 6 should say, to take on the project of turning this
 7 site into a community asset.
 8 So what we set out to do in
 9 September of 2020 is find such an entity. We
 10 released an RFP that was due on the 24th. We were
 11 seeking developers who bring accessible jobs,
 12 industrial fields to the community, build ownership
 13 and equity, prioritize local wealth creation,
 14 design excellence in creating public spaces that
 15 the neighborhood could enjoy.
 16 And through that process, we
 17 received eight applications. Once all proposals
 18 were in, there were several community meetings in
 19 February of 2021 to vet those applications,
 20 including a survey. From there the department
 21 whittled down those eight applicants to four
 22 serious applicants who were taken through an
 23 additional vetting process.
 24 Ultimately the department would

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1 recommend that -- and had started working with 4300
 2 West Roosevelt, LLC, who is a joint venture between
 3 Related Midwest and 548 Development, in order to be
 4 the development entity on this project.
 5 Related Midwest, as you know, is a
 6 very large organization with, you know, assets
 7 numbering in the billions. It has a proven track
 8 record, including projects large and small across
 9 Chicago and Midwest. And 548 Development is a 100
 10 percent minority-owned business venture run by A.J.
 11 Patton, who has experience in banking, real estate
 12 investment, and is committed to creating affordable
 13 sustainable job opportunities. And we felt like
 14 this partnership most clearly identified the goals
 15 set out in the RFP and in creating jobs while
 16 producing successful and timely projects, including
 17 ensuring that there's active ownership of local
 18 people and minority participation in the project
 19 and included local stakeholders as well. And it
 20 prioritized, you know, the -- both the job site
 21 and the public realm components of the project,
 22 including, you know, park space and the like. And
 23 I'll get -- I'll go through those elements as we
 24 look at the project itself.

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1 Here you see the site plan for
 2 the project. What we have here are two large
 3 industrial buildings, numbering 181,000 square feet
 4 each, which would be built to spec and leased out
 5 to industrial users; logistics, shipping,
 6 warehousing, what have you.
 7 We also have public park space on
 8 the north and the south, north being to the left
 9 side of your screen, south being to the right on
 10 Roosevelt Road.
 11 We have, you know, green features
 12 present on the entire site, including, you know,
 13 landscaping that'll shield the buildings from the
 14 public view, create a pleasant environment to walk
 15 down the street, including public paths that will
 16 connect the site to hopefully in the future will be
 17 known as the Altenheim Line, another elevated rail
 18 trail along a rail spur that bisects the site,
 19 which you can see if I go back to the site plan
 20 here.
 21 So also included in this development
 22 plan are two out lots on Roosevelt Road. These are
 23 two 5,000 square foot what the developer is calling
 24 innovation centers. These innovation centers

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1 are -- will be delivered to the community --
 2 community organizations, I should say. They will
 3 be deeded to them at no cost. They are Black Men
 4 United and New Covenant Community Development
 5 Corporation. Both organizations are committed to
 6 the site to provide meeting space, education
 7 community space, and training workshop spaces and
 8 career coaching spaces. And we felt that was a
 9 positive inclusion to the development as it would
 10 bring additional jobs, ensure that jobs on the site
 11 could be accessed by local residents, and was just
 12 another commitment by the development team to
 13 including the community within this development and
 14 not just seeking to prioritize their own bottom
 15 line.
 16 And here is a rendering of the
 17 project as it's conceived. You see the park
 18 space -- publicly accessible park space along
 19 Roosevelt Road as well as industrial buildings set
 20 off to the rear with the two innovation centers in
 21 the foreground.
 22 So as I said, the numerous public
 23 benefits of this project, you know, include that
 24 local community groups and having that local

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1 community aspect, local employment. Developer is
 2 committed to hiring locally and using the community
 3 partners that are brought into the development to
 4 source jobs.
 5 Obviously the site was heavily
 6 contaminated and subject to years of environmental
 7 degradation. That will be relieved and restored as
 8 part of this project.
 9 And we have inclusion of a local
 10 minority businessman as part of the development
 11 organization. We have opportunity for local wealth
 12 creation and expand that network.
 13 Another heretofore unmentioned
 14 aspect is the local art. As you see from this last
 15 rendering, there's proposed art along these walls.
 16 The developer team has contracted with local artist
 17 Max Sansing to develop murals on this site, which
 18 will help enhance -- you know, these are big, large
 19 industrial buildings. It will help enhance the
 20 public-facing features of it and that, you know,
 21 there won't be blank walls. They'll be decorated
 22 with art that's community focused.
 23 And, of course, you have the park
 24 land that will, you know, serve as the recreation

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1 space for the neighborhood.
 2 One other beneficial aspect of the
 3 project is how it is being financed given the
 4 developer's track record. They're not seeking a
 5 large public subsidy for this property. In fact,
 6 the TIF commitment in relation to the total project
 7 cost is only 7 percent at \$6 million.
 8 The financing -- otherwise the
 9 project will be financed entirely by traditional
 10 debt and equity. And you see that's an \$85 million
 11 project to construct these four buildings.
 12 The goal is to move this through CDC
 13 and into passage in November, December of this year
 14 so that the developer can begin construction in the
 15 spring of 2023.
 16 The City is committed to selling the
 17 land for a dollar per parcel. There are 25 parcels
 18 on the site. And, you know, it's always been a
 19 commitment of ours to bring the site back on line
 20 after almost 30 years of our ownership and even
 21 longer period of time in which it sat vacant. And
 22 we think it's a priority for both the City and the
 23 department to turn this into a job-generating
 24 community benefit space. And, therefore, we are

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1 committed to this project and financing as you see
 2 here.
 3 So as discussed, there's a number of
 4 actions that we need to seek today, which include
 5 to designate 4300 Roosevelt Partners, LLC the
 6 developer -- or, sorry, the successful respondent
 7 to the RFP, to recommend authorization of the
 8 negotiated sale with the respondent, to recommend
 9 authorization of a redevelopment agreement, and to
 10 designate them as the developer. And with your
 11 support, we look for a positive recommendation to
 12 send this on to Council in the coming months. So
 13 thank you for your time.
 14 Oh, and one last thing. The
 15 development team is here with me today to answer
 16 any additional questions you may have.
 17 CHAIRWOMAN BUTLER: Thank you, Mike.
 18 Question. Is anyone from the
 19 alderman's office present and want to make a
 20 statement?
 21 (No response.)
 22 Mike, do you know if anyone's --
 23 MR. PARELLA: I don't -- I don't know that
 24 for certain. But we do have a letter of support

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1 from Alderman Scott on file that's included in the
 2 materials in the staff report. And she's in
 3 wholehearted support of this project as well as her
 4 brother, who helped champion this before.
 5 CHAIRWOMAN BUTLER: Okay. Thank you.
 6 Commissioners, do you have any
 7 questions for DPD?
 8 (No response.)
 9 I just have a couple quick questions
 10 for the department. Can you -- it's probably in
 11 the materials. Can you give -- provide a breakdown
 12 of the ownership of the joint venture in terms of
 13 percentages?
 14 MR. PARELLA: 75 percent being Related
 15 Midwest, 25 percent being 548.
 16 CHAIRWOMAN BUTLER: I'm sorry?
 17 MR. PARELLA: 75/25.
 18 CHAIRWOMAN BUTLER: 75/25 who?
 19 MR. PARELLA: Related Midwest 75, and then
 20 548 Development is 25 percent.
 21 CHAIRWOMAN BUTLER: Okay. Your voice is
 22 dropping off at the end of your sentences, which is
 23 why I asked you to repeat. So did I hear you say
 24 that it's 75 percent Related development, 25

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1 percent --
 2 MR. PARELLA: Yes.
 3 CHAIRWOMAN BUTLER: Okay. Great.
 4 And I understand that this is a
 5 Silver Shovel site. We're selling 25 parcels for
 6 a dollar. Was there a market value or a market
 7 appraisal done on this site?
 8 MR. PARELLA: Yes. We have a valuation of
 9 the site. It is -- it was performed by CBRE. They
 10 valued it at \$19 a square foot. So it equates to
 11 \$17.2 million.
 12 CHAIRWOMAN BUTLER: Once again, your voice is
 13 dropping.
 14 MR. PARELLA: Yeah. We have a valuation of
 15 the site. It was valued at \$19 per square foot.
 16 It's a 20-acre site. So that equates to -- it's
 17 about \$17.2 million.
 18 CHAIRWOMAN BUTLER: Right. So the land is
 19 valued at \$17.2 million; is that correct? That's
 20 the market appraised value?
 21 MR. PARELLA: Yeah. That is -- yeah, that is
 22 the valuation. Yes.
 23 CHAIRWOMAN BUTLER: That is the valuation.
 24 So just for purposes of the capital stack, I'm

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1 interpreting that as -- you know, while it's not --
 2 we point out -- the department has pointed out that
 3 the TIF is 7 percent of the overall capital stack,
 4 but, in fact, the land of the value -- the land
 5 does have value, and that's a substantial subsidy
 6 in my opinion.
 7 Any other -- any questions that the
 8 Commissioners may have for DPD?
 9 (No response.)
 10 Okay. Kamal, I don't see any hands
 11 raised.
 12 MR. KAMAL: That's correct, Chairwoman.
 13 CHAIRWOMAN BUTLER: All right. Great. Thank
 14 you.
 15 I will now call the item for a vote.
 16 Commissioners, in the resolution before us, the
 17 Department of Planning and Development is
 18 requesting authority to designate 4300 Roosevelt,
 19 LLC as the successful respondent to an RFP issued
 20 by the department on September 28, 2020, and to
 21 reject all other responses to the RFP, and to
 22 recommend to the City Council of the City of
 23 Chicago the sale of the property to the successful
 24 respondent, and to request authority to negotiate a

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1 redevelopment agreement with 4300 Roosevelt, LLC,
 2 and to recommend to the City Council of the City of
 3 Chicago the designation of 4300 Roosevelt, LLC as
 4 developer.
 5 Do I have a motion?
 6 COMMISSIONER THOMAS: So move. Thomas.
 7 CHAIRWOMAN BUTLER: Thank you, Commissioner
 8 Thomas.
 9 Do I have a second?
 10 COMMISSIONER TREVINO: Second by Trevino.
 11 CHAIRWOMAN BUTLER: Thank you, Commissioner
 12 Trevino.
 13 I will now call the vote. Please
 14 signify your vote on approval of the motion by
 15 saying yes, no, or abstain.
 16 Vice Chair Newsome.
 17 Vice Chair Newsome votes yes by
 18 utilizing the raise-your-hand function.
 19 Secretary Wheat.
 20 COMMISSIONER WHEAT: Yes.
 21 CHAIRWOMAN BUTLER: Commissioner Buford.
 22 COMMISSIONER BUFORD: Yes.
 23 CHAIRWOMAN BUTLER: Commissioner Cepeda.
 24 (No response.)

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1 Commissioner Chan McKibben.
 2 COMMISSIONER CHAN MCKIBBEN: Yes.
 3 CHAIRWOMAN BUTLER: Commissioner Cox.
 4 (No response.)
 5 Commissioner Curtis.
 6 COMMISSIONER CURTIS: Yes.
 7 CHAIRWOMAN BUTLER: Commissioner Davis.
 8 (No response.)
 9 Commissioner Gomez.
 10 (No response.)
 11 Commissioner Griggs.
 12 (No response.)
 13 Commissioner Thomas.
 14 COMMISSIONER THOMAS: Yes.
 15 CHAIRWOMAN BUTLER: Commissioner Trevino.
 16 COMMISSIONER TREVINO: Yes.
 17 CHAIRWOMAN BUTLER: And Chairwoman Butler
 18 votes yes.
 19 The motion passes.
 20 For our tenth and next to last, I
 21 believe, item of new business, the Department of
 22 Planning and Development is requesting authority to
 23 acquire the property located at 518 through 524
 24 East 47th Street and 526 East 47th Street in the

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1 47th/King Tax Increment Financing Redevelopment
 2 Project Area.
 3 James Harbin will provide the staff
 4 report for this item. Jim, you may proceed when
 5 ready.
 6 MR. HARBIN: Thank you, Madam Chairman.
 7 Good afternoon, everyone and members
 8 of the Commission. For the record, my name is
 9 James Harbin, Deputy Commissioner for the
 10 Department of Planning and Development.
 11 The resolution before you today --
 12 the resolution before you today would authorize the
 13 Department of Planning and Development to seek the
 14 authority to acquire an improved parcel at 518
 15 through 524 East 47th Street and the unimproved
 16 parcel located at 526 East 47th Street.
 17 The subject property is located in
 18 the 3rd Ward, and the redevelopment project area
 19 lies within the boundaries of the 47th and King
 20 TIF. The authority to acquire the properties does
 21 not mean that the department is committed to
 22 acquiring. Acquisition authority allows the
 23 department to begin researching the cost of
 24 acquisition, such as ordering appraisals, and it

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1 allows the department to help market the property
 2 for redevelopment or to issue a request for
 3 proposals if authorized by the CDC.
 4 The property is located on the South
 5 Side of Chicago in the Grand Boulevard area. It is
 6 actually in the 47th and King TIF. It is zoned
 7 B3-2. And the property is privately owned. The
 8 alderman for the 3rd Ward is Alderman Pat Dowell.
 9 The ownership -- and that's two
 10 parcels that you see in blue -- are out of state,
 11 of the Central Arms Investment, which is based out
 12 of San Francisco. The two parcels and the building
 13 represent 8200 square feet. The vacant parcel at
 14 526 East 47th is locally owned by 526 East 47th,
 15 LLC.
 16 Key data. Alderman Dowell has been
 17 briefed about this action and is supportive. It
 18 conforms with the TIF area plan, which encourages
 19 rehabilitation of buildings in the redevelopment
 20 area, which entices and helps to facilitate use of
 21 underused property. And it also encourages the
 22 development of -- encourages development of new
 23 retail uses that serve the residents.
 24 Key notes. Let me get this out of

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1 the way so everybody can see. Key notes. This was
 2 a 62-door single residential occupancy. It's been
 3 vacant for many, many years. There are multiple
 4 code violations on this property. As you can see,
 5 it is determined that there has been mismanagement.
 6 It is in need of dire re-imagining. It is actually
 7 on one of our INVEST South/West Bronzeville
 8 corridors.
 9 And, again, to repeat, it also has
 10 aldermanic support.
 11 So failure to maintain the property
 12 in an appropriate manner has resulted in the
 13 subject parcel declining into poor condition.
 14 Blighting conditions exist at the front and rear
 15 of the building. There are noticeable signs of
 16 deterioration, obsolescence, and overall lack of
 17 property -- of proper maintenance.
 18 The ability of the City to acquire
 19 the parcel would offer the department the
 20 opportunity to market the site for future
 21 redevelopment. It also helps us to support local
 22 investment. It would also help us to facilitate
 23 new use of the building. And it would continue the
 24 work that we're doing along the corridors in terms

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1 of fostering cluster investment along that
 2 corridor.
 3 And just to give you some proximity,
 4 if you look at this slide down here below the two
 5 red parcels outlined is the actual Central Arms
 6 Hotel. The actual green outline here is the vacant
 7 adjacent parcel. If you look at the purple, this
 8 is the INVEST South/West RFP site that is called
 9 the Bronzeville Legacy District. And once you kind
 10 of look closer, you can see that this development
 11 aligns with the type of investment that the City
 12 has committed to literally a half a block away.
 13 And what we want to do is to continue that effort.
 14 If you were here in front of the building, you can
 15 see right here at this green light that you can
 16 throw a rock and actually hit where the City has
 17 signaled this RFP and has made its commitment. And
 18 if you look going east, you can see that there
 19 still remains opportunities to attract additional
 20 investment to the corridor. What you can't see
 21 here, there's also a City lot here at the end of
 22 the corner. And so we want to continue that effort
 23 and be very strategic about how we're looking at
 24 potential investment along the corridor.

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1 And that is why today the
 2 department's recommendation is that the Department
 3 of Planning and Development recommends that the CDC
 4 approve the request for acquisition authority for
 5 both 518 through 524 East 47th Street and the
 6 adjacent vacant parcel at 526 East 47th Street.
 7 That ends my presentation and happy
 8 to take any questions, Madam Chair.
 9 CHAIRWOMAN BUTLER: Thank you so much.
 10 I believe that Alderwoman Pat Dowell
 11 remains with us. And if she is on and would like
 12 to make comments, the floor is hers.
 13 ALDERWOMAN DOWELL: Very quickly, Chairman.
 14 You know, I support this action by the Department
 15 of Planning and Development. It can't come soon
 16 enough. It can't come quick enough. This current
 17 owner has failed to maintain his property. He's
 18 holding up progress, as they say. So I'm hopeful
 19 that under the leadership of Mr. Harbin and his
 20 staff we can get some movement here so that we can
 21 unlock the potential or continue to unlock the
 22 potential that we know is there on 47th Street.
 23 Thank you.
 24 CHAIRWOMAN BUTLER: Spoken very clearly,

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1 Alderwoman Dowell. Thank you.
 2 Any questions for members of the
 3 Commission? Or from members of the Commission.
 4 (No response.)
 5 Commissioners, the resolution before
 6 us -- Kamal, let me confirm. I don't see any hands
 7 raised.
 8 MR. KAMAL: No hands raised, Chairwoman.
 9 CHAIRWOMAN BUTLER: All right. Thank you.
 10 Commissioners, the resolution before
 11 us requests authority for the Department of
 12 Planning and Development to acquire vacant property
 13 located at 518 through 524 East 47th Street and 526
 14 East 47th Street in the 47th/King Tax Increment
 15 Financing Redevelopment Project Area.
 16 Do I have a motion?
 17 COMMISSIONER THOMAS: So move. Commissioner
 18 Thomas.
 19 CHAIRWOMAN BUTLER: Thank you, Commissioner
 20 Thomas.
 21 Do I have a second?
 22 COMMISSIONER TREVINO: Second by Trevino.
 23 CHAIRWOMAN BUTLER: Thank you, Commissioner
 24 Trevino.

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1 I will now call the vote. Please
 2 signify your vote on approval of the motion by
 3 saying yes, no, or abstain.
 4 Vice Chair Newsome.
 5 Vice Chair Newsome votes yes by
 6 utilizing the raise-your-hand function.
 7 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 (No response.)
 17 Commissioner Curtis.
 18 COMMISSIONER CURTIS: Yes.
 19 CHAIRWOMAN BUTLER: Commissioner Davis.
 20 (No response.)
 21 Commissioner Gomez.
 22 (No response.)
 23 Commissioner Griggs.
 24 (No response.)

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1 Commissioner Thomas.
 2 COMMISSIONER THOMAS: Yes.
 3 CHAIRWOMAN BUTLER: Commissioner Trevino.
 4 COMMISSIONER TREVINO: Yes.
 5 CHAIRWOMAN BUTLER: And Chairwoman Butler
 6 votes yes.
 7 The motion passes.
 8 For our final item of new business,
 9 the Department of Planning and Development is
 10 requesting authority to negotiate a sale agreement
 11 with Milhouse Development, LLC for the disposition
 12 of property located at 4731 through 4759 South
 13 Cottage Grove Avenue in the 43rd/Cottage Grove
 14 Avenue TIF, and to approve the sale of the property
 15 to Milhouse Development, LLC if no responsive
 16 alternative proposals are received.
 17 Justin Peterson will provide the
 18 staff report for this item.
 19 MR. PETERSON: Thank you. And good
 20 afternoon, Madam Chairwoman and Commissioners. My
 21 name is Justin Peterson. I'm a City Planner in the
 22 Southeast Planning Region for the Department of
 23 Planning and Development. I'm joined by Melanie
 24 Jeffries and Darrel Washington of Milhouse

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1 Development as well.
 2 I'm here today to request the
 3 Community Development Commission to authorize DPD
 4 to negotiate a redevelopment agreement with
 5 Milhouse Development, LLC, and to recommend to City
 6 Council the designation of Milhouse as the
 7 developer of seven City-owned PINs located at 4731
 8 through 4759 South Cottage Grove Avenue in the 43rd
 9 and Cottage Grove redevelopment area.
 10 The project is not receiving any TIF
 11 funds. In lieu of this, DPD is requesting
 12 authority for a land write-down whereby the
 13 appraised value of 1,270,000 will be placed into an
 14 escrow account where it will be available for the
 15 developer to draw down on for environmental
 16 remediation costs which are likely to be
 17 significant based off the findings of the Phase I
 18 environmental review.
 19 A public notice advertising our
 20 intention to negotiate a sale with Milhouse
 21 Development, LLC and requesting alternative
 22 proposals is currently running until September 27th,
 23 2022 so we may proceed to Plan Commission and City
 24 Council.

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1 The development -- the applicant,
 2 Milhouse Development, LLC, is an Illinois limited
 3 liability company. It's part of a broader
 4 collection of companies under the Chicago-based
 5 Milhouse Engineering & Construction umbrella.
 6 Milhouse Engineering & Construction is a minority-
 7 owned business. It was founded in 2001 and has a
 8 national and international reach with over 300
 9 professional employees.

10 Milhouse has retained Krueck Sexton
 11 and Partners as their design architect. KSP was
 12 founded in Chicago in 1981 and has completed
 13 several high-profile projects, including the
 14 Spertus Institute for Jewish Learning on Michigan
 15 Avenue, picture on the right, and the Chicago
 16 Children's Museum at Navy Pier.

17 The project is located between 47th
 18 Place and 48th Street on the east side of Cottage
 19 Grove. This sits at the border of the Kenwood and
 20 Grand Boulevard community areas. And the 4th Ward
 21 is represented by Alderwoman Sophia King.

22 Milhouse, again, is requesting the
 23 disposition of seven City-owned PINs to develop a
 24 three-story building with approximately 45,000

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1 square feet of commercial retail and food and
 2 beverage space as well as 13 parking spaces.

3 Letters of support have been
 4 provided by Alderwoman Sophia King, Build
 5 Bronzeville, Bright Star Church, and Representative
 6 Kam Buckner.

7 The project is located, again, on
 8 Cottage Grove. It is part of the -- or immediately
 9 outside or adjacent to the Bronzeville INVEST
 10 South/West corridor and kitty-corner to the
 11 proposed Northwestern outpatient facility at the
 12 southwest corner of 48th and Cottage Grove. This
 13 is designated -- Cottage Grove is a high-frequency
 14 bus route which has allowed the project to take
 15 advantage of the recently passed Connected
 16 Communities ordinance to reduce its parking
 17 requirement and make the project more financially
 18 feasible.

19 The seven City-owned PINs listed on
 20 this slide are currently zoned RM-5. Milhouse has
 21 applied for a zoning amendment to rezone all of the
 22 parcels to B3-3. So the parcels -- the City-owned
 23 parcels are the red box here. B3-3 would be
 24 consistent with the adjacent parcels on Cottage

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1 Grove and the recommendation of the zoning
 2 administrator. And it will allow -- the B3-3
 3 designation will allow the applicant to build a
 4 full-service food market on the ground floor.

5 This slide shows an aerial view of
 6 the site in question looking northwest towards the
 7 intersection of Cottage Grove and 47th Street. The
 8 City-owned parcels are indicated by the red
 9 outline. The Phase I environmental review was
 10 completed on April 22nd, 2022. And AIS completed
 11 their review on July 18th. Right of entry has been
 12 granted for Phase II. The Phase I results indicate
 13 potentially significant environmental remediation
 14 costs due to the historic use for automobile-
 15 oriented businesses and the potential presence of
 16 three underground storage tanks.

17 So, again, instead of requesting TIF
 18 funds, Milhouse is requesting a land write-down to
 19 draw down on the appraised value of the site for
 20 remediation costs.

21 These are the existing conditions.
 22 As you can see, it's currently an entirely vacant
 23 lot fronting Cottage Grove and with two- to three-
 24 story residential buildings immediately to the east

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1 across the alley.

2 This is the ground plan. So the
 3 proposed project will be a three-story building,
 4 again, with approximately 45,000 square foot of
 5 retail and food and beverage space.

6 Milhouse has obtained letters of
 7 intent from several vendors, including Bamenda
 8 Grill, Coffee, Deli & Grocery, Majani Vegan, House
 9 of Attention NFT Gallery, the L3 Agency, which is a
 10 marketing and communications consultant, and My
 11 Home Nurses, LLC. The ground floor will contain
 12 a large food market with multiple vendors and an
 13 operable facade that will dramatically activate the
 14 public realm on Cottage Grove, and 13 parking
 15 spaces and four loading and trash berths will be
 16 located to the rear off of the alley.

17 Level 2 will include a Five Iron
 18 Golf training facility and an immersive multimedia
 19 gallery experience that will open to the food
 20 market below.

21 And level 3 will contain additional
 22 retail and food and beverage spaces with outdoor
 23 terrace spaces facing north towards downtown or
 24 southwest -- and southwest towards Cottage Grove

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1 and Washington Park.

2 As seen in these elevation drawings,

3 the primary building enclosure height will be

4 approximately 45 feet tall with an additional

5 rooftop solar panel screen extending to

6 approximately 60 feet.

7 The project will have a striking

8 contemporary design with glass and metal screen

9 facade that creates movement along Cottage Grove.

10 At the ground level, the storefront will open to

11 expand the public realm into the food market and

12 reveal the building's mass timber structure. Near

13 the center of the block, the building breaks into

14 two masses to create a signature entry area. And,

15 again, the third floor has two terrace spaces, one

16 facing north and one facing south.

17 35 percent of the project will be

18 financed by the applicant's own equity. 43 percent

19 will be financed by debt and conventional bank and

20 mezzanine loans. And the remaining 22 percent of

21 the cost will be financed by government assistance,

22 including the land write-down and New Market Tax

23 Credits. Milhouse has applied for the Chicago

24 Recovery Grant and received a letter of support

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1 from Representative Kam Buckner stating that the

2 26th District plans to provide gap funding for the

3 project.

4 The Department of Planning and

5 Development has thoroughly reviewed the proposed

6 project, its financial structure, its public

7 benefits, and its conformity with redevelopment

8 area plan, and the development team's

9 qualifications. The project will meet the

10 following planning goals for the department:

11 It will bring more than \$40 million

12 of investment to a historically divested community.

13 It will redevelop seven City-owned

14 parcels and return them to the tax roll.

15 It will create more than 240

16 temporary construction jobs as well as 20 part-time

17 support staff jobs and upwards of 180 restaurant

18 and commercial employment opportunities.

19 It will create a pedestrian-oriented

20 development providing a centrally located hub of

21 restaurant and retail activity on a major bus

22 corridor; adjacent, again, to new employment

23 centers like the Northwestern outpatient facility.

24 It is projected to create an

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1 additional \$70 million in economic activity and

2 increase foot traffic by upwards of a hundred

3 thousand people within three years.

4 Alderwoman Sophia King has provided

5 a letter of support. Letters of support have also

6 been provided by, again, Build Bronzeville, a small

7 business development center, Bright Star Church,

8 and Representative Kam Buckner. A community

9 meeting will be scheduled this fall.

10 And DPD requests your approval to

11 enter into a redevelopment agreement with Milhouse

12 Development, LLC and to recommend them to City

13 Council as the developer of these seven City-owned

14 PINs. Upon the Commission's approval, DPD will

15 begin drafting a redevelopment agreement with

16 the land write-down before proceeding to Plan

17 Commission and City Council.

18 The development team and City staff

19 are now available to answer any questions. Thank

20 you.

21 CHAIRWOMAN BUTLER: Thank you. Thanks,

22 Justin. Do you know if Alderman -- Alderwoman

23 Sophia King or anyone from her staff is on the

24 meeting?

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1 MR. PETERSON: Yeah. The alderwoman is not

2 able to make it today. But she is -- I can -- she

3 has provided a letter of support and is a strong

4 supporter of the project.

5 CHAIRWOMAN BUTLER: Thank you.

6 Do members of the Commission have

7 questions?

8 (No response.)

9 Kamal, can you confirm that there

10 are no hands raised from members of the Commission?

11 MR. KAMAL: No hands raised.

12 CHAIRWOMAN BUTLER: Thank you.

13 Commissioners, the resolution before

14 us requests authority for the Department of

15 Planning and Development to negotiate the sale

16 agreement with Milhouse Development, LLC for the

17 disposition of property located at 4731 through

18 4759 South Cottage Grove Avenue in the 43rd Street/
19 Cottage Grove Avenue TIF, and to approve the sale
20 of the property to Milhouse Development, LLC if no
21 responsive alternative proposals are received.

22 Do I have a motion?

23 COMMISSIONER THOMAS: So move. Thomas.

24 CHAIRWOMAN BUTLER: Thank you.

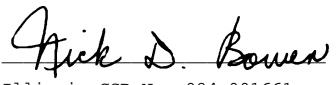
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1 And I believe that Vice Chair
2 Newsome raised her hand to second. And so she used
3 the raise-your-hand function to second the motion.
4 I will now call the vote. Please
5 signify your vote on approval of the motion by
6 saying yes, no, or abstain.
7 Vice Chair Newsome votes yes by
8 utilizing the raise-your-hand function.
9 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 (No response.)
19 Commissioner Curtis.
20 COMMISSIONER CURTIS: Yes.
21 CHAIRWOMAN BUTLER: Commissioner Davis.
22 (No response.)
23 Commissioner Gomez.
24 (No response.)

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1 Commissioner Griggs.
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 I'd like to thank the members of
11 the Commission for your time and attention this
12 afternoon.
13 May I please have a motion to
14 adjourn?
15 COMMISSIONER CURTIS: So moved. Curtis.
16 CHAIRWOMAN BUTLER: Great. Thank you so
17 much. I won't ask for a second.
18 Everybody have a great rest of your
19 day.
20 (The proceedings adjourned at
21 3:30 p.m.)
22
23
24

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1
2
3 REPORTER'S CERTIFICATE
4
5 I, Nick D. Bowen, do hereby certify that
6 I reported in shorthand the proceedings of said
7 hearing as appears from my stenographic notes so
8 taken and transcribed under my direction.
9
10 IN WITNESS WHEREOF, I have hereunto set my
11 hand and affixed my seal of office at Chicago,
12 Illinois, this 3rd day of October 2022.
13
14 
15 Illinois CSR No. 084-001661
16
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