

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street, Chicago, Illinois**  
**Regular Meeting, 1:00 PM**  
**October 11, 2022**

**MEETING MINUTES**

**I. ROLL CALL**

Present: Butler, Newsome, Wheat, Buford, Curtis, Cox, Davis, Thomas, Trevino.  
Absent: Cepeda, Chan McKibben, Cox, Griggs

**II. APPROVAL OF MINUTES OF THE SEPTEMBER 13<sup>th</sup> MEETING OLD BUSINESS**

Motioned by Thomas, seconded by Travino  
Approved 9-0-4: Newsome, Wheat, Buford, Curtis, Davis, Thomas, Trevino, Butler  
Abstain or Not Present: Cepeda, Chan McKibben, Cox, Gomez, Griggs

**III. OLD BUSINESS**

**A. PROPOSED KINZIE INDUSTRIAL CONSERVATION AREA TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 2 (WARDS 27)**

Recommend approval of the redevelopment plan for the Kinzie Industrial Conservation Area Tax Increment Financing Redevelopment Project Area Amendment No. 2.

**Ryan Slattery**  
**22-CDC-56**

Motioned by Wheat, seconded by Davis  
Approved 9-0-4: Newsome, Wheat, Buford, Curtis, Davis, Gomez, Thomas, Trevino, Butler. Abstain or Not Present: Cepeda, Chan McKibben, Cox, Griggs

**B. PROPOSED PULASKI CORRIDOR TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARDS 31, 26)**

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

**Beth McGuire**  
**22-CDC-57**

Motioned by Newsome, seconded by Gomez  
Approved 9-0-4: Newsome, Wheat, Buford, Curtis, Davis, Gomez, Thomas, Trevino, Butler. Abstain or Not Present: Cepeda, Chan McKibben, Cox, Griggs

**C. PROPOSED RED LINE EXTENSION (RLE) TIF REDEVELOPMENT PROJECT AREA (TFIA WARDS: 3, 4, 6, 9, 10, 11, 16, 17, 20, 21, 25, 34, 42); (RPA WARDS: 3, 4, 11, 25, 42)**

Recommend approval of the redevelopment plan for the proposed Red Line Extension Tax Increment Financing Redevelopment Project Area, recommend designation of the area as a Tax Increment Financing Redevelopment Project Area, and recommend adoption of Tax Increment Financing for the area.

**Ryan Slattery**  
**22-CDC-58**

Motioned by Curtis seconded by Trevino

Approved 10-0-4: Butler, Newsome, Wheat, Buford, Cox, Curtis, Davis, Gomez, Thomas, Trevino. Abstain or Not Present: Cepeda, Chan McKibben, Griggs

#### **IV. NEW BUSINESS**

##### **A. CHICAGO/CENTRAL PARK TIF REDEVELOPMENT PROJECT AREA (WARD 37<sup>th</sup>)**

Request authority for the Department of Housing to negotiate a redevelopment agreement with 548 Development LLC and its related or affiliated entities, for redevelopment of the property located at 3831 and 3853 W. Chicago Ave, and 739-741 N. Springfield Ave, in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of 548 Development LLC and its related entities or affiliates as Developer.

**Tamra Collins and Ernest Bellamy**  
**22-CDC-59**

##### **B. MADISON/AUSTIN CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 29)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Westside Health Authority (or its related entities) for redevelopment of the property located at 5500 W Madison Street in the Madison/Austin Corridor Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Westside Health Authority (or its related entities) as Developer.

**Michael Parella**  
**22-CDC-60**

##### **C. AUSTIN COMMERCIAL TIF REDEVELOPMENT PROJECT AREA (WARD 29)**

Request authority for the Department of Planning and Development to negotiate a Redevelopment Agreement with Batter and Berries/The Bruce – Juan and Only, LLC (Juan Teague) for the construction required as part of the redevelopment of the building located at 5924 West Chicago Avenue and vacant City-owned parcel at 5926 West Chicago Avenue in the Austin Commercial Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Juan and Only, LLC as developer.

**Robert Bumpers**  
**22-CDC-61**

#### **V. ADJOURNMENT**

1 MEETING  
2 OF THE  
3 COMMUNITY DEVELOPMENT COMMISSION

4  
5  
6  
7  
8  
9 Zoom Video Teleconference

10  
11 Tuesday, October 11, 2022  
12 1:00 p.m.

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

Reported by: Nick D. Bowen

Page 2

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

Page 3

1 to Section 7(e)(2) of the act, that due to the  
 2 COVID-19 public health emergency an in-person  
 3 meeting would not have been practical or prudent  
 4 today. Therefore, in accordance with the  
 5 Commission's emergency rules, this meeting is being  
 6 held virtually on Zoom and can be viewed live via  
 7 the Commission's website.  
 8 A court reporter is present today to  
 9 record the proceedings.  
 10 Commissioners, you have all been  
 11 designated as panelists which allows you to control  
 12 your 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 October 7th both online at the CDC's  
 19 website and physically in City Hall.  
 20 Before I begin with a call of the  
 21 roll, I'd like to thank all of the members of the  
 22 public who have joined us today. I see the number  
 23 is growing. And we certainly appreciate you taking  
 24 time out to share your views with us today during

Page 4

1 the public meetings component of today's meeting.  
 2 I see that several participants have  
 3 raised their hands. I would ask that if you have  
 4 questions, at this point in the meeting if you  
 5 could just place your questions or comments in the  
 6 Comments section. You will be allowed to speak at  
 7 the appropriate time on the matters that are of  
 8 concern to you.  
 9 I will now begin the meeting with a  
 10 call of the roll.  
 11 Commissioners, when your name is  
 12 called, please turn your microphone on, respond by  
 13 saying present, and please also indicate that you  
 14 can hear me okay.  
 15 Vice Chair Newsome.  
 16 (No response.)  
 17 Secretary Wheat.  
 18 COMMISSIONER WHEAT: Present. And I can hear  
 19 you.  
 20 CHAIRWOMAN BUTLER: Commissioner Buford.  
 21 COMMISSIONER BUFORD: Present. And I can  
 22 hear you.  
 23 CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 24 (No response.)

Page 5

1 Commissioner Chan McKibben.  
 2 (No response.)  
 3 Commissioner Cox.  
 4 (No response.)  
 5 Commissioner Curtis.  
 6 COMMISSIONER CURTIS: Present. And I can  
 7 hear you.  
 8 CHAIRWOMAN BUTLER: Commissioner Davis.  
 9 COMMISSIONER DAVIS: Present. And I can hear  
 10 you.  
 11 CHAIRWOMAN BUTLER: 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: Commissioner Trevino.  
 19 COMMISSIONER TREVINO: Present. And I can  
 20 hear you.  
 21 CHAIRWOMAN BUTLER: Chairwoman Butler is  
 22 present.  
 23 We have a quorum.  
 24 The first item on our agenda

Page 6

1 requests approval of the minutes from our previous  
 2 meeting held on September 13th, 2022. The  
 3 Commissioners have had an opportunity to review the  
 4 minutes. And if there are no corrections, I'm  
 5 looking for a motion to approve.  
 6 Do I have a motion?  
 7 COMMISSIONER THOMAS: So move. Commissioner  
 8 Thomas.  
 9 CHAIRWOMAN BUTLER: Moved by Commissioner  
 10 Thomas.  
 11 Do I have a second?  
 12 COMMISSIONER TREVINO: Second by Trevino.  
 13 CHAIRWOMAN BUTLER: Thank you. Seconded by  
 14 Commissioner 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 September 13th meeting,  
 21 please abstain from this vote.  
 22 Vice Chair Newsome.  
 23 (No response.)  
 24 Secretary Wheat.

Page 7

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

Page 8

1 The public was given an opportunity  
 2 to provide written comments up to 24 hours prior to  
 3 the start of this meeting through the CDC email  
 4 address, which is cdc@cityofchicago.org. There  
 5 were three written statements submitted for Old  
 6 Business agenda item A, Kinzie Industrial  
 7 Conservation Area TIF Amendment No. 2, and two  
 8 written comments for Old Business agenda item C,  
 9 Red Line Extension TIF designation.  
 10 I will now read those items into  
 11 the public record during their respective public  
 12 hearings.  
 13 Commissioners, before we go further  
 14 into our regular meeting agenda, our first item of  
 15 old business requires us to recess from our regular  
 16 CDC meeting in order to hold a required public  
 17 hearing on the amendment of an existing TIF plan.  
 18 Specifically the Department of  
 19 Planning and Development will be requesting  
 20 approval of the redevelopment plan for the  
 21 proposed Kinzie Industrial Conservation Area TIF  
 22 Redevelopment Project Area Amendment No. 2. And  
 23 to that end, we'll be accepting public comments.  
 24 So we will now recess from the

Page 9

1 regular meeting of the Community Development  
 2 Commission in order to hold the public hearing on  
 3 the matter of the proposed industrial -- Kinzie  
 4 Industrial Conservation Area TIF Redevelopment  
 5 Project Area Amendment No. 2, and to recommend or  
 6 oppose adoption of Amendment No. 2 for the area.  
 7 Now that we are in the public  
 8 hearing, Ryan Slattery will present the staff  
 9 report on behalf of the Department of Planning and  
 10 Development.  
 11 Ryan, you may begin your  
 12 presentation.  
 13 MR. SLATTERY: Just clarify you guys can see  
 14 the opening screen.  
 15 CHAIRWOMAN BUTLER: Yes.  
 16 MR. SLATTERY: Okay. Thank you. Appreciate  
 17 it.  
 18 Good afternoon, everyone. For the  
 19 record, my name is Ryan Slattery. I'm a project  
 20 manager with the Department of Planning and  
 21 Development for the City of Chicago.  
 22 I'm here today with my colleague,  
 23 Tim Jeffries, as well as our TIF consultant, Ann  
 24 Moroney from Johnson Research Group.

Page 10

1 We're here today to discuss the  
 2 proposed extension of the existing Kinzie  
 3 Industrial Conservation Area TIF District for an  
 4 additional 12 years to ensure an ongoing financial  
 5 resource in order to improve the aging infra-  
 6 structure throughout the entire district, support  
 7 economic development, including industrial uses  
 8 west of Ogden Avenue, and ensure that 30 percent  
 9 or more of residential uses are affordable in the  
 10 Fulton Market Innovation District, or FMID.  
 11 As part of the extension process,  
 12 we're proposing to amend the termination date,  
 13 revise the budget, update the land use plan, and  
 14 make minor changes to the plan language.  
 15 The Kinzie Industrial Conservation  
 16 Area TIF District is generally bounded by Grand  
 17 Avenue to the north, Kedzie Avenue to the west,  
 18 Washington Boulevard to the south, and the Kennedy  
 19 Expressway to the east.  
 20 As you can see on the map, there  
 21 are multiple overlay districts within the area,  
 22 including the FMID, the PMD 4, the Kinzie  
 23 Industrial Corridor, the Kinzie overlay that starts  
 24 in the Fulton-Randolph Market Landmark District.

Page 11

1 The Kinzie Industrial Conservation  
 2 Area TIF District was designated on June 10th,  
 3 1998, and, absent this extension, was set to expire  
 4 on December 31st of this year.  
 5 In November of 2021, the City  
 6 received state authority to extend the life of the  
 7 TIF district for an additional 12 years to allow  
 8 for continued redevelopment within the area.  
 9 This extension really builds on many  
 10 of the planning studies that have been completed in  
 11 recent years. An extension has either been  
 12 directly contemplated in the documents or  
 13 identified work that could be supported should the  
 14 Kinzie TIF be extended.  
 15 The first of these is the Kinzie  
 16 Industrial Corridor Framework Plan that was adopted  
 17 in May of 2019 that made reference to the Kinzie  
 18 TIF District as a financial incentive that could be  
 19 used within the area.  
 20 The Kinzie Industrial Corridor  
 21 Infrastructure Study that was published in August  
 22 of 2020, including multiple short- and long-term  
 23 infrastructure projects, including at-grade Metra  
 24 crossing improvements, viaduct improvements,

Page 12

1 transportation improvements, wire usage needs, and  
 2 the electricity improvements, they are all within  
 3 the TIF district and could use TIF as a resource.  
 4 The 2021 update to the Fulton Market  
 5 Innovation Districts includes multiple projects  
 6 that could use Kinzie as a financial -- as a  
 7 financial resource and specifically says they would  
 8 need to be extended for those projects to use the  
 9 TIF funds.  
 10 Beyond the Affordable Requirement  
 11 Ordinance, or ARO, that was approved by the City  
 12 Council in April of 2021, the City is also  
 13 committed to providing a menu of options for  
 14 support incentives to bring affordable dwelling  
 15 units in the FMID area, to create a mixed-income  
 16 community that exceeds the goals of ARO with a  
 17 target of 30 percent affordable units within the  
 18 FMID area.  
 19 This is the same target the City has  
 20 put on the LaSalle Street RFP that was released  
 21 last month targeting 30 percent affordable units.  
 22 The Connected Communities Ordinance  
 23 was approved by the City Council in July of 2022,  
 24 which creates and connects to jobs, encourages

Page 13

1 homes and businesses near transit by expanding the  
 2 existing TOD incentives, more equitability across  
 3 the city. It also improves the safety of our  
 4 streets and sidewalks near transit for Chicagoans  
 5 while they walk and bike.  
 6 Also as part of this amendment, DPD  
 7 is updating the general land use plan for the TIF  
 8 districts, which reflects the current zoning. This  
 9 framework -- this land use map aligns with the  
 10 Kinzie Industrial Corridor Framework Plan that was  
 11 approved by the Chicago Plan Commission in May of  
 12 2019 as well as subsequent revisions to the zoning  
 13 code.  
 14 The goals and objectives of the  
 15 Kinzie include modernizing, enhancing aging  
 16 infrastructure throughout the entire TIF,  
 17 supporting ongoing economic development, including  
 18 industrial users west of Ogden Avenue, and  
 19 encouraging 30 percent affordable housing within  
 20 the FMID area.  
 21 In order to advance these goals, the  
 22 City has approved TIF funding for the following  
 23 projects in the TIF districts:  
 24 The Hatchery at 3100 West Lake

Page 14

1 Street received \$7.2 million in TIFs in order to  
 2 create a 67,000 square foot food entrepreneur  
 3 incubator.  
 4 The Small Business Improvement Fund,  
 5 or SBIF, has been used 154 times within the TIF  
 6 district that's allocated almost \$10 million of TIF  
 7 funds.  
 8 The Morgan Street Green Line station  
 9 was funded by the Kinzie TIF using \$30 million of  
 10 TIF funds.  
 11 Grand Avenue improvements from  
 12 Racine to Chicago Avenue have allocated 25.8  
 13 million, and Lake Street improvements from Halsted  
 14 to Chicago Avenue have allocated \$24 million.  
 15 The Nelson Mandela Apartments  
 16 located at both Kinzie and Chicago/Central Park TIF  
 17 districts including construction -- includes the  
 18 construction of 72 units of affordable rental  
 19 housing over eight sites. The project received  
 20 \$6.7 million in TIF assistance.  
 21 And finally, 500,000 of the TIF  
 22 funds have been allocated for Morton Elementary and  
 23 400,000 of TIF funds have been allocated to Biedler  
 24 Elementary turf field.

Page 15

1 The amended budget reflects the  
 2 additional increment that will result in adding 12  
 3 years to the TIF districts. Please note that the  
 4 line item for each categories are for planning  
 5 purposes. The only amount that can't change  
 6 without Council approval is total redevelopment  
 7 project costs.  
 8 We anticipate that the future TIF  
 9 funds -- funded projects in the area to include  
 10 both pending and potential projects in the  
 11 extension if it's approved. For the pending  
 12 projects that are currently moving, we have the CTA  
 13 Damen station and track improvements, the Otis and  
 14 Cather Elementary School improvements, Metra  
 15 viaduct improvements, the Covenant House, and  
 16 additional SBIF, which had an allocation introduced  
 17 at the City Council in September.  
 18 The potential future projects  
 19 include additional transit enhancements to the  
 20 Green Line and Metra, public infrastructure  
 21 improvements defined in the Kinzie Industrial  
 22 Corridor Infrastructure Study, and residential  
 23 buildings within 30 -- residential buildings with  
 24 30 percent or more affordable units in the FMID

Page 16

1 area.  
 2 As with other planning studies -- as  
 3 with other planning studies, DPD has looked for  
 4 input from different groups and has received  
 5 support for the TIF amendment from the West Loop  
 6 Community Organization, the West Central  
 7 Association, the Industrial Council of Near West  
 8 Side Chicago, or IN- -- ICNC, the Metropolitan  
 9 Planning Council, MPC, and Alderman Burnett.  
 10 Thank you for your time. And we're  
 11 happy to take any questions you may have.  
 12 CHAIRWOMAN BUTLER: Thank you, Ryan, for your  
 13 presentation.  
 14 Kamal, can you tell me if Alderman  
 15 Walter Burnett or someone from his office is on the  
 16 call today?  
 17 (No response.)  
 18 Tech Support, if you're responding,  
 19 you're on mute.  
 20 Bob McKenna, can you see if Alderman  
 21 Burnett is on? I don't see him, but I want to give  
 22 him an opportunity to make any comments if he's  
 23 available.  
 24 MR. McKENNA: I don't -- I don't see him

Page 17

1 either.  
 2 CHAIRWOMAN BUTLER: Okay. That's fine. And  
 3 thank you. Thanks for that.  
 4 I now have three written statements  
 5 that were submitted on this matter, and I will read  
 6 them into the public record now.  
 7 This is the first statement:  
 8 Kinzie Street, for which the  
 9 district has been named, is a horrible street to  
 10 drive or walk from Paulina to Hart Street and is in  
 11 desperate need of new sewers and repaving. The  
 12 street is full of very large potholes. The sewers  
 13 are so old that the street floods in heavy rain and  
 14 nearby buildings are susceptible to taking in water  
 15 when the street floods.  
 16 In addition, Kinzie Street is full  
 17 of weeds and trash, including old furniture.  
 18 The Wood Street viaduct is also  
 19 a mess with huge potholes and trash everywhere.  
 20 In heavy rain, the sewers back up  
 21 along Kinzie Street from Wood to Paulina and on  
 22 Hermitage Avenue from Kinzie to Hubbard. The  
 23 sewers had some maintenance work done on them in  
 24 the recent past, but it did not fix the issue. The

Page 18

1 existing lines need to be replaced with larger ones  
 2 that can handle the amount of rainwater the area  
 3 receives.  
 4           Fixing the sewers in the Kinzie/  
 5 Hermitage area, repaving the street and sidewalks  
 6 all along Kinzie from Paulina to Hart Street, and  
 7 cleaning up the weeds and trash would absolutely  
 8 help to achieve the overall goal of the TIF plan,  
 9 quote, "to remove the conditions that qualify the  
 10 area as blighted and provide the mechanisms  
 11 necessary to support public and private development  
 12 and improvements in the area," end quote.  
 13           Thank you for your consideration.  
 14 Patty Pate. Excuse me, Patty Payton.  
 15           This is the second statement:  
 16           Dear Community Development  
 17 Commission members, the Metropolitan Planning  
 18 Council supports the extension of the Kinzie  
 19 Industrial Corridor TIF for the express purpose of  
 20 ensuring that 30 percent of all new residential  
 21 units are reserved as affordable and on site.  
 22 Housing affordability is a major challenge for many  
 23 Chicago residents, and thus the council supports  
 24 creating new affordable housing opportunities for

Page 19

1 populations that are historically left out of areas  
 2 well served by transit and proximate to the Loop.  
 3           We encourage the City to ensure that  
 4 new affordable units create and support a mix of  
 5 households, including families, aging households,  
 6 and people with disabilities. Given the  
 7 displacement pressures and affordability challenges  
 8 in this TIF, an extension for the purpose of  
 9 affordable housing development is appropriate.  
 10           However, the council also expects  
 11 more progress on distributing and porting  
 12 development incentives into long disadvantaged and  
 13 underinvested neighborhoods.  
 14           Sincerely, Darlene Oliver Hightower,  
 15 JD, president and CEO.  
 16           The third statement:  
 17           Members of the Commission, we  
 18 believe that the Kinzie Industrial Corridor Area  
 19 Tax Increment Financing plan has been a tremendous  
 20 net positive for the West Loop and Fulton Market  
 21 and the 27th Ward overall. Providing a mechanism  
 22 for economic workforce and infrastructure  
 23 development is absolutely necessary for continued  
 24 growth as we increasingly shift toward white collar

Page 20

1 employment, like information technology and  
 2 business services, and away from manufacturing.  
 3           We believe that the chief goals of  
 4 the extension, which include improving aging infra-  
 5 structure throughout the -- supporting economic  
 6 development, including small business development  
 7 and industrial uses west of Ogden Avenue, and  
 8 ensuring that 30 percent or more of residential  
 9 uses in the Fulton Market Improvement District are  
 10 worthy goals that should be pursued.  
 11           Growth of the Kinzie Corridor has  
 12 been crucial to funding infrastructure improvements  
 13 that have directly and positively impacted the West  
 14 Loop and Fulton Market and adjacent neighborhoods.  
 15 Specifically we cite the Morgan Street Green Line  
 16 station improvements, infrastructure improvements  
 17 along Lake Street improvements, and the Grand  
 18 Avenue improvements which are ongoing. These  
 19 projects alone represent approximately \$80 million  
 20 in improvements all funded by the Kinzie Corridor  
 21 TIF.  
 22           Safety in the area has become of  
 23 greater concern as we attain more density of  
 24 population. We welcome infrastructure projects

Page 21

1 that address pedestrian access and include ADA  
 2 enhancements, enhance bicycle path development,  
 3 improve the pedestrian experience, and upgrade our  
 4 rapidly deteriorating viaducts. We believe that  
 5 these -- we believe these are elements that can  
 6 help alleviate the growing issues of traffic safety  
 7 and congestion.  
 8           We also believe that the goal of  
 9 workforce development and employment of local  
 10 residents as well as subsidized daycare in and  
 11 around the redevelopment project area is the right  
 12 thing to do. It enhances the tax base of the City  
 13 and opens the doors of opportunity to a larger  
 14 number of our residents who have historically been  
 15 overlooked.  
 16           In the same vein, promoting mixed-  
 17 use and mixed-income housing to achieve a minimum  
 18 of 20 percent affordable with a goal of 30 percent  
 19 north of Lake Street are goals worth pursuing as  
 20 they have the potential to create a 24-hour  
 21 community.  
 22           As for future developments, we look  
 23 forward to the proposed TIF-funded improvements,  
 24 such as construction of the Damen Green Line



Page 22

1 station and other Green Line improvements as well  
 2 as improving aging infrastructure throughout the  
 3 district. These past successes and future  
 4 successes will depend in large part on our ability  
 5 to ensure effective coordination between public and  
 6 private entities.  
 7 We are hopeful that the extension of  
 8 the Kinzie Corridor TIF will continue to make the  
 9 West Loop and Fulton Market an even more vibrant  
 10 dining, arts district, and cultural center in the  
 11 city and spread economic prosperity to areas to the  
 12 west.  
 13 We are pleased to support Kinzie  
 14 Industrial Conservation Area TIF Redevelopment  
 15 Project Area Amendment 2.  
 16 Respectfully, Executive Committee  
 17 and Board of Directors, West Loop Community  
 18 Organization.  
 19 That was the last written statement  
 20 that was submitted.  
 21 Members of the public will have  
 22 an opportunity to make comments following any  
 23 questions that the CDC Commissioners may have to  
 24 the department staff.

Page 23

1 Commissioners, besides City staff,  
 2 Ann Moroney from Johnson Research Group is the TIF  
 3 consultant for this item and is here to help the  
 4 department answer your questions.  
 5 Commissioners, do you have any  
 6 questions for DPD or the TIF consultant? And I  
 7 will ask the Commissioners to please use your hands  
 8 if you have questions. Use the raise-your-hand  
 9 function. Sorry.  
 10 Commissioner Wheat.  
 11 COMMISSIONER WHEAT: Thank you, Madam Chair.  
 12 A question for staff or the  
 13 consultant. Kind of going back to the public  
 14 comment.  
 15 I know, Ryan, you touched on some of  
 16 the affordable housing and infrastructure plans.  
 17 Maybe provide more detail kind of addressing some  
 18 of the concerns that some of the public comments  
 19 had.  
 20 MR. SLATTERY: I'm sorry. Can you repeat the  
 21 question?  
 22 COMMISSIONER WHEAT: So I think -- I mean,  
 23 there were -- there were comments specifically with  
 24 respect to affordable housing plans in the area and

Page 24

1 how that aligns with other affordable housing goals  
 2 the City has established either via ordinance or  
 3 via plan and also infrastructure investments  
 4 particularly on the west side of the district.  
 5 MR. SLATTERY: So the ARO currently has the  
 6 requirement of 20 percent or greater. We're  
 7 looking to increase that -- we've done it in other  
 8 areas as well -- to 30 percent if there is TIF  
 9 funding involved within the projects, 30 percent or  
 10 greater within it. So an example, the LaSalle RFP  
 11 that we just came out with has a same goal for it.  
 12 For this area, it's -- it won't have  
 13 a redevelopment of a current building. It will  
 14 most likely be new construction. So only 50  
 15 percent of the affordable costs will be TIF  
 16 eligible based on it being new construction. But  
 17 it is the -- the goal for the department is to try  
 18 to find -- try to create a mixed-income area of the  
 19 Fulton Market Innovation District. So that's FMID.  
 20 For the -- for the infrastructure,  
 21 yeah, so we actually -- the one comment that we  
 22 got -- I don't know if, Tim, you want to answer  
 23 this or -- the one -- the first statement that we  
 24 received, we have talked to CDOT, and they are

Page 25

1 actually in process of looking to redo the Kinzie --  
 2 Kinzie Street in 2023. So it is -- is already --  
 3 construction is already in process. And should  
 4 this TIF not get extended, we wouldn't be able to  
 5 do that since the TIF would expire at the end of  
 6 this year. We don't have that until 2023.  
 7 There's additional -- a lot of  
 8 infrastructure needs especially at the northern end  
 9 that was identified in the infrastructure study.  
 10 So hopefully with that we will be able to, you  
 11 know, create complete streets within that area.  
 12 That's the intention, that's the hope that we will  
 13 be able to do that.  
 14 COMMISSIONER WHEAT: Got it. Thank you.  
 15 No other questions, Madam Chair.  
 16 CHAIRWOMAN BUTLER: Thank you, Secretary  
 17 Wheat.  
 18 Do other members of the Commission  
 19 have questions?  
 20 (No response.)  
 21 I don't see any hands raised. So I  
 22 will now turn to questions or comments from the  
 23 members of the public that have joined us.  
 24 Since this is a public hearing,

Page 26

1 under the Illinois TIF Act, the limits of number of  
 2 individuals allowed to speak shall not apply.  
 3 I will now call upon members of the  
 4 public who have used the raise-your-hand feature to  
 5 be recognized by the Chair. Each person called  
 6 upon the Chair to speak will be limited to three  
 7 minutes per agenda item.  
 8 And I will call you --  
 9 MR. SLATTERY: Chair, can I just make a  
 10 comment? I apologize.  
 11 CHAIRWOMAN BUTLER: Yes.  
 12 MR. SLATTERY: We did have one person that  
 13 signed up previously through the CDC web -- email  
 14 address, Calvin Gin. So they were the first one.  
 15 CHAIRWOMAN BUTLER: They were the first one?  
 16 Okay. Well, then we'll let Calvin Gin have the  
 17 floor.  
 18 Calvin, thank you for joining us,  
 19 and you have three minutes to make your comments.  
 20 MR. GIN: Thank you. Can you hear me okay?  
 21 CHAIRWOMAN BUTLER: Yes.  
 22 MR. GIN: Okay. Thank you.  
 23 My name is Calvin Gin. I am a  
 24 co-founder of a drone services company located in

Page 27

1 the TIF district, and I'm also a resident of the  
 2 area. I'm a vice president on the board of ICNC.  
 3 I have worked and lived in the TIF district since  
 4 the early 1990s.  
 5 I have witnessed and participated in  
 6 many changes during that time. I am not hired to  
 7 make these comments, but a resident and a business  
 8 owner.  
 9 My dad made things with his hands.  
 10 I think modern manufacturing is so important for  
 11 the future of our society. There's great honor in  
 12 learning and perfecting your craft. Learning a  
 13 skill helps individuals become an immediate value  
 14 add to their communities.  
 15 The amendment will continue to help  
 16 create industrial uses, jobs, and infrastructure to  
 17 bolster the West Side economy. We have witnessed  
 18 recently what happens when there are global supply  
 19 chain disruptions. In my opinion, building a  
 20 larger industrial base in Chicago is a great idea.  
 21 I think great cities are diverse not only in their  
 22 population, but also in their makeup. Planning for  
 23 affordable residential, commercial, office, retail,  
 24 recreational, and industrial uses is something I

Page 28

1 have loved about Chicago. And this amendment is  
 2 important to continue.  
 3 We need to provide affordable  
 4 building stock for industrial firms and support  
 5 them with infrastructure, including transit needs.  
 6 Chicago brands we have come to love  
 7 and support like Metric Coffee and Farmer's Fridge  
 8 may still have existed without the TIF district,  
 9 but we do know they did utilize the benefits of it  
 10 to start and build their companies.  
 11 Thank you very much for the time  
 12 today.  
 13 CHAIRWOMAN BUTLER: Thank you for your  
 14 comments.  
 15 I will now call on the Fulton Market  
 16 Association. You may begin.  
 17 MR. ROMANELLI: Hi. Can you hear me? It's  
 18 Roger Romanelli.  
 19 CHAIRWOMAN BUTLER: Yes, we can hear you.  
 20 MR. ROMANELLI: Thank you.  
 21 I'm Roger Romanelli, executive  
 22 director of Chicago's Fulton Market Association,  
 23 and I thank you for this time.  
 24 I'm participating today on behalf of

Page 29

1 many Chicago residents and businesses who couldn't  
 2 be here at this time because they're working to pay  
 3 their taxes for the government.  
 4 Therefore, we're asking the CDC  
 5 Commissioners to table this issue today until at  
 6 least three more nighttime hearings are held on  
 7 this very serious and substantive issue of  
 8 extending the most lucrative TIF in Chicago's  
 9 history for the next 12 years.  
 10 To date, there's been only one  
 11 nighttime meeting for Chicago residents and  
 12 taxpayers to understand the vast proposal, to  
 13 understand how we can spend TIF money, and there  
 14 must be, there absolutely must be more public  
 15 hearings at night so that people can participate  
 16 and understand in a reasonable timeline.  
 17 Now, if the TIF is going to be  
 18 extended, we're asking very simply for a written  
 19 and detailed plan from the Planning Department.  
 20 For example, the Planning Department has discussed  
 21 the idea of bringing 30 percent affordable housing  
 22 units to the Fulton Market area. All of us in  
 23 Chicago want an affordable city. But does the  
 24 planning department's proposal mean that

Page 30

1 significant developers will be able to access  
 2 millions of dollars in TIF funds for large housing  
 3 projects valued at hundreds of millions of dollars?  
 4 We asked the Planning Department to explain this,  
 5 but they haven't. And this is truly concerning.  
 6 So there must be more time.  
 7       Also, if the TIF is extended, let  
 8 us be clear, right now in our city we're facing  
 9 serious crime challenges. For the first time in  
 10 the 23 years that I've worked in the market, we had  
 11 a sidewalk café shot up with bullets a couple  
 12 weekends ago. We had an area in the TIF on the  
 13 West Side also shot up a couple weeks ago.  
 14       Therefore, we're asking right now  
 15 for the Mayor and the alderman to agree to install  
 16 100 Chicago police security cameras in Kinzie TIF  
 17 to stop our crime crisis. Our overburdened police  
 18 need every resource to fight smarter with limited  
 19 resources.  
 20       We also need cameras under all of  
 21 the viaducts that become serious havens for crime.  
 22       Besides the cameras, 60 percent  
 23 of TIF funds going forward must be used to  
 24 strategically solve our city's root causes of

Page 31

1 crime.  
 2       We're calling for written detailed  
 3 goals before the TIF extension is approved. And  
 4 we're asking that social service agencies,  
 5 especially groups like Haymarket Center, are  
 6 involved in the dialog.  
 7       We're calling for 50 percent cash  
 8 rebates for small businesses and residents to put  
 9 security cameras and lights on their buildings to  
 10 stop crime.  
 11       We're calling for a written  
 12 agreement that the CTA Green Line station at  
 13 Western Avenue will be built and the CTA Lake  
 14 Street bus will be restored. CTA eliminated this  
 15 bus saying they were out of money in the past.  
 16 There's plenty of money both in the Kinzie TIF,  
 17 federal, state infrastructure funds to restore this  
 18 essential bus. I can't speak of it high enough,  
 19 but we have to do this.  
 20       Finally, the Lake Street center  
 21 columns must --  
 22       CHAIRWOMAN BUTLER: Thank you for your  
 23 comments.  
 24       At this point we will move on to

Page 32

1 Stephen Hamilton.  
 2       MR. HAMILTON: Hello, everyone. Can you hear  
 3 me?  
 4       CHAIRWOMAN BUTLER: Yes, we can hear you.  
 5 You may begin.  
 6       MR. HAMILTON: Thank you so much for your  
 7 time.  
 8       I've been in this area since 1989.  
 9 I'm in between Ogden and Ashland, which is the  
 10 exact area where we're talking about. I purchased  
 11 in 1994 and consider myself one of the pioneers in  
 12 the West Loop.  
 13       I believe that we are caught in a  
 14 very precarious position because we are in the  
 15 middle of high taxes and limited use. So since --  
 16 I was able to go back to 2002. My taxes have  
 17 increased 473 percent since 2002. And as a small  
 18 business owner, it's becoming very difficult to  
 19 stay in the area, which I think is a real shame  
 20 because Chicago business owners make the fabric of  
 21 Chicago, and we're being forced out.  
 22       Any one of us who have rental  
 23 properties or rent part of our properties to help  
 24 pay the mortgage and taxes are in a position where

Page 33

1 very few people want to pay the rents that are  
 2 demanded by the taxes.  
 3       So, you know, the other concern that  
 4 I have as a business owner is I've been in this  
 5 area so long, and as great as the TIF program is, I  
 6 have not seen any of that in my community. So I  
 7 have sidewalks that have not been changed in over  
 8 30 years. There are places in between this area  
 9 that we're talking about that literally do not have  
 10 sidewalks.  
 11       So I am for the repeal, but if it's  
 12 not repealed, I think this money needs to go back  
 13 into this community for safety and infrastructure  
 14 and tax relief.  
 15       Thank you so much for your time.  
 16       CHAIRWOMAN BUTLER: Thank you for your  
 17 comments.  
 18       Laura Girardi, you may begin.  
 19       MS. GIRARDI: Hi. I am actually a little bit  
 20 concerned. On one slide, there was a line item  
 21 that said relocation costs. This suggests to me  
 22 that current -- some current houses are going to be  
 23 taken and people are going to have to relocate.  
 24       Can someone speak to what area this

Page 34

1 refers to? I'm very concerned because my home  
 2 where I've lived for 62 years is between Grand  
 3 and Hubbard and is surrounded on three sides by  
 4 factories. I'm near the Metra station. I'm near  
 5 the Metra viaduct. And I really don't want to have  
 6 my home taken. And so I'm just very concerned.  
 7 And I'd just like to know what the relocation cost  
 8 line item refers to.  
 9 Thank you very much.  
 10 CHAIRWOMAN BUTLER: Thank you for joining us.  
 11 Shawn Walker. Is Shawn Walker still  
 12 on?  
 13 MR. KAMAL: Shawn Walker, you have to unmute  
 14 your microphone.  
 15 CHAIRWOMAN BUTLER: While we're waiting for  
 16 Shawn Walker, Irene Cajkova.  
 17 MS. CAJKOVA: Yes.  
 18 CHAIRWOMAN BUTLER: Irena. Sorry.  
 19 MS. CAJKOVA: It will take a while, yes.  
 20 Thank you so much.  
 21 So my name is Irena. I have lived  
 22 for 25 years since 1997 on the corner of Hubbard  
 23 and Leavitt. And I represent my neighbors. I'm  
 24 the treasurer of our condominium building.

Page 35

1 And I would just like to voice my  
 2 concerns as well, most of which were already  
 3 mentioned by other participants.  
 4 One is that I have seen -- you know,  
 5 we all have seen the Fulton Market flourish. It's  
 6 a beautiful neighborhood now where tourists head  
 7 and spend their money. Where I live, I have not  
 8 seen in 25 years improvements, though I have seen  
 9 the taxes go up.  
 10 The first improvement that I'm  
 11 noticing is going on for the last few months,  
 12 Hubbard Avenue. Hubbard Street should be repaved.  
 13 It was scraped few weeks ago. Right now we are  
 14 living in the dust. There's no communication from  
 15 the City. We don't know what is happening when the  
 16 street will be paved. In the meantime, dust is  
 17 heading, you know, into our apartments through our  
 18 windows.  
 19 And Grand Avenue, the construction  
 20 there started a year ago. For a year we've been  
 21 dealing with a lot of noise. People who are unable  
 22 to use Grand Avenue cutting around our neighborhood  
 23 contributing to pollution.  
 24 Also, somebody else mentioned --

Page 36

1 mentioned garbage, dirt everywhere. In our  
 2 neighborhood, we don't get enough of street  
 3 cleaning services.  
 4 So I just feel that there has been  
 5 neglect of some parts. The Kinzie area is being  
 6 developed, but it's happening unevenly and  
 7 unequally.  
 8 Grand Avenue -- sorry, Damen Green  
 9 Line stop is being built costing a lot of money.  
 10 On the other hand, Western Green Line stop has not  
 11 been even talked about. I believe people living in  
 12 that area also deserve their Green Line stop. Same  
 13 thing with the people who are using the Lake Street  
 14 to get downtown, they deserve their bus service  
 15 back.  
 16 My other big concern is safety. In  
 17 25 years, I have not seen the neighborhood become  
 18 safer. It's actually the opposite. While I live  
 19 walking distance from Metric Coffee that somebody  
 20 mentioned, I do not dare to walk there because for  
 21 me it means passing half a block south of my home  
 22 through the Leavitt viaduct, and I don't feel safe  
 23 enough to do that. And it's the safety also, and  
 24 it's just actually dirty. I feel like the viaducts

Page 37

1 have never been cleaned.  
 2 And finally, I'd just like to say  
 3 something that Mr. Romanelli mentioned. I wish  
 4 there were more evening meetings. I'm an educator  
 5 and had to reschedule my classes for this  
 6 afternoon. So a more convenient time for these  
 7 meetings in the future would be very welcome.  
 8 Thank you so much.  
 9 CHAIRWOMAN BUTLER: Thank you for your  
 10 comments.  
 11 I see Sara D-o.  
 12 MS. DO: Hello. Thank you for your time,  
 13 everyone. Can you hear me okay?  
 14 CHAIRWOMAN BUTLER: Yes.  
 15 MS. DO: Wonderful. I definitely second the  
 16 idea of -- second the idea of having some of the  
 17 meetings in the evening. I think that would be  
 18 really helpful for not just me, but some of the  
 19 other residents in our community. But thank you  
 20 for your time.  
 21 I'm a resident on the 2800 block of  
 22 Fulton Street. And as some folks have mentioned, I  
 23 think, our beloved coffee place, Metric, is just on  
 24 the other side closer to Damen Street on Fulton.

Page 38

1 And me and a lot of our residents on the block and  
 2 then further west on Fulton Street love to be able  
 3 to walk east on Fulton. But one of the areas  
 4 that's particularly tough for us to navigate is on  
 5 Fulton Street between Talman and Western Avenue.  
 6 So I think any work that we're doing to -- for  
 7 improvements, we would like to speak up on behalf  
 8 of that area. So specifically Fulton Street under  
 9 the viaduct between Talman and Maplewood, but  
 10 particularly the stretch of Fulton that takes you  
 11 from about California to Western Street could use a  
 12 good cleaning. There's lots of glass and dirt, a  
 13 lot of trash and things that are -- we're often  
 14 going and just picking up on our own as a community  
 15 a lot of times.  
 16 I've seen that there's been a lot of  
 17 improvement on Fulton Street east of Western, which  
 18 is wonderful. But having that full stretch that  
 19 connects the residents that live west of Western  
 20 and then the residents that, of course, are living  
 21 closer to the Fulton Market district would be a  
 22 huge improvement and really lend itself to  
 23 connecting these areas that we all want to see, you  
 24 know, meld together as one community.

Page 39

1 So thank you, everyone, for your  
 2 time.  
 3 CHAIRWOMAN BUTLER: Thank you.  
 4 Shawn Walker, I see your hand is --  
 5 I see your name twice here.  
 6 MR. WALKER: Yes. I was trying to make sure  
 7 I was able to be heard. So let me --  
 8 CHAIRWOMAN BUTLER: Yes, we can hear you.  
 9 You may begin.  
 10 MR. WALKER: Okay. Thank you for giving me  
 11 an opportunity. As a long -- I'm a resident of  
 12 Garfield Park West.  
 13 And one of my concerns is -- as a  
 14 former project manager for the City of Chicago, so  
 15 I understand the process of the TIF. I'm very  
 16 concerned about not having enough public input as  
 17 far as having a hearing. I'm a working class  
 18 individual as well. And most of us are working  
 19 during the day. So I think we need to extend that  
 20 opportunity for many of us to be able to have a  
 21 public hearing during the evening for many of the  
 22 citizens.  
 23 Also with the public safety, I  
 24 believe that our TIF can be used and should be used

Page 40

1 for -- as we have known within our community now  
 2 and throughout the City of Chicago, we are in a  
 3 crisis, and I believe that utilizing some of those  
 4 funds for -- to support of cameras throughout the  
 5 city is very important. If we can spend funds on  
 6 the red light cameras, I believe that it would be  
 7 fundamentally responsible for us to use TIF dollars  
 8 for cameras throughout the city, and especially in  
 9 the Garfield Park and the West Side area as well.  
 10 Another concern I think is very  
 11 important to utilize some funds is on Lake Street.  
 12 I grew up over here, been over here -- my family's  
 13 been over here since '68, and we had, you know,  
 14 Lake Street L, Lake Street bus, and I think that  
 15 has been eliminated. Even me going to high school  
 16 at Westinghouse High School was a means of  
 17 transportation for that -- that corridor and that  
 18 particular line.  
 19 So I would like to see funds or see  
 20 something to improve Lake Street as well.  
 21 And then last, but not least, I  
 22 think it's very important for us to understand if  
 23 we are considered working class and middle class  
 24 citizens, and our aldermens and our Mayor should

Page 41

1 support a middle class, I think we should have some  
 2 type of formula in place in order to deal with some  
 3 of the business owners and co-residents that's  
 4 throughout our Kinzie Corridor and the downtown  
 5 area. I think it's an injustice for them to have  
 6 to deal with certain things and being a taxpayer  
 7 and an owner within the area itself.  
 8 Those are some of the things I  
 9 definitely would believe that we should look at  
 10 using the TIF.  
 11 And then last, but not least, what  
 12 measurements do we have when we dealing with the 30  
 13 percent or the 20 percent for the seniors? I know  
 14 sometimes we find ourselves where we do not make  
 15 sure that the developers and/or those substantive  
 16 houses are meeting their quotas. And what do we  
 17 have in place to make sure that they're either  
 18 going -- Ryan mentioned that they're going to be at  
 19 20 percent or trying to have a goal of 30 percent.  
 20 I worked for the City. Those sometimes are --  
 21 they'll pay penalties or they don't meet their  
 22 thresholds, and the City cannot overlook that.  
 23 So thank you for your time.  
 24 CHAIRWOMAN BUTLER: Thank you, Mr. Walker.

Page 42

1 And thank you so much for everyone  
 2 who participated --  
 3 MR. KAMAL: Chairwoman.  
 4 CHAIRWOMAN BUTLER: -- and shared their  
 5 comments.  
 6 Yes.  
 7 MR. KAMAL: This is tech support, Kamal.  
 8 There are some people on the phone. I just want to  
 9 mention that they can press star 9 to raise their  
 10 hand in Zoom.  
 11 CHAIRWOMAN BUTLER: Okay. So for those of  
 12 you who are on the phone and not using Zoom, if you  
 13 have comments you'd like to make during this public  
 14 hearing on this matter, please press -- is it star  
 15 9, Kamal?  
 16 MR. KAMAL: That's correct, Chairwoman.  
 17 CHAIRWOMAN BUTLER: All right. Great. Thank  
 18 you.  
 19 And I see that Tony has raised his  
 20 hand. Tony, if you'd like to make a comment, you  
 21 can begin.  
 22 MR. BRUMMEL: Hi. My name's Tony Brummel.  
 23 Good afternoon, everyone.  
 24 I've been in the area since 1993

Page 43

1 where I -- my company, Victory Records, started  
 2 full-time before it was moving around the city.  
 3 From there we moved from 1035 Lake to 1837 Fulton,  
 4 and then in 1999 to 346 Justine, where I had 30,000  
 5 square feet. I sold Victory right before the  
 6 pandemic. We were the biggest independent -- we  
 7 were the biggest record company in Chicago. Didn't  
 8 really get any credit for that. Never saw any TIF  
 9 credit for that.  
 10 I live on Grand Avenue between  
 11 Leavitt and Hoyne. My home is on five city lots.  
 12 So it's a big property. I do well for myself. And  
 13 I own a lot of other properties in the area from  
 14 condos and other lots.  
 15 Since 1993, I have never seen any  
 16 improvements with this TIF BS stuff. Nothing,  
 17 zero, nada. All I've seen is under-the-table  
 18 nonsense over and over.  
 19 We need security. We need more  
 20 police. We need cameras. And we also need a  
 21 strategy. We need transparency. And we need a  
 22 plan of what's going to go down with this \$270  
 23 million. Because what you guys are doing, what the  
 24 City is doing, what City Hall is doing is you're

Page 44

1 pushing your best players out. Some of us are  
 2 pretty good players, and we pay a lot of money in  
 3 taxes. And forget about property taxes; sales  
 4 taxes, state taxes. People that make a lot of  
 5 money pay a lot of money. You need us. People  
 6 work for us, meaning public servants. But we're  
 7 the servants.  
 8 When I moved on Grand Avenue, I had  
 9 two lots. Again, now I have five. That's my  
 10 residence. I had zero cameras 17 years ago. Guess  
 11 how many I have now. 36. There's a reason for  
 12 that.  
 13 This TIF money needs to go to  
 14 supporting and building up the area, not these  
 15 other agendas, not hooking up these bogus  
 16 developers who don't care, don't live here, and  
 17 aren't invested here.  
 18 Those are my comments. This money  
 19 needs to be put to use properly. The scam and the  
 20 charade needs to end.  
 21 Have a great day. Thanks.  
 22 CHAIRWOMAN BUTLER: Thank you.  
 23 Are there any other members of the  
 24 public that would like to speak?

Page 45

1 Kamal, do you see any other hands  
 2 raised?  
 3 MR. KAMAL: No other hands raised, Chairwoman.  
 4 CHAIRWOMAN BUTLER: Okay. For the members of  
 5 the public who are on the phone, if you'd like to  
 6 make a comment, you can press star 9.  
 7 I'd like to thank everyone who made  
 8 comments during the public portion of the meeting.  
 9 I see that Alderman Burnett -- I can  
 10 see him on our screen. I'm going to go back to --  
 11 if Alderman Burnett is with us today and would like  
 12 to make a comment, I'd like to give him the  
 13 opportunity to speak.  
 14 ALDERMAN BURNETT: Excuse me one moment.  
 15 With a bunch of aldermens is talking. But -- I'm  
 16 at the budget hearings.  
 17 First of all, I want to say thank  
 18 you to everyone. I'd like to thank the Department  
 19 of Planning. Definitely we need to extend this  
 20 TIF. There's still a lot of work to be done in  
 21 that area.  
 22 And, you know, all of the things  
 23 that are happening in this community is adding to  
 24 the TIF. This is one of the fastest growing TIFs.

Page 46

1 Quite honestly, this TIF right here helped to  
 2 supplement the City budget, has been doing it for  
 3 many years. If it wasn't for this TIF -- this is  
 4 the only area where when -- during the pandemic  
 5 that everything was still going on and money was  
 6 still coming from this area to go into the TIF, but  
 7 also going to the City coffers.  
 8         There is still a lot of infra-  
 9 structure work being done. There's a lot of work  
 10 being done on Grand Avenue. I'm sorry about the  
 11 dust and everything like that. Lot of work being  
 12 done on Hubbard Street. Lot of work being done on  
 13 Fulton Street. And we're doing a lot of work on  
 14 Lake Street also.  
 15         This TIF is needed to continue to do  
 16 infrastructure that's needed to help with the Metra  
 17 train coming to the Ashland area, which is going to  
 18 enhance the community and bring more people to  
 19 spend money in the City of Chicago.  
 20         This is -- this TIF is a money maker  
 21 for the City of Chicago, have been and still is and  
 22 will continue to be if we extend it. But also it's  
 23 going to help us to get more affordable housing in  
 24 an area that is one of the most expensive areas in

Page 47

1 the City of Chicago. So I think it's a great  
 2 thing.  
 3         And I commend those guys who came up  
 4 with some of those ideas about more cameras. We'll  
 5 put more cameras. We'll do more for security.  
 6 Right now I'm talking with some folks in  
 7 Springfield trying to see if we can change some  
 8 legislation in Springfield to be able to use some  
 9 of the TIF dollars for public safety. Right? Not  
 10 just for this area, but all over the city. But it  
 11 has to be legislated in Springfield. Yeah, we can use  
 12 it for cameras, but I want to be able to use it for  
 13 security guards and other things like that in the  
 14 community. So we're working on the Springfield  
 15 level to try to work on that.  
 16         But this TIF being extended is a  
 17 benefit for the City of Chicago, because this TIF  
 18 is a money maker for that area and also for the  
 19 City of Chicago. It's served its purpose, and it  
 20 continues to serve more things for the City of  
 21 Chicago.  
 22         So I support it 100 percent, and I  
 23 ask everyone else for their support also.  
 24         Thank you.

Page 48

1 CHAIRWOMAN BUTLER: Thank you, Alderman  
 2 Burnett, for joining us and for your comments.  
 3         I'd like to acknowledge that Vice  
 4 Chair Newsome and Commissioner Gomez have joined  
 5 this meeting.  
 6         If there are no further questions or  
 7 comments, we will now adjourn the public hearing  
 8 and reopen the regular CDC meeting so that we can  
 9 call the item to a vote.  
 10         The resolution before us recommends  
 11 to the City Council of the City of Chicago the  
 12 approval of the redevelopment plan for the Kinzie  
 13 Industrial Conservation Area Tax Increment  
 14 Financing Redevelopment Project Area Amendment  
 15 No. 2, and the adoption of Amendment No. 2 for the  
 16 area.  
 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 DAVIS: Second. Commissioner  
 24 Davis.

Page 49

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

Page 50

1 CHAIRWOMAN BUTLER: Commissioner Gomez.  
 2 COMMISSIONER GOMEZ: Yes.  
 3 CHAIRWOMAN BUTLER: Commissioner Griggs.  
 4 (No response.)  
 5 Commissioner Thomas.  
 6 COMMISSIONER THOMAS: Yes.  
 7 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 8 COMMISSIONER TREVINO: Yes.  
 9 CHAIRWOMAN BUTLER: And Chairwoman Butler  
 10 votes yes.  
 11 The motion passes.  
 12 Commissioners, for our second item  
 13 of Old Business, we are again required to recess  
 14 from our regular CDC meeting in order to hold a  
 15 required public hearing on the amendment of an  
 16 existing TIF.  
 17 Specifically the Department of  
 18 Planning and Development will be requesting  
 19 approval of the redevelopment plan for the proposed  
 20 Pulaski Corridor TIF Redevelopment Project Area  
 21 Amendment No. 3, and to that end will be accepting  
 22 public comments.  
 23 So we will now again recess from the  
 24 regular meeting of the CDC Commission in order to

Page 51

1 hold a public hearing on the matter of the proposed  
 2 Pulaski Corridor TIF Redevelopment Project Area  
 3 Amendment No. 3, and to recommend or oppose  
 4 adoption of the Tax Increment Financing for the  
 5 area.  
 6 Beth McGuire will present the staff  
 7 report on behalf of the Department of Planning and  
 8 Development.  
 9 Beth, you may begin.  
 10 MS. McGUIRE: Sorry, Commissioner. Just  
 11 trying to get my screen how it should be.  
 12 Can everybody see that?  
 13 MR. SLATTERY: No. We see your files app.  
 14 MS. McGUIRE: You see what? The files app?  
 15 CHAIRWOMAN BUTLER: No, we don't see -- we  
 16 don't see --  
 17 MS. McGUIRE: Sorry. You're in the wrong  
 18 screen.  
 19 MR. KAMAL: Beth, you had it earlier. You  
 20 had the PowerPoint earlier.  
 21 MS. McGUIRE: Okay. Let me try again.  
 22 Sorry. I was flipping it to the other screen.  
 23 MR. KAMAL: We see the PowerPoint. You just  
 24 have to go full screen.

Page 52

1 MS. McGUIRE: Okay. Now you can see it?  
 2 Okay. Okay. Now is it set?  
 3 MR. McKENNA: Looks good, Beth.  
 4 MS. McGUIRE: Okay. Sorry about that. Nope,  
 5 it's -- I'm sorry. I don't know what's -- I know.  
 6 I'm trying to ...  
 7 MR. KAMAL: From up top, scroll. There you  
 8 go. You're good.  
 9 MS. McGUIRE: Sorry about that. It wouldn't  
 10 work for some reason. Okay. Now that we're set.  
 11 Sorry about that again.  
 12 Good afternoon. My name is Beth  
 13 McGuire, and I'm the project manager with the  
 14 Department of Planning and Development. Here with  
 15 me today is Ann Moroney of Johnson Research, the  
 16 TIF consultant on this amendment.  
 17 The purpose of this meeting is to  
 18 discuss the amendment of the Pulaski Corridor Tax  
 19 Increment Financing, or TIF, District. The main  
 20 purpose for why we are here is to extend the TIF  
 21 district for an additional 12-year period to allow  
 22 for further development of the project area.  
 23 The overall goal of this is to  
 24 ensure that the district will be an ongoing

Page 53

1 financial resource --  
 2 CHAIRWOMAN BUTLER: Excuse me, Beth.  
 3 I'm going to ask that all the  
 4 Commissioners place their phones on mute, please,  
 5 and their screens on mute.  
 6 Commissioner Buford, thank you.  
 7 All right. Please begin.  
 8 MS. McGUIRE: Do you want me to start over  
 9 or --  
 10 CHAIRWOMAN BUTLER: No. Just continue.  
 11 Thanks, Beth.  
 12 MS. McGUIRE: Okay. The main purpose for why  
 13 we are here is to extend the TIF district for an  
 14 additional 12-year period to allow for the further  
 15 development of the project area.  
 16 The overall goal of this is to  
 17 ensure that the TIF district will be an ongoing  
 18 financial resource for projects that will continue  
 19 the positive momentum that has been happening on  
 20 North Avenue as part of the department's larger  
 21 INVEST South/West strategy.  
 22 As part of this extension process,  
 23 we will amend the termination date from  
 24 December 31st, 2023 to December 31st, 2035, revise



Page 54

1 the budget, update the land use plan, and make  
 2 minor changes to the plan.  
 3         You can see this is the boundary  
 4 map. The district as a whole runs northwest  
 5 roughly along the Milwaukee district's north Metra  
 6 line bounded by Belmont Avenue on the north, Grand  
 7 Avenue to the south, and Pulaski, Harding, and  
 8 Lowell Avenues on the east and west. The entire  
 9 TIF area measures 384 acres.  
 10         The aerial that you see is the added  
 11 area or expansion area, which is 1.65 acres. And  
 12 you can see where it is on the map in orange toward  
 13 the bottom of the picture. It includes parcels on  
 14 the west side of Pulaski Road north of North  
 15 Avenue.  
 16         In order to establish a TIF  
 17 district, the state TIF Act requires that certain  
 18 eligibility factors that legally demonstrate that  
 19 an area qualifies be present. For improved land,  
 20 at least three of thirteen factors must be present  
 21 for the area to qualify as a conservation area.  
 22 For vacant land, the City must establish that at  
 23 least two eligibility factors are present in order  
 24 to qualify for TIF designation.

Page 55

1         A study was performed, and it was  
 2 determined that the added area qualifies as a  
 3 combination improved and vacant area.  
 4         The improved portion of the  
 5 expansion area outlined in blue exhibits three  
 6 eligibility factors; deterioration of buildings and  
 7 structures, obsolescence of buildings or  
 8 structures, and excessive vacancies. There is one  
 9 building in this improved area, and it has been  
 10 vacant for many years.  
 11         The vacant portion of the expansion  
 12 area outlined in orange exhibits two eligibility  
 13 factors; diversity of ownership and deterioration  
 14 of adjacent structures.  
 15         In addition, it is possible that  
 16 environmental remediation also may be required on  
 17 the vacant parcels.  
 18         This building is located in the  
 19 improved section of the added area and shows signs  
 20 of deterioration as you can see.  
 21         This former industrial use is no  
 22 longer suited to modern standards.  
 23         And here we have the Pioneer Bank  
 24 building. The added area is directly adjacent to

Page 56

1 the Pioneer Bank building. And although the  
 2 building is clearly a tremendous asset to the  
 3 community that should be restored, it is in poor  
 4 condition and demonstrates signs of deterioration.  
 5         The redevelopment plan includes a  
 6 general land use plan of future development within  
 7 the TIF district. There is a proposed development  
 8 project involving the Pioneer Bank and nearby  
 9 parcels which calls for a mix of uses, which will  
 10 include both residential and commercial uses. The  
 11 land use plan has been amended to reflect the  
 12 actual and proposed land uses in the entire area.  
 13         Each TIF district has a list of  
 14 goals and objectives. As we've noted before, the  
 15 big picture goal is certainly the redevelopment of  
 16 this general area, but more specifically the goals  
 17 include attracting new industrial and business  
 18 development within the area, especially currently  
 19 vacant sites, developing new affordable housing  
 20 opportunities, improving infrastructure, parks,  
 21 including access to green space along the 606, and  
 22 a safer environment for pedestrians and cyclists,  
 23 and creating new job opportunities within the  
 24 redevelopment area.

Page 57

1         The TIF funds have been successfully  
 2 used in many projects in the area. Encuentro  
 3 Square Phase 1 is an affordable housing development  
 4 currently underway on Hamlin Avenue. And senior  
 5 housing at North Avenue and Pulaski was built  
 6 several years ago. Ames Elementary and various  
 7 streets have also received TIF funds for  
 8 improvements. The Small Business Improvement Fund,  
 9 or SBIF, has been used to improve almost 40  
 10 properties on the commercial corridors of this TIF  
 11 since 2007.  
 12         In order to make future projects a  
 13 reality, the redevelopment plan amendment includes  
 14 an updated budget to capture the increment that  
 15 will be generated during the additional 12 years of  
 16 the TIF.  
 17         The expected increment to be  
 18 generated if extended is \$161 million. The  
 19 original budget was \$64 million. As you can see,  
 20 it's expected that the majority of funds for this  
 21 TIF are in the affordable housing construction,  
 22 property assembly, and public infrastructure line  
 23 items.  
 24         We anticipate that future TIF-funded

Page 58

1 projects in the area will include continued  
 2 economic development, most immediately with the  
 3 next phase of the Encuentro Square project as well  
 4 as the redevelopment of the Pioneer Bank building.  
 5 That said, we also expect that further investments  
 6 in the Small Business Improvement Fund, infra-  
 7 structure, schools, and parks will continue.  
 8 Alderman Cardona and Alderman  
 9 Maldonado have been supportive of this TIF  
 10 amendment, but could not attend today's meeting.  
 11 Thank you for your time. And we are  
 12 happy to answer any questions.  
 13 CHAIRWOMAN BUTLER: Thank you, Beth, for your  
 14 presentation and for letting us know that neither  
 15 Alderman Cardona or Maldonado could participate in  
 16 today's meeting.  
 17 No written statements from the  
 18 public were submitted on this matter.  
 19 Ann Moroney from the -- from Johnson  
 20 Research Group is, again, the TIF consultant for  
 21 this item and is here to help answer questions.  
 22 Commissioners, do you have any  
 23 questions for the department or the TIF consultant?  
 24 If you do, please raise your hand, and I will call

Page 59

1 on you.  
 2 Kamal, can I have the Commissioners  
 3 on the screen, please, so I can see if their hands  
 4 are raised?  
 5 Okay. I don't see any hands being  
 6 raised by the Commission.  
 7 I'm sorry. Commissioner Gomez.  
 8 COMMISSIONER GOMEZ: Hi. Yeah. My question  
 9 is in part to the parking situation with the  
 10 current building already there. Just any study on  
 11 the parking situation? That's a really busy  
 12 street. I'm very familiar with that area. If  
 13 someone can talk about what's being done for  
 14 parking.  
 15 MS. McGUIRE: So as part of the TIF study, we  
 16 don't do --  
 17 CHAIRWOMAN BUTLER: I'm sorry. Could you --  
 18 MS. McGUIRE: Oh, I'm sorry.  
 19 CHAIRWOMAN BUTLER: Excuse me. Can you  
 20 please introduce --  
 21 MS. McGUIRE: Sorry. For the record, my name  
 22 is Beth McGuire with the Department of Planning and  
 23 Development.  
 24 As part of the TIF study, we did not

Page 60

1 conduct a parking analysis. That type of thing  
 2 would be done on an individual development basis to  
 3 see what the parking needs might be and also as  
 4 part of maybe a larger plan for the commercial  
 5 area. But it's not part of this type of study.  
 6 CHAIRWOMAN BUTLER: Commissioner Gomez, do  
 7 you have questions or comments?  
 8 COMMISSIONER GOMEZ: No. I mean, I guess  
 9 it's always a -- I thought it was something that  
 10 does get at least reviewed for these type of  
 11 developments at least -- or was there a study in  
 12 terms of like parking may not be necessary because  
 13 of, you know, transit lines or anything of that  
 14 nature. So, yeah, it's just something that I like  
 15 for it to be mindful of, parking and accessibility.  
 16 Thank you.  
 17 CHAIRWOMAN BUTLER: Okay. I believe that the  
 18 TIF consultant, Ann Moroney, has her hand raised.  
 19 MS. MORONEY: Hi. Thanks. Ann Moroney for  
 20 Johnson Research Group.  
 21 I don't think, Commissioner Gomez,  
 22 this is exactly what you're looking for. But  
 23 in terms of parking, we do evaluate existing  
 24 structures and whether there's sufficient parking

Page 61

1 for those structures. And as part of that, we  
 2 looked at the single building that exists there.  
 3 It takes up the entire project -- the entire site,  
 4 and that's one of the reasons we identified it as  
 5 obsolete because there's no capacity to park for  
 6 that building. And there's no -- there's no access  
 7 for ingress and egress or loading and unloading,  
 8 you know. So those are one -- those are some of  
 9 the aspects that make it obsolete from a TIF  
 10 eligibility standpoint.  
 11 But I think your question's really  
 12 more about future development and how that will be  
 13 accommodated. And I know -- I'll let DPD speak to  
 14 that. But I understand they have very rigorous  
 15 standards for parking.  
 16 CHAIRWOMAN BUTLER: Commissioner Gomez, do  
 17 you have further questions or comments?  
 18 COMMISSIONER GOMEZ: No. That's fine. I'll  
 19 leave it there. Thank you.  
 20 CHAIRWOMAN BUTLER: Thank you.  
 21 Are there other members of the  
 22 Commission that have questions or comments?  
 23 (No response.)  
 24 I don't see any hands raised by

Page 62

1 members of the Commission.  
 2 Kamal, can you confirm that for me?  
 3 MR. KAMAL: That's correct, Chairman, no  
 4 other hand raised.  
 5 CHAIRWOMAN BUTLER: All right. Great. Thank  
 6 you.  
 7 Since this is a public hearing under  
 8 the Illinois TIF Act, the limits on numbers of  
 9 individuals allowed to speak shall not apply.  
 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, do we have any hands raised  
 16 from members of the public on this item?  
 17 MR. KAMAL: I don't see any hand raised.  
 18 CHAIRWOMAN BUTLER: Okay. For those members  
 19 of the public who are on the phone, if you'd like  
 20 to speak, I believe you have to press star 9.  
 21 MR. KAMAL: That's correct, star 9.  
 22 CHAIRWOMAN BUTLER: So I don't see any hands  
 23 raised. We will continue by -- if there are no  
 24 further questions or comments, we will now adjourn

Page 63

1 the public hearing and reopen the regular CDC  
 2 meeting so that we may call the item to a vote.  
 3 The resolution before us recommends  
 4 approval of the redevelopment plan for the proposed  
 5 Pulaski Corridor TIF Redevelopment Project Area  
 6 Amendment No. 3, and the adoption of Amendment  
 7 No. 3 for the area.  
 8 Do I have a motion?  
 9 COMMISSIONER NEWSOME: So move.  
 10 CHAIRWOMAN BUTLER: I'm sorry. Who's that?  
 11 Was that Commissioner Newsome?  
 12 COMMISSIONER NEWSOME: Yes.  
 13 CHAIRWOMAN BUTLER: All right.  
 14 MR. KAMAL: Commissioner, I think you're on  
 15 two devices. That's why we're not able to hear  
 16 you.  
 17 CHAIRWOMAN BUTLER: Yes, Vice Chair Newsome,  
 18 if you could remove one of -- or shut down one of  
 19 your two devices, that would be helpful so we can  
 20 hear you clearly.  
 21 Do I have a second?  
 22 COMMISSIONER GOMEZ: Gomez seconds.  
 23 CHAIRWOMAN BUTLER: Commissioner Gomez, was  
 24 that you?

Page 64

1 COMMISSIONER GOMEZ: Yes.  
 2 CHAIRWOMAN BUTLER: Thank you.  
 3 Okay. I will now call the roll.  
 4 In -- and thank you for the second.  
 5 In accordance with the Open Meetings  
 6 Act, all votes are to be conducted by roll call so  
 7 that each member's vote on each issue can be  
 8 identified and recorded. Please signify your vote  
 9 on approval of the motion by saying yes, no, or  
 10 abstain.  
 11 Vice Chair Newsome.  
 12 COMMISSIONER NEWSOME: Yes.  
 13 CHAIRWOMAN BUTLER: Secretary Wheat.  
 14 COMMISSIONER WHEAT: Yes.  
 15 CHAIRWOMAN BUTLER: Commissioner Buford.  
 16 COMMISSIONER BUFORD: Yes.  
 17 CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 18 (No response.)  
 19 Commissioner Chan McKibben.  
 20 COMMISSIONER CHAN McKIBBEN: Abstain. I just  
 21 joined, so I didn't hear most of the presentation.  
 22 CHAIRWOMAN BUTLER: All right. Thank -- and  
 23 thank you for joining us.  
 24 Commissioner Cox.

Page 65

1 (No response.)  
 2 Commissioner Curtis.  
 3 COMMISSIONER CURTIS: Yes.  
 4 CHAIRWOMAN BUTLER: Commissioner Davis.  
 5 COMMISSIONER DAVIS: Yes.  
 6 CHAIRWOMAN BUTLER: Commissioner Gomez.  
 7 COMMISSIONER GOMEZ: Yes.  
 8 CHAIRWOMAN BUTLER: 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 COMMISSIONER WHEAT: Madam Chair.  
 18 CHAIRWOMAN BUTLER: Yes.  
 19 COMMISSIONER WHEAT: I believe Commissioner  
 20 Cox may have joined as well.  
 21 COMMISSIONER COX: Greetings. My apologies.  
 22 I didn't see the presentation, so I won't be voting  
 23 on that particular item. I'll wait for the next  
 24 one.

Page 66

1 CHAIRWOMAN BUTLER: All right. Thank you.  
 2 Thank you, Commissioner Cox, for abstaining and for  
 3 joining us.  
 4 Commissioners, for our third item  
 5 of Old Business --  
 6 MS. McGUIRE: Thank you, Commissioners.  
 7 CHAIRWOMAN BUTLER: Commissioners, for our  
 8 third item of Old Business, we are once again  
 9 required to recess from our regular CDC meeting in  
 10 order to hold a required public hearing on the  
 11 designation of a new TIF.  
 12 Specifically the Department of  
 13 Planning and Development will be requesting  
 14 approval of the redevelopment plan for the proposed  
 15 Red Line Extension TIF Redevelopment Project Area,  
 16 and to that end will be accepting public comments.  
 17 So we will now recess from the  
 18 regular meeting of the Community Development  
 19 Commission in order to hold a public hearing on  
 20 the matter of the proposed Red Line Extension TIF  
 21 Redevelopment Project Area, and to recommend or  
 22 oppose adoption of the tax increment financing for  
 23 the area.  
 24 Tim Jeffries, Leah Mooney, and Fran

Page 67

1 Lefor Rood will present the staff report on behalf  
 2 of the Department of Planning and Development.  
 3 You may begin your presentation.  
 4 MR. JEFFRIES: Good afternoon, Chairwoman  
 5 Butler and members of the Community Development  
 6 Commission. For the record, my name's Tim  
 7 Jeffries, Deputy Commissioner in the Department of  
 8 Planning.  
 9 We are here today to request your  
 10 recommendation to approve the designation of the  
 11 Red Line Extension Transit TIF District. This TIF  
 12 builds upon CTA's ongoing investment on the North  
 13 Side's Red-Purple Modernization Phase 1 project,  
 14 which was initially approved back in 2016.  
 15 A Red Line Transit TIF would  
 16 similarly provide matching funds for the Red Line  
 17 Extension project, a 5.6 mile, four-station  
 18 extension of the Red Line from its current terminus  
 19 at 95th Street to 130th Street.  
 20 With a total cost of 3.6 billion,  
 21 the Red Line Extension is the single largest  
 22 project in CTA history and is certainly one of the  
 23 largest, if not -- if not the largest, infra-  
 24 structure investment in the Far South Side.

Page 68

1 The scope of the project alone,  
 2 however, does still manage to undersell the overall  
 3 importance of the project.  
 4 The Red Line Extension represents  
 5 a once-in-a-lifetime opportunity to profoundly  
 6 impact -- improve the quality of life for Far South  
 7 Side residents, greatly enhance the city and the  
 8 region's mobility, and will catalyze new  
 9 development and future economic growth, including  
 10 an estimated \$500 million in development  
 11 immediately adjacent to their stations.  
 12 The designation of this proposed  
 13 transit TIF is a critical first step to ensuring  
 14 all of that can occur, though.  
 15 I'd like to ask Leah Dawson Mooney,  
 16 the director of strategic planning and policy with  
 17 the Chicago Transit Authority, to walk through our  
 18 presentation today, and it will provide you with  
 19 more detail about the Red Line Extension itself as  
 20 well as the proposed use of TIF here.  
 21 MS. MOONEY: Thanks so much, Tim. I'm Leah  
 22 Mooney, director of strategic planning and policy  
 23 at CTA.  
 24 I would like to share my screen, but

Page 69

1 I think I need some help from tech support. So  
 2 I'll keep talking while that happens.  
 3 So let me just say thank you so  
 4 much, Chairwoman Hatten Butler and the Commissioners  
 5 of the CDC, for hearing this item today. And thank  
 6 you to everyone who has come today to speak about  
 7 this new TIF designation.  
 8 I'm also joined by Fran Rood, who is  
 9 a senior vice president with S.B. Friedman, who's  
 10 been our TIF consultant, and she and I will be  
 11 sharing -- there we go. She and I will be sharing  
 12 the presentation duties today.  
 13 So just confirming, I can see you  
 14 still, so just nod your head. Can you see my  
 15 screen?  
 16 CHAIRWOMAN BUTLER: Yes, we can see your  
 17 screen.  
 18 MS. MOONEY: Fantastic. All right.  
 19 So thanks in advance, you know, for  
 20 walking this through with us today. We are going  
 21 to cover the project overview and then talk a  
 22 little bit about how this TIF will be working,  
 23 including some differences with a transit TIF, and  
 24 then finish with public approval process steps.

Page 70

1 So this, as Tim said, is really  
 2 a historic moment and a chance for us to make  
 3 something happen that is talked about -- been  
 4 talked about for decades. A lot of the people that  
 5 are supporters of this project have been supporters  
 6 for a very long time.  
 7 In 2004, the -- this group of  
 8 supporters, the Developing Communities Project, had  
 9 a nonbinding referendum placed on the ballot for  
 10 the 9th and the 34th Wards that demonstrated  
 11 community support to extend the Red Line to the  
 12 city limits.  
 13 Following that there was an  
 14 alternative analysis process that CTA did, and  
 15 it selected, through that process and based on  
 16 community feedback, the Union Pacific Railroad as  
 17 the alternative -- as the locally preferred  
 18 alternative, which was formally selected in 2009.  
 19 We continued work on that at CTA  
 20 publishing the draft environmental impact statement  
 21 in 2016, then completing a preferred additional  
 22 analysis to ultimately select a preferred  
 23 alignment, which was a hybrid of what was the  
 24 east and west options of the locally preferred

Page 71

1 alternative.  
 2 In late 2020, we entered what's  
 3 called the project development phase of the Federal  
 4 New Starts Funding Program, and we are now at the  
 5 end of that two-year time period, or coming up to  
 6 it, and have hit some incredibly important  
 7 milestones, including the one that we're at right  
 8 now. But listed here is completing that  
 9 environmental review with the final environmental  
 10 impact statement, the record of decision, and also  
 11 completing our 30 percent design.  
 12 I think it's worth noting that we've  
 13 made more progress in the last few years than has  
 14 been made in the last several decades, and that's  
 15 really positioned us to take advantage of a larger  
 16 federal program and to be able to make this project  
 17 really a reality. So we're very excited to be here  
 18 today.  
 19 Just a little recap on what the  
 20 project is. This is a map of the future alignment.  
 21 It's a 5.6-mile, heavy-rail extension named for the  
 22 Union Pacific Railroad tracks that it follows for  
 23 much of it. It's elevated from where it leaves  
 24 95th terminal, which is in the highway trench, and

Page 72

1 then it goes along I-57, and finally meets up with  
 2 the Union Pacific Railroad, which is -- the Union  
 3 Pacific tracks are at ground level, and CTA would  
 4 be elevated. Then crosses from west to east at  
 5 about 107th Place. And then it continues as  
 6 elevated until it goes to grade following crossing  
 7 the Metra Electric and CN district tracks -- or CN  
 8 tracks.  
 9 And then in this hatched area, we  
 10 would have a new rail yard and shop.  
 11 There are four new stations: At  
 12 103rd Street and Eggleston here. 111th Street and  
 13 Eggleston, which will be very close to and serve  
 14 the Roseland Medical District. The Michigan  
 15 station here at about 116th, which will be the  
 16 southern anchor of that Roseland commercial  
 17 corridor at South Michigan Avenue. And then at  
 18 130th, which will be adjacent to Altgeld Gardens  
 19 and serve the communities in that area.  
 20 There'll be multimodal connections  
 21 at each station, and those will include bus  
 22 connections, bike, pedestrian, and park-and-ride  
 23 facilities. And this yard and shop will serve the  
 24 entire Red Line.

Page 73

1 This is at its core an equity  
 2 project. This is a part of the city that has more  
 3 residents living in poverty and has more residents  
 4 who are unemployed or underemployed.  
 5 This project is about both bringing  
 6 new resources to the community and also helping  
 7 people access resources outside their community in  
 8 a more effective way.  
 9 In terms of the project itself, it  
 10 will be up to a 30-minute time savings for people  
 11 traveling from 130th Street to the Loop, which is a  
 12 significant quality-of-life change. And that will  
 13 bring more jobs and other opportunities within  
 14 reach of a reasonable commute.  
 15 This is a part also of the city and  
 16 region that has some of the longest commute times.  
 17 That will be -- that will lead to a 46 percent  
 18 increase in newly accessible jobs.  
 19 We're also very focused, as Tim said  
 20 and I'll talk about in a minute, on the economic  
 21 development that will be stimulated in the area.  
 22 So not just bringing people out of the community,  
 23 but bringing opportunities into the community.  
 24 This connectivity with the CTA

Page 74

1 network is critical. People depend on the CTA  
 2 today. 22 percent of the households in this area  
 3 do not have a car.  
 4           And this type of effort is really in  
 5 line with the City's climate work, and it's really  
 6 important to be able to have this type of option  
 7 for people so that we can reduce greenhouse gases  
 8 and meet our climate mitigation efforts.  
 9           This is a rendering from a study,  
 10 and it's actually been used also in an RFP that the  
 11 CDC has considered. This is from the study that  
 12 we're going together with DPD. So we've got a  
 13 federal pilot program grant in order to be able to  
 14 study how to bring economic development in concert  
 15 with this extension investment. And that's really  
 16 important because everybody, all these different  
 17 departments have different tools at their disposal.  
 18           So we worked together with Planning.  
 19 We worked with Housing and the Cook County Land  
 20 Grant Authority. This plan to think about how to  
 21 bring equitable TODs that reflects community  
 22 involvement and community interest, it's something  
 23 that we have really prioritized, and it dovetails  
 24 with all the INVEST South/West and other work

Page 75

1 that's happening in this area, which is really  
 2 exciting. It helps us create a coordinative  
 3 strategy for economic development, thinking about  
 4 how to bring catalyzing investments, how to bring  
 5 private sector investments, and also how to  
 6 maintain continued affordability and bring  
 7 multimodal connectivity.  
 8           We hope to bring this to the Plan  
 9 Commission for approval and adoption later this  
 10 year or early next year.  
 11           And fundamentally this is about  
 12 having a better system for all of us. Right? So  
 13 when you think about a rail system, it's really a  
 14 network. An improvement on one part of the Red  
 15 Line benefits the whole Red Line. It opens up new  
 16 destinations and opportunities. It also helps  
 17 people who live in this area today access jobs and  
 18 opportunities outside the area in a reliable way.  
 19 And that helps employers, and that helps our entire  
 20 economy.  
 21           As I mentioned, the rail yard and  
 22 new shop, and that is something that is supporting  
 23 increased capacity that we'll need when we build  
 24 the extension, but it also benefits the rest of the

Page 76

1 Red Line from Howard all the way to the Far South  
 2 Side as we are able to provide maintenance of our  
 3 rail vehicles and support reliability.  
 4           And finally, this equitable  
 5 investment really supports a stronger Chicago for  
 6 all. And we've looked at some of the work that  
 7 places like Metropolitan Planning Council that was  
 8 mentioned earlier has done, looking at what the  
 9 impacts have been from some of our historic  
 10 economic and racial segregation in the city, and we  
 11 think that this is part of the path to correcting  
 12 some of that.  
 13           This investment is also going  
 14 to support a significant number of new jobs.  
 15 Transportation investments themselves actually have  
 16 a significant economic investment, and this one is  
 17 no exception. They expect to have a significant  
 18 number of both direct project jobs and then jobs  
 19 created from the economic stimulus of this  
 20 investment.  
 21           And this is money that would  
 22 otherwise not be coming to the City. This is a  
 23 competitive program for transit investments.  
 24           What we do when we think about

Page 77

1 equity investments is not just what we're building  
 2 but how we're building it. We've been spending  
 3 a lot of time and energy with our diversity  
 4 department putting out information about the  
 5 contract opportunities and doing networking events  
 6 with small and disadvantaged business enterprises.  
 7 DBE is actually the federally compliant version of  
 8 M/WBE.  
 9           And in addition to that, we're  
 10 working with them closely on workforce development  
 11 and specifically on bringing on workforce partners  
 12 who are going to work with community providers and  
 13 support recruitment, training efforts, and getting  
 14 people prepared for these jobs.  
 15           Part of what we want to do is to  
 16 think about this as a pipeline, not just job to  
 17 job, but how to bring people in through  
 18 apprenticeship programs, through training programs  
 19 into jobs that have family-sustaining wages.  
 20           And finally we want to coordinate  
 21 and continue to coordinate with labor unions to  
 22 understand what's needed for each of these  
 23 different types of high-skilled jobs, including  
 24 professional services jobs as well.

Page 78

1 This is what our timeline looks  
 2 like. So today we're towards the end of 2022. We  
 3 expect to launch a request for qualifications for  
 4 our major design build contractor later this month  
 5 actually. And that will really kick off a more  
 6 than yearlong process of bringing on a design  
 7 builder. This is a long and intensive effort.  
 8 And as we do that, we will be actively working to  
 9 solidify all the federal funding and bring this  
 10 project to fruition. And this local match is a key  
 11 part of that. This local match is what we need to  
 12 unlock the New Starts Funding, which is competitive  
 13 funds from the federal government, and we are  
 14 expecting to have a significant award for that  
 15 based on the fact that this was -- this whole  
 16 program was increased through the Infrastructure  
 17 Investment and Jobs Act, or the bipartisan  
 18 infrastructure law.  
 19 That would all lead us to being able  
 20 to award construction -- award the construction  
 21 contract later in 2004 and begin construction in  
 22 2005, opening for service in -- did I say 2005?  
 23 2025. I'm apparently losing some decades in this  
 24 presentation. And then we would be open for

Page 79

1 service in 2029.  
 2 This is a picture of the funding  
 3 stack here. So like any other major construction  
 4 project like this that's federally funded, we have  
 5 to also bring resources from the local side. CTA  
 6 right now is funding the current phase that we're  
 7 in from bond funding primarily. We have gotten  
 8 some competitive federal funding also from the  
 9 Congestion Mitigation and Air Quality Program. And  
 10 we are going to be asking for additional funds from  
 11 that program. That was also increased through the  
 12 bipartisan infrastructure law.  
 13 We have asked the federal government  
 14 for 60 percent New Starts share. And then we would  
 15 need 26 percent to come from the transit TIF, which  
 16 would be 950 million.  
 17 And Tim had mentioned earlier that  
 18 there was a transit TIF also set up for the Red-  
 19 Purple Modernization Phase 1 project on the North  
 20 Side, and that provided about 30 percent of those  
 21 project costs.  
 22 And I'm now going to turn it over to  
 23 Fran Rood, our TIF expert, and she's going to talk  
 24 a little bit about the RLE transit TIF itself.

Page 80

1 Go ahead, Fran.  
 2 MS. ROOD: Great. Thanks, Leah. And thanks,  
 3 Chairwoman and Commissioners, for the time this  
 4 afternoon.  
 5 For the record, I'm Fran Rood. I'm  
 6 a senior vice president with S.B. Friedman.  
 7 Because this is a public hearing, we  
 8 really wanted to start by giving just a reminder  
 9 and an overview of what a traditional TIF looks  
 10 like, because this can be really confusing, before  
 11 we jump into how a transit TIF differs.  
 12 In Illinois, we pay property taxes  
 13 based on the value of our properties, and that's  
 14 established by the Cook County Assessor's Office  
 15 on a three-year cycle. So 2021 is a reassessment  
 16 year, and then that will happen again in 2024 and  
 17 going forward. And business owners, residents pay  
 18 taxes based on that property value and the tax rate  
 19 that's applied to the property value.  
 20 Once that revenue is collected, it's  
 21 distributed to the taxing districts; so City of  
 22 Chicago, Cook County, Chicago Public Schools. All  
 23 of the taxing bodies that overlap the City of  
 24 Chicago receive their portion of the property tax

Page 81

1 revenue, and it kind of goes into their general  
 2 funds to be distributed and used to fund different  
 3 programs within the taxing body.  
 4 When a TIF district is created, the  
 5 base property value within the TIF area is frozen.  
 6 That's this area that you see in the dark green  
 7 rectangle on the slide. And for the duration of  
 8 the TIF district, the property tax revenue that  
 9 results from that portion of the property value,  
 10 that goes to the taxing bodies as it normally  
 11 would. But any increase in property value  
 12 generates increment. This is the green triangle  
 13 that you can see here. Property values grow over  
 14 time. That's just sort of naturally how values  
 15 change. And so over this 23-year period, you would  
 16 see an increase in value, and increment is used to  
 17 invest back in the TIF district and can only be  
 18 used for certain types of projects within the TIF.  
 19 This is for a traditional TIF.  
 20 It's important to note that that's not a new tax  
 21 for properties within the TIF district and tax  
 22 rates are the same for properties within the  
 23 district and outside of the district for the  
 24 duration of the TIF.

Page 82

1 Moving on to think about what a  
 2 transit TIF is, functionally this works the same  
 3 way in that it's not a new TIF district for -- or a  
 4 new tax for properties within the transit TIF, but  
 5 the allocation of revenue happens differently  
 6 within a transit TIF. So in a transit TIF, we  
 7 still freeze the base value of the properties at  
 8 the beginning of the life of the transit TIF, but  
 9 any incremental revenue that's generated is  
 10 actually divided up and shared with the taxing  
 11 districts.

12 So Chicago Public Schools receive  
 13 their full share of the tax rate. They're made  
 14 whole with the transit TIF. So they receive about  
 15 half of the increment that's generated within the  
 16 TIF district -- the transit TIF district. And then  
 17 the remaining increment is distributed between the  
 18 other taxing bodies who collectively receive 20  
 19 percent. And then 80 percent of that remaining  
 20 non-CPS share is used for transit. And it's really  
 21 only allowed to be used for certain transit  
 22 projects as I'm going to talk about on the next  
 23 slide.

24 You can see here, though, that, you

Page 83

1 know, there is a difference and really importantly  
 2 a difference in how that revenue is allocated.

3 The Illinois TIF law was  
 4 authorized -- was amended, sorry, to allow for the  
 5 transit TIF in 2016. It was actually amended again  
 6 in 2021 to make some adjustments. And it really  
 7 specifies that transit TIF is only allowed to fund  
 8 transit improvements for particular projects. This  
 9 includes the Red-Purple Modernization Program for  
 10 which there's already a TIF district in place, the  
 11 Red Line Extension, and then two other projects,  
 12 one on the Blue Line Forest Park branch and then  
 13 also Union Station.

14 State law allows a transit TIF to  
 15 be created, and it can only extend from up to a  
 16 half mile from these specific projects and the  
 17 associated train lines.

18 Transit TIFs are put in place for 35  
 19 years instead of a 23-year period, and this really  
 20 aligns more closely with the typical financing  
 21 sources that are put in place for these this type  
 22 of long-term transit projects.

23 And importantly the eligibility  
 24 criteria are really related to the type of transit

Page 84

1 project and what's specified in the TIF Act.  
 2 There's no consideration of deterioration or other  
 3 blighting factors like you heard about for the  
 4 other TIF amendment that was talked about earlier  
 5 today.

6 Transit TIFs do keep existing TIF  
 7 districts intact. This allows the City to continue  
 8 to pursue other economic development initiatives  
 9 within the transit TIF area. And that's really  
 10 important since the district is in place for 35  
 11 years. And this -- for this transit TIF in  
 12 particular, as Leah talked about, this is going  
 13 into an area that the goal -- one of the goals is  
 14 to really spur economic development and allow for  
 15 those initiatives to continue.

16 There's not a bullet point related  
 17 to this, but both for transit TIFs and for  
 18 traditional TIF districts, there is a rigorous  
 19 public process that's required, and we're in the  
 20 middle of that, and I'll talk a little bit about  
 21 that additional process later in the presentation  
 22 as well.

23 We'll now shift and talk about the  
 24 Red Line Extension Transit TIF itself. There are

Page 85

1 two geographies that are important to keep in mind.  
 2 One is the transit facility improvement area.  
 3 That's the map that you see on the left here. The  
 4 TFIA for the Red Line Extension extends from  
 5 Madison on the north end to 134th Street on the  
 6 south end, and it includes all properties that are  
 7 within a half mile on either side of the existing  
 8 Red Line and also the Red Line Extension.

9 Again, this boundary is established  
 10 by Illinois TIF law, and it says clearly that this  
 11 is the boundary allowed for the RLE project.

12 The TFIA defines the maximum  
 13 boundary for the transit TIF, but also the area  
 14 where the transit TIF funds can be spent. So  
 15 transit TIF revenue can only be spent within this  
 16 TFIA.

17 The map on the right shows the  
 18 redevelopment project area for the transit TIF.  
 19 These are the parcels that generate the revenue  
 20 within the transit TIF. This excludes all existing  
 21 TIF districts, as I mentioned. And one additional  
 22 difference from a traditional TIF is that the  
 23 parcels don't have to be adjacent to one another.  
 24 If we go to the next slide, we'll



Page 86

1 zoom in to the RLE transit TIF area in more detail.  
 2 This, again, the -- the dark parcels in gray, those  
 3 are parcels that are within the transit TIF for the  
 4 RPA. Those run from Madison on the north end down  
 5 to Pershing on the south end. Anything you see in  
 6 white here that's within the TFIA, those are  
 7 existing TIF districts or in some cases parks.  
 8 Grant Park is excluded. And some parcels on the  
 9 perimeter have been excluded because they don't  
 10 fall entirely within the TFIA. But otherwise the  
 11 transit TIF includes all parcels from Madison down  
 12 to Pershing.  
 13 This boundary was established to  
 14 generate \$950 million in the local match needed to  
 15 support the project, and that's based on existing  
 16 projections.  
 17 Again, important to note that the  
 18 residents and businesses within the transit TIF are  
 19 not going to see an increase in taxes compared to  
 20 properties that are outside of the transit TIF.  
 21 Talk through a few of the  
 22 eligibility factors and other components of the  
 23 RLE TIF plan. As I mentioned, this transit TIF is  
 24 located entirely within the TFIA as it's required

Page 87

1 to be. TFIA would be created by City Council as  
 2 part of the ordinances establishing the transit  
 3 TIF. The Red Line Extension program is  
 4 specifically identified in the TIF Act, and all  
 5 parcels within the TFIA are expected to  
 6 substantially benefit from the Red Line Extension  
 7 project. We had talked about all of the potential  
 8 benefits of RLE.  
 9 The land uses that are in the  
 10 RLE plan are expected to be approved by Plan  
 11 Commission. That meeting is next week. And the  
 12 land uses they're showing in the plan conform to  
 13 the transit supportive development plan that's  
 14 expected to be approved by Plan Commission and also  
 15 consistent with ON TO 2050, which is the regional  
 16 plan created by CMAP.  
 17 The proposed budget for the Red Line  
 18 Extension Transit TIF is \$950 million in project  
 19 costs of the \$3.6 billion total project costs for  
 20 the Red Line Extension. You'll see on the plan  
 21 there's an additional \$9 million in financing  
 22 costs, and that really establishes the upper limit  
 23 for what can be spent under the transit TIF.  
 24 Transit TIF funds can only be spent on RLE project

Page 88

1 costs. So that includes the rail extension itself,  
 2 the stations, park-and-ride facilities, and the  
 3 storage area and maintenance facility and the  
 4 allowable costs -- TIF-eligible costs within those  
 5 relevant categories.  
 6 Assistance to the CTA for this  
 7 project would be approved through an inter-  
 8 governmental agreement with the City after the TIF  
 9 plan is put in place.  
 10 We are about halfway through the  
 11 public approval process. There was a public  
 12 meeting held in July, on July 21st, that was a  
 13 hybrid meeting both virtual and in person.  
 14 The redevelopment plan was made  
 15 publicly available on July 27th.  
 16 And then the project was introduced  
 17 to CDC you'll remember in early August, followed by  
 18 a Joint Review Board with the impacted taxing  
 19 districts September 1st. Next week there's Plan  
 20 Commission. And then in December the ordinances  
 21 approving the transit TIF will go to finance  
 22 committee first, which is another opportunity for  
 23 public comment, followed by City Council in mid  
 24 December.

Page 89

1 And with that, Leah, I'll hand it  
 2 back to you to close up the presentation.  
 3 MS. MOONEY: Thank you, Fran.  
 4 And just -- that City Council date  
 5 is an approximation, so ... Just for awareness.  
 6 Transit -- so an equity TIF is not  
 7 actually a legal term, I've been told, but that's  
 8 what -- that's what this is about. It's taking  
 9 some of the success from investments that have  
 10 happened downtown and on the Near South Side and  
 11 allowing us to then create a project on the Far  
 12 South Side that will benefit Far South Side  
 13 residents, really all Red Line riders, and, as I  
 14 talked about, employers that want to employ people  
 15 from this area as well as a citywide and a regional  
 16 investment -- a regional impact from this  
 17 significant investment, and also from living in a  
 18 more equitable city.  
 19 Citywide impacts, I think, are to --  
 20 really to think about how we are all affected by a  
 21 significant investment like this.  
 22 And then in terms of who pays, Fran  
 23 explained a little bit about this. Really what  
 24 we're doing is is we're taking, you know, increment

Page 90

1 that's generated from growth in property values  
 2 that's happening in this northern area here, but  
 3 based on some investments and growth that's  
 4 happened there and allowing that to stimulate and  
 5 transform the Far South Side. So ultimately that  
 6 resource is coming from really a collective pool  
 7 of property taxes received. So I think it's just  
 8 important to think about that, that, you know, TIF  
 9 is a great mechanism to think about how to get  
 10 these things funded. And in this case, it's also  
 11 really an equity TIF.  
 12 And so I guess I'll just end today  
 13 saying, you know, thank you for everybody's time  
 14 today. This is the equity investment that the Far  
 15 South Side needs and deserves. This is something  
 16 that will really change the landscape of our city.  
 17 It will provide mobility for people that are  
 18 transit dependent and also in areas that are  
 19 predominantly minority and low income, and that's  
 20 important. It's also bringing billions of dollars  
 21 to the city. And that investment is going to be  
 22 invested in contracts for companies across the  
 23 city, and that will spur economic development.  
 24 There are a lot of efforts right now

Page 91

1 across the city to focus on bringing development  
 2 to the South and West Sides, and this will be  
 3 supportive and in alignment with that. And we  
 4 really do have this special opportunity right now  
 5 with what's happened with the Biden administration  
 6 and their focus not just on this type of infra-  
 7 structure investment and the funding that they've  
 8 put there, but also an equity-based project. I'm  
 9 thinking about their Justice40 Initiative.  
 10 So with that, I think we can turn it  
 11 back to you, Madam Chairwoman.  
 12 CHAIRWOMAN BUTLER: Thank you very much for  
 13 your presentation.  
 14 If -- Kamal, if I could have the  
 15 full screen, please, of participants.  
 16 So I don't see -- Kamal, can you  
 17 confirm with me do we have any aldermen on with us  
 18 right now that would like to speak on this matter?  
 19 MR. KAMAL: I don't see any aldermen,  
 20 Chairwoman. They have their budget hearing going  
 21 on.  
 22 CHAIRWOMAN BUTLER: Okay. Well, perhaps an  
 23 alderperson or two may join us during the course of  
 24 this presentation as Alderman Burnett did during

Page 92

1 one of the earlier agenda items.  
 2 So as I mentioned earlier, two  
 3 written comments have been submitted for this  
 4 meeting. I will read them now.  
 5 This is the first statement:  
 6 To Chairperson Hatten Butler and the  
 7 CDC Commission, my name is Deborah Truss, and I am  
 8 a member of the Red Line Extension Coalition Board.  
 9 Also, I am one of the founders of the Red Line  
 10 Extension Coalition, which initially originated  
 11 from Developing Communities Project founded by  
 12 Barack Obama -- by President Barack Obama. The  
 13 DCP Red Line Extension Project was a forerunner  
 14 advocacy organization for the CTA Red Line  
 15 Extension project.  
 16 In 1972, shortly after relocating  
 17 from Inglewood, California, my family moved to  
 18 Roseland on Dr. Martin Luther King Drive across  
 19 from Palmer Park. I have witnessed the  
 20 disinvestment and economic downward spiral of a  
 21 thriving middle-income neighborhood that had an  
 22 economic vitality commercial district.  
 23 In 1969, Mayor Richard J. Daley  
 24 proclaimed to extend the CTA Red Line Extension

Page 93

1 from 95th Street to the far south city limit.  
 2 However, the transit system was extended north  
 3 and west except the far south.  
 4 The advocacy efforts of the DCP Red  
 5 Line Extension Project members was successfully  
 6 demonstrated by repetitively appealing at the CTA  
 7 board meetings. As a result, the designated 5.6-  
 8 mile Red Line Extension Project, RLEP, will create  
 9 equitable transit-oriented development around the  
 10 four designated stations; 103rd Street and 111th  
 11 Street near Eggleston Avenue, Michigan Avenue near  
 12 116th Street, and 130th Street near Altgeld Garden.  
 13 Today I am advocating for the  
 14 approval of the proposed RLEP transit TIF district.  
 15 Why? The approval of the transit TIF district will  
 16 enable the RLEP to be the forerunner capital  
 17 investment project and the catalyst for other  
 18 proposed redevelopment projects in the greater  
 19 Roseland community and for the commercial  
 20 corridors, which will result in community  
 21 revitalization, economic vitality, neighborhood  
 22 vitality, meaning that measurable increases in  
 23 walkability and access to retail shops, mixed-use  
 24 commercial, career employment, health care,

Page 94

1 supportive wraparound services, community  
 2 amenities, transportation, and quality affordable  
 3 housing will be able to attribute to the greater  
 4 Roseland's overall community revitalization.  
 5 In addition, if the needed funding  
 6 is secured to start construction targeted to begin  
 7 in 2025, the transit TIF will be a funding asset to  
 8 bring a \$3.6 billion investment to Chicago and to  
 9 the Far South Side.  
 10 Moreover, CTA needs to obtain a  
 11 local match to secure more than \$2 billion in  
 12 federal New Starts funding and is seeking to attain  
 13 the average awarded maximum up to 60 percent in  
 14 federal New Starts funding.  
 15 Also, CTA is identifying and seeking  
 16 other federal funding. And the transit TIF could  
 17 provide an estimated 950 million in funding, which  
 18 is 26 percent of the 40 percent needed in non-  
 19 federal New Starts funding.  
 20 Why is the transit TIF special?  
 21 Authorized by state legislation in 2016, it can  
 22 only fund transit improvements for specific  
 23 projects. It can extend up to a half mile from  
 24 specific transit facilities. Transit TIFs can be

Page 95

1 designated for 35 years in comparison to the 23-  
 2 year designation for traditional TIFs. This timing  
 3 aligns more closely with financing mechanisms most  
 4 commonly used for large-scale, long-term transit  
 5 projects. It does not require an area to be  
 6 blighted or a conservation area.  
 7 The existing TIF districts will  
 8 remain unchanged as is so that economic development  
 9 initiatives can continue. CPS receives their  
 10 allocated full proportional share of the increment.  
 11 20 percent of remaining tax increment non-CPS is  
 12 shared with other taxing bodies. And if businesses  
 13 or residents are located in the transit TIF  
 14 district, they will not see an increase in their  
 15 taxes.  
 16 Respectfully submitted, Deborah  
 17 Truss, Red Line Extension Coalition Board.  
 18 The second statement that was  
 19 submitted:  
 20 Good afternoon, Chairwoman Gwendolyn  
 21 Hatten Butler, Vice Chairwoman Shirley Newsome,  
 22 and fellow members of the Chicago Development  
 23 Commission, CDC.  
 24 Sustainable Englewood Initiatives

Page 96

1 wish to register as present for this historical  
 2 ordinance to establish a Red Line Extension Tax  
 3 Increment Financing, TIF, District. We are pleased  
 4 that the City of Chicago is moving with zeal to  
 5 advance the construction of the Red Line Extension  
 6 project. Indeed this level of zeal would require  
 7 the assembly of public finance from local  
 8 government as a share to the Federal Department of  
 9 Transportation's New Starts Program.  
 10 We applauded the administration's  
 11 willingness to fund the totality of the local  
 12 match. However, financial obligations to advance  
 13 the Red Line Extension requires participation from  
 14 all local governments. It is reasonable to expect  
 15 both the state of Illinois and the County of Cook  
 16 to contribute to the local federal match.  
 17 Using the Red Line corridor as a  
 18 link through Chicago connecting the far south  
 19 region to the north region is most intriguing.  
 20 Certainly the South Side needs a ready tool to  
 21 funnel resources stemming from the linked  
 22 development agreement established at both the  
 23 Chicago -- at the new Chicago 78 Plan and the North  
 24 Branch Framework Plan is warranted. Careful and

Page 97

1 strategic moves on how best to direct those public/  
 2 private investments are equally warranted.  
 3 For greater Englewood, we hold great  
 4 expectations on plan development, in particular the  
 5 Englewood nature trail and its scheduled green  
 6 futures industry zone led by Grow Greater  
 7 Englewood, 63rd Street Commercial District, Till  
 8 Justice Rings strategies along 71st Street, Go  
 9 Green Racine initiatives, enhanced water features,  
 10 and reopening of the Green Line historic Racine  
 11 station, and the continue -- and the continual  
 12 interest to improve air quality and introduce  
 13 climate-resilient projects.  
 14 It is important that the Red Line  
 15 Extension TIF ordinance not undermine our regional  
 16 zeal to redress public and private inequities that  
 17 have arrested development. It's our hope that  
 18 finance tool to fund the extension project would be  
 19 expanded to include a state and county share, that  
 20 the TIF district ordinance project budget be  
 21 streamlined to finance specific construction costs  
 22 to head off white collar abuses via unwarranted  
 23 studies and nonfederal compliance activities.  
 24 To this end, thank you, CDC, for

Page 98

1 your sense of care, John Paul Jones, founder and  
 2 president, SCI.  
 3 And I believe there actually is --  
 4 there was a third statement that was submitted that  
 5 I will read now.  
 6 Dear Community Development  
 7 Commission, I am Michael LaFargue, a resident of  
 8 Roseland, a former CTA and RTA employee, and  
 9 immediate past president of the Red Line Extension  
 10 Coalition, RLEC.  
 11 I and our organization support the  
 12 proposed transit TIF district for the Red Line  
 13 Extension project. The proposed transit TIF will  
 14 provide an estimated \$950 million, 26 percent,  
 15 needed in local match funding for the Red Line  
 16 Extension project. Will not overlap or interfere  
 17 with current TIF areas. No. 3, will not take  
 18 needed funds from Chicago Public Schools. No. 4,  
 19 will provide 20 percent of incremental tax  
 20 increases to the public bodies.  
 21 The proposed transit TIF allow a  
 22 dream deferred to come true; a dream, one, which  
 23 was proposed by CTA in 1958 when the Dan Ryan  
 24 Express was planned; two, which Mayor Richard J.

Page 99

1 Daley promised to Roseland in 1969; three, which  
 2 was discussed during my employ at RTA; four, which  
 3 will bring O jobs, O equitable transportation, and  
 4 an improved quality of life that includes transit-  
 5 oriented development.  
 6 If transit TIF can be successfully  
 7 implemented for the North Side Red-Purple Line  
 8 Modernization, RPM, Project, it is only equitable  
 9 that a transit TIF be approved to fund the Red Line  
 10 Extension project.  
 11 Commission members, there is a price  
 12 of segregation, redlining, and deferring dreams.  
 13 We encourage, ask for, and respectfully demand your  
 14 support and approval of the transit TIF for the Red  
 15 Line Extension project.  
 16 Thank you, Michael E. LaFargue.  
 17 And that, I believe, is the end of  
 18 the three public comments that we received on this  
 19 matter.  
 20 So as I said earlier, Tim Jeffries,  
 21 Leah Mooney from the CTA, and Fran Rood from S.B.  
 22 Friedman, the TIF consultant, are here to answer  
 23 your questions.  
 24 Commissioners, do you have any

Page 100

1 questions for DPD, the CTA, or the TIF consultant?  
 2 Commissioner Curtis, you've raised  
 3 your hand. Please proceed.  
 4 COMMISSIONER CURTIS: Thank you, Chairwoman.  
 5 My question is regarding the use of  
 6 eminent domain. What will be the process? I'm  
 7 assuming it may be necessary, and I would just like  
 8 clarification as to what the process is if we -- if  
 9 that advances.  
 10 MS. MOONEY: Sure. I can answer that. This  
 11 is Leah Mooney from CTA.  
 12 CHAIRWOMAN BUTLER: I'm sorry. Could you  
 13 introduce yourself for the record? And you're a  
 14 bit garbled.  
 15 MS. MOONEY: Oh, sorry. I thought I did.  
 16 Can you hear me okay?  
 17 CHAIRWOMAN BUTLER: Now we can. Thank you.  
 18 MS. MOONEY: Okay. Leah Mooney for the  
 19 Chicago Transit Authority answering your question,  
 20 Commissioner Curtis, on eminent domain. So a  
 21 couple of things about that.  
 22 CTA has about 216 parcels to acquire  
 23 for this project. 103 of those are privately  
 24 owned, and that includes commercial and

Page 101

1 residential, and of those 64 are occupied.  
 2 We have been talking with community  
 3 members since 2016, and we will be following the  
 4 uniform relocation act guiding in terms of  
 5 compensating property owners and tenants for the,  
 6 you know, the cost of the property as well as any  
 7 costs for relocation. So that's a longer  
 8 conversation. But we have been in communication  
 9 since 2016. Our goal would be to have negotiated  
 10 sales that were favor- -- you know, that were  
 11 supported by the property owner. And that's what  
 12 we're working towards right now.  
 13 And our next steps on that are  
 14 to coordinate with -- coordinate with the property  
 15 owners to begin negotiation. And only if that  
 16 failed would be moved towards eminent domain.  
 17 COMMISSIONER CURTIS: What would be the  
 18 process for that if that becomes necessary for the  
 19 eminent domain?  
 20 MS. MOONEY: The process for that is that our  
 21 general counsel ultimately makes that decision to  
 22 move towards -- to move towards eminent domain.  
 23 And we would, you know, engage outside counsel in  
 24 pursuing that. But, again, that is something that

Page 102

1 we hope to be able to avoid in most cases. And  
 2 we've been, again, working with community members  
 3 since 2016.  
 4 COMMISSIONER CURTIS: Thank you.  
 5 CHAIRWOMAN BUTLER: Commissioner Curtis, any  
 6 additional questions or comments?  
 7 COMMISSIONER CURTIS: No. That's all I had.  
 8 Thank you.  
 9 CHAIRWOMAN BUTLER: Secretary Wheat.  
 10 MS. MOONEY: Thank you.  
 11 COMMISSIONER WHEAT: Thank you, Madam Chair.  
 12 Two questions. So first -- and  
 13 maybe this question for DPD. Can you provide more  
 14 color on the decision to basically generate  
 15 increment from the areas of total TIF district that  
 16 you did? So most of that is in the northern end of  
 17 the TIF district. And so essentially why generate  
 18 only increment there? Is it due to the financials  
 19 of the deal, or is there some other color you can  
 20 provide?  
 21 MR. JEFFRIES: Sure. For the record, Tim  
 22 Jeffries, Deputy Commissioner of DPD.  
 23 I think our goal was that we had a  
 24 figure in mind, the 950 million, that was necessary

Page 103

1 to make the project go. And we were trying to put  
 2 as few parcels in the TIF district as possible to  
 3 generate that amount of money. And we -- you know,  
 4 the analysis started north and moving south.  
 5 Partially that was just a function of how much is  
 6 the increment potential for the properties in the  
 7 Loop. Starting at Madison, it's just much, much  
 8 higher. I think if you look at the total figure,  
 9 we're able to get to, you know, about 960 total,  
 10 we'll call it, between Madison and Pershing. And  
 11 then from Pershing all the way down to 134th using  
 12 that same methodology, we're only anticipating  
 13 about \$43 million over the life of the TIF  
 14 district. So the increment potential is just much,  
 15 much lower.  
 16 And our strong preference was to --  
 17 that we keep those areas south -- because the  
 18 increment potential is so low, we keep them out of  
 19 the transit TIF so that we would be able to use  
 20 regular TIF in those areas in the future for  
 21 projects around the stations, because we know  
 22 that -- we know that development is coming. We  
 23 know that even with the transit TIF and the new  
 24 stations, these will still be difficult real estate

Page 104

1 markets to function in, and we want to have  
 2 resources available for projects that will, you  
 3 know, make that, you know, flywheel development  
 4 move, including ETOD, including affordable housing,  
 5 including all, you know, commercial and retail  
 6 developments.  
 7 COMMISSIONER WHEAT: Thank you.  
 8 And, Madam Chair, if I can ask one  
 9 more question. And likely directing this --  
 10 CHAIRWOMAN BUTLER: Yes.  
 11 COMMISSIONER WHEAT: Thank you.  
 12 Directing this to CTA, can you  
 13 provide us more color on where discussions are with  
 14 US DOT? I guess what I'm looking for is a sense of  
 15 the likelihood -- this is a competitive process,  
 16 right? So the likelihood that given this action  
 17 and the action of the other bodies that have to  
 18 vote on it, the likelihood that we'd be successful  
 19 via the application process.  
 20 MS. MOONEY: We have put in a request to be  
 21 included in the President's federal fiscal year  
 22 2024 budget, and I believe that, you know, we will  
 23 be included in that. So that's a significant step.  
 24 The next process for us is to

Page 105

1 achieve entry into engineering, and during that  
 2 engineering phase, we would be negotiating a full  
 3 funding grant agreement. And we've targeted that  
 4 for 2024 to happen just before we award the  
 5 contract. And that's very typical for their  
 6 process.  
 7 So having this local match  
 8 identified now helps us secure that federal funding  
 9 and demonstrates to US DOT that we are able to  
 10 bring those local resources as the negotiation  
 11 continues and showing progress on that during the  
 12 engineering phase, which we hope to enter soon.  
 13 It's really important.  
 14 COMMISSIONER WHEAT: Thank you. No other  
 15 questions.  
 16 MS. MOONEY: Does that answer that?  
 17 COMMISSIONER WHEAT: No. That's perfect.  
 18 Thank you.  
 19 No other questions, Madam Chair.  
 20 CHAIRWOMAN BUTLER: Thank you, Secretary  
 21 Wheat.  
 22 Commissioner Chan McKibben.  
 23 COMMISSIONER CHAN MCKIBBEN: Hello. I have a  
 24 couple -- I have two questions.

Page 106

1 One is the proposed Red Line  
 2 Extension TIF is mostly in the Chinatown and South  
 3 Loop areas. And I actually looked at a map of  
 4 existing TIFs, and it looks like the proposed Red  
 5 Line Extension TIF avoids the areas of, you know,  
 6 either existing TIFs or expiring TIFs.  
 7 How would -- if there are other  
 8 community development projects that are needed in  
 9 the future, how would that work or not work with  
 10 this TIF? Meaning that if parcels are already  
 11 taken for this TIF, would that not be available for  
 12 something else?  
 13 MR. JEFFRIES: Well, I think that, you know,  
 14 if this is --  
 15 CHAIRWOMAN BUTLER: Tim, could you introduce  
 16 yourself?  
 17 MR. JEFFRIES: I'm sorry. Tim Jeffries,  
 18 Deputy Commissioner with Department of Planning.  
 19 If this moves forward, TIF would not  
 20 be an option here. TIF would be -- you know, the  
 21 increment generated by these parcels would go to  
 22 the transit TIF and be limited to the Red Line  
 23 Extension project.  
 24 You know, that said, there's other

Page 107

1 arrows in our quiver, so to speak. I know that,  
 2 you know, TIF is -- gets a lot of attention because  
 3 it's the oldest program we have, it's the biggest  
 4 program we have. But, you know, I would want to  
 5 look at a map before I definitively say which  
 6 projects -- or what programs would and would not be  
 7 eligible for specific areas and addresses. But,  
 8 you know, we have the Neighborhood Opportunity Fund  
 9 that provides up to \$2.5 million for projects  
 10 moving forward. We also have a newer program, the  
 11 Chicago Development Grants, which was funded by the  
 12 Recovery Plan Program. That's been an unbridled  
 13 success in 2022. I think there's a lot of interest  
 14 in seeing where that program goes. It certainly  
 15 will be on board for -- or on line for the short  
 16 term. That is -- has no geographic restrictions  
 17 can be used throughout the city.  
 18 We have also property tax  
 19 abatements. And those are -- you know, commercial  
 20 and industrial projects can have their  
 21 industrial -- or can have their property taxes  
 22 raised by as much as 60 percent over a 12-year  
 23 term. It's a very popular program. We have had  
 24 a number of projects in the sort of greater

Page 108

1 Chinatown area take advantage of that.  
 2 And so I think it's -- you know,  
 3 every -- every -- we would be great if we had every  
 4 resource available for every single project at all  
 5 times. But, you know, I think the reality is that,  
 6 you know, that's not possible all the time. But  
 7 that situation and that fact pattern exists already  
 8 for a lot of different areas. And the department  
 9 does its best to manage the assets that we have to  
 10 make sure that good projects are still moving  
 11 forward regardless of those tools that we have in  
 12 any given location.  
 13 COMMISSIONER CHAN McKIBBEN: Thank you.  
 14 Thank you so much.  
 15 My other question was a follow-up  
 16 to Commissioner Curtis' question. So has all  
 17 property owners that are affected been in contact  
 18 with DPD, and -- or what is the process for that?  
 19 MR. JEFFRIES: Are you talking about for  
 20 the -- for eminent domain?  
 21 COMMISSIONER CHAN McKIBBEN: Correct.  
 22 MR. JEFFRIES: Leah, I'll defer to you on  
 23 that one.  
 24 MS. MOONEY: Thanks, Tim. This is Leah

Page 109

1 Mooney, Chicago Transit Authority.  
 2 I would say that we have contacted  
 3 people by door to door, leaving -- you know,  
 4 leaving letters, knocking on doors, having  
 5 conversations with phone calls. We've had the same  
 6 person out there since 2016. And we have done door  
 7 hangers and emails and all kinds of different --  
 8 we've had open office hours. So we have been  
 9 making every effort to contact every single person  
 10 possible. There are probably some people who are  
 11 not living there who are property owners, and there  
 12 may be a handful that we still need to try to reach  
 13 and get in contact with. But I would say the vast  
 14 majority we have been in contact with for a number  
 15 of years. And so -- so that's something that I  
 16 think is really strong in this case.  
 17 Does that answer your question?  
 18 COMMISSIONER CHAN McKIBBEN: Yes. Thank you.  
 19 Thanks.  
 20 CHAIRWOMAN BUTLER: Commissioner Chan  
 21 McKibben, any additional questions?  
 22 COMMISSIONER CHAN McKIBBEN: No additional  
 23 questions.  
 24 CHAIRWOMAN BUTLER: Thank you.

Page 110

1 Commissioner Thomas.  
 2 COMMISSIONER THOMAS: Thank you, Madam  
 3 Chairman.  
 4 My question -- I don't know who  
 5 would answer it -- is regarding the five wards that  
 6 are in the RPA. Various aldermen have reached out  
 7 to me, and they stated that the CTA is in varying  
 8 community agreements with them. Where are you in  
 9 those processes? Anything in writing to show the  
 10 aldermen that the agreements that they have for the  
 11 community are in place?  
 12 MS. MOONEY: This is Leah Mooney with the  
 13 Chicago Transit Authority.  
 14 We have been doing outreach with all  
 15 of the aldermen in the TFIA, including the five  
 16 that are in the RPA. We got a letter of support  
 17 from Alderman Sigcho Lopez, and we've had  
 18 continuing conversations with other aldermen about  
 19 needs in their ward. And we'll continue to work  
 20 with them on that.  
 21 COMMISSIONER THOMAS: So that means that  
 22 you're still in discussion, no agreements yet?  
 23 MS. MOONEY: We are continuing to work with  
 24 all of them.

Page 111

1 COMMISSIONER THOMAS: Thank you.  
 2 CHAIRWOMAN BUTLER: Commissioner Thomas, any  
 3 additional questions?  
 4 COMMISSIONER THOMAS: No.  
 5 CHAIRWOMAN BUTLER: Thank you.  
 6 Commissioner Gomez.  
 7 COMMISSIONER GOMEZ: Hi. Thank you, Chair.  
 8 Kind of maybe in follow-up to  
 9 Commissioner Thomas'. So I know there's going to  
 10 be the goals -- DB goals as per usual on these  
 11 projects, and that's mostly geared on the construction  
 12 side of things. But what are we doing -- or what's  
 13 being done on the professional services type work  
 14 that is probably already -- that has been  
 15 undergoing? And that's one question.  
 16 And the second one is what  
 17 programming or goals do we have around the  
 18 community in ensuring that it's representative of  
 19 our black and brown communities on this project for  
 20 both the construction and the professional services  
 21 side?  
 22 MS. MOONEY: This is Leah Mooney with CTA. I  
 23 can answer these questions.  
 24 So both in terms of workforce and

Page 112

1 both professional services and in terms of the jobs  
 2 on the project itself being representative of the  
 3 communities where we're doing the work -- did I get  
 4 that right? I'm sorry. It's a little bit hard to  
 5 hear you, Commissioner Gomez.  
 6 Okay. So we are also targeting  
 7 professional services type work, and we typically  
 8 do that with requirements that we put into our  
 9 contracts. Historically we focused more on trades-  
 10 type work, but we have been expanding into  
 11 professional services as well. And there are a few  
 12 different programs that we use at CTA. We work  
 13 with the federal WIOA and Section 3 projects -- or  
 14 programs at the federal level. We also work with  
 15 our own standard for economically disinvested areas  
 16 which is based on median income by zip code. And  
 17 that's something that is, you know, within our  
 18 service area.  
 19 So we are really focused on making  
 20 sure that we're creating the demand for that by  
 21 putting the requirements in our contracts and then  
 22 also creating opportunities by doing outreach. So  
 23 a big part of what we do then is focus on making  
 24 sure that the outreach that we're doing are in

Page 113

1 areas that are impacted so that we're actually  
 2 reaching out to people specifically in that area.  
 3 We are working with our diversity  
 4 department, who's heading that for the CTA. And so  
 5 they've been really actively involved with this for  
 6 the Red Line Extension specifically.  
 7 COMMISSIONER GOMEZ: Thank you. No other  
 8 questions, Chair.  
 9 MS. MOONEY: Thank you.  
 10 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 11 Gomez.  
 12 Do other members of the Commission  
 13 have questions or comments?  
 14 (No response.)  
 15 Kamal, can you confirm and let me  
 16 know if there are other Commissioners that have  
 17 raised their hand?  
 18 MR. KAMAL: No other hands raised, Chairwoman.  
 19 CHAIRWOMAN BUTLER: Great. Thank you.  
 20 Since this is a public hearing  
 21 under the Illinois TIF Act, the limits of number  
 22 of individuals allowed to speak shall not apply.  
 23 I will now call upon members of the public who have  
 24 used the raise-your-hand feature to be recognized

Page 114

1 by the Chair. Each person called upon by the Chair  
 2 to speak will be limited to three minutes per  
 3 agenda item.  
 4 I will start with Michael LaFargue.  
 5 MR. LaFARGUE: Good afternoon, Commissioner  
 6 Butler and Commissioners. Thank you, Leah Mooney  
 7 and Ms. Rood and Ms. Truss and John Paul Jones for  
 8 your detailed comments and explanations.  
 9 One of my statements on behalf of  
 10 the Red Line Extension Coalition was read, but I  
 11 am also a member of the Chicago Association of  
 12 Realtors Diversity 77 Committee. We represent the  
 13 community of Roseland and Riverdale and share  
 14 information about the communities' wants and needs  
 15 to CAR.  
 16 We support this community's request  
 17 for a transit TIF to support the Red Line Extension  
 18 Coalition for all of the Red Line Extension  
 19 projects for all the reasons proposed in previous  
 20 comments.  
 21 If I may, imagine, if you will, if  
 22 it was Christmas and you had your list of gifts  
 23 which might have included a train, money, and a  
 24 building set to build communities, and you saw

Page 115

1 gifts coming into your home and packages that  
 2 looked exactly like you wanted. It looks like a  
 3 train set, it looks like all the building blocks  
 4 you need, and all the Monopoly money you need to do  
 5 what you want as a child. And then that special  
 6 day comes after dreaming and dreaming of receiving  
 7 these gifts. That special day comes, and you open  
 8 the door into the special room where the Christmas  
 9 tree and table might be, and there's nothing.  
 10 Ladies and gentlemen, since 1958,  
 11 this has been on the table for this community. And  
 12 it is -- they're very close to receiving it. Do  
 13 not defer this dream. Do not segregate this  
 14 community. Do not redline this community. Approve  
 15 the transit TIF. Approve the transit TIF. It is  
 16 the right thing to do. It's the equitable thing to  
 17 do.  
 18 And our official letter from the 77  
 19 Diversity Committee has been emailed to you. It  
 20 was emailed late last night about 1:00 a.m. Please  
 21 include that to your official files because the  
 22 Chicago Association of Realtors is very much  
 23 interested in all of Chicago, equitable development  
 24 through all of Chicago. I do not speak for them,

Page 116

1 but I do speak for the community on behalf of this  
 2 committee for the Chicago Association of Realtors.  
 3 Thank you so much for this time.  
 4 And, again, the community asks for it and expects  
 5 your approval for the transit TIF for the Red Line  
 6 Extension project.  
 7 Thank you so much.  
 8 CHAIRWOMAN BUTLER: Thank you.  
 9 The next speaker I have here is  
 10 Meghan Harte.  
 11 MS. HARTE: Hi. Good afternoon. Thanks for  
 12 the opportunity to speak to the Commissioners. And  
 13 thank you to those that made the presentations.  
 14 That was very informative.  
 15 I'm speaking in support of creating  
 16 the Red Line TIF. I am the executive director of  
 17 LISC Chicago. I'm also a board member of the  
 18 Chicago Housing Authority, although I'm not  
 19 speaking on behalf of the Chicago Housing Authority  
 20 today.  
 21 You know, I -- it gets back to what  
 22 Ms. Mooney said. This is about equitable access to  
 23 transportation. For too long the Far South Side  
 24 has been cut off from this affordable rail access

Page 117

1 that is comparable to other parts of the city. In  
 2 fact, CTA has invested in -- historically into  
 3 Evanston and Oak Park and still left the Far South  
 4 Side, our own communities, locked out of CTA  
 5 transportation from a rail perspective.  
 6 And the result of this is continuing  
 7 that economic disinvestment. It's limited job,  
 8 education, and investment opportunities in these  
 9 far south communities. In LISC's work across the  
 10 city and especially in the far south, we hear that  
 11 public transportation, affordable transportation is  
 12 an area of focus for all communities, but it's a  
 13 significant priority for our far south partners.  
 14 And recently we did a quality-of-life plan in the  
 15 far south, and this is one of their highest  
 16 priorities in support of driving investment in  
 17 their communities.  
 18 And by creating access to the far  
 19 south, all of Chicago benefits. There's access to  
 20 jobs downtown, and there's access to opportunity  
 21 downtown and other places in the city.  
 22 The far south is an affordable place  
 23 to live. It's one of the few naturally occurring  
 24 affordable housing locations where people can buy



Page 118

1 and own homes.

2 This will drive more investment in

3 the south, but it will have more people coming from

4 the north and spending money in other communities

5 further south when they might not have in the past.

6 And there's -- there is a great

7 asset down there in Olive-Harvey. And for all of

8 those that are concerned about what is their

9 community getting by this transit TIF, they're

10 getting access to one of the best city colleges in

11 the city with programs that don't exist at other

12 city colleges just by creating Red Line access.

13 Homeownership is on the rise in the

14 far south in lower-income households, but it could

15 be in middle-income households.

16 Community investment being made

17 through INVEST South/West and other agencies could

18 be benefited by these types of investments. It

19 will spur investments in TOD, which will further

20 spur investments in other places in the community.

21 So why should we all invest in this

22 extension? Because it is good for all of Chicago,

23 and it's the perfect use of why TIF was created.

24 Thank you.

Page 119

1 CHAIRWOMAN BUTLER: Thank you.

2 Our next speaker is Shawn Walker.

3 Shawn, you have your hand raised.

4 You may begin.

5 MR. WALKER: I appreciate the opportunity

6 to -- can you hear me? You hear me well?

7 CHAIRWOMAN BUTLER: Yes, we can hear you.

8 MR. WALKER: Okay. I'm just here to -- I had

9 a concern that I think -- I know about equity and

10 using the TIF for a number of different reasons.

11 But one of the things that I am concerned about

12 with the CTA is their ability to deal with -- one,

13 it doesn't seem like the answer that they have the

14 support of the alderman. That's a concern to me.

15 I know that she stated that she -- Ms. Mooney

16 stated that they're continuing to work with. So,

17 one, that's a concern. Not saying that they won't

18 get that at some point.

19 The other part is that I'm hearing

20 between lines if all -- if all owners or -- owners

21 are not going to sell or has an issue with selling

22 that we're going to invoke eminent domain. So

23 that's another concern for residents, because then

24 that puts us right back in what we're trying to

Page 120

1 eliminate, disadvantaged served communities.

2 Another thing that I think is a

3 little bit weak that I think they need to tighten

4 up is when they're reaching out and saying that

5 they're going to serve and provide jobs for black

6 and brown. Been around for a long time. Hear that

7 all the time. But that -- in using Section 3 for

8 the justification to hiring or reaching out within

9 the community really need to understand what is

10 their method of -- what their method of --

11 documenting their method of outreach, documenting

12 who they're actually outreaching to, because

13 there's a lot of time they say, We outreach, but

14 it's not -- it's not in conclu- -- inclusion of the

15 black and brown that actually serve or live in

16 those communities.

17 So those are some of the things that

18 I think needs to be really evaluated, really needs

19 to be tightened up, and need to be addressed if we

20 are going to go with this particular recommendation

21 for utilizing the TIF in this area as well.

22 Because there's another -- another -- a number of

23 things that can be done. But just to reiterate,

24 making sure they got the alderman support, and

Page 121

1 that's something in writing too that they're

2 serving the disadvantaged, the black and brown in

3 the community, and that they're actually hiring

4 from the community and not just saying, Hey, we

5 couldn't find anyone, and reaching out to these

6 general contractors or organizations that really

7 doesn't have the relationships that -- for those

8 black and brown that really need those jobs.

9 And so I do want to just throw those

10 things out for consideration and making sure that

11 those things are addressed and really consider how

12 you're going to move forward if necessary if you're

13 not able to get everyone to sell and not have to

14 use the eminent domain, because I think that's a

15 disadvantage to the community as well.

16 And that's all. Thank you for your

17 time.

18 CHAIRWOMAN BUTLER: Thank you.

19 Lou Turner.

20 MR. TURNER: My name is Lou Turner. I'm a

21 professor of urban and regional development at the

22 University of Illinois in Champaign-Urbana. I've

23 worked on the Red Line Extension now for 20 years.

24 I'm actually sitting here in my class. I teach a

Page 122

1 class on the Red Line Extension.  
 2 I want to talk in support of the CDC  
 3 supporting and pushing the Red Line Extension  
 4 Transit TIF. I'll just give you two data points,  
 5 kind of make my remarks short.  
 6 The amount of TIF funding that would  
 7 be generated by the transit TIF between Madison and  
 8 Pershing Road, I think a dollar amount of \$950  
 9 million was mentioned. Consider that in  
 10 relationship to how much consumer leakage leaves  
 11 the greater Roseland area, that is, the area of the  
 12 Red Line Extension, annually, which is \$870  
 13 billion -- excuse me, \$870 million. So that's  
 14 every year. And so every year, because there are  
 15 not -- there are not businesses or business  
 16 development in the area, business development that  
 17 would be brought by the Red Line Extension, \$870  
 18 million leaves the community. Those dollars do not  
 19 circulate. People have to go spend their money  
 20 elsewhere.  
 21 So we're just talking about \$950  
 22 million generated once for the transit TIF in order  
 23 to draw down the federal money.  
 24 So this is what the cost of

Page 123

1 segregation looks like, that is, not just  
 2 disinvestment, but the fact that disinvestment  
 3 leads to these very, very unequal outcomes for  
 4 people where, again, nearly a billion dollars  
 5 leaves the community a year annually. And we're  
 6 simply talking about merely a billion dollars for  
 7 the transit TIF to be able to draw down the federal  
 8 funding.  
 9 The second point that I would make  
 10 is the one that kind of to extend the notion that  
 11 the TIF and the Red Line Extension is good for the  
 12 whole city. Actually the Red Line Extension is  
 13 good for the whole county. The Red Line Extension  
 14 is a gateway project. A lot of people from the  
 15 suburbs will be able to park their cars at 130th  
 16 Street, get on an L and go downtown. So this is  
 17 for the larger Chicago metropolitan area; not just  
 18 for the City of Chicago, but for the outer -- the  
 19 south -- the south suburbs as well for people  
 20 coming into the city. So we'll benefit people  
 21 beyond the greater Roseland area, the Far South  
 22 Side, to the suburbs as well.  
 23 And so the Red Line Extension,  
 24 again, is a gateway project between the city and

Page 124

1 the suburbs as well. So we'll benefit more than  
 2 just the city. We'll also benefit the larger  
 3 Chicago metropolitan area.  
 4 CHAIRWOMAN BUTLER: Thank you.  
 5 Chicago Federation of Labor.  
 6 MS. KLUGER: Good afternoon. Thank you for  
 7 the opportunity to speak at today's Community  
 8 Development Commission meeting. My name is Andrea  
 9 Kluger, and I'm deputy chief of staff at the  
 10 Chicago Federation of Labor.  
 11 The CFL represents 300 affiliate  
 12 unions who in turn represent half a million working  
 13 people in Chicago and Cook County.  
 14 The CFL stands in solidarity with  
 15 all workers fighting for their families across the  
 16 city, which is why we strongly support securing the  
 17 Red Line Extension Transit TIF, which is critical  
 18 to ensuring this project becomes a reality.  
 19 The TIF of 950 million will be used  
 20 to fund a significant share of the local funding  
 21 that is needed to leverage as much as 2 billion in  
 22 federal funding. This TIF is critical to the Red  
 23 Line Extension becoming a reality, and the project  
 24 cannot be built without it.

Page 125

1 I'm going to name a few reasons that  
 2 the CFL supports this project.  
 3 First, it will leverage the success  
 4 of transit-served areas in downtown and Near South  
 5 Chicago to help transform Far South Side  
 6 neighborhoods, providing affordable rapid transit  
 7 to historically underserved communities, and  
 8 improve mobility for transit-dependent residents  
 9 and people with disabilities, ensuring the project  
 10 provides equity.  
 11 Next it will provide connectivity  
 12 and access to the entire city via the CTA network.  
 13 Frequent rail service will reduce commute times and  
 14 provide sustainable transportation that will help  
 15 contribute to improved air quality, reduction of  
 16 emissions, and energy savings.  
 17 And finally the employment  
 18 opportunities. This project will increase  
 19 connectivity within the CTA network which opens  
 20 up opportunities for workers to access job  
 21 opportunities throughout the Chicago area and  
 22 region.  
 23 This extension would bring residents  
 24 closer to jobs and other opportunities throughout

Page 126

1 the city. Less time spent travelling to work means  
 2 families can spend more time for everything else.  
 3 This investment will also create job  
 4 opportunities for Chicagoans. It's anticipated  
 5 that more than 30,000 total jobs will be created  
 6 with more than 6,000 for the Red Line Extension  
 7 project alone.  
 8 Construction on the Red Line  
 9 Extension is set to begin in 2025, but we are  
 10 already in conversations to discuss workforce  
 11 opportunities, including establishing a pipeline  
 12 for construction careers with family-sustaining  
 13 wages.  
 14 On behalf of the Chicago Federation  
 15 of Labor, thank you again for the opportunity to  
 16 speak, and we hope to see this item move forward.  
 17 Thank you.  
 18 CHAIRWOMAN BUTLER: Thank you.  
 19 Near South Planning Board.  
 20 MS. SANCHEZ-CARLSON: Good afternoon, Madam  
 21 Chairwoman and members of the Commission. My name  
 22 is Bonnie Sanchez-Carlson, and I'm the president  
 23 and executive director of the Near South Planning  
 24 Board.

Page 127

1 Last Tuesday Near South Planning  
 2 Board, a not-for-profit community-based  
 3 organization serving the businesses, institutions,  
 4 and stakeholders on the Near South Side, was able  
 5 to quickly review plans for the Red Line Extension  
 6 project.  
 7 We appreciate the opportunity to  
 8 review such an important project and investment in  
 9 transit for the City of Chicago. We totally agree  
 10 that this extension is needed to better connect the  
 11 South Side of Chicago north to the central city  
 12 district and beyond. And for that reason, we  
 13 overwhelmingly support the extension and agree to  
 14 support utilizations of federal funding for the  
 15 project.  
 16 However, Near South Planning Board  
 17 would like to note a concern regarding the large  
 18 parcels of land, those shaded in gray, within the  
 19 proposed boundary that would not be available for  
 20 any other TIF for 35 years short of a regulatory  
 21 change and feel it is necessary for the City to  
 22 address this concern with the affected property  
 23 owners.  
 24 We expect the City to continue to

Page 128

1 work with our organization and other necessary  
 2 community groups in its continued outreach to  
 3 property owners and stakeholders as plans progress.  
 4 We currently plan to cohost a  
 5 community meeting to bring more attention to this  
 6 project to the residents and businesses in the Near  
 7 South Side.  
 8 Having said that, Near South  
 9 Planning Board has agreed to offer its support and  
 10 approval of the redevelopment plan for the proposed  
 11 Red Line Extension Tax Increment Financing  
 12 Redevelopment Project and the designation of the  
 13 area as a TIF redevelopment project area and  
 14 recommend adoption of Tax Increment Financing for  
 15 the area by the Community Development Commission.  
 16 And for that, I thank you for  
 17 allowing me this time to speak.  
 18 CHAIRWOMAN BUTLER: Thank you.  
 19 Kamal, do we have any other members  
 20 of the public that have utilized the raise their  
 21 hand function to speak?  
 22 MR. KAMAL: No, Chairwoman, no other hands  
 23 raised by the public.  
 24 CHAIRWOMAN BUTLER: Okay. Great. If I can

Page 129

1 have the full screen.  
 2 I know that Alderman Dowell has  
 3 joined us. And so, Alderman Dowell, if you would  
 4 like to make comments, I see your hand is raised,  
 5 please do so. And thank you for joining us.  
 6 ALDERWOMAN DOWELL: Thank you, Chairman and  
 7 members of the Community Development Commission.  
 8 I just wanted to check back in with  
 9 you since your last meeting to basically say that  
 10 for me the jury is still out on this Red Line  
 11 Extension TIF. But I appreciate the beginning  
 12 conversations I've had with the Chicago Transit  
 13 Authority about locations within the area  
 14 benefiting -- or what I should say generating those  
 15 TIF dollars. Let me turn on my video.  
 16 So we have started those  
 17 conversations, and I want to thank Bill Mooney  
 18 and Ashley Walker and the members of the Chicago  
 19 Transit Authority staff that are working with me.  
 20 I look forward to the continued collaboration,  
 21 because I think for this project to benefit all  
 22 areas of the region and areas within the City of  
 23 Chicago that we have to be able to not only invest  
 24 in the Red Line Extension, but also invest in the

Page 130

1 existing stations that we have that will increase  
 2 ridership and the community's experience when  
 3 interacting with these stations and when using  
 4 these stations.  
 5       So I continue to be hopeful and look  
 6 forward to more conversations as this moves towards  
 7 City Council approval.  
 8       Chairman, thank you so much for  
 9 squeezing me in, and now I have to get back to the  
 10 budget committee.  
 11       CHAIRWOMAN BUTLER: Thank you, Alderman  
 12 Dowell, for joining us. And, you know, we're  
 13 grateful for your participation always.  
 14       ALDERWOMAN DOWELL: Thank you.  
 15       CHAIRWOMAN BUTLER: Kamal, are there any  
 16 other aldermen who joined us that have -- I don't  
 17 see any, but I --  
 18       MR. KAMAL: I don't see any, Chairwoman.  
 19       CHAIRWOMAN BUTLER: Okay. Great.  
 20       If there are no further questions or  
 21 comments, we will now adjourn the public hearing  
 22 and reopen the regular CDC meeting so that we may  
 23 call the item to a vote.  
 24       The resolution before us recommends

Page 131

1 approval of the redevelopment plan for the proposed  
 2 Red Line Extension, RLE, TIF Redevelopment Project  
 3 Area, and the adoption of Tax Increment Financing  
 4 for the area.  
 5       Do I have a motion?  
 6       COMMISSIONER CURTIS: So moved. Curtis.  
 7       CHAIRWOMAN BUTLER: Thank you, Commissioner  
 8 Curtis.  
 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 roll. In  
 14 accordance with the Open Meetings Act, all votes  
 15 are to be conducted by roll call so that each  
 16 member's vote on each issue can be identified and  
 17 recorded. Please signify your vote on approval of  
 18 the motion by saying yes, no, or abstain.  
 19       Vice Chair Newsome.  
 20       COMMISSIONER NEWSOME: Yes.  
 21       CHAIRWOMAN BUTLER: Secretary Wheat.  
 22       COMMISSIONER WHEAT: Yes.  
 23       CHAIRWOMAN BUTLER: Commissioner Buford.  
 24       COMMISSIONER BUFORD: Yes.

Page 132

1       CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 2       (No response.)  
 3       Commissioner Chan McKibben.  
 4       COMMISSIONER CHAN MCKIBBEN: No.  
 5       CHAIRWOMAN BUTLER: Commissioner Cox.  
 6       COMMISSIONER COX: Yes.  
 7       CHAIRWOMAN BUTLER: Commissioner Curtis.  
 8       COMMISSIONER CURTIS: Yes.  
 9       CHAIRWOMAN BUTLER: Commissioner Davis.  
 10       COMMISSIONER DAVIS: Yes.  
 11       CHAIRWOMAN BUTLER: Commissioner Gomez.  
 12       COMMISSIONER GOMEZ: Yes.  
 13       CHAIRWOMAN BUTLER: Commissioner Griggs.  
 14       (No response.)  
 15       Commissioner Thomas.  
 16       COMMISSIONER THOMAS: Yes.  
 17       CHAIRWOMAN BUTLER: Commissioner Trevino.  
 18       COMMISSIONER TREVINO: Yes.  
 19       CHAIRWOMAN BUTLER: And Chairwoman Butler  
 20 votes yes.  
 21       The motion passes.  
 22       For our first item of new business  
 23 listed as item A under the New Business section of  
 24 our agenda, the Department of Housing is requesting

Page 133

1 authority to negotiate a redevelopment agreement  
 2 with 548 Development, LLC and its related or  
 3 affiliated entities for redevelopment of the  
 4 property located at 3831 and 3853 West Chicago  
 5 Avenue and 739 through 741 North Springfield Avenue  
 6 in the Chicago/Central Park Tax Increment Financing  
 7 Redevelopment Project Area, and to recommend to the  
 8 City Council of the City of Chicago the designation  
 9 of 548 Development, LLC and its related entities or  
 10 affiliates as developer.  
 11       Tamra Collins and Ernest Bellamy  
 12 will provide the staff report on behalf of the  
 13 Department of Housing and the Department of  
 14 Planning and Development.  
 15       MS. COLLINS: Thank you. Can everyone see my  
 16 screen?  
 17       CHAIRWOMAN BUTLER: Yes, we can see your  
 18 screen.  
 19       MS. COLLINS: Thank you. Sorry.  
 20       Good afternoon, Madam Chair, members  
 21 of the Commission. For the record, my name is  
 22 Tamra Collins with the Department of Housing. With  
 23 me today is Ernest Bellamy, project manager for the  
 24 Department of Planning and Development, and from

Page 134

1 the development team A.J. Patton and Andrew Geer.  
 2 The proposal before you requests  
 3 authority to enter into a negotiated sale for  
 4 the -- for City-owned land, to negotiate a TIF  
 5 redevelopment agreement, and to designate as  
 6 developer 548 Development, LLC, its related  
 7 entities and affiliates.  
 8 The developer for this proposal is  
 9 an emerging African-American developer. Mr. Patton  
 10 is the owner of 548 Development, LLC for this  
 11 proposal, and this proposal was selected as part of  
 12 IHDA's 2022 tax credit funding round.  
 13 The development will be located in  
 14 the 37th Ward's Humboldt Park community area where  
 15 Emma Mitts is the alderwoman and within the  
 16 boundaries of the Chicago Park -- Central Park  
 17 TIF -- Chicago/Central Park TIF District. The  
 18 proposal is located in the Humboldt Park INVEST  
 19 South/West corridor. And while the site is not  
 20 part of the INVEST South/West RFP selection  
 21 process, it is a very important site and  
 22 development proposal to the INVEST South/West  
 23 corridor surrounding community area.  
 24 As part of the visioning process for

Page 135

1 the development of the INVEST South/West RFP for  
 2 Chicago Avenue, this site was considered for future  
 3 development. The site has since been regarded as a  
 4 very important development site for the corridor.  
 5 The site itself borders Chicago  
 6 Avenue on the north, North Springfield Avenue on  
 7 the west, and North Avers Avenue on the east. The  
 8 site is surrounded by both residential and  
 9 commercial uses. The City will convey four City-  
 10 owned parcels highlighted in red. And the site  
 11 highlighted in blue is developer owned. That has  
 12 already been acquired by Mr. Patton.  
 13 Additionally, the developer has  
 14 acquired one site from the Chicago -- from the  
 15 Cook County Land Bank, which completes the site  
 16 assemblage for the development. All City-owned  
 17 parcels will be conveyed at closing.  
 18 The site is currently zoned as C1-1  
 19 and will be rezoned as a B3-2 and established as  
 20 a planned development at the next Chicago Plan  
 21 Commission meeting scheduled for October 20th.  
 22 The project consists of new  
 23 construction of a 60-unit multifamily residential  
 24 building with ground floor retail space, community

Page 136

1 spaces as well as parking in the rear of the  
 2 building. The third and fourth floors provide  
 3 outdoor amenity space for residents. And the  
 4 building will include a green roof, solar panels,  
 5 and will meet the City's sustainable development  
 6 policies with at least a hundred points.  
 7 The first floor will contain a  
 8 grocery store with a coffee shop, community space,  
 9 residential lobby areas, and office space.  
 10 Floors 2 through 4 will contain 60  
 11 residential units, which includes a mix of studios,  
 12 one-, two-, and three-bedroom units. 42 units, or  
 13 80 percent of the units, will be for tenants with  
 14 incomes at or below 60 percent of AMI, and the  
 15 remaining 12 units will be market rate, for a total  
 16 of 60 units.  
 17 The proposed project has a total  
 18 development cost of \$40.7 million for which the  
 19 developer is requesting up to \$18.7 million in TIF  
 20 financing. The TIF is approximately 46 percent of  
 21 the total development cost. While the percentage  
 22 of TIF is a little higher than we see on some  
 23 historical affordable housing proposals, it is  
 24 important to note that both departments are seeing

Page 137

1 cost escalations due to material shortages, labor  
 2 increases, construction interest increases, and  
 3 longer construction timelines across the board of  
 4 all development proposals.  
 5 In addition to the TIF, other  
 6 financing includes a private mortgage of up to  
 7 \$4 million; a required 25 percent deferred  
 8 developer fee of \$625,000 which will be paid out of  
 9 cash flow; a deferred developer fee is required by  
 10 IHDA's Low-Income Housing Tax Credit policies;  
 11 there's a 38 -- \$385,000 Com Ed energy grant; and  
 12 then IHDA provided \$1.5 million in Low-Income  
 13 Housing Tax Credits, which is generating about  
 14 \$13.6 million in equity. In addition, there's a  
 15 \$4.7 million ARO donation and a \$2.3 million  
 16 donation -- tax credit donation, which is derived  
 17 from the ARO donation, and that's generating  
 18 approximately \$1.9 million in equity for the  
 19 benefit of the project.  
 20 DOH, in partnership with DPD, has  
 21 reviewed the proposal and requests that the  
 22 Commission approve the developer -- approve that  
 23 the developer, 548 Development, LLC, be designated  
 24 as the developer for the project to be located at

Page 138

1 3831 West Chicago Avenue, that DOH be authorized to  
 2 negotiate and execute and deliver a redevelopment  
 3 agreement with the developer for the project, and  
 4 since no alternative proposals were received by DOH  
 5 or DPD within the 30-day publication notice that we  
 6 be allowed to approve the negotiated sale of 3831  
 7 West Chicago Avenue, 3853 West Chicago Avenue, 741  
 8 North Springfield, and 739 North Springfield to 548  
 9 Development, LLC and its related entities and  
 10 affiliates.  
 11 This concludes by presentation, and  
 12 DOH and DPD and the developer are happy to answer  
 13 any questions.  
 14 CHAIRWOMAN BUTLER: Thank you.  
 15 Kamal, can you tell me -- can you  
 16 give me the full screen, please? And also let me  
 17 know if Alderman Mitts is on this call.  
 18 MR. KAMAL: I'm checking for the alderman.  
 19 I don't see her, Chairwoman.  
 20 CHAIRWOMAN BUTLER: Okay. Great. Thank you  
 21 for checking.  
 22 Commissioners, I'd like to turn the  
 23 floor over to you for any questions you may have  
 24 regarding this proposed transaction. If you have

Page 139

1 questions, please utilize the raise-your-hand  
 2 function.  
 3 Kamal, I don't see any raised hands  
 4 from members of the Commission. Can you confirm  
 5 that is the case?  
 6 MR. KAMAL: No hands raised.  
 7 CHAIRWOMAN BUTLER: Great. Thank you for  
 8 your confirmation.  
 9 Since there are no questions or  
 10 comments for -- from members of the Commission,  
 11 I will now call the item for a vote.  
 12 The resolution before us requests  
 13 authority for the Department of Housing and  
 14 Department of Planning and Development to negotiate  
 15 a redevelopment agreement with 548 Development, LLC  
 16 and its related or affiliated entities for  
 17 redevelopment of the property located at 3831 and  
 18 3853 West Chicago Avenue and 739 and 741 North  
 19 Springfield Avenue in the Chicago/Central Park Tax  
 20 Increment Financing Redevelopment Project Area, and  
 21 to recommend to the City Council of the City of  
 22 Chicago the designation of 548 Development, LLC and  
 23 its related entities or affiliates as developer.  
 24 Do I have a motion?

Page 140

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

Page 141

1 (No response.)  
 2 Is Commissioner Curtis still with  
 3 us?  
 4 (No response.)  
 5 Commissioner Davis.  
 6 COMMISSIONER DAVIS: Yes.  
 7 CHAIRWOMAN BUTLER: Commissioner Gomez.  
 8 COMMISSIONER GOMEZ: Yes.  
 9 CHAIRWOMAN BUTLER: Commissioner Griggs.  
 10 (No response.)  
 11 Commissioner Thomas.  
 12 COMMISSIONER THOMAS: Yes.  
 13 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 14 COMMISSIONER TREVINO: Yes.  
 15 CHAIRWOMAN BUTLER: And Chairwoman Butler  
 16 votes yes.  
 17 The motion passes.  
 18 Commissioners, for our second item  
 19 of new business --  
 20 MS. COLLINS: Thank you.  
 21 CHAIRWOMAN BUTLER: -- the Department of  
 22 Planning and Development -- you're welcome -- is  
 23 requesting authority to negotiate a redevelopment  
 24 agreement with Westside Health Authority and its

Page 142

1 related or affiliated entities for redevelopment of  
 2 the property located at 5500 West Madison Street in  
 3 the Madison/Austin Corridor Tax Increment Financing  
 4 Redevelopment Project Area, and to recommend to the  
 5 City of Chicago -- to the Chicago City Council the  
 6 designation of Westside Health Authority or its  
 7 related entities as developer.  
 8 Michael Parella will provide his  
 9 staff report on behalf of the Department of  
 10 Planning.  
 11 MR. PARELLA: Good afternoon, Chairwoman,  
 12 members of the committee. For the record, my name  
 13 is Michael Parella. I'm a project manager with the  
 14 Department of Planning and Development's Financial  
 15 Incentives Division.  
 16 And as stated, DPD is here to  
 17 recommend designation of Westside Health Authority  
 18 and its related entities or affiliates as the  
 19 developer, and to recommend that we negotiate a  
 20 redevelopment agreement with them in order to  
 21 develop the -- redevelop, I should say, the Emmet  
 22 School -- the former Emmet School into a workforce  
 23 training, career development, and entrepreneurial  
 24 skills center.

Page 143

1 The project is located at 5500 West  
 2 Madison Street at the northeast corner of Madison  
 3 and Laramie in the West Planning Region, Austin  
 4 community area, 29th Ward, and Madison/Austin TIF.  
 5 Here are some neighborhood context  
 6 slides. You see the site here, again, at that  
 7 northeast corner of Laramie. This is the former  
 8 Emmet School. This is one of the schools closed in  
 9 the mass school closings in 2013. It's sat vacant  
 10 ever since.  
 11 The developer purchased this  
 12 property from CPS, I think, in 2019 and has been  
 13 actually trying to develop the site since then.  
 14 And here's a view from Madison  
 15 Street of the current condition of the building.  
 16 So as stated, Westside Health  
 17 Authority is the developer. They've been serving --  
 18 and they're doing a partnership with Austin Coming  
 19 Together in order to redevelop this property.  
 20 Westside Health has been serving the West Side  
 21 since 1988. And, you know, a large organization  
 22 providing services to the West Side as is Austin  
 23 Coming Together, which is an organization that  
 24 supports and connects over 50 -- 50 nonprofits,

Page 144

1 faith-based organizations, and public and private  
 2 entities across the West Side.  
 3 So the existing building will be  
 4 redeveloped with a three-story addition facing  
 5 Central Avenue. It'll be approximately 76,500  
 6 square feet when complete. The first and second  
 7 floors will be intended for the tenants, Westside  
 8 Health Authority, Austin Coming Together, and a few  
 9 more which I'll list in a minute. And the third  
 10 floor will be built out for a future spec tenant.  
 11 It'll contain the workforce training center,  
 12 redevelopment center, manufacturing training  
 13 center. And there will also be commercial space  
 14 for a financial services tenant, community plaza,  
 15 and parking.  
 16 So on site, the Westside Health  
 17 Authority is going to do job readiness training  
 18 programs, case management services, and vocational  
 19 training. These services are targeted towards  
 20 individuals' use and citizens of the West Side and  
 21 Chicago more broadly.  
 22 Austin Coming Together will operate  
 23 a financial coaching and employment services  
 24 training on site. And they're also tenanted with

Page 145

1 the Jane Addams Resource Corp., which is -- will  
 2 provide free on-site manufacturing skills training  
 3 and, you know, training in welding and mechanical  
 4 systems.  
 5 So overall we have a, you know,  
 6 very -- very beneficial project in terms of  
 7 workforce development having it on the West Side  
 8 in a vacant school.  
 9 In order to achieve this project,  
 10 they've had to tap a diverse amount of sources,  
 11 including our TIF funds, which we are requesting  
 12 7.25 -- louder? -- \$7.25 million in order to do so.  
 13 Their equity contribution is \$6.12 million, comes  
 14 from a variety of sources, including Austin  
 15 stakeholders from a community fundraising drive,  
 16 Westside Health's property arm, the United Way of  
 17 Metro Chicago is providing \$5 million as well and --  
 18 as the Pritzker Traubert Chicago Prize Foundation  
 19 another \$500,000, and philanthropic support from  
 20 such organizations as Blue Cross Blue Shield and  
 21 the Joyce Foundation. Another large source is a  
 22 \$10 million DCEO grant, the Department of Commerce  
 23 and Economic Opportunities. This is an Illinois  
 24 state grant they received. In addition, they'll

Page 146

1 need New Market Tax Credits funding in order to  
 2 complete the project, which they are seeking as  
 3 soon as it's secured -- or which is an ongoing  
 4 request they are seeking to which the TIF amount  
 5 will contribute to obtaining that source.  
 6         And as you see, it's an  
 7 approximately \$28 million project.  
 8         And when it's all said and done --  
 9 I'll just show you a few renderings of the project  
 10 as it stands now. Here's a site plan showing the  
 11 addition to the building and the parking lot  
 12 itself. And there's a -- there'll be a plaza at  
 13 the corner of Central Park and Madison Street. And  
 14 it's also a future development site. Here's  
 15 elevations of the project. And here are the  
 16 renderings as you see of the project itself.  
 17         That corner lot is a future retail  
 18 opportunity. It'll be a phase 2 project that's not  
 19 subject to this TIF designation request. However,  
 20 they are planning work on that site currently in  
 21 the form of what is called an op fit or a pop  
 22 fit -- a popup court, which is -- it's -- they're  
 23 going to activate that corner. So the lot will  
 24 remain vacant. It will feature -- it's funded

Page 147

1 separately from this project through a City -- a  
 2 separate City initiative. And it'll feature a turf  
 3 field, workout area, and a yoga studio, outdoor  
 4 yoga area you can see in some of these renderings.  
 5 But essentially, you know, they've left no corner  
 6 of this property undeveloped, and it'll be a major  
 7 boon to the community.  
 8         There's numerous benefits to this  
 9 project, you know, including, you know, training --  
 10 or train -- or, I'm sorry, permanent jobs, 50  
 11 permanent jobs, 65 temporary construction jobs, and  
 12 they aspire to train over 2,000 workers a year.  
 13 Obviously to redevelop this vacant school. It's a  
 14 long vacant property. And, you know, it conforms  
 15 with the TIF plan because it, you know, facilitates  
 16 the rehabilitation of an architecturally  
 17 significant building, encourages development of  
 18 commercial and other properties on Madison Street,  
 19 decrease the number of underutilized parcels, and  
 20 provide opportunities for women-owned and  
 21 minority-owned businesses to thrive, and support  
 22 job training, which are all goals of the TIF as  
 23 established.  
 24         So DPD wholeheartedly recommends

Page 148

1 designating Westside Health Authority as developer  
 2 and recommends that CDC authorize DPD to negotiate  
 3 and execute a redevelopment agreement so we can see  
 4 this project through.  
 5         With that, I'll take any questions.  
 6 Thank you.  
 7         CHAIRWOMAN BUTLER: Thank you, Michael.  
 8         Michael, do you know if Alderman  
 9 Taliaferro is -- or anyone from his office is  
 10 joining us and can speak to the alderman's level  
 11 of support for this project?  
 12         MR. PARELLA: I don't think he's attending  
 13 today, no.  
 14         CHAIRWOMAN BUTLER: And to my second  
 15 question.  
 16         MR. PARELLA: Oh, yeah. Yes. Yes. He does  
 17 support the project.  
 18         CHAIRWOMAN BUTLER: All right. Thank you.  
 19         Commissioners -- Kamal, if I can  
 20 have the full screen so I can see the Commissioners.  
 21 Thank you.  
 22         Commissioners, do you have any  
 23 questions?  
 24         Commissioner Cox.

Page 149

1         COMMISSIONER COX: Thank you, Madam Chair.  
 2         I just wanted to frame -- frame this  
 3 because I'm so excited to see this project move  
 4 forward. It was one of the first projects that I  
 5 visited in terms of being advanced by a community  
 6 development corporation that simply did not have  
 7 a path to getting something of this scale and  
 8 complexity financed. So to see it come to full  
 9 fruition supported through the Chicago Recovery  
 10 Plan and many other sources, it's very, very  
 11 exciting to see as well as seeing them benefit from  
 12 the Mayor's POP courts, the Public Open Plaza  
 13 initiative, so that they can activate the 100  
 14 percent corner of that site even before construction  
 15 begins.  
 16         So this is an example, quite  
 17 frankly, of what we hope would happen with formerly  
 18 closed schools. And even if a project is -- has  
 19 complex financing, there's a way to activate it,  
 20 you know, in the interim. So I just -- I just --  
 21 this is, for me, an exemplar of what it's like to  
 22 see a community development project advanced by a  
 23 community CDC reach this point.  
 24         So I'm very pleased, and I thought



Page 150

1 it was worth highlighting just how exemplary this  
 2 particular one is.  
 3 Thank you.  
 4 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 5 Cox.  
 6 Commissioner Thomas.  
 7 COMMISSIONER THOMAS: Thank you, Madam  
 8 Chairman.  
 9 I just have a clarification because  
 10 it was hard to hear Mike. And that is whether the  
 11 alderman has a letter of support of some -- some  
 12 type of support for this on file. Because I didn't  
 13 see it in our --  
 14 MR. PARELLA: No, there was no letter of  
 15 support on file. But direct conversation with the  
 16 alderman, they -- you know, we have his support.  
 17 COMMISSIONER THOMAS: Thank you.  
 18 Thank you, Madam Chairman.  
 19 CHAIRWOMAN BUTLER: Any additional questions  
 20 or comments, Commissioner Thomas?  
 21 COMMISSIONER THOMAS: No. I do like when the  
 22 packet actually gives us information about the  
 23 aldermanic support. So in the future, I'd like to  
 24 see that.

Page 151

1 CHAIRWOMAN BUTLER: Okay. Well, we have key  
 2 leadership from the department on with us today,  
 3 and I'm sure that's been noted. Thank you. Your  
 4 request has been noted.  
 5 Any other questions from -- or  
 6 comments from members of the Commission?  
 7 (No response.)  
 8 I will now call the item for a vote.  
 9 The resolution before us requests  
 10 authority for the Department of Planning and  
 11 Development to negotiate a redevelopment agreement  
 12 with Westside Health Authority and its related or  
 13 affiliated entities for redevelopment of the  
 14 property located at 5500 West Madison Street in the  
 15 Madison/Austin Corridor Tax Increment Financing  
 16 Redevelopment Project Area, and to recommend to the  
 17 Chicago City Council the designation of Westside  
 18 Health Authority or its related entities as  
 19 developer.  
 20 Do I have a motion?  
 21 COMMISSIONER NEWSOME: So move, Madam Chair.  
 22 CHAIRWOMAN BUTLER: Thank you, Vice Chair  
 23 Newsome.  
 24 Do I have a second?

Page 152

1 COMMISSIONER COX: Seconded by Commissioner  
 2 Cox.  
 3 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 4 Cox.  
 5 I will now call the vote. Please  
 6 signify your vote on approval of the motion by  
 7 saying yes, no, or abstain.  
 8 Vice Chair Newsome.  
 9 COMMISSIONER NEWSOME: Yes.  
 10 CHAIRWOMAN BUTLER: Secretary Wheat.  
 11 COMMISSIONER WHEAT: Yes.  
 12 CHAIRWOMAN BUTLER: Commissioner Buford.  
 13 COMMISSIONER BUFORD: Yes.  
 14 CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 15 (No response.)  
 16 Commissioner Chan McKibben.  
 17 COMMISSIONER CHAN MCKIBBEN: Yes.  
 18 CHAIRWOMAN BUTLER: Commissioner Cox.  
 19 COMMISSIONER COX: Yes.  
 20 CHAIRWOMAN BUTLER: Commissioner Curtis.  
 21 (No response.)  
 22 Commissioner Davis.  
 23 (No response.)  
 24 Commissioner Davis.

Page 153

1 COMMISSIONER DAVIS: Yes. Sorry. I was on  
 2 mute. Yes.  
 3 CHAIRWOMAN BUTLER: Commissioner Gomez.  
 4 COMMISSIONER GOMEZ: Yes.  
 5 CHAIRWOMAN BUTLER: Commissioner Griggs.  
 6 (No response.)  
 7 Commissioner Thomas.  
 8 COMMISSIONER THOMAS: Yes.  
 9 CHAIRWOMAN BUTLER: Commissioner Trevino.  
 10 COMMISSIONER TREVINO: Yes.  
 11 CHAIRWOMAN BUTLER: And Chairwoman Butler  
 12 votes yes.  
 13 The motion passes.  
 14 For our -- Commissioners, for our  
 15 final item of new business, the Department of  
 16 Planning and Development is requesting authority to  
 17 negotiate a redevelopment agreement with Batter and  
 18 Berries/The Bruce - Juan and Only, LLC and its  
 19 related or affiliated entities for redevelopment  
 20 of the property located at 5924 West Chicago Avenue  
 21 in the Austin Commercial Tax Increment Financing  
 22 Redevelopment Project Area, and to recommend to  
 23 the City Council the designation of Batter and  
 24 Berries/The Bruce - Juan and Only, LLC or its

Page 154

1 related entities as developer, and to advertise the  
 2 Department of Planning and Development's intention  
 3 to enter into a negotiated sale with Juan and Only,  
 4 LLC for the disposition of property located at 5926  
 5 West Chicago Avenue in the Austin Commercial Tax  
 6 Increment Financing Redevelopment Project Area, to  
 7 request alternative proposals, and to approve the  
 8 sale of the property to Juan and Only, LLC if no  
 9 responsive alternative proposals are received.

10 Robert Bumpers will provide his  
 11 staff report on behalf of the department.

12 MR. BUMPERS: Can everyone hear me all right?  
 13 CHAIRWOMAN BUTLER: Yes, we can hear you.

14 MR. BUMPERS: Great. Thank you.

15 Good afternoon, Chairwoman,  
 16 committee, and guests. For the record, my name is  
 17 Robert Bumpers, financial planning analyst for the  
 18 Department of Planning and Development.

19 I'm here today to request the  
 20 approval of Juan and Only, LLC as the developer for  
 21 the Batter and Berries project at 5924 and 5926  
 22 West Chicago Avenue, and to enter into a negotiated  
 23 sale with Juan and Only, LLC for the disposition of  
 24 the property located at 5926 West Chicago Avenue.

Page 155

1 The project is located at 5924 and  
 2 5926 West Chicago Avenue in the Austin community  
 3 area in the 29th Ward. Alderman Taliaferro  
 4 supports the project, but is not on the call today.  
 5 The project is in the Austin Commercial TIF.

6 These slides show the neighborhood  
 7 context, project site, and current condition of the  
 8 subject properties.

9 The property to the left as you're  
 10 looking at the screen is the vacant Chicago City-  
 11 owned parcel. There are three parcels here. Only  
 12 the one that is directly next door to 5924 West  
 13 Chicago is going to be sold to the developer.

14 The project is a collaboration  
 15 between Juan Teague of Juan and Only, LLC and  
 16 Batter and Berries owners Dr. Tanya Richardson  
 17 and Craig Richardson, which aims to bring a  
 18 restaurant and event space to the Austin community  
 19 utilizing a vacant building and City-owned parcel.  
 20 The new Batter and Berries location will give  
 21 Austin residents a new sit-down breakfast/brunch  
 22 experience in the Soul City corridor.

23 The Bruce, which is the event space,  
 24 will be Austin's first full-service catering,

Page 156

1 community event, and arts programming space  
 2 creating jobs and providing career pathway  
 3 opportunities. The event space will serve as  
 4 a prestigious meeting location for artists,  
 5 educators, business owners, social entrepreneurs,  
 6 community members, and stakeholders.

7 The scope of work for the building  
 8 includes a full interior and exterior rehab,  
 9 including a new roof and building systems, with an  
 10 outdoor dining area on the vacant parcel. The  
 11 total investment of the project is \$3.3 million,  
 12 including \$1.9 million in TIF from the Austin  
 13 Commercial TIF District.

14 Slide 8 provides an exterior  
 15 rendering of the completed project.

16 Juan and Only is an event production  
 17 company with over 12 years of experience in the  
 18 entertainment and business industry providing over  
 19 a thousand jobs in local communities and training  
 20 numerous small businesses in Chicago.

21 Batter and Berries is one of  
 22 Chicago's top breakfast restaurants. As a staple  
 23 in the Lincoln Park community, Batter and Berries  
 24 creates selections from scratch and consistently

Page 157

1 brings in large crowds to enjoy a high-quality  
 2 restaurant experience.

3 The \$3.3 million project will be  
 4 funded by a combination of equity, debt, TIF, and a  
 5 We Rise grant. 1.9 million in TIF represents 58.5  
 6 percent of the project sources. Again, TIF  
 7 assistance roughly 1.9 million, 58.5 percent of the  
 8 project funding.

9 These are City protections that will  
 10 be in the RDA.

11 The department supports this project  
 12 as a ben- -- as its benefits include redevelopment  
 13 of a vacant building and City-owned parcel bringing  
 14 a new restaurant and event space to Austin. The  
 15 project will also serve as a catalyst for future  
 16 development along Chicago Avenue. And in addition,  
 17 the project will add a vacant City-owned property  
 18 to the tax roll and offer new employment  
 19 opportunities.

20 Thank you for your time. And I'm  
 21 happy to answer any questions along with the  
 22 developer, Juan Teague, who is in attendance.

23 CHAIRWOMAN BUTLER: Thank you. And you  
 24 indicated, Robert, that the alderman is not

Page 158

1 available to join us. If I could just ask Kamal  
 2 just to confirm that the alderman or his office is  
 3 not on.  
 4 MR. KAMAL: I don't see the alderman here.  
 5 CHAIRWOMAN BUTLER: Okay. Great. And then,  
 6 Kamal, if I could have the full screen of  
 7 Commissioners.  
 8 So, Commissioners, this is your  
 9 opportunity to ask questions or offer comments on  
 10 what the department has proposed. Are there  
 11 questions or comments?  
 12 COMMISSIONER DAVIS: This is Commissioner  
 13 Davis. I will offer a comment.  
 14 I'll abstain from the vote as I am  
 15 familiar, very familiar with Juan and Only events  
 16 and Ms. Teague. She provides excellent service to  
 17 our communities, gives great events, and has a real  
 18 eye toward making sure that both youth and minority  
 19 entrepreneurs in the community have a space in  
 20 which to show their arts in order to have their  
 21 events and brings a lot of important expertise to  
 22 all of the projects that she's involved in. And so  
 23 I'm very glad to see this project moving forward.  
 24 CHAIRWOMAN BUTLER: Thank you, Commissioner

Page 159

1 Davis.  
 2 Are there any additional questions  
 3 or comments from members of the Commission?  
 4 (No response.)  
 5 Seeing none, I will call the item  
 6 for a vote.  
 7 The resolution before --  
 8 COMMISSIONER COX: I'm sorry, Madam Chair.  
 9 Are we going to hear from Ms. Teague?  
 10 CHAIRWOMAN BUTLER: If the developer would  
 11 like to speak. It's not necessary.  
 12 COMMISSIONER COX: Okay. I was looking  
 13 forward to it because I haven't had the pleasure of  
 14 meeting him, but I did want -- I'm a big fan of  
 15 Batter and Berries, and I thought maybe this was  
 16 going to be the occasion. So it would be -- I  
 17 would welcome it if they cared to offer a few  
 18 remarks.  
 19 CHAIRWOMAN BUTLER: Well, I think -- I think  
 20 Ms. Teague would --  
 21 COMMISSIONER COX: I'm sorry.  
 22 CHAIRWOMAN BUTLER: -- like to --  
 23 MS. TEAGUE: I'm a girl.  
 24 COMMISSIONER COX: That Juan, I'm sure you

Page 160

1 get that. I'm sorry.  
 2 MS. TEAGUE: No. That's why the name of my  
 3 company is Juan and Only. I'm the only girl you'll  
 4 probably ever meet with that name.  
 5 CHAIRWOMAN BUTLER: So, you know, thank you  
 6 for that moment of levity, Commissioner Cox.  
 7 And to Ms. Juan Teague, if you would  
 8 care to make comments, we'd love to hear them.  
 9 MS. TEAGUE: Yeah. I'll be very brief.  
 10 I always tell people like I'm a West  
 11 Sider who happens to now live south, but my -- I  
 12 was raised and born in Austin. And, you know, I --  
 13 after my father passed in 2016, I really wanted  
 14 to -- like he was a huge person in our community.  
 15 And when he passed, it really had me thinking like  
 16 I'm doing all these events and all these  
 17 productions downtown Chicago and things like that,  
 18 and how can I make an imprint with bringing some  
 19 of the assets that I have or resources and  
 20 relationships that I have to help build the West  
 21 and the South Sides, primarily the West because  
 22 it's such in dire need.  
 23 And I initially started the idea  
 24 with doing an event space, but then changed it once

Page 161

1 I was looking at the event space and couldn't get a  
 2 coffee. And then I just gave a call to Batter and  
 3 Berries, and we've worked out, and they've been --  
 4 I've had some ups and downs with this project.  
 5 Bought this property in 2019. And so to see it  
 6 coming to fruition because to know me, Chef Ken  
 7 who's there as well the Richardsons, we not only  
 8 want to make this a part of something -- a  
 9 restaurant and event space opening, but honestly  
 10 showing career paths because just like with me, I  
 11 tell everyone I went to University of Iowa,  
 12 however, I didn't graduate, but to see that there's  
 13 an industry that -- there's an industry that kids  
 14 can actually, and adults, can make career paths,  
 15 not just a job. But our job -- our goal -- we have  
 16 a ten-week training program. Because if we can't  
 17 take them, then I have Live Nation we're working  
 18 with. So we're working with so many different  
 19 organizations that we can place some of our kids in  
 20 the neighborhood.  
 21 So I'm really excited. You all are  
 22 going to all have to come -- you all could probably  
 23 have this committee meeting, you know, over there  
 24 in the building.

Page 162

1 But, honestly, thank you, guys. I'm  
 2 so -- I'm so excited. I think this is going to be  
 3 great. You have me coming on the West Side. Then  
 4 my soul sister Soulé in North Lawndale. So I -- my  
 5 goal is to bring more people like her, Corey,  
 6 Gecky, Bridget, all of us to the West Side. So  
 7 instead of giving to other neighborhoods, we're  
 8 going to put it in our own neighborhoods.  
 9 COMMISSIONER COX: So, Madam Chairman, thank  
 10 you. That's exactly what I needed to hear. I'm  
 11 just so excited about your arrival on Chicago  
 12 Avenue and the Soul City Corridor. It is a turning  
 13 point for that corridor because they're been  
 14 looking for a really high-quality, sit-down space  
 15 and restaurant, and this is going to be -- this is  
 16 going to be it. And quickly behind you will be the  
 17 AF Cafe a little further down and then the blues  
 18 museum a little further down from that. And I  
 19 think we're starting to see Soul City emerge as the  
 20 corridor that I think so many people have imagined.  
 21 But you are the first in. And I'm so thrilled to  
 22 be able to support the work.  
 23 Thank you.  
 24 MS. TEAGUE: Thank you.

Page 163

1 Oh, and also be looking out on  
 2 Showtime, Larenz Tate, who's from Austin  
 3 neighborhood, is going to be filming -- it's five  
 4 of us; Liz with 40 Acres, Marseil Jackson -- he's  
 5 going to -- basically I have him basically doing  
 6 one of his -- he got picked up to do a docuseries  
 7 on Chicago. So now he's going to focus total  
 8 episodes on Chicago Avenue and what we're doing.  
 9 So a lot of the before. And then he'll come back  
 10 once we're open, 40 acres, and follow that so that  
 11 it can be a part of that docuseries that will be on  
 12 Showtime. We film on Saturday. Just so everybody  
 13 knows.  
 14 CHAIRWOMAN BUTLER: That's terrific. That's  
 15 fantastic.  
 16 Any other questions or comments?  
 17 MR. BUMPERS: Chairwoman, I just wanted to  
 18 thank the committee, and I also wanted to thank  
 19 Juan for her -- for being here today, but also her  
 20 participation in really helping build an area of  
 21 Chicago that really needs help. And it's so  
 22 appreciated by this department, her effort and  
 23 desire to make something really great happen.  
 24 CHAIRWOMAN BUTLER: Terrific. Thank you.

Page 164

1 And if there are no other questions  
 2 or comments, I will now call the item to a vote.  
 3 The resolution before us requests  
 4 authority for the Department of Planning to  
 5 negotiate a redevelopment agreement with Batter and  
 6 Berries/The Bruce - Juan and Only, LLC and its  
 7 related or affiliated entities for redevelopment of  
 8 the property located at 5924 West Chicago Avenue in  
 9 the Austin Commercial Tax Increment Financing  
 10 Redevelopment Project Area, to recommend to the  
 11 Chicago City Council the designation of Batter and  
 12 Berries/The Bruce - Juan and Only, LLC, or its  
 13 related entities, as developer, and to advertise  
 14 the Department of Planning and Development's  
 15 intention to enter into a negotiated sale with Juan  
 16 and Only, LLC for the disposition of property  
 17 located at 5926 West Chicago Avenue in the Austin  
 18 Commercial Tax Increment Financing Redevelopment  
 19 Project Area, to request alternative proposals, and  
 20 to approve the sale of the property to Juan and  
 21 Only, LLC if no responsive alternative proposals  
 22 are received.  
 23 Do I have a motion?  
 24 COMMISSIONER THOMAS: So move. Commissioner

Page 165

1 Thomas.  
 2 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 3 Thomas.  
 4 Do I have a second?  
 5 COMMISSIONER NEWSOME: Second. Commissioner  
 6 Newsome.  
 7 CHAIRWOMAN BUTLER: Thank you, Commissioner  
 8 Newsome.  
 9 I will now call the vote. Please  
 10 signify your vote on approval of the motion by  
 11 saying yes, no, or abstain.  
 12 Vice Chair Newsome.  
 13 COMMISSIONER NEWSOME: Yes.  
 14 CHAIRWOMAN BUTLER: Secretary Wheat.  
 15 COMMISSIONER WHEAT: Yes.  
 16 CHAIRWOMAN BUTLER: Commissioner Buford.  
 17 COMMISSIONER BUFORD: Yes.  
 18 CHAIRWOMAN BUTLER: Commissioner Cepeda.  
 19 (No response.)  
 20 Commissioner Chan McKibben.  
 21 COMMISSIONER CHAN McKIBBEN: Yes.  
 22 CHAIRWOMAN BUTLER: Commissioner Cox.  
 23 COMMISSIONER COX: Yes.  
 24 CHAIRWOMAN BUTLER: Commissioner Curtis.

Page 166

1 (No response.)  
 2 Commissioner Davis.  
 3 COMMISSIONER DAVIS: I enthusiastically  
 4 abstain.  
 5 CHAIRWOMAN BUTLER: Commissioner Gomez.  
 6 (No response.)  
 7 Commissioner Griggs.  
 8 (No response.)  
 9 Commissioner Thomas.  
 10 COMMISSIONER THOMAS: I'm going to say,  
 11 Chairman, that with what happened in that area  
 12 after Dr. King's visit to Chicago back in the  
 13 '60s, I have to say yes to this.  
 14 COMMISSIONER NEWSOME: Yes.  
 15 CHAIRWOMAN BUTLER: Thank you.  
 16 And Commissioner Trevino.  
 17 COMMISSIONER TREVINO: Yes.  
 18 CHAIRWOMAN BUTLER: And Chairwoman Butler  
 19 enthusiastically votes yes because I love the food.  
 20 The motion passes.  
 21 COMMISSIONER THOMAS: What a way to end the  
 22 meeting.  
 23 COMMISSIONER COX: Hear, hear.  
 24 CHAIRWOMAN BUTLER: Well, you know what. So


Page 168

1 that wholeheartedly.  
 2 MS. TEAGUE: We're working on it. We're  
 3 working on it.  
 4 COMMISSIONER COX: Love it. That South  
 5 Side/West Side rivalry.  
 6 COMMISSIONER DAVIS: Yes.  
 7 CHAIRWOMAN BUTLER: That's right. That's  
 8 right.  
 9 I also saw a shout-out for the  
 10 University of Iowa, but we won't go there.  
 11 MS. TEAGUE: Yes. My brother's the mayor.  
 12 My brother's the mayor there. Yes.  
 13 COMMISSIONER DAVIS: Go Hawkeyes.  
 14 CHAIRWOMAN BUTLER: Can we have a motion to  
 15 adjourn today's Commission meeting?  
 16 COMMISSIONER COX: So moved by Cox.  
 17 CHAIRWOMAN BUTLER: All right. Well, thank  
 18 you, everyone. Enjoy what's left of your day. And  
 19 thanks again.  
 20 (The proceedings adjourned at  
 21 4:03 p.m.)  
 22  
 23  
 24

Page 167

1 joyful. And I just have to thank members of the  
 2 Commission. This was a very long, but very  
 3 important gathering today for us. And so I just  
 4 can't thank members of the Commission enough for  
 5 your time, not just for this meeting, but, you  
 6 know, the time that you took to prepare for, you  
 7 know, this session and your dedication to showing  
 8 up every month and doing the work of this Commission.  
 9 So know that it's appreciated by  
 10 the City, and I personally appreciate your  
 11 participation.  
 12 Vice Chair Newsome has raised her  
 13 hand as -- we're going to -- I'm going to let the  
 14 person who keeps me straight have the last word.  
 15 COMMISSIONER NEWSOME: Thank you, Madam  
 16 Chairman.  
 17 What I'd to do is request that the  
 18 record indicated that I -- indicate that I arrived  
 19 late to the meeting and that I do approve the  
 20 minutes of the September 13 CDC meeting.  
 21 And lastly, I'd like to inform  
 22 Ms. Teague that we need a Batter and Berries in  
 23 Bronzeville.  
 24 COMMISSIONER DAVIS: I agree. I agree with

Page 169

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 17th day of October 2022.  
 13  
 14   
 15 Illinois CSR No. 084-001661  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24

MEETING, 10/11/2022

<u>\$</u>		<u>2</u>
	<b>1.65</b> 54:11	
	<b>1.9</b> 157:5,7	
<b>\$1.5</b> 137:12	<b>100</b> 30:16 47:22 149:13	<b>2</b> 8:7,22 9:5,6 22:15 48:15 124:21 136:10 146:18
<b>\$1.9</b> 137:18 156:12	<b>103</b> 100:23	<b>2,000</b> 147:12
<b>\$10</b> 14:6 145:22	<b>1035</b> 43:3	<b>20</b> 21:18 24:6 41:13,19 82:18 95:11 98:19 121:23
<b>\$13.6</b> 137:14	<b>103rd</b> 72:12 93:10	<b>2002</b> 32:16,17
<b>\$161</b> 57:18	<b>107th</b> 72:5	<b>2004</b> 70:7 78:21
<b>\$18.7</b> 136:19	<b>10th</b> 11:2	<b>2005</b> 78:22
<b>\$2</b> 94:11	<b>11</b> 2:2	<b>2007</b> 57:11
<b>\$2.3</b> 137:15	<b>111th</b> 72:12 93:10	<b>2009</b> 70:18
<b>\$2.5</b> 107:9	<b>116th</b> 72:15 93:12	<b>2013</b> 143:9
<b>\$24</b> 14:14	<b>11th</b> 2:8	<b>2016</b> 67:14 70:21 83:5 94:21 101:3,9 102:3 109:6 160:13
<b>\$270</b> 43:22	<b>12</b> 10:4 11:7 15:2 29:9 57:15 136:15 156:17	<b>2019</b> 11:17 13:12 143:12 161:5
<b>\$28</b> 146:7	<b>12-year</b> 52:21 53:14 107:22	<b>2020</b> 11:22 71:2
<b>\$3.3</b> 156:11 157:3	<b>13</b> 167:20	<b>2021</b> 11:5 12:4,12 80:15 83:6
<b>\$3.6</b> 87:19 94:8	<b>130th</b> 67:19 72:18 73:11 93:12 123:15	<b>2022</b> 2:2,10 6:2 12:23 78:2 107:13 134:12
<b>\$30</b> 14:9	<b>134th</b> 85:5 103:11	<b>2023</b> 25:2,6 53:24
<b>\$385,000</b> 137:11	<b>13th</b> 6:2,20	<b>2024</b> 80:16 104:22 105:4
<b>\$4</b> 137:7	<b>154</b> 14:5	<b>2025</b> 78:23 94:7 126:9
<b>\$4.7</b> 137:15	<b>16th</b> 2:10	<b>2029</b> 79:1
<b>\$40.7</b> 136:18	<b>17</b> 44:10	<b>2035</b> 53:24
<b>\$43</b> 103:13	<b>1837</b> 43:3	<b>2050</b> 87:15
<b>\$5</b> 145:17	<b>1958</b> 98:23 115:10	<b>20th</b> 135:21
<b>\$500</b> 68:10	<b>1969</b> 92:23 99:1	<b>216</b> 100:22
<b>\$500,000</b> 145:19	<b>1972</b> 92:16	<b>21st</b> 88:12
<b>\$6.12</b> 145:13	<b>1988</b> 143:21	<b>22</b> 74:2
<b>\$6.7</b> 14:20	<b>1989</b> 32:8	<b>23</b> 30:10
<b>\$625,000</b> 137:8	<b>1990s</b> 27:4	<b>23-</b> 95:1
<b>\$64</b> 57:19	<b>1993</b> 42:24 43:15	<b>23-year</b> 81:15 83:19
<b>\$7.2</b> 14:1	<b>1994</b> 32:11	<b>24</b> 8:2
<b>\$7.25</b> 145:12	<b>1997</b> 34:22	<b>24-hour</b> 21:20
<b>\$80</b> 20:19	<b>1998</b> 11:3	<b>25</b> 34:22 35:8 36:17 137:7
<b>\$870</b> 122:12,13,17	<b>1999</b> 43:4	<b>25.8</b> 14:12
<b>\$9</b> 87:21	<b>1:00</b> 115:20	<b>26</b> 79:15 94:18 98:14
<b>\$950</b> 86:14 87:18 98:14 122:8,21	<b>1st</b> 88:19	<b>27th</b> 19:21 88:15
<u>1</u>		
<b>1</b> 57:3 67:13 79:19		

MEETING, 10/11/2022

<b>2800</b> 37:21	<b>5.6-mile</b> 71:21	
<b>29th</b> 143:4 155:3	<b>50</b> 24:14 31:7 143:24 147:10	<hr/> <b>8</b> <hr/>
<hr/> <b>3</b> <hr/>	<b>500,000</b> 14:21	<b>8</b> 156:14
<b>3</b> 50:21 51:3 63:6,7 98:17 112:13 120:7	<b>548</b> 133:2,9 134:6,10 137:23 138:8 139:15,22	<b>80</b> 82:19 136:13
<b>3.6</b> 67:20	<b>5500</b> 142:2 143:1 151:14	<hr/> <b>9</b> <hr/>
<b>30</b> 10:8 12:17,21 13:19 15:23,24 18:20 20:8 21:18 24:8,9 29:21 33:8 41:12,19 71:11 79:20	<b>58.5</b> 157:5,7	<b>9</b> 42:9,15 45:6 62:20,21
<b>30,000</b> 43:4 126:5	<b>5924</b> 153:20 154:21 155:1,12 164:8	<b>950</b> 79:16 94:17 102:24 124:19
<b>30-day</b> 138:5	<b>5926</b> 154:4,21,24 155:2 164:17	<b>95th</b> 67:19 71:24 93:1
<b>30-minute</b> 73:10	<hr/> <b>6</b> <hr/>	<b>960</b> 103:9
<b>300</b> 124:11	<b>6,000</b> 126:6	<b>9th</b> 70:10
<b>3100</b> 13:24	<b>60</b> 30:22 79:14 94:13 107:22 136:10,14,16	<hr/> <b>A</b> <hr/>
<b>31st</b> 11:4 53:24	<b>60-unit</b> 135:23	<b>A.J.</b> 134:1
<b>346</b> 43:4	<b>606</b> 56:21	<b>a.m.</b> 115:20
<b>34th</b> 70:10	<b>60s</b> 166:13	<b>abatements</b> 107:19
<b>35</b> 83:18 84:10 95:1 127:20	<b>62</b> 34:2	<b>ability</b> 22:4 119:12
<b>36</b> 44:11	<b>63rd</b> 97:7	<b>absent</b> 11:3
<b>37th</b> 134:14	<b>64</b> 101:1	<b>absolutely</b> 18:7 19:23 29:14
<b>38</b> 137:11	<b>65</b> 147:11	<b>abstain</b> 6:21 49:8 64:10,20 131:18 140:11 152:7 158:14 165:11 166:4
<b>3831</b> 133:4 138:1,6 139:17	<b>67,000</b> 14:2	<b>abstaining</b> 66:2
<b>384</b> 54:9	<b>68</b> 40:13	<b>abuses</b> 97:22
<b>3853</b> 133:4 138:7 139:18	<hr/> <b>7</b> <hr/>	<b>accepting</b> 8:23 50:21 66:16
<hr/> <b>4</b> <hr/>	<b>7</b> 2:13	<b>access</b> 21:1 30:1 56:21 61:6 73:7 75:17 93:23 116:22,24 117:18,19, 20 118:10,12 125:12,20
<b>4</b> 10:22 98:18 136:10	<b>7(e)(2)</b> 3:1	<b>accessibility</b> 60:15
<b>40</b> 57:9 94:18 163:4,10	<b>7.25</b> 145:12	<b>accessible</b> 73:18
<b>400,000</b> 14:23	<b>71st</b> 97:8	<b>accommodated</b> 61:13
<b>42</b> 136:12	<b>72</b> 14:18	<b>accordance</b> 3:4 6:15 49:4 64:5 131:14
<b>46</b> 73:17 136:20	<b>739</b> 133:5 138:8 139:18	<b>achieve</b> 18:8 21:17 105:1 145:9
<b>473</b> 32:17	<b>741</b> 133:5 138:7 139:18	<b>acknowledge</b> 48:3
<b>4:03</b> 168:21	<b>76,500</b> 144:5	<b>acquire</b> 100:22
<hr/> <b>5</b> <hr/>	<b>77</b> 114:12 115:18	<b>acquired</b> 135:12,14
<b>5.6</b> 67:17	<b>78</b> 96:23	<b>acres</b> 54:9,11 163:4,10
<b>5.6-</b> 93:7	<b>7th</b> 3:18	<b>act</b> 2:14,24 3:1 6:16 26:1 49:4 54:17 62:8 64:6 78:17 84:1 87:4 101:4 113:21 131:14

MEETING, 10/11/2022

**action** 104:16,17  
**activate** 3:15 146:23 149:13,19  
**actively** 78:8 113:5  
**activities** 97:23  
**actual** 56:12  
**ADA** 21:1  
**add** 27:14 157:17  
**Addams** 145:1  
**added** 54:10 55:2,19,24  
**adding** 15:2 45:23  
**addition** 17:16 55:15 77:9 94:5  
137:5,14 144:4 145:24 146:11  
157:16  
**additional** 10:4 11:7 15:2,16,19  
25:7 52:21 53:14 57:15 70:21  
79:10 84:21 85:21 87:21 102:6  
109:21,22 111:3 150:19 159:2  
**Additionally** 135:13  
**address** 8:4 21:1 26:14 127:22  
**addressed** 120:19 121:11  
**addresses** 107:7  
**addressing** 23:17  
**adjacent** 20:14 55:14,24 68:11  
72:18 85:23  
**adjourn** 48:7 62:24 130:21 168:15  
**adjourned** 168:20  
**adjustments** 83:6  
**administration** 91:5  
**administration's** 96:10  
**adopted** 11:16  
**adoption** 9:6 48:15 51:4 63:6  
66:22 75:9 128:14 131:3  
**adults** 161:14  
**advance** 13:21 69:19 96:5,12  
**advanced** 149:5,22  
**advances** 100:9  
**advantage** 71:15 108:1  
**advertise** 154:1 164:13  
**advocacy** 92:14 93:4  
**advocating** 93:13  
**aerial** 54:10  
**AF** 162:17  
**affected** 89:20 108:17 127:22  
**affiliate** 124:11  
**affiliated** 133:3 139:16 142:1  
151:13 153:19 164:7  
**affiliates** 133:10 134:7 138:10  
139:23 142:18  
**affordability** 18:22 19:7 75:6  
**affordable** 10:9 12:10,14,17,21  
13:19 14:18 15:24 18:21,24 19:4,9  
21:18 23:16,24 24:1,15 27:23 28:3  
29:21,23 46:23 56:19 57:3,21 94:2  
104:4 116:24 117:11,22,24 125:6  
136:23  
**African-american** 134:9  
**afternoon** 2:1 9:18 37:6 42:23  
52:12 67:4 80:4 95:20 114:5  
116:11 124:6 126:20 133:20  
142:11 154:15  
**agencies** 31:4 118:17  
**agenda** 3:17 5:24 8:6,8,14 26:7  
62:14 92:1 114:3 132:24  
**agendas** 44:15  
**aging** 10:5 13:15 19:5 20:4 22:2  
**agree** 30:15 127:9,13 167:24  
**agreed** 128:9  
**agreement** 31:12 88:8 96:22  
105:3 133:1 134:5 138:3 139:15  
141:24 142:20 148:3 151:11  
153:17 164:5  
**agreements** 110:8,10,22  
**ahead** 80:1  
**aims** 155:17  
**air** 79:9 97:12 125:15  
**alderman** 16:9,14,20 30:15 45:9,  
11,14 48:1 58:8,15 91:24 110:17  
119:14 120:24 129:2,3 130:11  
138:17,18 148:8 150:11,16 155:3  
157:24 158:2,4  
**alderman's** 148:10  
**aldermanic** 150:23  
**aldermen** 91:17,19 110:6,10,15,18  
130:16  
**aldermens** 40:24 45:15  
**alderperson** 91:23  
**alderwoman** 129:6 130:14 134:15  
**alignment** 70:23 71:20 91:3  
**aligns** 13:9 24:1 83:20 95:3  
**alleviate** 21:6  
**allocated** 14:6,12,14,22,23 83:2  
95:10  
**allocation** 15:16 82:5  
**allowable** 88:4  
**allowed** 4:6 26:2 62:9 82:21 83:7  
85:11 113:22 138:6  
**allowing** 89:11 90:4 128:17  
**alternative** 70:14,17,18 71:1  
138:4 154:7,9 164:19,21  
**Altgeld** 72:18 93:12  
**amend** 10:12 53:23  
**amended** 15:1 56:11 83:4,5  
**amendment** 8:7,17,22 9:5,6 13:6  
16:5 22:15 27:15 28:1 48:14,15  
50:15,21 51:3 52:16,18 57:13  
58:10 63:6 84:4  
**amenities** 94:2  
**amenity** 136:3  
**Ames** 57:6  
**AMI** 136:14  
**amount** 15:5 18:2 103:3 122:6,8  
145:10 146:4  
**analysis** 60:1 70:14,22 103:4  
**analyst** 154:17  
**anchor** 72:16  
**and/or** 41:15  
**Andrea** 124:8  
**Andrew** 134:1  
**Ann** 9:23 23:2 52:15 58:19 60:18,  
19  
**annually** 122:12 123:5  
**answering** 100:19  
**anticipate** 15:8 57:24  
**anticipated** 126:4  
**anticipating** 103:12



MEETING, 10/11/2022

<b>apartments</b> 14:15 35:17	156:10 163:20 164:10,19 166:11	<b>Austin's</b> 155:24
<b>apologies</b> 65:21	<b>areas</b> 19:1 22:11 24:8 38:3,23 46:24 90:18 98:17 102:15 103:17, 20 106:3,5 107:7 108:8 112:15 113:1 125:4 129:22 136:9	<b>authority</b> 11:6 68:17 74:20 100:19 109:1 110:13 116:18,19 129:13,19 133:1 134:3 139:13 141:23,24 142:6,17 143:17 144:8,17 148:1 151:10,12,18 153:16 164:4
<b>apologize</b> 26:10	<b>arm</b> 145:16	<b>authorize</b> 148:2
<b>app</b> 51:13,14	<b>ARO</b> 12:11,16 24:5 137:15,17	<b>authorized</b> 83:4 94:21 138:1
<b>apparently</b> 78:23	<b>arrested</b> 97:17	<b>Avenue</b> 10:8,17 13:18 14:11,12,14 17:22 20:7,18 31:13 35:12,19,22 36:8 38:5 43:10 44:8 46:10 53:20 54:6,7,15 57:4,5 72:17 93:11 133:5 135:2,6,7 138:1,7 139:18,19 144:5 153:20 154:5,22,24 155:2 157:16 162:12 163:8 164:8,17
<b>appealing</b> 93:6	<b>arrival</b> 162:11	<b>Avenues</b> 54:8
<b>applauded</b> 96:10	<b>arrived</b> 167:18	<b>average</b> 94:13
<b>application</b> 104:19	<b>arrows</b> 107:1	<b>Avers</b> 135:7
<b>applied</b> 80:19	<b>artists</b> 156:4	<b>avoid</b> 102:1
<b>apply</b> 26:2 62:9 113:22	<b>arts</b> 22:10 156:1 158:20	<b>avoids</b> 106:5
<b>appreciated</b> 163:22 167:9	<b>Ashland</b> 32:9 46:17	<b>award</b> 78:14,20 105:4
<b>apprenticeship</b> 77:18	<b>Ashley</b> 129:18	<b>awarded</b> 94:13
<b>approval</b> 6:1 8:20 15:6 48:12 49:7 50:19 63:4 64:9 66:14 69:24 75:9 88:11 93:14,15 99:14 116:5 128:10 130:7 131:1,17 140:10 152:6 154:20 165:10	<b>asks</b> 116:4	<b>awareness</b> 89:5
<b>approve</b> 6:5 67:10 115:14,15 137:22 138:6 154:7 164:20 167:19	<b>aspects</b> 61:9	
<b>approved</b> 12:11,23 13:11,22 15:11 31:3 67:14 87:10,14 88:7 99:9	<b>aspire</b> 147:12	
<b>approving</b> 88:21	<b>assemblage</b> 135:16	
<b>approximately</b> 20:19 136:20 137:18 144:5 146:7	<b>assembly</b> 57:22 96:7	
<b>approximation</b> 89:5	<b>Assessor's</b> 80:14	
<b>April</b> 12:12	<b>asset</b> 56:2 94:7 118:7	
<b>architecturally</b> 147:16	<b>assets</b> 108:9 160:19	
<b>area</b> 2:13 8:7,21,22 9:4,5,6 10:3, 16,21 11:2,8,19 12:15,18 13:20 15:9 16:1 18:2,5,10,12 19:18 20:22 21:11 22:14,15 23:24 24:12,18 25:11 27:2 29:22 30:12 32:8,10,19 33:5,8,24 36:5,12 38:8 40:9 41:5,7 42:24 43:13 44:14 45:21 46:4,6,17, 24 47:10,18 48:13,14,16 50:20 51:2,5 52:22 53:15 54:9,11,19,21 55:2,3,5,9,12,19,24 56:12,16,18,24 57:2 58:1 59:12 60:5 63:5,7 66:15, 21,23 72:9,19 73:21 74:2 75:1,17, 18 81:5,6 84:9,13 85:2,13,18 86:1 88:3 89:15 90:2 95:5,6 108:1 112:18 113:2 117:12 120:21 122:11,16 123:17,21 124:3 125:21 128:13,15 129:13 131:3,4 133:7 134:14,23 139:20 142:4 143:4 147:3,4 151:16 153:22 154:6 155:3	<b>assistance</b> 14:20 88:6 157:7	
	<b>Association</b> 16:7 28:16,22 114:11 115:22 116:2	
	<b>assuming</b> 100:7	
	<b>at-grade</b> 11:23	
	<b>attain</b> 20:23 94:12	
	<b>attend</b> 58:10	
	<b>attendance</b> 6:20 157:22	
	<b>attending</b> 148:12	
	<b>attention</b> 107:2 128:5	
	<b>attracting</b> 56:17	
	<b>attribute</b> 94:3	
	<b>August</b> 11:21 88:17	
	<b>Austin</b> 143:3,18,22 144:8,22 145:14 153:21 154:5 155:2,5,18,21 156:12 157:14 160:12 163:2 164:9, 17	
		<hr/> <b>B</b> <hr/>
		<b>B3-2</b> 135:19
		<b>back</b> 17:20 23:13 32:16 33:12 36:15 45:10 67:14 81:17 89:2 91:11 116:21 119:24 129:8 130:9 163:9 166:12
		<b>ballot</b> 70:9
		<b>Bank</b> 55:23 56:1,8 58:4 135:15
		<b>Barack</b> 92:12
		<b>base</b> 21:12 27:20 81:5 82:7
		<b>based</b> 24:16 70:15 78:15 80:13,18 86:15 90:3 112:16
		<b>basically</b> 102:14 129:9 163:5
		<b>basis</b> 60:2
		<b>Batter</b> 153:17,23 154:21 155:16,20 156:21,23 159:15 161:2 164:5,11 167:22
		<b>beautiful</b> 35:6
		<b>begin</b> 3:20 4:9 9:11 28:16 32:5 33:18 39:9 42:21 51:9 53:7 67:3

MEETING, 10/11/2022

78:21 94:6 101:15 119:4 126:9  
**beginning** 82:8 129:11  
**begins** 149:15  
**behalf** 9:9 28:24 38:7 51:7 67:1  
114:9 116:1,19 126:14 133:12  
142:9 154:11  
**Bellamy** 133:11,23  
**Belmont** 54:6  
**beloved** 37:23  
**ben-** 157:12  
**beneficial** 145:6  
**benefit** 47:17 87:6 89:12 123:20  
124:1,2 129:21 137:19 149:11  
**benefited** 118:18  
**benefiting** 129:14  
**benefits** 28:9 75:15,24 87:8  
117:19 147:8 157:12  
**Berries** 154:21 155:16,20 156:21,  
23 159:15 161:3 167:22  
**Berries/the** 153:18,24 164:6,12  
**Beth** 51:6,9,19 52:3,12 53:2,11  
58:13 59:22  
**bicycle** 21:2  
**Biden** 91:5  
**Biedler** 14:23  
**big** 36:16 43:12 56:15 112:23  
159:14  
**biggest** 43:6,7 107:3  
**bike** 13:5 72:22  
**Bill** 129:17  
**billion** 67:20 87:19 94:8,11 122:13  
123:4,6 124:21  
**billions** 90:20  
**bipartisan** 78:17 79:12  
**bit** 33:19 69:22 79:24 84:20 89:23  
100:14 112:4 120:3  
**black** 111:19 120:5,15 121:2,8  
**blighted** 18:10 95:6  
**blighting** 84:3  
**block** 36:21 37:21 38:1  
**blocks** 115:3  
**blue** 55:5 83:12 135:11 145:20  
**blues** 162:17  
**board** 22:17 27:2 88:18 92:8 93:7  
95:17 107:15 116:17 126:19,24  
127:2,16 128:9 137:3  
**boards** 2:15  
**Bob** 16:20  
**bodies** 80:23 81:10 82:18 95:12  
98:20 104:17  
**body** 81:3  
**bogus** 44:15  
**bolster** 27:17  
**bond** 79:7  
**Bonnie** 126:22  
**boon** 147:7  
**borders** 135:5  
**born** 160:12  
**bottom** 54:13  
**Bought** 161:5  
**Boulevard** 10:18  
**boundaries** 134:16  
**boundary** 54:3 85:9,11,13 86:13  
127:19  
**bounded** 10:16 54:6  
**branch** 83:12 96:24  
**brands** 28:6  
**breakfast** 156:22  
**breakfast/brunch** 155:21  
**Bridget** 162:6  
**bring** 12:14 46:18 73:13 74:14,21  
75:4,6,8 77:17 78:9 79:5 94:8 99:3  
105:10 125:23 128:5 155:17 162:5  
**bringing** 29:21 73:5,22,23 77:11  
78:6 90:20 91:1 157:13 160:18  
**brings** 157:1 158:21  
**broadly** 144:21  
**Bronzeville** 167:23  
**brother's** 168:11,12  
**brought** 122:17  
**brown** 111:19 120:6,15 121:2,8  
**Bruce** 153:18,24 155:23 164:6,12  
**Brummel** 42:22  
**BS** 43:16  
**budget** 10:13 15:1 45:16 46:2 54:1  
57:14,19 87:17 91:20 97:20 104:22  
130:10  
**Buford** 4:20,21 7:2,3 49:13,14  
53:6 64:15,16 131:23,24 140:16,17  
152:12,13 165:16,17  
**build** 28:10 75:23 78:4 114:24  
160:20 163:20  
**builder** 78:7  
**building** 24:13 27:19 28:4 34:24  
44:14 55:9,18,24 56:1,2 58:4 59:10  
61:2,6 77:1,2 114:24 115:3 135:24  
136:2,4 143:15 144:3 146:11  
147:17 155:19 156:7,9 157:13  
161:24  
**buildings** 15:23 17:14 31:9 55:6,7  
**builds** 11:9 67:12  
**built** 31:13 36:9 57:5 124:24  
144:10  
**bullet** 84:16  
**bullets** 30:11  
**Bumpers** 154:10,12,14,17 163:17  
**bunch** 45:15  
**Burnett** 16:9,15,21 45:9,11,14  
48:2 91:24  
**bus** 31:14,15,18 36:14 40:14 72:21  
**business** 8:6,8,15 14:4 20:2,6  
27:7 32:18,20 33:4 41:3 50:13  
56:17 57:8 58:6 66:5,8 77:6 80:17  
122:15,16 132:22,23 141:19  
153:15 156:5,18  
**businesses** 13:1 29:1 31:8 86:18  
95:12 122:15 127:3 128:6 147:21  
156:20  
**busy** 59:11  
**Butler** 2:1,4 4:20,23 5:8,11,18,21  
6:9,13 7:2,4,12,14,20,22 9:15  
16:12 17:2 25:16 26:11,15,21  
28:13,19 31:22 32:4 33:16 34:10,  
15,18 37:9,14 39:3,8 41:24 42:4,  
11,17 44:22 45:4 48:1,20 49:1,11,  
13,15,23 50:1,3,7,9 51:15 53:2,10  
58:13 59:17,19 60:6,17 61:16,20  
62:5,18,22 63:10,13,17,23 64:2,13,

MEETING, 10/11/2022

15,17,22 65:4,6,8,12,14,18 66:1,7  
67:5 69:4,16 91:12,22 92:6 95:21  
100:12,17 102:5,9 104:10 105:20  
106:15 109:20,24 111:2,5 113:10,  
19 114:6 116:8 119:1,7 121:18  
124:4 126:18 128:18,24 130:11,15,  
19 131:7,11,21,23 132:1,5,7,9,11,  
13,17,19 133:17 138:14,20 139:7  
140:2,7,14,16,18,22,24 141:7,9,13,  
15,21 148:7,14,18 150:4,19 151:1,  
22 152:3,10,12,14,18,20 153:3,5,9,  
11 154:13 157:23 158:5,24 159:10,  
19,22 160:5 163:14,24 165:2,7,14,  
16,18,22,24 166:5,15,18,24 168:7,  
14,17

**buy** 117:24

---

**C**

---

**C1-1** 135:18

**Cafe** 162:17

**café** 30:11

**Cajkova** 34:16,17,19

**California** 38:11 92:17

**call** 2:7,9 3:20 4:10 6:16 16:16  
26:3,8 28:15 48:9 49:3,5 58:24  
62:10 63:2 64:3,6 103:10 113:23  
130:23 131:13,15 138:17 139:11  
140:9 151:8 152:5 155:4 159:5  
161:2 164:2 165:9

**called** 3:16 4:12 26:5 62:13 71:3  
114:1 146:21

**calling** 31:2,7,11

**calls** 56:9 109:5

**Calvin** 26:14,16,18,23

**cameras** 30:16,20,22 31:9 40:4,6,  
8 43:20 44:10 47:4,5,12

**capacity** 61:5 75:23

**capital** 93:16

**capture** 57:14

**car** 74:3 114:15

**Cardona** 58:8,15

**care** 44:16 93:24 98:1 160:8

**cared** 159:17

**career** 93:24 142:23 156:2 161:10,  
14

**careers** 126:12

**Careful** 96:24

**cars** 123:15

**case** 90:10 109:16 139:5 144:18

**cases** 86:7 102:1

**cash** 31:7 137:9

**catalyst** 93:17 157:15

**catalyze** 68:8

**catalyzing** 75:4

**categories** 15:4 88:5

**catering** 155:24

**Cather** 15:14

**caught** 32:13

**CDC** 2:5,14 8:3,16 22:23 26:13  
29:4 48:8 50:14,24 63:1 66:9 69:5  
74:11 88:17 92:7 95:23 97:24  
122:2 130:22 148:2 149:23 167:20

**CDC's** 3:18

**cdc@cityofchicago.org.** 8:4

**CDOT** 24:24

**center** 22:10 31:5,20 142:24  
144:11,12,13

**central** 16:6 127:11 134:16 144:5  
146:13

**CEO** 19:15

**Cepeda** 4:23 7:4 49:15 64:17  
132:1 140:18 152:14 165:18

**CFL** 124:11,14 125:2

**chain** 27:19

**Chair** 2:18 3:14 4:15 6:22 23:11  
25:15 26:5,6,9 48:4 49:9 62:10,12,  
13 63:17 64:11 65:17 102:11 104:8  
105:19 111:7 113:8 114:1 131:19  
133:20 140:12 149:1 151:21,22  
152:8 159:8 165:12 167:12

**Chairman** 62:3 110:3 129:6 130:8  
150:8,18 162:9 166:11 167:16

**Chairperson** 92:6

**Chairwoman** 2:1,5 4:20,23 5:8,  
11,18,21 6:9,13 7:2,4,12,14,20,22  
9:15 16:12 17:2 25:16 26:11,15,21  
28:13,19 31:22 32:4 33:16 34:10,  
15,18 37:9,14 39:3,8 41:24 42:3,4,  
11,16,17 44:22 45:3,4 48:1,20  
49:1,11,13,15,23 50:1,3,7,9 51:15  
53:2,10 58:13 59:17,19 60:6,17  
61:16,20 62:5,18,22 63:10,13,17,  
23 64:2,13,15,17,22 65:4,6,8,12,  
14,18 66:1,7 67:4 69:4,16 80:3  
91:11,12,20,22 95:20,21 100:4,12,  
17 102:5,9 104:10 105:20 106:15  
109:20,24 111:2,5 113:10,18,19  
116:8 119:1,7 121:18 124:4  
126:18,21 128:18,22,24 130:11,15,  
18,19 131:7,11,21,23 132:1,5,7,9,  
11,13,17,19 133:17 138:14,19,20  
139:7 140:2,7,14,16,18,22,24  
141:7,9,13,15,21 142:11 148:7,14,  
18 150:4,19 151:1,22 152:3,10,12,  
14,18,20 153:3,5,9,11 154:13,15  
157:23 158:5,24 159:10,19,22  
160:5 163:14,17,24 165:2,7,14,16,  
18,22,24 166:5,15,18,24 168:7,14,  
17

**challenge** 18:22

**challenges** 19:7 30:9

**Champaign-urbana** 121:22

**Chan** 5:1 7:6 49:17 64:19,20  
105:22,23 108:13,21 109:18,20,22  
132:3,4 140:5,6,8,20,21 152:16,17  
165:20,21

**chance** 70:2

**change** 15:5 47:7 73:12 81:15  
90:16 127:21

**changed** 33:7 160:24

**charade** 44:20

**check** 129:8

**checking** 138:18,21

**Chef** 161:6

**Chicago** 2:3 9:21 13:11 14:12,14  
16:8 18:23 27:20 28:1,6 29:1,11,23  
30:16 32:20,21 39:14 40:2 43:7  
46:19,21 47:1,17,19,21 48:11  
68:17 76:5 80:22,24 82:12 94:8  
95:22 96:4,18,23 98:18 100:19  
107:11 109:1 110:13 114:11  
115:22,23,24 116:2,17,18,19  
117:19 118:22 123:17,18 124:3,5,  
10,13 125:5,21 126:14 127:9,11  
129:12,18,23 133:4,8 134:16  
135:2,5,14,20 138:1,7 139:18,22  
142:5 144:21 145:17,18 149:9  
151:17 153:20 154:5,22,24 155:2,  
10,13 156:20 157:16 160:17  
162:11 163:7,8,21 164:8,11,17  
166:12

MEETING, 10/11/2022

<b>Chicago's</b> 28:22 29:8 156:22	<b>closely</b> 77:10 83:20 95:3	164:9,18
<b>Chicago/central</b> 14:16 133:6 134:17 139:19	<b>closer</b> 37:24 38:21 125:24	<b>Commission</b> 2:3,9,19 9:2 13:11 18:17 19:17 25:18 50:24 59:6 61:22 62:1 66:19 67:6 75:9 87:11, 14 88:20 92:7 95:23 98:7 99:11 113:12 124:8 126:21 128:15 129:7 133:21 135:21 137:22 139:4,10 151:6 159:3 167:2,4,8 168:15
<b>Chicagoans</b> 13:4 126:4	<b>closing</b> 135:17	<b>Commission's</b> 3:5,7
<b>chief</b> 20:3 124:9	<b>closings</b> 143:9	<b>Commissioner</b> 4:18,20,21,23 5:1, 3,5,6,8,9,11,13,15,16,18,19 6:7,9, 12,14 7:1,2,3,4,6,8,10,11,12,13,14, 16,18,19,20,21 23:10,11,22 25:14 48:4,18,23 49:1,10,12,13,14,15,17, 19,21,22,23,24 50:1,2,3,5,6,7,8 51:10 53:6 59:7,8 60:6,8,21 61:16, 18 63:9,11,12,14,22,23 64:1,12,14, 15,16,17,19,20,24 65:2,3,4,5,6,7,8, 10,11,12,13,17,19,21 66:2 67:7 100:2,4,20 101:17 102:4,5,7,11,22 104:7,11 105:14,17,22,23 106:18 108:13,16,21 109:18,20,22 110:1, 2,21 111:1,2,4,6,7,9 112:5 113:7, 10 114:5 131:6,7,10,11,20,22,23, 24 132:1,3,4,5,6,7,8,9,10,11,12,13, 15,16,17,18 140:1,2,5,7,13,15,16, 17,18,20,21,22,23,24 141:2,5,6,7, 8,9,11,12,13,14 148:24 149:1 150:4,6,7,17,20,21 151:21 152:1,3, 9,11,12,13,14,16,17,18,19,20,22, 24 153:1,3,4,5,7,8,9,10 158:12,24 159:8,12,21,24 160:6 162:9 164:24 165:2,5,7,13,15,16,17,18,20,21,22, 23,24 166:2,3,5,7,9,10,14,16,17, 21,23 167:15,24 168:4,6,13,16
<b>child</b> 115:5	<b>CMAP</b> 87:16	<b>Commissioners</b> 3:10 4:11 6:3,19 8:13 22:23 23:1,5,7 29:5 50:12 53:4 58:22 59:2 66:4,6,7 69:4 80:3 99:24 113:16 114:6 116:12 138:22 141:18 148:19,20,22 153:14 158:7, 8
<b>Chinatown</b> 106:2 108:1	<b>CN</b> 72:7	<b>commissions</b> 2:15
<b>Christmas</b> 114:22 115:8	<b>co-founder</b> 26:24	<b>committed</b> 12:13
<b>circulate</b> 122:19	<b>co-residents</b> 41:3	<b>committee</b> 22:16 88:22 114:12 115:19 116:2 130:10 142:12 154:16 161:23 163:18
<b>cite</b> 20:15	<b>coaching</b> 144:23	<b>commonly</b> 95:4
<b>cities</b> 27:21	<b>Coalition</b> 92:8,10 95:17 98:10 114:10,18	<b>communication</b> 35:14 101:8
<b>citizens</b> 39:22 40:24 144:20	<b>code</b> 13:13 112:16	<b>communities</b> 12:22 27:14 70:8 72:19 92:11 111:19 112:3 114:24 117:4,9,12,17 118:4 120:1,16 125:7 156:19 158:17
<b>city</b> 2:14 3:19 9:21 11:5 12:11,12, 19,23 13:3,22 15:17 19:3 21:12 22:11 23:1 24:2 29:23 30:8 35:15 39:14 40:2,5,8 41:20,22 43:2,11,24 46:2,7,19,21 47:1,10,17,19,20 48:11 54:22 68:7 70:12 73:2,15 76:10,22 80:21,23 84:7 87:1 88:8, 23 89:4,18 90:16,21,23 91:1 93:1 96:4 107:17 117:1,10,21 118:10, 11,12 123:12,18,20,24 124:2,16 125:12 126:1 127:9,11,21,24 129:22 130:7 133:8 135:9 139:21 142:5 147:1,2 151:17 153:23 155:22 157:9 162:12,19 164:11 167:10	<b>coffee</b> 28:7 36:19 37:23 136:8 161:2	
<b>city's</b> 30:24 74:5 136:5	<b>coffers</b> 46:7	
<b>City-</b> 135:9 155:10	<b>cohost</b> 128:4	
<b>City-owned</b> 134:4 135:16 155:19 157:13,17	<b>cohost</b> 128:4	
<b>citywide</b> 89:15,19	<b>collaboration</b> 129:20 155:14	
<b>clarification</b> 100:8 150:9	<b>collar</b> 19:24 97:22	
<b>clarify</b> 9:13	<b>colleague</b> 9:22	
<b>class</b> 39:17 40:23 41:1 121:24 122:1	<b>collected</b> 80:20	
<b>classes</b> 37:5	<b>collective</b> 90:6	
<b>cleaned</b> 37:1	<b>collectively</b> 82:18	
<b>cleaning</b> 18:7 36:3 38:12	<b>colleges</b> 118:10,12	
<b>clear</b> 30:8	<b>Collins</b> 133:11,15,19,22 141:20	
<b>climate</b> 74:5,8	<b>color</b> 102:14,19 104:13	
<b>climate-resilient</b> 97:13	<b>columns</b> 31:21	
<b>close</b> 72:13 89:2 115:12	<b>combination</b> 55:3 157:4	
<b>closed</b> 143:8 149:18	<b>commend</b> 47:3	
	<b>comment</b> 23:14 24:21 26:10 42:20 45:6,12 88:23 158:13	
	<b>comments</b> 4:5,6 8:2,8,23 16:22 22:22 23:18,23 25:22 26:19 27:7 28:14 31:23 33:17 37:10 42:5,13 44:18 45:8 48:2,7 50:22 60:7 61:17,22 62:24 66:16 92:3 99:18 102:6 113:13 114:8,20 129:4 130:21 139:10 150:20 151:6 158:9, 11 159:3 160:8 163:16 164:2	
	<b>Commerce</b> 145:22	
	<b>commercial</b> 27:23 56:10 57:10 60:4 72:16 92:22 93:19,24 97:7 100:24 104:5 107:19 135:9 144:13 147:18 153:21 154:5 155:5 156:13	

MEETING, 10/11/2022

<b>communities'</b> 114:14	<b>concludes</b> 138:11	<b>continual</b> 97:11
<b>community</b> 2:3,8 9:1 12:16 16:6 18:16 21:21 22:17 33:6,13 37:19 38:14,24 40:1 45:23 46:18 47:14 56:3 66:18 67:5 70:11,16 73:6,7, 22,23 74:21,22 77:12 93:19,20 94:1,4 98:6 101:2 102:2 106:8 110:8,11 111:18 114:13 115:11,14 116:1,4 118:9,16,20 120:9 121:3,4, 15 122:18 123:5 124:7 128:2,5,15 129:7 134:14,23 135:24 136:8 143:4 144:14 145:15 147:7 149:5, 22,23 155:2,18 156:1,6,23 158:19 160:14	<b>condition</b> 56:4 143:15 155:7	<b>continue</b> 22:8 27:15 28:2 46:15,22 53:10,18 58:7 62:23 77:21 84:7,15 95:9 97:11 110:19 127:24 130:5
<b>community's</b> 114:16 130:2	<b>conditions</b> 2:17,18,23 18:9	<b>continued</b> 11:8 19:23 58:1 70:19 75:6 128:2 129:20
<b>community-based</b> 127:2	<b>condominium</b> 34:24	<b>continues</b> 47:20 72:5 105:11
<b>commute</b> 73:14,16 125:13	<b>condos</b> 43:14	<b>continuing</b> 110:18,23 117:6 119:16
<b>companies</b> 28:10 90:22	<b>conduct</b> 60:1	<b>contract</b> 77:5 78:21 105:5
<b>company</b> 26:24 43:1,7 156:17 160:3	<b>conducted</b> 6:16 49:5 64:6 131:15	<b>contractor</b> 78:4
<b>comparable</b> 117:1	<b>confirm</b> 62:2 91:17 113:15 139:4 158:2	<b>contractors</b> 121:6
<b>compared</b> 86:19	<b>confirmation</b> 139:8	<b>contracts</b> 90:22 112:9,21
<b>comparison</b> 95:1	<b>confirming</b> 69:13	<b>contribute</b> 96:16 125:15 146:5
<b>compensating</b> 101:5	<b>conform</b> 87:12	<b>contributing</b> 35:23
<b>competitive</b> 76:23 78:12 79:8 104:15	<b>conforms</b> 147:14	<b>contribution</b> 145:13
<b>complete</b> 25:11 144:6 146:2	<b>confusing</b> 80:10	<b>control</b> 3:11
<b>completed</b> 11:10 156:15	<b>congestion</b> 21:7 79:9	<b>convenient</b> 37:6
<b>completes</b> 135:15	<b>connect</b> 127:10	<b>conversation</b> 101:8 150:15
<b>completing</b> 70:21 71:8,11	<b>Connected</b> 12:22	<b>conversations</b> 109:5 110:18 126:10 129:12,17 130:6
<b>complex</b> 149:19	<b>connecting</b> 38:23 96:18	<b>convey</b> 135:9
<b>complexity</b> 149:8	<b>connections</b> 72:20,22	<b>conveyed</b> 135:17
<b>compliance</b> 97:23	<b>connectivity</b> 73:24 75:7 125:11, 19	<b>Cook</b> 74:19 80:14,22 96:15 124:13 135:15
<b>compliant</b> 77:7	<b>connects</b> 12:24 38:19 143:24	<b>coordinate</b> 77:20,21 101:14
<b>component</b> 4:1	<b>conservation</b> 8:7,21 9:4 10:3,15 11:1 22:14 48:13 54:21 95:6	<b>coordination</b> 22:5
<b>components</b> 86:22	<b>consideration</b> 18:13 84:2 121:10	<b>coordinative</b> 75:2
<b>concern</b> 4:8 20:23 33:3 36:16 40:10 119:9,14,17,23 127:17,22	<b>considered</b> 40:23 74:11 135:2	<b>core</b> 73:1
<b>concerned</b> 33:20 34:1,6 39:16 118:8 119:11	<b>consistent</b> 87:15	<b>Corey</b> 162:5
<b>concerns</b> 23:18 35:2 39:13	<b>consistently</b> 156:24	<b>corner</b> 34:22 143:2,7 146:13,17,23 147:5 149:14
<b>concert</b> 74:14	<b>consists</b> 135:22	<b>Corp</b> 145:1
<b>conclu-</b> 120:14	<b>construction</b> 14:17,18 21:24 24:14,16 25:3 35:19 57:21 78:20, 21 79:3 94:6 96:5 97:21 111:11,20 126:8,12 135:23 137:2,3 147:11 149:14	<b>corporation</b> 149:6
	<b>consultant</b> 9:23 23:3,6,13 52:16 58:20,23 60:18 69:10 99:22 100:1	<b>correct</b> 42:16 62:3,21 108:21
	<b>consumer</b> 122:10	<b>correcting</b> 76:11
	<b>contact</b> 108:17 109:9,13,14	<b>corrections</b> 6:4
	<b>contacted</b> 109:2	<b>corridor</b> 10:23 11:16,20 13:10 15:22 18:19 19:18 20:11,20 22:8 40:17 41:4 50:20 51:2 52:18 63:5 72:17 96:17 134:19,23 135:4 142:3 151:15 155:22 162:12,13,20
	<b>contemplated</b> 11:12	
	<b>context</b> 143:5 155:7	

MEETING, 10/11/2022

**corridors** 57:10 93:20  
**cost** 34:7 67:20 101:6 122:24  
 136:18,21 137:1  
**costing** 36:9  
**costs** 15:7 24:15 33:21 79:21  
 87:19,22 88:1,4 97:21 101:7  
**council** 12:12,23 15:6,17 16:7,9  
 18:18,23 19:10 48:11 76:7 87:1  
 88:23 89:4 130:7 133:8 139:21  
 142:5 151:17 153:23 164:11  
**counsel** 101:21,23  
**counties** 2:12  
**county** 74:19 80:14,22 96:15  
 97:19 123:13 124:13 135:15  
**couple** 30:11,13 100:21 105:24  
**court** 3:8 146:22  
**courts** 149:12  
**Covenant** 15:15  
**cover** 69:21  
**COVID-19** 2:16 3:2  
**Cox** 5:3 7:8 49:19 64:24 65:20,21  
 66:2 132:5,6 140:22,23 148:24  
 149:1 150:5 152:1,2,4,18,19 159:8,  
 12,21,24 160:6 162:9 165:22,23  
 166:23 168:4,16  
**CPS** 95:9 143:12  
**craft** 27:12  
**Craig** 155:17  
**create** 12:15 14:2 19:4 21:20 24:18  
 25:11 27:16 75:2 89:11 93:8 126:3  
**created** 76:19 81:4 83:15 87:1,16  
 118:23 126:5  
**creates** 12:24 156:24  
**creating** 18:24 56:23 112:20,22  
 116:15 117:18 118:12 156:2  
**credit** 43:8,9 134:12 137:10,16  
**Credits** 137:13 146:1  
**crime** 30:9,17,21 31:1,10  
**crisis** 30:17 40:3  
**criteria** 83:24  
**critical** 68:13 74:1 124:17,22  
**Cross** 145:20  
**crosses** 72:4  
**crossing** 11:24 72:6  
**crowds** 157:1  
**crucial** 20:12  
**CTA** 15:12 31:12,13,14 67:22  
 68:23 70:14,19 72:3 73:24 74:1  
 79:5 88:6 92:14,24 93:6 94:10,15  
 98:8,23 99:21 100:1,11,22 104:12  
 110:7 111:22 112:12 113:4 117:2,4  
 119:12 125:12,19  
**CTA's** 67:12  
**cultural** 22:10  
**current** 13:8 24:13 33:22 59:10  
 67:18 79:6 98:17 143:15 155:7  
**Curtis** 5:5,6 7:10,11 49:21,22 65:2,  
 3 100:2,4,20 101:17 102:4,5,7  
 131:6,8 132:7,8 140:24 141:2  
 152:20 165:24  
**Curtis'** 108:16  
**cut** 116:24  
**cutting** 35:22  
**cycle** 80:15  
**cyclists** 56:22  


---

**D**

---

**D-O** 37:11  
**dad** 27:9  
**Daley** 92:23 99:1  
**Damen** 15:13 21:24 36:8 37:24  
**Dan** 98:23  
**dare** 36:20  
**dark** 81:6 86:2  
**Darlene** 19:14  
**data** 122:4  
**date** 2:20 10:12 29:10 53:23 89:4  
**Davis** 5:8,9 7:12,13 48:23,24 49:2,  
 23,24 65:4,5 132:9,10 141:5,6  
 152:22,24 153:1 158:12,13 159:1  
 166:2,3 167:24 168:6,13  
**Dawson** 68:15  
**day** 39:19 44:21 115:6,7 168:18  
**daycare** 21:10  
**DB** 111:10  
**DBE** 77:7  
**DCEO** 145:22  
**DCP** 92:13 93:4  
**deal** 41:2,6 102:19 119:12  
**dealing** 35:21 41:12  
**Dear** 18:16 98:6  
**Deborah** 92:7 95:16  
**debt** 157:4  
**decades** 70:4 71:14 78:23  
**December** 11:4 53:24 88:20,24  
**decision** 71:10 101:21 102:14  
**decrease** 147:19  
**dedication** 167:7  
**defer** 108:22 115:13  
**deferred** 98:22 137:7,9  
**deferring** 99:12  
**defined** 15:21  
**defines** 85:12  
**definitively** 107:5  
**deliver** 138:2  
**demand** 99:13 112:20  
**demanded** 33:2  
**demonstrate** 54:18  
**demonstrated** 70:10 93:6  
**demonstrates** 56:4 105:9  
**density** 20:23  
**department** 8:18 9:9,20 22:24  
 23:4 24:17 29:19,20 30:4 45:18  
 50:17 51:7 52:14 58:23 59:22  
 66:12 67:2,7 77:4 96:8 106:18  
 108:8 113:4 132:24 133:13,22,24  
 139:13,14 141:21 142:9,14 145:22  
 151:2,10 153:15 154:2,11,18  
 157:11 158:10 163:22 164:4,14  
**department's** 29:24 53:20  
**departments** 74:17 136:24  
**depend** 22:4 74:1  
**dependent** 90:18  
**deputy** 67:7 102:22 106:18 124:9

MEETING, 10/11/2022

**derived** 137:16  
**deserve** 36:12,14  
**deserves** 90:15  
**design** 71:11 78:4,6  
**designate** 134:5  
**designated** 3:11 11:2 93:7,10  
95:1 137:23  
**designating** 148:1  
**designation** 8:9 54:24 66:11  
67:10 68:12 69:7 95:2 128:12  
133:8 139:22 142:6,17 146:19  
151:17 153:23 164:11  
**desire** 163:23  
**desperate** 17:11  
**destinations** 75:16  
**detail** 23:17 68:19 86:1  
**detailed** 29:19 31:2 114:8  
**deteriorating** 21:4  
**deterioration** 55:6,13,20 56:4  
84:2  
**determination** 2:24  
**determined** 55:2  
**determines** 2:19  
**develop** 142:21 143:13  
**developed** 36:6  
**developer** 133:10 134:6,8,9  
135:11,13 136:19 137:8,9,22,23,24  
138:3,12 139:23 142:7,19 143:11,  
17 148:1 151:19 154:1,20 155:13  
157:22 159:10 164:13  
**developers** 30:1 41:15 44:16  
**developing** 56:19 70:8 92:11  
**development** 2:3,8 8:19 9:1,10,21  
10:7 13:17 18:11,16 19:9,12,23  
20:6 21:2,9 50:18 51:8 52:14,22  
53:15 56:6,7,18 57:3 58:2 59:23  
60:2 61:12 66:13,18 67:2,5 68:9,10  
71:3 73:21 74:14 75:3 77:10 84:8,  
14 87:13 90:23 91:1 93:9 95:8,22  
96:22 97:4,17 98:6 99:5 103:22  
104:3 106:8 107:11 115:23 121:21  
122:16 124:8 128:15 129:7 133:2,  
9,14,24 134:1,6,10,13,22 135:1,3,  
4,16,20 136:5,18,21 137:4,23  
138:9 139:14,15,22 141:22 142:23  
145:7 146:14 147:17 149:6,22  
151:11 153:16 154:18 157:16  
**Development's** 142:14 154:2  
164:14  
**developments** 21:22 60:11 104:6  
**devices** 63:15,19  
**dialog** 31:6  
**difference** 83:1,2 85:22  
**differences** 69:23  
**differently** 82:5  
**differs** 80:11  
**difficult** 32:18 103:24  
**dining** 22:10 156:10  
**dire** 160:22  
**direct** 76:18 97:1 150:15  
**directing** 104:9,12  
**directly** 11:12 20:13 55:24 155:12  
**director** 28:22 68:16,22 116:16  
126:23  
**Directors** 22:17  
**dirt** 36:1 38:12  
**dirty** 36:24  
**disabilities** 19:6 125:9  
**disadvantage** 121:15  
**disadvantaged** 19:12 77:6 120:1  
121:2  
**disaster** 2:13  
**discuss** 10:1 52:18 126:10  
**discussed** 29:20 99:2  
**discussion** 110:22  
**discussions** 104:13  
**disinvested** 112:15  
**disinvestment** 92:20 117:7 123:2  
**displacement** 19:7  
**disposal** 74:17  
**disposition** 154:4,23 164:16  
**disruptions** 27:19  
**distance** 36:19  
**distributed** 80:21 81:2 82:17  
**distributing** 19:11  
**district** 10:3,6,10,16,24 11:2,7,18  
12:3 14:6 17:9 20:9 22:3,10 24:4,  
19 27:1,3 28:8 38:21 52:19,21,24  
53:13,17 54:4,17 56:7,13 67:11  
72:7,14 81:4,8,17,21,23 82:3,16  
83:10 84:10 92:22 93:14,15 95:14  
96:3 97:7,20 98:12 102:15,17  
103:2,14 127:12 134:17 156:13  
**district's** 54:5  
**districts** 10:21 12:5 13:8,23 14:17  
15:3 80:21 82:11 84:7,18 85:21  
86:7 88:19 95:7  
**diverse** 27:21 145:10  
**diversity** 55:13 77:3 113:3 114:12  
115:19  
**divided** 82:10  
**Division** 142:15  
**documenting** 120:11  
**documents** 11:12  
**docuseries** 163:6,11  
**DOH** 137:20 138:1,4,12  
**dollar** 122:8  
**dollars** 30:2,3 40:7 47:9 90:20  
122:18 123:4,6 129:15  
**domain** 100:6,20 101:16,19,22  
108:20 119:22 121:14  
**donation** 137:15,16,17  
**door** 109:3,6 115:8 155:12  
**doors** 21:13 109:4  
**DOT** 104:14 105:9  
**dovetails** 74:23  
**Dowell** 129:2,3,6 130:12,14  
**downs** 161:4  
**downtown** 36:14 41:4 89:10  
117:20,21 123:16 125:4 160:17  
**downward** 92:20  
**DPD** 13:6 16:3 23:6 61:13 74:12  
100:1 102:13,22 108:18 137:20  
138:5,12 142:16 147:24 148:2  
**draft** 70:20  
**draw** 122:23 123:7  
**dream** 98:22 115:13  
**dreaming** 115:6

MEETING, 10/11/2022

<b>dreams</b> 99:12	<b>eliminate</b> 120:1	<b>enter</b> 105:12 134:3 154:3,22 164:15
<b>drive</b> 17:10 92:18 118:2 145:15	<b>eliminated</b> 31:14 40:15	<b>entered</b> 71:2
<b>driving</b> 117:16	<b>email</b> 8:3 26:13	<b>enterprises</b> 77:6
<b>drone</b> 26:24	<b>emailed</b> 115:19,20	<b>entertainment</b> 156:18
<b>due</b> 3:1 102:18 137:1	<b>emails</b> 109:7	<b>enthusiastically</b> 166:3,19
<b>duration</b> 81:7,24	<b>emerge</b> 162:19	<b>entire</b> 10:6 13:16 54:8 56:12 61:3 72:24 75:19 125:12
<b>dust</b> 35:14,16 46:11	<b>emergency</b> 2:16 3:2,5	<b>entities</b> 22:6 133:3,9 134:7 138:9 139:16,23 142:1,7,18 144:2 151:13,18 153:19 154:1 164:7,13
<b>duties</b> 69:12	<b>emerging</b> 134:9	<b>entrepreneur</b> 14:2
<b>dwelling</b> 12:14	<b>eminent</b> 100:6,20 101:16,19,22 108:20 119:22 121:14	<b>entrepreneurial</b> 142:23
<hr/> <b>E</b> <hr/>		
<b>earlier</b> 51:19,20 76:8 79:17 84:4 92:1,2 99:20	<b>emissions</b> 125:16	<b>entrepreneurs</b> 156:5 158:19
<b>early</b> 27:4 75:10 88:17	<b>Emma</b> 134:15	<b>entry</b> 105:1
<b>east</b> 10:19 38:3,17 54:8 70:24 72:4 135:7	<b>Emmet</b> 142:21,22 143:8	<b>environment</b> 56:22
<b>economic</b> 10:7 13:17 19:22 20:5 22:11 58:2 68:9 73:20 74:14 75:3 76:10,16,19 84:8,14 90:23 92:20, 22 93:21 95:8 117:7 145:23	<b>employ</b> 89:14 99:2	<b>environmental</b> 55:16 70:20 71:9
<b>economically</b> 112:15	<b>employee</b> 98:8	<b>episodes</b> 163:8
<b>economy</b> 27:17 75:20	<b>employers</b> 75:19 89:14	<b>equally</b> 97:2
<b>Ed</b> 137:11	<b>employment</b> 20:1 21:9 93:24 125:17 144:23 157:18	<b>equitability</b> 13:2
<b>education</b> 117:8	<b>enable</b> 93:16	<b>equitable</b> 74:21 76:4 89:18 93:9 99:3,8 115:16,23 116:22
<b>educator</b> 37:4	<b>encourage</b> 19:3 99:13	<b>equity</b> 73:1 77:1 89:6 90:11,14 119:9 125:10 137:14,18 145:13 157:4
<b>educators</b> 156:5	<b>encourages</b> 12:24 147:17	<b>equity-based</b> 91:8
<b>effective</b> 22:5 73:8	<b>encouraging</b> 13:19	<b>Ernest</b> 133:11,23
<b>effort</b> 74:4 78:7 109:9 163:22	<b>Encuentro</b> 57:2 58:3	<b>escalations</b> 137:1
<b>efforts</b> 74:8 77:13 90:24 93:4	<b>end</b> 8:23 18:12 25:5,8 44:20 50:21 66:16 71:5 78:2 85:5,6 86:4,5 90:12 97:24 99:17 102:16 166:21	<b>essential</b> 31:18
<b>Eggleston</b> 72:12,13 93:11	<b>energy</b> 77:3 125:16 137:11	<b>essentially</b> 102:17 147:5
<b>egress</b> 61:7	<b>engage</b> 101:23	<b>establish</b> 54:16,22 96:2
<b>Electric</b> 72:7	<b>engineering</b> 105:1,2,12	<b>established</b> 24:2 80:14 85:9 86:13 96:22 135:19 147:23
<b>electricity</b> 12:2	<b>Englewood</b> 95:24 97:3,5,7	<b>establishes</b> 87:22
<b>Elementary</b> 14:22,24 15:14 57:6	<b>enhance</b> 21:2 46:18 68:7	<b>establishing</b> 87:2 126:11
<b>elements</b> 21:5	<b>enhanced</b> 97:9	<b>estate</b> 103:24
<b>elevated</b> 71:23 72:4,6	<b>enhancements</b> 15:19 21:2	<b>estimated</b> 68:10 94:17 98:14
<b>elevations</b> 146:15	<b>enhances</b> 21:12	<b>ETOD</b> 104:4
<b>eligibility</b> 54:18,23 55:6,12 61:10 83:23 86:22	<b>enhancing</b> 13:15	<b>evaluate</b> 60:23
<b>eligible</b> 24:16 107:7	<b>enjoy</b> 157:1 168:18	<b>evaluated</b> 120:18
	<b>ensure</b> 2:22 10:4,8 19:3 22:5 52:24 53:17	<b>Evanston</b> 117:3
	<b>ensuring</b> 18:20 20:8 68:13 111:18 124:18 125:9	



MEETING, 10/11/2022

**evening** 37:4,17 39:21  
**event** 155:18,23 156:1,3,16 157:14  
 160:24 161:1,9  
**events** 77:5 158:15,17,21 160:16  
**everybody's** 90:13  
**exact** 32:10  
**exceeds** 12:16  
**excellent** 158:16  
**exception** 76:17  
**excessive** 55:8  
**excited** 71:17 149:3 161:21 162:2,  
 11  
**exciting** 75:2 149:11  
**excluded** 86:8,9  
**excludes** 85:20  
**excuse** 18:14 45:14 53:2 59:19  
 122:13  
**execute** 138:2 148:3  
**executive** 2:11 22:16 28:21  
 116:16 126:23  
**exemplar** 149:21  
**exemplary** 150:1  
**exhibits** 55:5,12  
**exist** 118:11  
**existed** 28:8  
**existing** 8:17 10:2 13:2 18:1 50:16  
 60:23 84:6 85:7,20 86:7,15 95:7  
 106:4,6 130:1 144:3  
**exists** 61:2 108:7  
**expanded** 97:19  
**expanding** 13:1 112:10  
**expansion** 54:11 55:5,11  
**expect** 58:5 76:17 78:3 96:14  
 127:24  
**expectations** 97:4  
**expected** 57:17,20 87:5,10,14  
**expecting** 78:14  
**expects** 19:10 116:4  
**expensive** 46:24  
**experience** 21:3 130:2 155:22  
 156:17 157:2  
**expert** 79:23  
**expertise** 158:21  
**expire** 11:3 25:5  
**expiring** 106:6  
**explain** 30:4  
**explained** 89:23  
**explanations** 114:8  
**express** 18:19 98:24  
**Expressway** 10:19  
**extend** 11:6 39:19 45:19 46:22  
 52:20 53:13 70:11 83:15 92:24  
 94:23 123:10  
**extended** 11:14 12:8 25:4 29:18  
 30:7 47:16 57:18 93:2  
**extending** 29:8  
**extends** 85:4  
**extension** 8:9 10:2,11 11:3,9,11  
 15:11 18:18 19:8 20:4 22:7 31:3  
 53:22 66:15,20 67:11,17,18,21  
 68:4,19 71:21 74:15 75:24 83:11  
 84:24 85:4,8 87:3,6,18,20 88:1  
 92:8,10,13,15,24 93:5,8 95:17  
 96:2,5,13 97:15,18 98:9,13,16  
 99:10,15 106:2,5,23 113:6 114:10,  
 17,18 116:6 118:22 121:23 122:1,  
 3,12,17 123:11,12,13,23 124:17,23  
 125:23 126:6,9 127:5,10,13 128:11  
 129:11,24 131:2  
**exterior** 156:8,14  
**eye** 158:18  


---

**F**

---

**fabric** 32:20  
**facilitates** 147:15  
**facilities** 72:23 88:2 94:24  
**facility** 85:2 88:3  
**facing** 30:8 144:4  
**fact** 78:15 108:7 117:2 123:2  
**factories** 34:4  
**factors** 54:18,20,23 55:6,13 84:3  
 86:22  
**failed** 101:16  
**faith-based** 144:1  
**fall** 86:10  
**familiar** 59:12 158:15  
**families** 19:5 124:15 126:2  
**family** 92:17  
**family's** 40:12  
**family-sustaining** 77:19 126:12  
**fan** 159:14  
**fantastic** 69:18 163:15  
**Farmer's** 28:7  
**fastest** 45:24  
**father** 160:13  
**favor-** 101:10  
**feature** 3:15 26:4 62:12 113:24  
 146:24 147:2  
**features** 97:9  
**federal** 31:17 71:3,16 74:13 78:9,  
 13 79:8,13 94:12,14,16,19 96:8,16  
 104:21 105:8 112:13,14 122:23  
 123:7 124:22 127:14  
**federally** 77:7 79:4  
**Federation** 124:5,10 126:14  
**fee** 137:8,9  
**feedback** 70:16  
**feel** 36:4,22,24 127:21  
**feet** 43:5 144:6  
**fellow** 95:22  
**field** 14:24 147:3  
**fight** 30:18  
**fighting** 124:15  
**figure** 102:24 103:8  
**file** 150:12,15  
**files** 51:13,14 115:21  
**film** 163:12  
**filming** 163:3  
**final** 71:9 153:15  
**finally** 14:21 31:20 37:2 72:1 76:4  
 77:20 125:17  
**finance** 88:21 96:7 97:18,21  
**financed** 149:8  
**financial** 10:4 11:18 12:6,7 53:1,

MEETING, 10/11/2022

18 96:12 142:14 144:14,23 154:17	129:20 130:6 149:4 158:23 159:13	<b>fundraising</b> 145:15
<b>financials</b> 102:18	<b>Foundation</b> 145:18,21	<b>funds</b> 12:9 14:7,10,22,23 15:9
<b>financing</b> 19:19 48:14 51:4 52:19	<b>founded</b> 92:11	30:2,23 31:17 40:4,5,11,19 57:1,7,
66:22 83:20 87:21 95:3 96:3	<b>founder</b> 98:1	20 67:16 78:13 79:10 81:2 85:14
128:11,14 131:3 133:6 136:20	<b>founders</b> 92:9	87:24 98:18 145:11
137:6 139:20 142:3 149:19 151:15	<b>four-station</b> 67:17	<b>funnel</b> 96:21
153:21 154:6 164:9,18	<b>fourth</b> 136:2	<b>furniture</b> 17:17
<b>find</b> 24:18 41:14 121:5	<b>frame</b> 149:2	<b>future</b> 15:8,18 21:22 22:3 27:11
<b>fine</b> 17:2 61:18	<b>framework</b> 11:16 13:9,10 96:24	37:7 56:6 57:12,24 61:12 68:9
<b>finish</b> 69:24	<b>Fran</b> 66:24 69:8 79:23 80:1,5 89:3,	71:20 103:20 106:9 135:2 144:10
<b>firms</b> 28:4	22 99:21	146:14,17 150:23 157:15
<b>fiscal</b> 104:21	<b>frankly</b> 149:17	<b>futures</b> 97:6
<b>fit</b> 146:21,22	<b>free</b> 145:2	
<b>fix</b> 17:24	<b>freeze</b> 82:7	<b>G</b>
<b>Fixing</b> 18:4	<b>Frequent</b> 125:13	<b>garbage</b> 36:1
<b>flipping</b> 51:22	<b>Fridge</b> 28:7	<b>garbled</b> 100:14
<b>floods</b> 17:13,15	<b>Friedman</b> 69:9 80:6 99:22	<b>Garden</b> 93:12
<b>floor</b> 26:17 135:24 136:7 138:23	<b>frozen</b> 81:5	<b>Gardens</b> 72:18
144:10	<b>fruition</b> 78:10 149:9 161:6	<b>Garfield</b> 39:12 40:9
<b>floors</b> 136:2,10 144:7	<b>full</b> 17:12,16 38:18 51:24 82:13	<b>gases</b> 74:7
<b>flourish</b> 35:5	91:15 95:10 105:2 129:1 138:16	<b>gateway</b> 123:14,24
<b>flow</b> 137:9	148:20 149:8 156:8 158:6	<b>gathering</b> 167:3
<b>flywheel</b> 104:3	<b>full-service</b> 155:24	<b>gave</b> 161:2
<b>F MID</b> 10:10,22 12:15,18 13:20	<b>full-time</b> 43:2	<b>geared</b> 111:11
15:24 24:19	<b>Fulton</b> 10:10 12:4 19:20 20:9,14	<b>Gecky</b> 162:6
<b>focus</b> 91:1,6 112:23 117:12 163:7	22:9 24:19 28:15,22 29:22 35:5	<b>Geer</b> 134:1
<b>focused</b> 73:19 112:9,19	37:22,24 38:2,3,5,8,10,17,21 43:3	<b>general</b> 13:7 56:6,16 81:1 101:21
<b>folks</b> 37:22 47:6	46:13	121:6
<b>follow</b> 163:10	<b>Fulton-randolph</b> 10:24	<b>generally</b> 10:16
<b>follow-up</b> 108:15 111:8	<b>function</b> 23:9 103:5 104:1 128:21	<b>generate</b> 85:19 86:14 102:14,17
<b>food</b> 14:2 166:19	139:2	103:3
<b>foot</b> 14:2	<b>functionally</b> 82:2	<b>generated</b> 57:15,18 82:9,15 90:1
<b>forced</b> 32:21	<b>fund</b> 14:4 57:8 58:6 81:2 83:7	106:21 122:7,22
<b>forerunner</b> 92:13 93:16	94:22 96:11 97:18 99:9 107:8	<b>generates</b> 81:12
<b>Forest</b> 83:12	124:20	<b>generating</b> 129:14 137:13,17
<b>forget</b> 44:3	<b>fundamentally</b> 40:7 75:11	<b>gentlemen</b> 115:10
<b>form</b> 146:21	<b>funded</b> 14:9 15:9 20:20 79:4 90:10	<b>geographic</b> 107:16
<b>formally</b> 70:18	107:11 146:24 157:4	<b>geographies</b> 85:1
<b>formula</b> 41:2	<b>funding</b> 13:22 20:12 24:9 71:4	<b>gifts</b> 114:22 115:1,7
<b>forward</b> 21:23 30:23 80:17 106:19	78:9,12 79:2,6,7,8 91:7 94:5,7,12,	<b>Gin</b> 26:14,16,20,22,23
107:10 108:11 121:12 126:16	14,16,17,19 98:15 105:3,8 122:6	<b>Girardi</b> 33:18,19
	123:8 124:20,22 127:14 134:12	
	146:1 157:8	

MEETING, 10/11/2022

**girl** 159:23 160:3  
**give** 16:21 45:12 122:4 138:16 155:20  
**giving** 39:10 80:8 162:7  
**glad** 158:23  
**glass** 38:12  
**global** 27:18  
**goal** 18:8 21:8,18 24:11,17 41:19 52:23 53:16 56:15 84:13 101:9 102:23 161:15 162:5  
**goals** 12:16 13:14,21 20:3,10 21:19 24:1 31:3 56:14,16 84:13 111:10,17 147:22  
**Gomez** 5:11 7:14 48:4 50:1,2 59:7, 8 60:6,8,21 61:16,18 63:22,23 64:1 65:6,7 111:6,7 112:5 113:7,11 132:11,12 141:7,8 153:3,4 166:5  
**good** 2:1 9:18 38:12 42:23 44:2 52:3,8,12 67:4 95:20 108:10 114:5 116:11 118:22 123:11,13 124:6 126:20 133:20 142:11 154:15  
**government** 29:3 78:13 79:13 96:8  
**governmental** 88:8  
**governments** 96:14  
**Governor** 2:10  
**Grace** 140:5  
**grade** 72:6  
**graduate** 161:12  
**Grand** 10:16 14:11 20:17 34:2 35:19,22 36:8 43:10 44:8 46:10 54:6  
**grant** 74:13,20 86:8 105:3 137:11 145:22,24 157:5  
**Grants** 107:11  
**grateful** 130:13  
**gray** 86:2 127:18  
**great** 27:11,20,21 33:5 42:17 44:21 47:1 62:5 80:2 90:9 97:3 108:3 113:19 118:6 128:24 130:19 138:20 139:7 154:14 158:5,17 162:3 163:23  
**greater** 20:23 24:6,10 93:18 94:3 97:3,6 107:24 122:11 123:21  
**greatly** 68:7  
**green** 14:8 15:20 20:15 21:24 22:1 31:12 36:8,10,12 56:21 81:6,12 97:5,9,10 136:4  
**greenhouse** 74:7  
**grew** 40:12  
**Griggs** 5:13 7:16 50:3 65:8 132:13 141:9 153:5 166:7  
**grocery** 136:8  
**ground** 72:3 135:24  
**group** 9:24 23:2 58:20 60:20 70:7  
**groups** 16:4 31:5 128:2  
**grow** 81:13 97:6  
**growing** 3:23 21:6 45:24  
**growth** 19:24 20:11 68:9 90:1,3  
**guards** 47:13  
**guess** 44:10 60:8 90:12 104:14  
**guests** 154:16  
**guiding** 101:4  
**guys** 9:13 43:23 47:3 162:1  
**Gwendolyn** 2:4 95:20

---

**H**

---

**half** 36:21 82:15 83:16 85:7 94:23 124:12  
**halfway** 88:10  
**Hall** 3:19 43:24  
**Halsted** 14:13  
**Hamilton** 32:1,2,6  
**Hamlin** 57:4  
**hand** 36:10 39:4 42:10,20 58:24 60:18 62:4,17 89:1 100:3 113:17 119:3 128:21 129:4 167:13  
**handful** 109:12  
**handle** 18:2  
**hands** 4:3 23:7 25:21 27:9 45:1,3 59:3,5 61:24 62:15,22 113:18 128:22 139:3,6  
**hangers** 109:7  
**happen** 70:3 80:16 105:4 149:17 163:23  
**happened** 89:10 90:4 91:5 166:11  
**happening** 35:15 36:6 45:23 53:19 75:1 90:2  
**happy** 16:11 58:12 138:12 157:21  
**hard** 112:4 150:10  
**Harding** 54:7  
**Hart** 17:10 18:6  
**Harte** 116:10,11  
**hatched** 72:9  
**Hatchery** 13:24  
**Hatten** 2:4 69:4 92:6 95:21  
**havens** 30:21  
**Hawkeyes** 168:13  
**Haymarket** 31:5  
**he'll** 163:9  
**head** 35:6 69:14 97:22  
**heading** 35:17 113:4  
**health** 2:16 3:2 93:24 141:24 142:6,17 143:16,20 144:8,16 148:1 151:12,18  
**Health's** 145:16  
**hear** 4:14,18,22 5:7,9,17,20 26:20 28:17,19 32:2,4 37:13 39:8 63:15, 20 64:21 100:16 112:5 117:10 119:6,7 120:6 150:10 154:12,13 159:9 160:8 162:10 166:23  
**heard** 39:7 84:3  
**hearing** 8:17 9:2,8 25:24 39:17,21 42:14 48:7 50:15 51:1 62:7 63:1 66:10,19 69:5 80:7 91:20 113:20 119:19 130:21  
**hearings** 8:12 29:6,15 45:16  
**heavy** 17:13,20  
**heavy-rail** 71:21  
**held** 3:6 6:2 29:6 88:12  
**helped** 46:1  
**helpful** 37:18 63:19  
**helping** 73:6 163:20  
**helps** 27:13 75:2,16,19 105:8  
**Hermitage** 17:22 18:5  
**Hey** 121:4  
**high** 31:18 32:15 40:15,16

MEETING, 10/11/2022

<b>high-quality</b> 157:1 162:14	<b>Hubbard</b> 17:22 34:3,22 35:12 46:12	<b>improvements</b> 11:24 12:1,2 14:11,13 15:13,14,15,21 18:12 20:12,16,17,18,20 21:23 22:1 35:8 38:7 43:16 57:8 83:8 94:22
<b>high-skilled</b> 77:23	<b>huge</b> 17:19 38:22 160:14	<b>improves</b> 13:3
<b>higher</b> 103:8 136:22	<b>Humboldt</b> 134:14,18	<b>improving</b> 20:4 22:2 56:20
<b>highest</b> 117:15	<b>hundred</b> 136:6	<b>IN-</b> 16:8
<b>highlighted</b> 135:10,11	<b>hundreds</b> 30:3	<b>in-person</b> 2:19 3:2
<b>highlighting</b> 150:1	<b>hybrid</b> 70:23 88:13	<b>incentive</b> 11:18
<b>Hightower</b> 19:14		<b>incentives</b> 12:14 13:2 19:12 142:15
<b>highway</b> 71:24	<hr/> <b>I</b> <hr/>	<b>include</b> 13:15 15:9,19 20:4 21:1 56:10,17 58:1 72:21 97:19 115:21 136:4 157:12
<b>hired</b> 27:6	<b>I-57</b> 72:1	<b>included</b> 104:21,23 114:23
<b>hiring</b> 120:8 121:3	<b>ICNC</b> 16:8 27:2	<b>includes</b> 12:5 14:17 54:13 56:5 57:13 83:9 85:6 86:11 88:1 99:4 100:24 136:11 137:6 156:8
<b>historic</b> 70:2 76:9 97:10	<b>idea</b> 27:20 29:21 37:16 160:23	<b>including</b> 10:7,22 11:22,23 13:17 14:17 17:17 19:5 20:6 28:5 56:21 68:9 69:23 71:7 77:23 104:4,5 110:15 126:11 145:11,14 147:9 156:9,12
<b>historical</b> 96:1 136:23	<b>ideas</b> 47:4	<b>inclusion</b> 120:14
<b>historically</b> 19:1 21:14 112:9 117:2 125:7	<b>identified</b> 6:18 11:13 25:9 49:6 61:4 64:8 87:4 105:8 131:16	<b>income</b> 90:19 112:16
<b>history</b> 29:9 67:22	<b>identifying</b> 94:15	<b>incomes</b> 136:14
<b>hit</b> 71:6	<b>IHDA</b> 137:12	<b>increase</b> 24:7 73:18 81:11,16 86:19 95:14 125:18 130:1
<b>hold</b> 8:16 9:2 50:14 51:1 66:10,19 97:3	<b>IHDA's</b> 134:12 137:10	<b>increased</b> 32:17 75:23 78:16 79:11
<b>home</b> 34:1,6 36:21 43:11 115:1	<b>Illinois</b> 2:12,13 26:1 62:8 80:12 83:3 85:10 96:15 113:21 121:22 145:23	<b>increases</b> 93:22 98:20 137:2
<b>Homeownership</b> 118:13	<b>imagine</b> 114:21	<b>increasingly</b> 19:24
<b>homes</b> 13:1 118:1	<b>imagined</b> 162:20	<b>incredibly</b> 71:6
<b>honestly</b> 46:1 161:9 162:1	<b>immediately</b> 58:2 68:11	<b>increment</b> 15:2 19:19 48:13 51:4 52:19 57:14,17 66:22 81:12,16 82:15,17 89:24 95:10,11 96:3 102:15,18 103:6,14,18 106:21 128:11,14 131:3 133:6 139:20 142:3 151:15 153:21 154:6 164:9, 18
<b>honor</b> 27:11	<b>impact</b> 68:6 70:20 71:10 89:16	<b>incremental</b> 82:9 98:19
<b>hooking</b> 44:15	<b>impacted</b> 20:13 88:18 113:1	<b>incubator</b> 14:3
<b>hope</b> 25:12 75:8 97:17 102:1 105:12 126:16 149:17	<b>impacts</b> 76:9 89:19	<b>independent</b> 43:6
<b>hopeful</b> 22:7 130:5	<b>implemented</b> 99:7	<b>individual</b> 39:18 60:2
<b>horrible</b> 17:9	<b>importance</b> 68:3	<b>individuals</b> 26:2 27:13 62:9
<b>host</b> 2:5,15	<b>important</b> 27:10 28:2 40:5,11,22 71:6 74:6,16 81:20 84:10 85:1 86:17 90:8,20 97:14 105:13 127:8 134:21 135:4 136:24 158:21 167:3	
<b>hours</b> 8:2 109:8	<b>importantly</b> 83:1,23	
<b>House</b> 15:15	<b>imprint</b> 160:18	
<b>households</b> 19:5 74:2 118:14,15	<b>improve</b> 10:5 21:3 40:20 57:9 68:6 97:12 125:8	
<b>houses</b> 33:22 41:16	<b>improved</b> 54:19 55:3,4,9,19 99:4 125:15	
<b>housing</b> 13:19 14:19 18:22,24 19:9 21:17 23:16,24 24:1 29:21 30:2 46:23 56:19 57:3,5,21 74:19 94:3 104:4 116:18,19 117:24 132:24 133:13,22 136:23 137:10, 13 139:13	<b>improvement</b> 14:4 20:9 35:10 38:17,22 57:8 58:6 75:14 85:2	
<b>Howard</b> 76:1		
<b>Hoynes</b> 43:11		

MEETING, 10/11/2022

113:22	<b>intriguing</b> 96:19	<b>Johnson</b> 9:24 23:2 52:15 58:19 60:20
<b>individuals'</b> 144:20	<b>introduce</b> 59:20 97:12 100:13 106:15	<b>join</b> 91:23 158:1
<b>industrial</b> 8:6,21 9:3,4 10:3,7,15, 23 11:1,16,20 13:10,18 15:21 16:7 18:19 19:18 20:7 22:14 27:16,20, 24 28:4 48:13 55:21 56:17 107:20, 21	<b>introduced</b> 15:16 88:16	<b>joined</b> 3:22 25:23 48:4 64:21 65:20 69:8 129:3 130:16
<b>industry</b> 97:6 156:18 161:13	<b>invest</b> 53:21 74:24 81:17 118:17, 21 129:23,24 134:18,20,22 135:1	<b>joining</b> 26:18 34:10 48:2 64:23 66:3 129:5 130:12 148:10
<b>inequities</b> 97:16	<b>invested</b> 44:17 90:22 117:2	<b>Joint</b> 88:18
<b>inform</b> 167:21	<b>investment</b> 67:12,24 74:15 76:5, 13,16,20 78:17 89:16,17,21 90:14, 21 91:7 93:17 94:8 117:8,16 118:2, 16 126:3 127:8 156:11	<b>Jones</b> 98:1 114:7
<b>information</b> 20:1 77:4 114:14 150:22	<b>investments</b> 24:3 58:5 75:4,5 76:15,23 77:1 89:9 90:3 97:2 118:18,19,20	<b>Joyce</b> 145:21
<b>informative</b> 116:14	<b>invoke</b> 119:22	<b>joyful</b> 167:1
<b>infra-</b> 10:5 20:4 46:8 58:6 67:23 91:6	<b>involved</b> 24:9 31:6 113:5 158:22	<b>Juan</b> 153:18,24 154:3,8,20,23 155:15 156:16 157:22 158:15 159:24 160:3,7 163:19 164:6,12, 15,20
<b>infrastructure</b> 11:21,23 13:16 15:20,22 19:22 20:12,16,24 22:2 23:16 24:3,20 25:8,9 27:16 28:5 31:17 33:13 46:16 56:20 57:22 78:16,18 79:12	<b>involvement</b> 74:22	<b>July</b> 12:23 88:12,15
<b>Inglewood</b> 92:17	<b>involving</b> 56:8	<b>jump</b> 80:11
<b>ingress</b> 61:7	<b>lowa</b> 161:11 168:10	<b>June</b> 11:2
<b>initially</b> 67:14 92:10 160:23	<b>Irena</b> 34:18,21	<b>jury</b> 129:10
<b>initiative</b> 91:9 147:2 149:13	<b>Irene</b> 34:16	<b>Justice</b> 97:8
<b>initiatives</b> 84:8,15 95:9,24 97:9	<b>issue</b> 6:17 17:24 29:5,7 49:6 64:7 119:21 131:16	<b>Justice40</b> 91:9
<b>injustice</b> 41:5	<b>issues</b> 21:6	<b>justification</b> 120:8
<b>Innovation</b> 10:10 12:5 24:19	<b>item</b> 5:24 8:6,8,14 15:4 23:3 26:7 33:20 34:8 48:9 50:12 58:21 62:14, 16 63:2 65:23 66:4,8 69:5 114:3 126:16 130:23 132:22,23 139:11 141:18 151:8 153:15 159:5 164:2	<b>Justine</b> 43:4
<b>input</b> 16:4 39:16	<b>items</b> 8:10 57:23 92:1	
<b>install</b> 30:15		<hr/> <b>K</b> <hr/>
<b>institutions</b> 127:3		<b>Kamal</b> 16:14 34:13 42:3,7,15,16 45:1,3 51:19,23 52:7 59:2 62:2,3, 15,17,21 63:14 91:14,16,19 113:15,18 128:19,22 130:15,18 138:15,18 139:3,6 148:19 158:1,4, 6
<b>intact</b> 84:7	<hr/> <b>J</b> <hr/>	<b>Kedzie</b> 10:17
<b>intended</b> 144:7	<b>Jackson</b> 163:4	<b>Ken</b> 161:6
<b>intensive</b> 78:7	<b>Jane</b> 145:1	<b>Kennedy</b> 10:18
<b>intention</b> 25:12 154:2 164:15	<b>JD</b> 19:15	<b>key</b> 78:10 151:1
<b>inter-</b> 88:7	<b>Jeffries</b> 9:23 66:24 67:4,7 99:20 102:21,22 106:13,17 108:19,22	<b>kick</b> 78:5
<b>interacting</b> 130:3	<b>job</b> 56:23 77:16,17 117:7 125:20 126:3 144:17 147:22 161:15	<b>kids</b> 161:13,19
<b>interest</b> 74:22 97:12 107:13 137:2	<b>jobs</b> 12:24 27:16 73:13,18 75:17 76:14,18 77:14,19,23,24 78:17 99:3 112:1 117:20 120:5 121:8 125:24 126:5 147:10,11 156:2,19	<b>kind</b> 23:13,17 81:1 111:8 122:5 123:10
<b>interested</b> 115:23	<b>John</b> 98:1 114:7	<b>kinds</b> 109:7
<b>interfere</b> 98:16		<b>King</b> 92:18
<b>interim</b> 149:20		<b>King's</b> 166:12
<b>interior</b> 156:8		

MEETING, 10/11/2022

**Kinzie** 8:6,21 9:3 10:2,15,22,23  
 11:1,14,15,17,20 12:6 13:10,15  
 14:9,16 15:21 17:8,16,21,22 18:4,  
 6,18 19:18 20:11,20 22:8,13 25:1,2  
 30:16 31:16 36:5 41:4 48:12

**Kluger** 124:6,9

**knocking** 109:4

---

**L**

---

**labor** 77:21 124:5,10 126:15 137:1

**Ladies** 115:10

**Lafargue** 98:7 99:16 114:4,5

**Lake** 13:24 14:13 20:17 21:19  
 31:13,20 36:13 40:11,14,20 43:3  
 46:14

**land** 10:13 13:7,9 54:1,19,22 56:6,  
 11,12 74:19 87:9,12 127:18 134:4  
 135:15

**Landmark** 10:24

**landscape** 90:16

**language** 10:14

**Laramie** 143:3,7

**Larenz** 163:2

**large** 17:12 22:4 30:2 127:17  
 143:21 145:21 157:1

**large-scale** 95:4

**larger** 18:1 21:13 27:20 53:20 60:4  
 71:15 123:17 124:2

**largest** 67:21,23

**Lasalle** 12:20 24:10

**lastly** 167:21

**late** 71:2 115:20 167:19

**launch** 78:3

**Laura** 33:18

**law** 78:18 79:12 83:3,14 85:10

**Lawndale** 162:4

**lead** 73:17 78:19

**leadership** 151:2

**leads** 123:3

**Leah** 66:24 68:15,21 80:2 84:12  
 89:1 99:21 100:11,18 108:22,24  
 110:12 111:22 114:6

**leakage** 122:10

**learning** 27:12

**leave** 61:19

**leaves** 71:23 122:10,18 123:5

**leaving** 109:3,4

**Leavitt** 34:23 36:22 43:11

**led** 97:6

**Lefor** 67:1

**left** 19:1 85:3 117:3 147:5 155:9  
 168:18

**legal** 89:7

**legally** 54:18

**legislated** 47:11

**legislation** 47:8 94:21

**lend** 38:22

**letter** 110:16 115:18 150:11,14

**letters** 109:4

**letting** 58:14

**level** 47:15 72:3 96:6 112:14  
 148:10

**leverage** 124:21 125:3

**levity** 160:6

**life** 11:6 68:6 82:8 99:4 103:13

**light** 40:6

**lights** 31:9

**likelihood** 104:15,16,18

**limit** 87:22 93:1

**limited** 26:6 30:18 32:15 62:13  
 106:22 114:2 117:7

**limits** 26:1 62:8 70:12 113:21

**Lincoln** 156:23

**lines** 18:1 60:13 83:17 119:20

**link** 96:18

**linked** 96:21

**LISC** 116:17

**LISC's** 117:9

**list** 56:13 114:22 144:9

**listed** 71:8 132:23

**literally** 33:9

**live** 3:6 35:7 36:18 38:19 43:10  
 44:16 75:17 117:23 120:15 160:11  
 161:17

**lived** 27:3 34:2,21

**living** 35:14 36:11 38:20 73:3  
 89:17 109:11

**Liz** 163:4

**LLC** 133:2,9 134:6,10 137:23 138:9  
 139:15,22 153:18,24 154:4,8,20,23  
 155:15 164:6,12,16,21

**loading** 61:7

**lobby** 136:9

**local** 21:9 78:10,11 79:5 86:14  
 94:11 96:7,11,14,16 98:15 105:7,  
 10 124:20 156:19

**locally** 70:17,24

**located** 14:16 26:24 55:18 86:24  
 95:13 133:4 134:13,18 137:24  
 139:17 142:2 143:1 151:14 153:20  
 154:4,24 155:1 164:8,17

**location** 108:12 155:20 156:4

**locations** 117:24 129:13

**locked** 117:4

**long** 19:12 33:5 39:11 70:6 78:7  
 116:23 120:6 147:14 167:2

**long-term** 11:22 83:22 95:4

**longer** 55:22 101:7 137:3

**longest** 73:16

**looked** 16:3 61:2 76:6 106:3 115:2

**Loop** 16:5 19:2,20 20:14 22:9,17  
 32:12 73:11 103:7 106:3

**Lopez** 110:17

**losing** 78:23

**lot** 25:7 35:21 36:9 38:1,13,15,16  
 43:13 44:2,4,5 45:20 46:8,9,11,12,  
 13 70:4 77:3 90:24 107:2,13 108:8  
 120:13 123:14 146:11,17,23  
 158:21 163:9

**lots** 38:12 43:11,14 44:9

**Lou** 121:19,20

**louder** 145:12

**love** 28:6 38:2 160:8 166:19 168:4

**loved** 28:1



MEETING, 10/11/2022

**Mike** 150:10  
**mile** 67:17 83:16 85:7 93:8 94:23  
**milestones** 71:7  
**million** 14:1,6,9,13,14,20 20:19  
 43:23 57:18,19 68:10 79:16 86:14  
 87:18,21 94:17 98:14 102:24  
 103:13 107:9 122:9,13,18,22  
 124:12,19 136:18,19 137:7,12,14,  
 15,18 145:12,13,17,22 146:7  
 156:11,12 157:3,5,7  
**millions** 30:2,3  
**Milwaukee** 54:5  
**mind** 85:1 102:24  
**mindful** 60:15  
**minimum** 21:17  
**minor** 10:14 54:2  
**minority** 90:19 158:18  
**minority-owned** 147:21  
**minute** 73:20 144:9  
**minutes** 6:1,4 26:7,19 62:14 114:2  
 167:20  
**mitigation** 74:8 79:9  
**Mitts** 134:15 138:17  
**mix** 19:4 56:9 136:11  
**mixed-** 21:16  
**mixed-income** 12:15 21:17 24:18  
**mixed-use** 93:23  
**mobility** 68:8 90:17 125:8  
**modern** 27:10 55:22  
**Modernization** 67:13 79:19 83:9  
 99:8  
**modernizing** 13:15  
**moment** 45:14 70:2 160:6  
**momentum** 53:19  
**money** 29:13 31:15,16 33:12 35:7  
 36:9 44:2,5,13,18 46:5,19,20 47:18  
 76:21 103:3 114:23 115:4 118:4  
 122:19,23  
**Monopoly** 115:4  
**month** 12:21 78:4 167:8  
**months** 35:11  
**Mooney** 66:24 68:15,21,22 69:18  
 89:3 99:21 100:10,11,15,18 101:20  
 102:10 104:20 105:16 108:24  
 109:1 110:12,23 111:22 113:9  
 114:6 116:22 119:15 129:17  
**Morgan** 14:8 20:15  
**Moroney** 9:24 23:2 52:15 58:19  
 60:18,19  
**mortgage** 32:24 137:6  
**Morton** 14:22  
**motion** 6:5,6 7:24 48:17 49:8  
 50:11 63:8 64:9 65:16 131:5,18  
 132:21 139:24 140:10 141:17  
 151:20 152:6 153:13 164:23  
 165:10 166:20 168:14  
**move** 6:7 31:24 48:18 63:9 101:22  
 104:4 121:12 126:16 140:1 149:3  
 151:21 164:24  
**moved** 6:9 43:3 44:8 92:17 101:16  
 131:6 168:16  
**moves** 97:1 106:19 130:6  
**moving** 15:12 43:2 82:1 96:4  
 103:4 107:10 108:10 158:23  
**MPC** 16:9  
**multifamily** 135:23  
**multimodal** 72:20 75:7  
**multiple** 10:21 11:22 12:5  
**museum** 162:18  
**mute** 3:13 16:19 53:4,5 153:2  


---

**N**

---

**nada** 43:17  
**name's** 42:22 67:6  
**named** 17:9 71:21  
**Nation** 161:17  
**naturally** 81:14 117:23  
**nature** 60:14 97:5  
**navigate** 38:4  
**nearby** 17:14 56:8  
**needed** 46:15,16 77:22 86:14  
 94:5,18 98:15,18 106:8 124:21  
 127:10 162:10  
**neglect** 36:5  
**negotiate** 133:1 134:4 138:2  
 139:14 141:23 142:19 148:2  
 151:11 153:17 164:5  
**negotiated** 101:9 134:3 138:6  
 154:3,22 164:15  
**negotiating** 105:2  
**negotiation** 101:15 105:10  
**neighborhood** 35:6,22 36:2,17  
 92:21 93:21 107:8 143:5 155:6  
 161:20 163:3  
**neighborhoods** 19:13 20:14  
 125:6 162:7,8  
**neighbors** 34:23  
**Nelson** 14:15  
**net** 19:20  
**network** 74:1 75:14 125:12,19  
**networking** 77:5  
**newer** 107:10  
**newly** 73:18  
**Newsome** 4:15 6:22 48:4 49:9,10  
 63:9,11,12,17 64:11,12 95:21  
 131:19,20 140:12,13 151:21,23  
 152:8,9 165:5,6,8,12,13 166:14  
 167:12,15  
**night** 29:15 115:20  
**nighttime** 29:6,11  
**nod** 69:14  
**noise** 35:21  
**non-** 94:18  
**non-cps** 82:20 95:11  
**nonbinding** 70:9  
**nonfederal** 97:23  
**nonprofits** 143:24  
**nonsense** 43:18  
**north** 10:17 21:19 53:20 54:5,6,14  
 57:5 67:12 79:19 85:5 86:4 93:2  
 96:19,23 99:7 103:4 118:4 127:11  
 133:5 135:6,7 138:8 139:18 162:4  
**northeast** 143:2,7  
**northern** 25:8 90:2 102:16  
**northwest** 54:4  
**not-for-profit** 127:2



MEETING, 10/11/2022

<b>note</b> 15:3 81:20 86:17 127:17 136:24	<b>ongoing</b> 10:4 13:17 20:18 52:24 53:17 67:12 146:3	<b>outreach</b> 110:14 112:22,24 120:11,13 128:2
<b>noted</b> 56:14 151:3,4	<b>online</b> 3:18	<b>outreaching</b> 120:12
<b>notice</b> 138:5	<b>op</b> 146:21	<b>overburdened</b> 30:17
<b>noticing</b> 35:11	<b>open</b> 2:13,23 6:15 49:4 64:5 78:24 109:8 115:7 131:14 149:12 163:10	<b>overlap</b> 80:23 98:16
<b>noting</b> 71:12	<b>opening</b> 9:14 78:22 161:9	<b>overlay</b> 10:21,23
<b>notion</b> 123:10	<b>opens</b> 21:13 75:15 125:19	<b>overlook</b> 41:22
<b>November</b> 11:5	<b>operate</b> 144:22	<b>overlooked</b> 21:15
<b>number</b> 3:22 21:14 26:1 76:14,18 107:24 109:14 113:21 119:10 120:22 147:19	<b>opinion</b> 27:19	<b>overview</b> 69:21 80:9
<b>numbers</b> 62:8	<b>opportunities</b> 18:24 56:20,23 73:13,23 75:16,18 77:5 112:22 117:8 125:18,20,21,24 126:4,11 145:23 147:20 156:3 157:19	<b>overwhelmingly</b> 127:13
<b>numerous</b> 147:8 156:20	<b>opportunity</b> 6:3 8:1 16:22 21:13 22:22 39:11,20 45:13 68:5 88:22 91:4 107:8 116:12 117:20 119:5 124:7 126:15 127:7 146:18 158:9	<b>owned</b> 100:24 135:10,11 155:11
<hr/> <b>O</b> <hr/>	<b>oppose</b> 9:6 51:3 66:22	<b>owner</b> 27:8 32:18 33:4 41:7 101:11 134:10
<b>Oak</b> 117:3	<b>opposite</b> 36:18	<b>owners</b> 32:20 41:3 80:17 101:5,15 108:17 109:11 119:20 127:23 128:3 155:16 156:5
<b>Obama</b> 92:12	<b>option</b> 74:6 106:20	<b>ownership</b> 55:13
<b>objectives</b> 13:14 56:14	<b>options</b> 12:13 70:24	<hr/> <b>P</b> <hr/>
<b>obligations</b> 96:12	<b>orange</b> 54:12 55:12	<b>p.m.</b> 168:21
<b>obsolescence</b> 55:7	<b>order</b> 2:7,11 3:16 8:16 9:2 10:5 13:21 14:1 41:2 50:14,24 54:16,23 57:12 66:10,19 74:13 122:22 142:20 143:19 145:9,12 146:1 158:20	<b>Pacific</b> 70:16 71:22 72:2,3
<b>obsolete</b> 61:5,9	<b>ordinance</b> 12:11,22 24:2 96:2 97:15,20	<b>packages</b> 115:1
<b>obtain</b> 94:10	<b>ordinances</b> 87:2 88:20	<b>packet</b> 150:22
<b>obtaining</b> 146:5	<b>organization</b> 16:6 22:18 92:14 98:11 127:3 128:1 143:21,23	<b>paid</b> 137:8
<b>occasion</b> 159:16	<b>organizations</b> 121:6 144:1 145:20 161:19	<b>Palmer</b> 92:19
<b>occupied</b> 101:1	<b>oriented</b> 99:5	<b>pandemic</b> 43:6 46:4
<b>occur</b> 68:14	<b>original</b> 57:19	<b>panelists</b> 3:11
<b>occurring</b> 117:23	<b>originated</b> 92:10	<b>panels</b> 136:4
<b>October</b> 2:2,8 3:18 135:21	<b>Otis</b> 15:13	<b>parcel</b> 155:11,19 156:10 157:13
<b>offer</b> 128:9 157:18 158:9,13 159:17	<b>outcomes</b> 123:3	<b>parcels</b> 54:13 55:17 56:9 85:19,23 86:2,3,8,11 87:5 100:22 103:2 106:10,21 127:18 135:10,17 147:19 155:11
<b>office</b> 16:15 27:23 80:14 109:8 136:9 148:9 158:2	<b>outdoor</b> 136:3 147:3 156:10	<b>Parella</b> 142:8,11,13 148:12,16 150:14
<b>official</b> 115:18,21	<b>outer</b> 123:18	<b>park</b> 14:16 39:12 40:9 61:5 83:12 86:8 92:19 117:3 123:15 133:6 134:14,16,17,18 139:19 146:13 156:23
<b>Ogden</b> 10:8 13:18 20:7 32:9	<b>outlined</b> 55:5,12	<b>park-and-ride</b> 72:22 88:2
<b>oldest</b> 107:3		<b>parking</b> 59:9,11,14 60:1,3,12,15, 23,24 61:15 136:1 144:15 146:11
<b>Olive-harvey</b> 118:7		
<b>Oliver</b> 19:14		
<b>on-site</b> 145:2		
<b>once-in-a-lifetime</b> 68:5		
<b>one-</b> 136:12		

MEETING, 10/11/2022

**parks** 56:20 58:7 86:7  
**part** 10:11 13:6 22:4 32:23 53:20,  
 22 59:9,15,24 60:4,5 61:1 73:2,15  
 75:14 76:11 77:15 78:11 87:2  
 112:23 119:19 134:11,20,24 161:8  
 163:11  
**Partially** 103:5  
**participants** 4:2 35:3 91:15  
**participate** 29:15 58:15  
**participated** 27:5 42:2  
**participating** 28:24  
**participation** 96:13 130:13  
 163:20 167:11  
**partners** 77:11 117:13  
**partnership** 137:20 143:18  
**parts** 36:5 117:1  
**passed** 160:13,15  
**passes** 7:24 50:11 65:16 132:21  
 141:17 153:13 166:20  
**passing** 36:21  
**past** 17:24 22:3 31:15 98:9 118:5  
**Pate** 18:14  
**path** 21:2 76:11 149:7  
**paths** 161:10,14  
**pathway** 156:2  
**pattern** 108:7  
**Patton** 134:1,9 135:12  
**Patty** 18:14  
**Paul** 98:1 114:7  
**Paulina** 17:10,21 18:6  
**paved** 35:16  
**pay** 29:2 32:24 33:1 41:21 44:2,5  
 80:12,17  
**pays** 89:22  
**Payton** 18:14  
**pedestrian** 21:1,3 72:22  
**pedestrians** 56:22  
**penalties** 41:21  
**pending** 15:10,11  
**people** 19:6 29:15 33:1,23 35:21  
 36:11,13 42:8 44:4,5 46:18 70:4  
 73:7,10,22 74:1,7 75:17 77:14,17  
 89:14 90:17 109:3,10 113:2 117:24  
 118:3 122:19 123:4,14,19,20  
 124:13 125:9 160:10 162:5,20  
**percent** 10:8 12:17,21 13:19 15:24  
 18:20 20:8 21:18 24:6,8,9,15 29:21  
 30:22 31:7 32:17 41:13,19 47:22  
 71:11 73:17 74:2 79:14,15,20  
 82:19 94:13,18 95:11 98:14,19  
 107:22 136:13,14,20 137:7 149:14  
 157:6,7  
**percentage** 136:21  
**perfect** 105:17 118:23  
**perfecting** 27:12  
**performed** 55:1  
**perimeter** 86:9  
**period** 52:21 53:14 71:5 81:15  
 83:19  
**permanent** 147:10,11  
**Pershing** 86:5,12 103:10,11 122:8  
**person** 26:5,12 62:12 88:13 109:6,  
 9 114:1 160:14 167:14  
**personally** 167:10  
**perspective** 117:5  
**phase** 57:3 58:3 67:13 71:3 79:6,  
 19 105:2,12 146:18  
**philanthropic** 145:19  
**phone** 42:8,12 45:5 62:19 109:5  
**phones** 53:4  
**physically** 3:19  
**picked** 163:6  
**picking** 38:14  
**picture** 54:13 56:15 79:2  
**pilot** 74:13  
**Pioneer** 55:23 56:1,8 58:4  
**pioneers** 32:11  
**pipeline** 77:16 126:11  
**place** 3:12 4:5 37:23 41:2,17 53:4  
 72:5 83:10,18,21 84:10 88:9  
 110:11 117:22 161:19  
**places** 33:8 76:7 117:21 118:20  
**plan** 8:17,20 10:13,14 11:16 13:7,  
 10,11 18:8 19:19 24:3 29:19 43:22  
 48:12 50:19 54:1,2 56:5,6,11 57:13  
 60:4 63:4 66:14 74:20 75:8 86:23  
 87:10,12,13,14,16,20 88:9,14,19  
 96:23,24 97:4 107:12 117:14  
 128:4,10 131:1 135:20 146:10  
 147:15 149:10  
**planned** 98:24 135:20  
**planning** 8:19 9:9,20 11:10 15:4  
 16:2,3,9 18:17 27:22 29:19,20,24  
 30:4 45:19 50:18 51:7 52:14 59:22  
 66:13 67:2,8 68:16,22 74:18 76:7  
 106:18 126:19,23 127:1,16 128:9  
 133:14,24 139:14 141:22 142:10,  
 14 143:3 146:20 151:10 153:16  
 154:2,17,18 164:4,14  
**plans** 23:16,24 127:5 128:3  
**players** 44:1,2  
**plaza** 144:14 146:12 149:12  
**pleased** 22:13 96:3 149:24  
**pleasure** 159:13  
**plenty** 31:16  
**PMD** 10:22  
**point** 4:4 31:24 84:16 119:18 123:9  
 149:23 162:13  
**points** 122:4 136:6  
**police** 30:16,17 43:20  
**policies** 136:6 137:10  
**policy** 68:16,22  
**pollution** 35:23  
**pool** 90:6  
**poor** 56:3  
**pop** 146:21 149:12  
**popular** 107:23  
**population** 20:24 27:22  
**populations** 19:1  
**popup** 146:22  
**porting** 19:11  
**portion** 45:8 55:4,11 80:24 81:9  
**position** 32:14,24  
**positioned** 71:15  
**positive** 19:20 53:19  
**positively** 20:13  
**posted** 3:18

MEETING, 10/11/2022

**potential** 15:10,18 21:20 87:7  
 103:6,14,18  
**potholes** 17:12,19  
**poverty** 73:3  
**Powerpoint** 51:20,23  
**practical** 2:20 3:3  
**precarious** 32:14  
**predominantly** 90:19  
**preference** 103:16  
**preferred** 70:17,21,22,24  
**prepare** 167:6  
**prepared** 77:14  
**present** 3:8 4:13,18,21 5:6,9,16,  
 19,22 9:8 51:6 54:19,20,23 67:1  
 96:1  
**presentation** 9:12 16:13 58:14  
 64:21 65:22 67:3 68:18 69:12  
 78:24 84:21 89:2 91:13,24 138:11  
**presentations** 116:13  
**president** 19:15 27:2 69:9 80:6  
 92:12 98:2,9 126:22  
**President's** 104:21  
**press** 42:9,14 45:6 62:20  
**pressures** 19:7  
**prestigious** 156:4  
**pretty** 44:2  
**previous** 6:1 114:19  
**previously** 26:13  
**price** 99:11  
**primarily** 79:7 160:21  
**prior** 8:2  
**priorities** 117:16  
**prioritized** 74:23  
**priority** 117:13  
**Pritzker** 2:11 145:18  
**private** 18:11 22:6 75:5 97:2,16  
 137:6 144:1  
**privately** 100:23  
**Prize** 145:18  
**proceed** 100:3  
**proceedings** 3:9 168:20  
**process** 10:11 25:1,3 39:15 53:22  
 69:24 70:14,15 78:6 84:19,21  
 88:11 100:6,8 101:18,20 104:15,  
 19,24 105:6 108:18 134:21,24  
**processes** 110:9  
**proclaimed** 92:24  
**proclaiming** 2:11  
**production** 156:16  
**productions** 160:17  
**professional** 77:24 111:13,20  
 112:1,7,11  
**professor** 121:21  
**profoundly** 68:5  
**program** 33:5 71:4,16 74:13 76:23  
 78:16 79:9,11 83:9 87:3 96:9  
 107:3,4,10,12,14,23 161:16  
**programming** 111:17 156:1  
**programs** 77:18 81:3 107:6  
 112:12,14 118:11 144:18  
**progress** 19:11 71:13 105:11  
 128:3  
**project** 8:22 9:5,19 14:19 15:7  
 21:11 22:15 39:14 48:14 50:20  
 51:2 52:13,22 53:15 56:8 58:3 61:3  
 63:5 66:15,21 67:13,17,22 68:1,3  
 69:21 70:5,8 71:3,16,20 73:2,5,9  
 76:18 78:10 79:4,19,21 84:1 85:11,  
 18 86:15 87:7,18,19,24 88:7,16  
 89:11 91:8 92:11,13,15 93:5,8,17  
 96:6 97:18,20 98:13,16 99:8,10,15  
 100:23 103:1 106:23 108:4 111:19  
 112:2 116:6 123:14,24 124:18,23  
 125:2,9,18 126:7 127:6,8,15 128:6,  
 12,13 129:21 131:2 133:7,23  
 135:22 136:17 137:19,24 138:3  
 139:20 142:4,13 143:1 145:6,9  
 146:2,7,9,15,16,18 147:1,9 148:4,  
 11,17 149:3,18,22 151:16 153:22  
 154:6,21 155:1,4,5,7,14 156:11,15  
 157:3,6,8,11,15,17 158:23 161:4  
 164:10,19  
**projections** 86:16  
**projects** 11:23 12:5,8 13:23 15:9,  
 10,12,18 20:19,24 24:9 30:3 53:18  
 57:2,12 58:1 81:18 82:22 83:8,11,  
 16,22 93:18 94:23 95:5 97:13  
 103:21 104:2 106:8 107:6,9,20,24  
 108:10 111:11 112:13 114:19  
 149:4 158:22  
**promised** 99:1  
**promoting** 21:16  
**properly** 44:19  
**properties** 32:23 43:13 57:10  
 80:13 81:21,22 82:4,7 85:6 86:20  
 103:6 147:18 155:8  
**property** 43:12 44:3 57:22 80:12,  
 18,19,24 81:5,8,9,11,13 90:1,7  
 101:5,6,11,14 107:18,21 108:17  
 109:11 127:22 128:3 133:4 139:17  
 142:2 143:12,19 145:16 147:6,14  
 151:14 153:20 154:4,8,24 155:9  
 157:17 161:5 164:8,16,20  
**proportional** 95:10  
**proposal** 29:12,24 134:2,8,11,18,  
 22 137:21  
**proposals** 136:23 137:4 138:4  
 154:7,9 164:19,21  
**proposed** 8:21 9:3 10:2 21:23  
 50:19 51:1 56:7,12 63:4 66:14,20  
 68:12,20 87:17 93:14,18 98:12,13,  
 21,23 106:1,4 114:19 127:19  
 128:10 131:1 136:17 138:24  
 158:10  
**proposing** 10:12  
**prosperity** 22:11  
**protections** 157:9  
**provide** 8:2 18:10 23:17 28:3  
 67:16 68:18 76:2 90:17 94:17  
 98:14,19 102:13,20 104:13 120:5  
 125:11,14 133:12 136:2 142:8  
 145:2 147:20 154:10  
**provided** 2:17 79:20 137:12  
**providers** 77:12  
**providing** 12:13 19:21 125:6  
 143:22 145:17 156:2,18  
**proximate** 19:2  
**prudent** 2:21 3:3  
**public** 2:16 3:2,22 4:1 8:1,11,16,23  
 9:2,7 15:20 17:6 18:11 22:5,21  
 23:13,18 25:23,24 26:4 29:14  
 39:16,21,23 42:13 44:6,24 45:5,8  
 47:9 48:7 50:15,22 51:1 57:22  
 58:18 62:7,11,16,19 63:1 66:10,16,  
 19 69:24 80:7,22 82:12 84:19  
 88:11,23 96:7 97:1,16 98:18,20  
 99:18 113:20,23 117:11 128:20,23

MEETING, 10/11/2022

130:21 144:1 149:12	<b>quickly</b> 127:5 162:16	<b>reassessment</b> 80:15
<b>publication</b> 138:5	<b>quiver</b> 107:1	<b>rebates</b> 31:8
<b>publicly</b> 88:15	<b>quorum</b> 5:23	<b>recap</b> 71:19
<b>published</b> 11:21	<b>quotas</b> 41:16	<b>receive</b> 80:24 82:12,14,18
<b>publishing</b> 70:20	<b>quote</b> 18:9,12	<b>received</b> 11:6 14:1,19 16:4 24:24 57:7 90:7 99:18 138:4 145:24 154:9 164:22
<b>Pulaski</b> 50:20 51:2 52:18 54:7,14 57:5 63:5	<hr/>	<b>receives</b> 18:3 95:9
<b>purchased</b> 32:10 143:11	<b>R</b>	<b>receiving</b> 115:6,12
<b>Purple</b> 79:19	<b>racial</b> 76:10	<b>recent</b> 11:11 17:24
<b>purpose</b> 18:19 19:8 47:19 52:17, 20 53:12	<b>Racine</b> 14:12 97:9,10	<b>recently</b> 27:18 117:14
<b>purposes</b> 15:5	<b>rail</b> 72:10 75:13,21 76:3 88:1 116:24 117:5 125:13	<b>recess</b> 8:15,24 50:13,23 66:9,17
<b>pursuant</b> 2:24	<b>Railroad</b> 70:16 71:22 72:2	<b>recognized</b> 3:14 26:5 62:12 113:24
<b>pursue</b> 84:8	<b>rain</b> 17:13,20	<b>recommend</b> 9:5 51:3 66:21 128:14 133:7 139:21 142:4,17,19 151:16 153:22 164:10
<b>pursued</b> 20:10	<b>rainwater</b> 18:2	<b>recommendation</b> 67:10 120:20
<b>pursuing</b> 21:19 101:24	<b>raise</b> 42:9 58:24 128:20	<b>recommends</b> 48:10 63:3 130:24 147:24 148:2
<b>pushing</b> 44:1 122:3	<b>raise-your-hand</b> 3:15 23:8 26:4 62:11 113:24 139:1	<b>record</b> 3:9 8:11 9:19 17:6 43:7 59:21 67:6 71:10 80:5 100:13 102:21 133:21 142:12 154:16 167:18
<b>put</b> 12:20 31:8 44:19 47:5 83:18,21 88:9 91:8 103:1 104:20 112:8 162:8	<b>raised</b> 4:3 25:21 42:19 45:2,3 59:4, 6 60:18 61:24 62:4,15,17,23 100:2 107:22 113:17,18 119:3 128:23 129:4 139:3,6 160:12 167:12	<b>recorded</b> 6:18 49:7 64:8 131:17
<b>puts</b> 119:24	<b>rapid</b> 125:6	<b>Records</b> 43:1
<b>putting</b> 77:4 112:21	<b>rapidly</b> 21:4	<b>Recovery</b> 107:12 149:9
<hr/>	<b>rate</b> 80:18 82:13 136:15	<b>recreational</b> 27:24
<b>Q</b>	<b>rates</b> 81:22	<b>recruitment</b> 77:13
<b>qualifications</b> 78:3	<b>RDA</b> 157:10	<b>rectangle</b> 81:7
<b>qualifies</b> 54:19 55:2	<b>reach</b> 73:14 109:12 149:23	<b>red</b> 8:9 40:6 66:15,20 67:11,15,16, 18,21 68:4,19 70:11 72:24 75:14, 15 76:1 83:11 84:24 85:4,8 87:3,6, 17,20 89:13 92:8,9,13,14,24 93:4,8 95:17 96:2,5,13,17 97:14 98:9,12, 15 99:9,14 106:1,4,22 113:6 114:10,17,18 116:5,16 118:12 121:23 122:1,3,12,17 123:11,12, 13,23 124:17,22 126:6,8 127:5 128:11 129:10,24 131:2 135:10
<b>qualify</b> 18:9 54:21,24	<b>reached</b> 110:6	<b>Red-</b> 79:18
<b>quality</b> 68:6 79:9 94:2 97:12 99:4 125:15	<b>reaching</b> 113:2 120:4,8 121:5	<b>Red-purple</b> 67:13 83:9 99:7
<b>quality-of-life</b> 73:12 117:14	<b>read</b> 8:10 17:5 92:4 98:5 114:10	<b>redevelop</b> 142:21 143:19 147:13
<b>question</b> 23:12,21 59:8 100:5,19 102:13 104:9 108:15,16 109:17 110:4 111:15 148:15	<b>readiness</b> 144:17	<b>redeveloped</b> 144:4
<b>question's</b> 61:11	<b>ready</b> 96:20	
<b>questions</b> 4:4,5 16:11 22:23 23:4, 6,8 25:15,19,22 48:6 58:12,21,23 60:7 61:17,22 62:24 99:23 100:1 102:6,12 105:15,19,24 109:21,23 111:3,23 113:8,13 130:20 138:13, 23 139:1,9 148:5,23 150:19 151:5 157:21 158:9,11 159:2 163:16 164:1	<b>real</b> 32:19 103:24 158:17	
	<b>reality</b> 57:13 71:17 108:5 124:18, 23	
	<b>Realtors</b> 114:12 115:22 116:2	
	<b>rear</b> 136:1	
	<b>reason</b> 44:11 52:10 127:12	
	<b>reasonable</b> 29:16 73:14 96:14	
	<b>reasons</b> 61:4 114:19 119:10 125:1	

MEETING, 10/11/2022

**redevelopment** 8:20,22 9:4 11:8  
 15:6 21:11 22:14 24:13 48:12,14  
 50:19,20 51:2 56:5,15,24 57:13  
 58:4 63:4,5 66:14,15,21 85:18  
 88:14 93:18 128:10,12,13 131:1,2  
 133:1,3,7 134:5 138:2 139:15,17,  
 20 141:23 142:1,4,20 144:12 148:3  
 151:11,13,16 153:17,19,22 154:6  
 157:12 164:5,7,10,18  
**redline** 115:14  
**redlining** 99:12  
**redo** 25:1  
**redress** 97:16  
**reduce** 74:7 125:13  
**reduction** 125:15  
**reference** 11:17  
**referendum** 70:9  
**refers** 34:1,8  
**reflect** 56:11  
**reflects** 13:8 15:1 74:21  
**regarded** 135:3  
**region** 73:16 96:19 125:22 129:22  
 143:3  
**region's** 68:8  
**regional** 87:15 89:15,16 97:15  
 121:21  
**register** 96:1  
**regular** 2:2 8:14,15 9:1 48:8 50:14,  
 24 63:1 66:9,18 103:20 130:22  
**regulatory** 127:20  
**rehab** 156:8  
**rehabilitation** 147:16  
**reiterate** 120:23  
**related** 83:24 84:16 133:2,9 134:6  
 138:9 139:16,23 142:1,7,18  
 151:12,18 153:19 154:1 164:7,13  
**relationship** 122:10  
**relationships** 121:7 160:20  
**released** 12:20  
**relevant** 88:5  
**reliability** 76:3  
**reliable** 75:18  
**relief** 33:14  
**relocate** 33:23  
**relocating** 92:16  
**relocation** 33:21 34:7 101:4,7  
**remain** 95:8 146:24  
**remaining** 82:17,19 95:11 136:15  
**remarks** 122:5 159:18  
**remediation** 55:16  
**remember** 3:12 88:17  
**reminder** 80:8  
**remove** 18:9 63:18  
**rendering** 74:9 156:15  
**renderings** 146:9,16 147:4  
**renewed** 2:11  
**rent** 32:23  
**rental** 14:18 32:22  
**rents** 33:1  
**reopen** 48:8 63:1 130:22  
**reopening** 97:10  
**repaved** 35:12  
**repaving** 17:11 18:5  
**repeal** 33:11  
**repealed** 33:12  
**repeat** 23:20  
**repetitively** 93:6  
**replaced** 18:1  
**report** 9:9 51:7 67:1 133:12 142:9  
 154:11  
**reporter** 3:8  
**represent** 20:19 34:23 114:12  
 124:12  
**representative** 111:18 112:2  
**represents** 68:4 124:11 157:5  
**request** 67:9 78:3 104:20 114:16  
 146:4,19 151:4 154:7,19 164:19  
 167:17  
**requesting** 8:19 50:18 66:13  
 132:24 136:19 141:23 145:11  
 153:16  
**requests** 6:1 134:2 137:21 139:12  
 151:9 164:3  
**require** 95:5 96:6  
**required** 8:16 50:13,15 55:16  
 66:9,10 84:19 86:24 137:7,9  
**requirement** 12:10 24:6  
**requirements** 112:8,21  
**requires** 8:15 54:17 96:13  
**reschedule** 37:5  
**Research** 9:24 23:2 52:15 58:20  
 60:20  
**reserved** 18:21  
**residence** 44:10  
**resident** 27:1,7 37:21 39:11 98:7  
**residential** 10:9 15:22,23 18:20  
 20:8 27:23 56:10 101:1 135:8,23  
 136:9,11  
**residents** 18:23 21:10,14 29:1,11  
 31:8 37:19 38:1,19,20 68:7 73:3  
 80:17 86:18 89:13 95:13 119:23  
 125:8,23 128:6 136:3 155:21  
**resolution** 48:10 63:3 130:24  
 139:12 151:9 159:7 164:3  
**resource** 10:5 12:3,7 30:18 53:1,  
 18 90:6 108:4 145:1  
**resources** 30:19 73:6,7 79:5  
 96:21 104:2 105:10 160:19  
**respect** 23:24  
**respectfully** 22:16 95:16 99:13  
**respective** 8:11  
**respond** 4:12  
**responding** 16:18  
**response** 4:16,24 5:2,4,12,14 6:23  
 7:5,7,9,15,17 16:17 25:20 49:16,  
 18,20 50:4 61:23 64:18 65:1,9  
 113:14 132:2,14 140:19 141:1,4,10  
 151:7 152:15,21,23 153:6 159:4  
 165:19 166:1,6,8  
**responsible** 40:7  
**responsive** 154:9 164:21  
**rest** 75:24  
**restaurant** 155:18 157:2,14 161:9  
 162:15  
**restaurants** 156:22  
**restore** 31:17

MEETING, 10/11/2022

<b>restored</b> 31:14 56:3	<b>root</b> 30:24	<b>scratch</b> 156:24
<b>restrictions</b> 107:16	<b>Roseland</b> 72:14,16 92:18 93:19 98:8 99:1 114:13 122:11 123:21	<b>screen</b> 9:14 45:10 51:11,18,22,24 59:3 68:24 69:15,17 91:15 129:1 133:16,18 138:16 148:20 155:10 158:6
<b>result</b> 15:2 93:7,20 117:6	<b>Roseland's</b> 94:4	<b>screens</b> 53:5
<b>results</b> 81:9	<b>roughly</b> 54:5 157:7	<b>scroll</b> 52:7
<b>retail</b> 27:23 93:23 104:5 135:24 146:17	<b>round</b> 134:12	<b>Seconded</b> 6:13 152:1
<b>revenue</b> 80:20 81:1,8 82:5,9 83:2 85:15,19	<b>RPA</b> 86:4 110:6,16	<b>seconds</b> 63:22
<b>review</b> 6:3 71:9 88:18 127:5,8	<b>RPM</b> 99:8	<b>Secretary</b> 4:17 6:24 25:16 48:20 49:11 64:13 102:9 105:20 131:21 140:14 152:10 165:14
<b>reviewed</b> 60:10 137:21	<b>RTA</b> 98:8 99:2	<b>section</b> 2:13 3:1 4:6 55:19 112:13 120:7 132:23
<b>revise</b> 10:13 53:24	<b>rules</b> 3:5	<b>sector</b> 75:5
<b>revisions</b> 13:12	<b>run</b> 86:4	<b>secure</b> 94:11 105:8
<b>revitalization</b> 93:21 94:4	<b>runs</b> 54:4	<b>secured</b> 94:6 146:3
<b>rezoned</b> 135:19	<b>Ryan</b> 9:8,11,19 16:12 23:15 41:18 98:23	<b>securing</b> 124:16
<b>RFP</b> 12:20 24:10 74:10 134:20 135:1		<b>security</b> 30:16 31:9 43:19 47:5,13
<b>Richard</b> 92:23 98:24	<hr/> <b>S</b> <hr/>	<b>seeking</b> 94:12,15 146:2,4
<b>Richardson</b> 155:16,17	<b>S.B.</b> 69:9 80:6 99:21	<b>segregate</b> 115:13
<b>Richardsons</b> 161:7	<b>safe</b> 36:22	<b>segregation</b> 76:10 99:12 123:1
<b>riders</b> 89:13	<b>safer</b> 36:18 56:22	<b>select</b> 70:22
<b>ridership</b> 130:2	<b>safety</b> 13:3 20:22 21:6 33:13 36:16,23 39:23 47:9	<b>selected</b> 70:15,18 134:11
<b>rigorous</b> 61:14 84:18	<b>sale</b> 134:3 138:6 154:3,8,23 164:15,20	<b>selection</b> 134:20
<b>Rings</b> 97:8	<b>sales</b> 44:3 101:10	<b>selections</b> 156:24
<b>rise</b> 118:13 157:5	<b>Sanchez-carlson</b> 126:20,22	<b>sell</b> 119:21 121:13
<b>rivalry</b> 168:5	<b>Sara</b> 37:11	<b>selling</b> 119:21
<b>Riverdale</b> 114:13	<b>sat</b> 143:9	<b>senior</b> 57:4 69:9 80:6
<b>RLE</b> 79:24 85:11 86:1,23 87:8,10, 24 131:2	<b>Saturday</b> 163:12	<b>seniors</b> 41:13
<b>RLEC</b> 98:10	<b>savings</b> 73:10 125:16	<b>sense</b> 98:1 104:14
<b>RLEP</b> 93:8,14,16	<b>SBIF</b> 14:5 15:16 57:9	<b>separate</b> 147:2
<b>Road</b> 54:14 122:8	<b>scale</b> 149:7	<b>separately</b> 147:1
<b>Robert</b> 154:10,17 157:24	<b>scam</b> 44:19	<b>September</b> 2:10 6:2,20 15:17 88:19 167:20
<b>Roger</b> 28:18,21	<b>scheduled</b> 2:20 97:5 135:21	<b>servants</b> 44:6,7
<b>roll</b> 2:9 3:21 4:10 6:16 49:3,5 64:3, 6 131:13,15 157:18	<b>school</b> 15:14 40:15,16 142:22 143:8,9 145:8 147:13	<b>serve</b> 47:20 72:13,19,23 120:5,15 156:3 157:15
<b>Romanelli</b> 28:17,18,20,21 37:3	<b>schools</b> 58:7 80:22 82:12 98:18 143:8 149:18	<b>served</b> 19:2 47:19 120:1
<b>Rood</b> 67:1 69:8 79:23 80:2,5 99:21 114:7	<b>SCI</b> 98:2	<b>service</b> 31:4 36:14 78:22 79:1 112:18 125:13 158:16
<b>roof</b> 136:4 156:9	<b>scope</b> 68:1 156:7	
<b>room</b> 115:8	<b>scraped</b> 35:13	

MEETING, 10/11/2022

**services** 20:2 26:24 36:3 77:24  
 94:1 111:13,20 112:1,7,11 143:22  
 144:14,18,19,23  
**servicing** 121:2 127:3 143:17,20  
**session** 167:7  
**set** 11:3 52:2,10 79:18 114:24  
 115:3 126:9  
**sewers** 17:11,12,20,23 18:4  
**shaded** 127:18  
**shame** 32:19  
**share** 3:24 68:24 79:14 82:13,20  
 95:10 96:8 97:19 114:13 124:20  
**shared** 42:4 82:10 95:12  
**sharing** 69:11  
**Shawn** 34:11,13,16 39:4 119:2,3  
**Shield** 145:20  
**shift** 19:24 84:23  
**Shirley** 95:21  
**shop** 72:10,23 75:22 136:8  
**shops** 93:23  
**short** 107:15 122:5 127:20  
**short-** 11:22  
**shortages** 137:1  
**shortly** 92:16  
**shot** 30:11,13  
**shout-out** 168:9  
**show** 110:9 146:9 155:6 158:20  
**showing** 87:12 105:11 146:10  
 161:10 167:7  
**shows** 55:19 85:17  
**Showtime** 163:2,12  
**shut** 63:18  
**side** 16:8 24:4 27:17 30:13 37:24  
 40:9 54:14 67:24 68:7 76:2 79:5,20  
 85:7 89:10,12 90:5,15 94:9 96:20  
 99:7 111:12,21 116:23 117:4  
 123:22 125:5 127:4,11 128:7  
 143:20,22 144:2,20 145:7 162:3,6  
 168:5  
**Side's** 67:13  
**Side/west** 168:5  
**Sider** 160:11  
**sides** 34:3 91:2 160:21  
**sidewalk** 30:11  
**sidewalks** 13:4 18:5 33:7,10  
**Sigcho** 110:17  
**signed** 26:13  
**significant** 30:1 73:12 76:14,16,  
 17 78:14 89:17,21 104:23 117:13  
 124:20 147:17  
**signify** 49:7 64:8 131:17 140:10  
 152:6 165:10  
**signs** 55:19 56:4  
**similarly** 67:16  
**simply** 29:18 123:6 149:6  
**Sincerely** 19:14  
**single** 61:2 67:21 108:4 109:9  
**sister** 162:4  
**sit-down** 155:21 162:14  
**site** 18:21 61:3 134:19,21 135:2,3,  
 4,5,8,10,14,15,18 143:6,13 144:16,  
 24 146:10,14,20 149:14 155:7  
**sites** 14:19 56:19  
**sitting** 121:24  
**situation** 59:9,11 108:7  
**skill** 27:13  
**skills** 142:24 145:2  
**Slattery** 9:8,13,16,19 23:20 24:5  
 26:9,12 51:13  
**slide** 33:20 81:7 82:23 85:24  
 156:14  
**slides** 143:6 155:6  
**small** 14:4 20:6 31:8 32:17 57:8  
 58:6 77:6 156:20  
**smarter** 30:18  
**social** 31:4 156:5  
**society** 27:11  
**solar** 136:4  
**sold** 43:5 155:13  
**solidarity** 124:14  
**solidify** 78:9  
**solve** 30:24  
**sort** 81:14 107:24  
**soul** 155:22 162:4,12,19  
**Soulé** 162:4  
**source** 145:21 146:5  
**sources** 83:21 145:10,14 149:10  
 157:6  
**south** 10:18 36:21 54:7 67:24 68:6  
 72:17 76:1 85:6 86:5 89:10,12  
 90:5,15 91:2 93:1,3 94:9 96:18,20  
 103:4,17 106:2 116:23 117:3,9,10,  
 13,15,19,22 118:3,5,14 123:19,21  
 125:4,5 126:19,23 127:1,4,11,16  
 128:7,8 160:11,21 168:4  
**South/west** 53:21 74:24 118:17  
 134:19,20,22 135:1  
**southern** 72:16  
**space** 56:21 135:24 136:3,8,9  
 144:13 155:18,23 156:1,3 157:14  
 158:19 160:24 161:1,9 162:14  
**spaces** 136:1  
**speak** 3:13 4:6 26:2,6 31:18 33:24  
 38:7 44:24 45:13 61:13 62:9,13,20  
 69:6 91:18 107:1 113:22 114:2  
 115:24 116:1,12 124:7 126:16  
 128:17,21 148:10 159:11  
**speaker** 116:9 119:2  
**speaking** 116:15,19  
**spec** 144:10  
**special** 91:4 94:20 115:5,7,8  
**specific** 83:16 94:22,24 97:21  
 107:7  
**specifically** 8:18 12:7 20:15 23:23  
 38:8 50:17 56:16 66:12 77:11 87:4  
 113:2,6  
**specifies** 83:7  
**spend** 29:13 35:7 40:5 46:19  
 122:19 126:2  
**spending** 77:2 118:4  
**spent** 85:14,15 87:23,24 126:1  
**spiral** 92:20  
**spread** 22:11  
**Springfield** 47:7,8,11,14 133:5  
 135:6 138:8 139:19  
**spur** 84:14 90:23 118:19,20  
**square** 14:2 43:5 57:3 58:3 144:6

MEETING, 10/11/2022

<b>squeezing</b> 130:9	<b>store</b> 136:8	<b>successfully</b> 57:1 93:5 99:6
<b>stack</b> 79:3	<b>straight</b> 167:14	<b>sufficient</b> 60:24
<b>staff</b> 9:8 22:24 23:1,12 51:6 67:1 124:9 129:19 133:12 142:9 154:11	<b>strategic</b> 68:16,22 97:1	<b>suggests</b> 33:21
<b>stakeholders</b> 127:4 128:3 145:15 156:6	<b>strategically</b> 30:24	<b>suited</b> 55:22
<b>standard</b> 112:15	<b>strategies</b> 97:8	<b>supplement</b> 46:2
<b>standards</b> 55:22 61:15	<b>strategy</b> 43:21 53:21 75:3	<b>supply</b> 27:18
<b>standpoint</b> 61:10	<b>streamlined</b> 97:21	<b>support</b> 10:6 12:14 16:5,18 18:11 19:4 22:13 28:4,7 40:4 41:1 42:7 47:22,23 69:1 70:11 76:3,14 77:13 86:15 98:11 99:14 110:16 114:16, 17 116:15 117:16 119:14 120:24 122:2 124:16 127:13,14 128:9 145:19 147:21 148:11,17 150:11, 12,15,16,23 162:22
<b>stands</b> 124:14 146:10	<b>street</b> 12:20 14:1,8,13 17:8,9,10, 12,13,15,16,18,21 18:5,6 20:15,17 21:19 25:2 31:14,20 35:12,16 36:2, 13 37:22,24 38:2,5,8,11,17 40:11, 14,20 46:12,13 59:12 67:19 72:12 73:11 85:5 93:1,10,11,12 97:7,8 123:16 142:2 143:2,15 146:13 147:18 151:14	<b>supported</b> 11:13 101:11 149:9
<b>staple</b> 156:22	<b>Street also</b> 46:14	<b>supporters</b> 70:5,8
<b>star</b> 42:9,14 45:6 62:20,21	<b>streets</b> 13:4 25:11 57:7	<b>supporting</b> 13:17 20:5 44:14 75:22 122:3
<b>start</b> 8:3 28:10 53:8 80:8 94:6 114:4	<b>stretch</b> 38:10,18	<b>supportive</b> 58:9 87:13 91:3 94:1
<b>started</b> 35:20 43:1 103:4 129:16 160:23	<b>strong</b> 103:16 109:16	<b>supports</b> 18:18,23 76:5 125:2 143:24 155:4 157:11
<b>starting</b> 103:7 162:19	<b>stronger</b> 76:5	<b>surrounded</b> 34:3 135:8
<b>starts</b> 10:23 71:4 78:12 79:14 94:12,14,19 96:9	<b>strongly</b> 124:16	<b>surrounding</b> 134:23
<b>state</b> 2:12 11:6 31:17 44:4 54:17 83:14 94:21 96:15 97:19 145:24	<b>structure</b> 10:6 20:5 46:9 58:7 67:24 91:7	<b>susceptible</b> 17:14
<b>stated</b> 110:7 119:15,16 142:16 143:16	<b>structures</b> 55:7,8,14 60:24 61:1	<b>sustainable</b> 95:24 125:14 136:5
<b>statement</b> 17:7 18:15 19:16 22:19 24:23 70:20 71:10 92:5 95:18 98:4	<b>studies</b> 11:10 16:2,3 97:23	<b>system</b> 75:12,13 93:2
<b>statements</b> 8:5 17:4 58:17 114:9	<b>studio</b> 147:3	<b>systems</b> 145:4 156:9
<b>station</b> 14:8 15:13 20:16 22:1 31:12 34:4 72:15,21 83:13 97:11	<b>studios</b> 136:11	
<b>stations</b> 68:11 72:11 88:2 93:10 103:21,24 130:1,3,4	<b>study</b> 11:21 15:22 25:9 55:1 59:10, 15,24 60:5,11 74:9,11,14	<hr/> <b>T</b> <hr/>
<b>stay</b> 32:19	<b>stuff</b> 43:16	<b>table</b> 29:5 115:9,11
<b>stemming</b> 96:21	<b>subject</b> 146:19 155:8	<b>takes</b> 38:10 61:3
<b>step</b> 68:13 104:23	<b>submitted</b> 8:5 17:5 22:20 58:18 92:3 95:16,19 98:4	<b>taking</b> 3:23 17:14 89:8,24
<b>Stephen</b> 32:1	<b>subsequent</b> 13:12	<b>Taliaferro</b> 148:9 155:3
<b>steps</b> 69:24 101:13	<b>subsidized</b> 21:10	<b>talk</b> 59:13 69:21 73:20 79:23 82:22 84:20,23 86:21 122:2
<b>stimulate</b> 90:4	<b>substantially</b> 87:6	<b>talked</b> 24:24 36:11 70:3,4 84:4,12 87:7 89:14
<b>stimulated</b> 73:21	<b>substantive</b> 29:7 41:15	<b>talking</b> 32:10 33:9 45:15 47:6 69:2 101:2 108:19 122:21 123:6
<b>stimulus</b> 76:19	<b>suburbs</b> 123:15,19,22 124:1	<b>Talman</b> 38:5,9
<b>stock</b> 28:4	<b>success</b> 89:9 107:13 125:3	<b>Tamra</b> 133:11,22
<b>stop</b> 30:17 31:10 36:9,10,12	<b>successes</b> 22:3,4	<b>Tanya</b> 155:16
<b>storage</b> 88:3	<b>successful</b> 104:18	



MEETING, 10/11/2022

<b>tap</b> 145:10	<b>things</b> 27:9 38:13 41:6,8 45:22 47:13,20 90:10 100:21 111:12 119:11 120:17,23 121:10,11 160:17	129:11,15 131:2 134:4,17 136:19, 20,22 137:5 143:4 145:11 146:4,19 147:15,22 155:5 156:12,13 157:4, 5,6
<b>target</b> 12:17,19	<b>thinking</b> 75:3 91:9 160:15	<b>TIF-ELIGIBLE</b> 88:4
<b>targeted</b> 94:6 105:3 144:19	<b>thirteen</b> 54:20	<b>TIF-FUNDED</b> 21:23 57:24
<b>targeting</b> 12:21 112:6	<b>Thomas</b> 5:15,16 6:7,8,10 7:18,19 50:5,6 65:10,11 110:1,2,21 111:1, 2,4 132:15,16 140:1,3 141:11,12 150:6,7,17,20,21 153:7,8 164:24 165:1,3 166:9,10,21	<b>TIFS</b> 14:1 45:24 83:18 84:6,17 94:24 95:2 106:4,6
<b>Tate</b> 163:2	<b>Thomas'</b> 111:9	<b>tighten</b> 120:3
<b>tax</b> 19:19 21:12 33:14 48:13 51:4 52:18 66:22 80:18,24 81:8,20,21 82:4,13 95:11 96:2 98:19 107:18 128:11,14 131:3 133:6 134:12 137:10,13,16 139:19 142:3 146:1 151:15 153:21 154:5 157:18 164:9, 18	<b>thought</b> 60:9 100:15 149:24 159:15	<b>tightened</b> 120:19
<b>taxes</b> 29:3 32:15,16,24 33:2 35:9 44:3,4 80:12,18 86:19 90:7 95:15 107:21	<b>thousand</b> 156:19	<b>Till</b> 97:7
<b>taxing</b> 80:21,23 81:3,10 82:10,18 88:18 95:12	<b>three-bedroom</b> 136:12	<b>Tim</b> 9:23 24:22 66:24 67:6 68:21 70:1 73:19 79:17 99:20 102:21 106:15,17 108:24
<b>taxpayer</b> 41:6	<b>three-story</b> 144:4	<b>time</b> 3:24 4:7 16:10 27:6 28:11,23 29:2 30:6,9 32:7 33:15 37:6,12,20 39:2 41:23 58:11 70:6 71:5 73:10 77:3 80:3 81:14 90:13 108:6 116:3 120:6,7,13 121:17 126:1,2 128:17 157:20 167:5,6
<b>taxpayers</b> 29:12	<b>three-year</b> 80:15	<b>timeline</b> 29:16 78:1
<b>teach</b> 121:24	<b>thresholds</b> 41:22	<b>timelines</b> 137:3
<b>Teague</b> 155:15 157:22 158:16 159:9,20,23 160:2,7,9 162:24 167:22 168:2,11	<b>thrilled</b> 162:21	<b>times</b> 14:5 38:15 73:16 108:5 125:13
<b>team</b> 134:1	<b>thrive</b> 147:21	<b>timing</b> 95:2
<b>tech</b> 16:18 42:7 69:1	<b>thriving</b> 92:21	<b>TOD</b> 13:2 118:19
<b>technology</b> 20:1	<b>throw</b> 121:9	<b>today</b> 3:4,8,22,24 9:22 10:1 16:16 28:12,24 29:5 45:11 52:15 67:9 68:18 69:5,6,12,20 71:18 74:2 75:17 78:2 84:5 90:12,14 93:13 116:20 133:23 148:13 151:2 154:19 155:4 163:19 167:3
<b>temporary</b> 147:11	<b>TIF</b> 8:7,9,17,21 9:4,23 10:3,16 11:2,7,14,18 12:3,9 13:7,16,22,23 14:5,6,9,10,16,20,21,23 15:3,8 16:5 18:8,19 19:8 20:21 22:8,14 23:2,6 24:8,15 25:4,5 26:1 27:1,3 28:8 29:8,13,17 30:2,7,12,16,23 31:3,16 33:5 39:15,24 40:7 41:10 43:8,16 44:13 45:20,24 46:1,3,6, 15,20 47:9,16,17 50:16,20 51:2 52:16,19,20 53:13,17 54:9,16,17, 24 56:7,13 57:1,7,10,16,21 58:9, 20,23 59:15,24 60:18 61:9 62:8 63:5 66:11,15,20 67:11,15 68:13, 20 69:7,10,22,23 79:15,18,23,24 80:9,11 81:4,5,8,17,18,19,21,24 82:2,3,4,6,8,14,16 83:3,5,7,10,14 84:1,4,6,9,11,18,24 85:10,13,14, 15,18,20,21,22 86:1,3,7,11,18,20, 23 87:3,4,18,23,24 88:8,21 89:6 90:8,11 93:14,15 94:7,16,20 95:7, 13 96:3 97:15,20 98:12,13,17,21 99:6,9,14,22 100:1 102:15,17 103:2,13,19,20,23 106:2,5,10,11, 19,20,22 107:2 113:21 114:17 115:15 116:5,16 118:9,23 119:10 120:21 122:4,6,7,22 123:7,11 124:17,19,22 127:20 128:13	<b>today's</b> 2:5,22 3:17 4:1 58:10,16 124:7 168:15
<b>ten-week</b> 161:16		<b>TODS</b> 74:21
<b>tenant</b> 144:10,14		<b>told</b> 89:7
<b>tenanted</b> 144:24		<b>Tony</b> 42:19,20,22
<b>tenants</b> 101:5 136:13 144:7		<b>tool</b> 96:20 97:18
<b>term</b> 89:7 107:16,23		<b>tools</b> 74:17 108:11
<b>terminal</b> 71:24		<b>top</b> 52:7 156:22
<b>termination</b> 10:12 53:23		<b>total</b> 15:6 67:20 87:19 102:15 103:8,9 126:5 136:15,17,21 156:11 163:7
<b>terminus</b> 67:18		<b>totality</b> 96:11
<b>terms</b> 60:12,23 73:9 89:22 101:4 111:24 112:1 145:6 149:5		<b>totally</b> 127:9
<b>terrific</b> 163:14,24		
<b>TFIA</b> 85:4,12,16 86:6,10,24 87:1,5 110:15		
<b>there'll</b> 72:20 146:12		
<b>thing</b> 21:12 36:13 47:2 60:1 115:16 120:2		

MEETING, 10/11/2022

<b>touched</b> 23:15	<b>tremendous</b> 19:19 56:2	<b>unemployed</b> 73:4
<b>tough</b> 38:4	<b>trench</b> 71:24	<b>unequal</b> 123:3
<b>tourists</b> 35:6	<b>Trevino</b> 5:18,19 6:12,14 7:20,21 50:7,8 65:12,13 131:10,12 132:17, 18 141:13,14 153:9,10 166:16,17	<b>unequally</b> 36:7
<b>track</b> 15:13	<b>triangle</b> 81:12	<b>unevenly</b> 36:6
<b>tracks</b> 71:22 72:3,7,8	<b>true</b> 98:22	<b>uniform</b> 101:4
<b>trades-</b> 112:9	<b>Truss</b> 92:7 95:17 114:7	<b>Union</b> 70:16 71:22 72:2 83:13
<b>traditional</b> 80:9 81:19 84:18 85:22 95:2	<b>Tuesday</b> 127:1	<b>unions</b> 77:21 124:12
<b>traffic</b> 21:6	<b>turf</b> 14:24 147:2	<b>United</b> 145:16
<b>trail</b> 97:5	<b>turn</b> 4:12 25:22 79:22 91:10 124:12 129:15 138:22	<b>units</b> 12:15,17,21 14:18 15:24 18:21 19:4 29:22 136:11,12,13,15, 16
<b>train</b> 46:17 83:17 114:23 115:3 147:10,12	<b>Turner</b> 121:19,20	<b>University</b> 121:22 161:11 168:10
<b>training</b> 77:13,18 142:23 144:11, 12,17,19,24 145:2,3 147:9,22 156:19 161:16	<b>turning</b> 162:12	<b>unloading</b> 61:7
<b>transaction</b> 138:24	<b>two-</b> 136:12	<b>unlock</b> 78:12
<b>transform</b> 90:5 125:5	<b>two-year</b> 71:5	<b>unmute</b> 34:13
<b>transit</b> 13:1,4 15:19 19:2 28:5 60:13 67:11,15 68:13,17 69:23 76:23 79:15,18,24 80:11 82:2,4,6, 8,14,16,20,21 83:5,7,8,14,18,22,24 84:6,9,11,17,24 85:2,13,14,15,18, 20 86:1,3,11,18,20,23 87:2,13,18, 23,24 88:21 89:6 90:18 93:2,14,15 94:7,16,20,22,24 95:4,13 98:12,13, 21 99:6,9,14 100:19 103:19,23 106:22 109:1 110:13 114:17 115:15 116:5 118:9 122:4,7,22 123:7 124:17 125:6 127:9 129:12, 19	<b>type</b> 41:2 60:1,5,10 74:4,6 83:21, 24 91:6 111:13 112:7,10 150:12	<b>unwarranted</b> 97:22
<b>transit-</b> 99:4	<b>types</b> 77:23 81:18 118:18	<b>update</b> 10:13 12:4 54:1
<b>transit-dependent</b> 125:8	<b>typical</b> 83:20 105:5	<b>updated</b> 57:14
<b>transit-oriented</b> 93:9	<b>typically</b> 112:7	<b>updating</b> 13:7
<b>transit-served</b> 125:4		<b>upgrade</b> 21:3
<b>transparency</b> 43:21		<b>upper</b> 87:22
<b>transportation</b> 12:1 40:17 76:15 94:2 99:3 116:23 117:5,11 125:14	<hr/> <b>U</b> <hr/>	<b>ups</b> 161:4
<b>Transportation's</b> 96:9	<b>ultimately</b> 70:22 90:5 101:21	<b>urban</b> 121:21
<b>trash</b> 17:17,19 18:7 38:13	<b>unable</b> 35:21	<b>usage</b> 12:1
<b>Traubert</b> 145:18	<b>unbridled</b> 107:12	<b>users</b> 13:18
<b>traveling</b> 73:11	<b>unchanged</b> 95:8	<b>usual</b> 111:10
<b>travelling</b> 126:1	<b>under-the-table</b> 43:17	<b>utilizations</b> 127:14
<b>treasurer</b> 34:24	<b>underemployed</b> 73:4	<b>utilize</b> 28:9 40:11 139:1
<b>tree</b> 115:9	<b>undergoing</b> 111:15	<b>utilized</b> 128:20
	<b>underinvested</b> 19:13	<b>utilizing</b> 40:3 120:21 155:19
	<b>undermine</b> 97:15	<hr/> <b>V</b> <hr/>
	<b>undersell</b> 68:2	<b>vacancies</b> 55:8
	<b>underserved</b> 125:7	<b>vacant</b> 54:22 55:3,10,11,17 56:19 143:9 145:8 146:24 147:13,14 155:10,19 156:10 157:13,17
	<b>understand</b> 29:12,13,16 39:15 40:22 61:14 77:22 120:9	<b>valued</b> 30:3
	<b>underutilized</b> 147:19	<b>values</b> 81:13,14 90:1
	<b>underway</b> 57:4	<b>variety</b> 145:14
	<b>undeveloped</b> 147:6	

MEETING, 10/11/2022

<b>varying</b> 110:7	<b>Walker</b> 34:11,13,16 39:4,6,10 41:24 119:2,5,8 129:18	<b>WIOA</b> 112:13
<b>vast</b> 29:12 109:13	<b>walking</b> 36:19 69:20	<b>wire</b> 12:1
<b>vehicles</b> 76:3	<b>Walter</b> 16:15	<b>witnessed</b> 27:5,17 92:19
<b>vein</b> 21:16	<b>wanted</b> 80:8 115:2 129:8 149:2 160:13 163:17,18	<b>women-owned</b> 147:20
<b>version</b> 77:7	<b>ward</b> 19:21 110:19 143:4 155:3	<b>wonderful</b> 37:15 38:18
<b>viaduct</b> 11:24 15:15 17:18 34:5 36:22 38:9	<b>Ward's</b> 134:14	<b>Wood</b> 17:18,21
<b>viaducts</b> 21:4 30:21 36:24	<b>wards</b> 70:10 110:5	<b>word</b> 167:14
<b>vibrant</b> 22:9	<b>warranted</b> 96:24 97:2	<b>work</b> 11:13 17:23 38:6 44:6 45:20 46:9,11,12,13 47:15 52:10 70:19 74:5,24 76:6 77:12 106:9 110:19, 23 111:13 112:3,7,10,12,14 117:9 119:16 126:1 128:1 146:20 156:7 162:22 167:8
<b>vice</b> 4:15 6:22 27:2 48:3 49:9 63:17 64:11 69:9 80:6 95:21 131:19 140:12 151:22 152:8 165:12 167:12	<b>Washington</b> 10:18	<b>worked</b> 27:3 30:10 41:20 74:18,19 121:23 161:3
<b>Victory</b> 43:1,5	<b>water</b> 17:14 97:9	<b>workers</b> 124:15 125:20 147:12
<b>video</b> 129:15	<b>weak</b> 120:3	<b>workforce</b> 19:22 21:9 77:10,11 111:24 126:10 142:22 144:11 145:7
<b>view</b> 143:14	<b>web</b> 26:13	<b>working</b> 29:2 39:17,18 40:23 47:14 69:22 77:10 78:8 101:12 102:2 113:3 124:12 129:19 161:17, 18 168:2,3
<b>viewed</b> 3:6	<b>website</b> 3:7,19	<b>workout</b> 147:3
<b>views</b> 3:24	<b>weeds</b> 17:17 18:7	<b>works</b> 82:2
<b>virtual</b> 2:5,15,22 88:13	<b>week</b> 87:11 88:19	<b>worth</b> 21:19 71:12 150:1
<b>virtually</b> 3:6	<b>weekends</b> 30:12	<b>worthy</b> 20:10
<b>visioning</b> 134:24	<b>weeks</b> 30:13 35:13	<b>wraparound</b> 94:1
<b>visit</b> 166:12	<b>welding</b> 145:3	<b>writing</b> 110:9 121:1
<b>visited</b> 149:5	<b>west</b> 10:8,17 13:18,24 16:5,6,7 19:20 20:7,13 22:9,12,17 24:4 27:17 30:13 32:12 38:2,19 39:12 40:9 54:8,14 70:24 72:4 91:2 93:3 133:4 135:7 138:1,7 139:18 142:2 143:1,3,20,22 144:2,20 145:7 151:14 153:20 154:5,22,24 155:2, 12 160:10,20,21 162:3,6 164:8,17	<b>written</b> 8:2,5,8 17:4 22:19 29:18 31:2,11 58:17 92:3
<b>vitality</b> 92:22 93:21,22	<b>Western</b> 31:13 36:10 38:5,11,17, 19	<b>wrong</b> 51:17
<b>vocational</b> 144:18	<b>Westinghouse</b> 40:16	
<b>voice</b> 35:1	<b>Westside</b> 141:24 142:6,17 143:16, 20 144:7,16 145:16 148:1 151:12, 17	<hr/> <b>Y</b> <hr/>
<b>vote</b> 6:17,21 48:9 49:6,7 63:2 64:7, 8 104:18 130:23 131:16,17 139:11 140:9,10 151:8 152:5,6 158:14 159:6 164:2 165:9,10	<b>Wheat</b> 4:17,18 6:24 7:1 23:10,11, 22 25:14,17 48:18,19,21 49:11,12 64:13,14 65:17,19 102:9,11 104:7, 11 105:14,17,21 131:21,22 140:14, 15 152:10,11 165:14,15	<b>yard</b> 72:10,23 75:21
<b>votes</b> 6:16 7:22 49:4 50:10 64:6 65:15 131:14 132:20 141:16 153:12 166:19	<b>white</b> 19:24 86:6 97:22	<b>year</b> 11:4 25:6 35:20 75:10 80:16 95:2 104:21 122:14 123:5 147:12
<b>voting</b> 65:22	<b>wholeheartedly</b> 147:24 168:1	<b>yearlong</b> 78:6
<hr/> <b>W</b> <hr/>	<b>willingness</b> 96:11	<b>years</b> 10:4 11:7,11 15:3 29:9 30:10 33:8 34:2,22 35:8 36:17 44:10 46:3 55:10 57:6,15 71:13 83:19 84:11 95:1 109:15 121:23 127:20 156:17
<b>wages</b> 77:19 126:13	<b>windows</b> 35:18	<b>yoga</b> 147:3,4
<b>wait</b> 65:23		
<b>waiting</b> 34:15		
<b>walk</b> 13:5 17:10 36:20 38:3 68:17		
<b>walkability</b> 93:23		

MEETING, 10/11/2022

**youth** 158:18

---

**Z**

---

**zeal** 96:4,6 97:16

**zip** 112:16

**zone** 97:6

**zoned** 135:18

**zoning** 13:8,12

**zoom** 3:6 42:10,12 86:1