

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

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

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

Present

Gwendolyn Hatten Butler,
Chris Wheat, Secretary
Robert Buford
Maurice Cox
Dwight Curtis
Leslie Davis
Cornelius Griggs
Jacqueline Gomez
Latasha Thomas
Ivette Trevino

Not Present

Shirley Newsome
Grace Chan McKibben

Resigned Prior to Meeting

Adela Cepeda

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

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

II. APPROVAL OF MINUTES OF THE OCTOBER 11th MEETING

Motioned by Commissioner Thomas. Seconded by Commissioner Cox.

Approved 7-0-5 Yeas: Hatten Butler, Wheat, Buford, Cox, Davis, Gomez, Thomas
Abstain/Not Present: Newsome, Chan McKibben, Curtis, Griggs, Trevino

III. OLD BUSINESS – PUBLIC HEARINGS

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

Recommend approval of the redevelopment plan for the 43rd/Cottage Grove Tax Increment Financing Redevelopment Project Area Amendment No. 3.

Ryan Slattery
22-CDC-61

Motioned by Wheat, Seconded by Thomas

Approved 8-0-3 Yeas: Hatten Butler, Buford, Cox, Curtis, Davis, Gomez, Thomas, Wheat, Abstain or Not Present: Newsome, Chan McKibben, Griggs, Trevino.

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

Ryan Slattery
22-CDC-62

Motioned by Thomas, Seconded by Curtis

Approved 9-0-3 Yeas: Hatten Butler, Wheat, Buford, Cox, Curtis, Davis, Gomez, Griggs, Thomas, Abstain or Not Present: Chan McKibben, Newsome, Trevino.

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

Recommend approval of the redevelopment plan for the Madden/Wells Tax Increment Financing Redevelopment Project Area Amendment No. 1.

Ryan Slattery
22-CDC-63

Motioned by Thomas, seconded by Wheat

Approved 8-1-2 Yeas: Hatten Butler, Wheat, Buford, Cox, Curtis, Gomez, Griggs, Thomas; No: Davis; Abstain or Not Present: Newsome, Chan McKibben, Trevino.

VI. NEW BUSINESS

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

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with mHUB for the rehabilitation of the property located at 240 N. Ashland Avenue in the Kinzie Industrial Corridor Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of the mHUB as Developer.

Beth McGuire / Terrence Johnson
22-CDC-64

Motioned by Thomas, seconded by Gomez

Approved 9-0-2 Yeas: Hatten Butler, Buford, Cox, Curtis, Davis, Gomez, Wheat, Thomas, Trevino. Abstain or Not Present: Newsome, Chan McKibben, Griggs.

V. ADJOURNMENT

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

9 Zoom Video Teleconference
10

11 Tuesday, November 8, 2022
12 1:00 o'clock p.m.
13

14 GWENDOLYN HATTEN BUTLER, Chairperson
15 CHRIS WHEAT, Secretary
16 ROBERT BUFORD
17 MAURICE COX
18 DWIGHT CURTIS
19 LESLIE DAVIS
20 JACQUELINE GOMEZ
21 CORNELIUS GRIGGS
22 LATASHA THOMAS

23 Reported by: Nick D. Bowen
24

Page 2

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

Page 3

1 emergency an in-person meeting would not have been
 2 practical or prudent today.
 3 Therefore, in accordance with the
 4 Commission's emergency rules, this meeting is being
 5 held virtually on Zoom and can be viewed live via
 6 the Commission's website.
 7 A court reporter is present today to
 8 record the proceedings.
 9 Commissioners, you have all been
 10 designated as panelists, which allows you to
 11 control your microphone. Please remember to place
 12 your microphone on mute unless you wish to speak.
 13 If you would like to be recognized by the Chair,
 14 please activate the raise-your-hand feature, and
 15 you will be called in order.
 16 The agenda for today's meeting was
 17 posted on November 2nd both online at the CDC's
 18 website and physically in City Hall.
 19 Before I formally call the roll, I'd
 20 like to make the members of the Commission and the
 21 public aware that Commissioner Adela Cepeda
 22 resigned from the Community Development Commission
 23 on October 21st, 2022 after a decade of service to
 24 the City. We'd like to thank her publicly for her

Page 4

1 work on behalf of the City of Chicago.
 2 I will now begin the meeting with a
 3 call of the roll.
 4 Commissioners, when your name is
 5 called, please turn your microphone on, respond by
 6 saying present, and please also indicate that you
 7 can hear me.
 8 Vice Chair Newsome.
 9 (No response.)
 10 Secretary Wheat.
 11 COMMISSIONER WHEAT: Present. And I can hear
 12 you.
 13 CHAIRWOMAN BUTLER: Commissioner Buford.
 14 COMMISSIONER BUFORD: Present. And I can
 15 hear you.
 16 CHAIRWOMAN BUTLER: Commissioner Chan
 17 McKibben.
 18 (No response.)
 19 Commissioner Cox.
 20 COMMISSIONER COX: Present. I can hear you.
 21 CHAIRWOMAN BUTLER: Commissioner Curtis.
 22 COMMISSIONER CURTIS: Present. And I can
 23 hear you.
 24 CHAIRWOMAN BUTLER: Commissioner Davis.

Page 5

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

Page 6

1 CHAIRWOMAN BUTLER: So moved by Commissioner
 2 Thomas.
 3 Do I have a second?
 4 COMMISSIONER COX: Seconded by Commissioner
 5 Cox.
 6 CHAIRWOMAN BUTLER: Thank you, Commissioner
 7 Cox.
 8 In accordance with the Open Meetings
 9 Act, all votes are to be conducted by roll call so
 10 that each member's vote on each issue can be
 11 identified and recorded.
 12 Commissioners, if you were not in
 13 attendance during the October meeting, please
 14 abstain from this vote.
 15 Vice Chair Newsome.
 16 (No response.)
 17 Secretary Wheat.
 18 COMMISSIONER WHEAT: Yes.
 19 CHAIRWOMAN BUTLER: Commissioner Buford.
 20 COMMISSIONER BUFORD: Yes.
 21 CHAIRWOMAN BUTLER: Commissioner Chan
 22 McKibben.
 23 (No response.)
 24 Commissioner Cox.

Page 7

1 COMMISSIONER COX: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Curtis.
 3 COMMISSIONER CURTIS: Abstain.
 4 CHAIRWOMAN BUTLER: Commissioner Davis.
 5 (No response.)
 6 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 (No response.)
 14 And Chair Butler votes yes.
 15 The motion passes.
 16 COMMISSIONER DAVIS: Commissioner Davis is
 17 here. I just wasn't enabled.
 18 CHAIRWOMAN BUTLER: All right. Thank you so
 19 much, Commissioner Davis. And did you -- would you
 20 care to vote on the approval of the minutes?
 21 COMMISSIONER DAVIS: Yes. Approve.
 22 CHAIRWOMAN BUTLER: Thank you.
 23 The public was given an opportunity
 24 to provide written comments up to 24 hours prior to

Page 8

1 the start of this meeting through the CDC email
 2 address, which is cdc@cityofchicago.org. There
 3 were no written comments in the CDC mailbox for
 4 today's meeting.
 5 And, Bob, I'm looking at you to
 6 confirm that is correct.
 7 MR. McKENNA: That is correct.
 8 CHAIRWOMAN BUTLER: Thank you.
 9 MR. McKENNA: There were -- there were no
 10 items within 24 hours before the meeting.
 11 CHAIRWOMAN BUTLER: Thank you.
 12 Commissioners, today's agenda will
 13 begin with three items of old business which will
 14 cause us to recess from our regular CDC meeting in
 15 order to hold the three required public hearings to
 16 amend -- in order to amend the three existing TIF
 17 plans on the agenda. Specifically Ryan Slattery
 18 from the Department of Planning and Development
 19 will be requesting approval of three proposed
 20 redevelopment plans.
 21 The first -- excuse me. The first
 22 for the proposed 43rd/Cottage Grove TIF Amendment
 23 No. 3; the second for the proposed Bronzeville TIF
 24 Amendment No. 6; and the third for the proposed

Page 9

1 Madden/Wells TIF Amendment No. 1.
 2 To that end, the CDC will be
 3 accepting public comments at the appropriate time
 4 during each of the meetings -- each of the
 5 hearings.
 6 So we will now we recess from the
 7 regular meeting of the Community Development
 8 Commission in order to hold the first of the public
 9 hearings.
 10 This one on the matter of the
 11 proposed 43rd/Cottage Grove Area TIF Redevelopment
 12 Project Area Amendment No. 3, and to recommend or
 13 oppose adoption of Amendment No. 3 for the area.
 14 Ryan Slattery will present the staff
 15 report on behalf of the Department of Planning and
 16 Development.
 17 Ryan, you may begin.
 18 MR. SLATTERY: Thank you so much.
 19 Good afternoon, Chair Butler and CDC
 20 Commissioners. For the record, my name is Ryan
 21 Slattery. I'm the financial planning analyst for
 22 the Department of Planning and Development.
 23 I'm here today with Tim Jeffries,
 24 Deputy Commissioner of Financial Incentives

Page 10

1 Division, Elena Caminer and Geoff Dickinson, who
 2 are both of S.B. Friedman, the TIF consultants for
 3 this -- for the amendment.
 4 The purpose of this meeting is to
 5 discuss the amendment for the 43rd/Cottage Grove
 6 Tax Increment Financing District.
 7 The main purpose for why we're here
 8 today is to increase the budget based off an
 9 additional 12 years of increment that was
 10 previously approved at the October 26th City
 11 Council meeting.
 12 Also we are proposing to expand the
 13 boundaries to include vacant lands and two -- and
 14 two schools, the former Price Elementary and King
 15 High School.
 16 As part of the extension process, we
 17 will also upgrade -- update the land use plan and
 18 make minor changes to the plan language prior to
 19 receiving Council approval.
 20 The 43rd/Cottage Grove TIF is
 21 generally bounded by Pershing Avenue to the north,
 22 Drexel Boulevard to the east, 48th District -- 48th
 23 Street to the south, Vincennes Avenue to the west.
 24 The entire TIF area measures approximately 232

Page 11

1 acres. The added area, as you can see in the
 2 hatch, is east of that -- is east of Cottage Grove
 3 Avenue.
 4 In order to establish a TIF
 5 district, the state of Illinois -- the state TIF
 6 Act requires that certain eligibility factors are
 7 legally demonstrated within the area as blighting
 8 to be present.
 9 For vacant land, there are two paths
 10 for blighting eligibility. The first path requires
 11 two of six factors be present to a meaningful
 12 extent and reasonably distributed throughout the
 13 area. The second path requires at least one of six
 14 possible factors that also need to be present to
 15 a meaningful extent and reasonably distributed
 16 throughout the area.
 17 After a thorough review, it was
 18 determined that it met one factor of eligibility
 19 for the vacant lands. A flooding study indicated
 20 that runoff from a hundred percent of the added
 21 area contributed to flooding within the watershed
 22 of both areas -- of the areas.
 23 For the improved lands, at least
 24 three of thirteen factors must be present in the

Page 12

1 area to qualify as a conservation area. A study
 2 was performed. It was determined that the added
 3 area qualified as an improved -- improved area with
 4 the following factors:
 5 Deterioration, which includes major
 6 defects in the secondary buildings' components and
 7 service improvements.
 8 Presence of structures below minimum
 9 code standards which do not meet equitable standard
 10 of zoning subdivision, building, fire, and
 11 government codes.
 12 And inadequate utilities, which
 13 includes underground and overhead utilities, such
 14 as storm sewers, storm drainage, sanitary sewer --
 15 sanitary sewers, water lines, and gas, telephone,
 16 electrical services which are either insufficient,
 17 deteriorated, obsolete, or in disrepair to the
 18 service area.
 19 The redevelopment plan includes a
 20 general land use plan of the future development
 21 within the TIF district. The entire area is
 22 identified as a mix of uses, which generally
 23 includes commercial, residential, institutional,
 24 open space, and right of way.

Page 13

1 Each TIF district has a list of
 2 goals and objectives. The general goal is to
 3 reduce and eliminate the conditions that qualify
 4 the area. And the objectives include assisting in
 5 future economic development throughout the area,
 6 improving infrastructure par- -- infrastructure,
 7 parks and schools, and creating new job
 8 opportunities within the redevelopment project
 9 area.
 10 The TIF funds have been used
 11 successfully in many projects within the area,
 12 including the Shops and Lofts at 47, which is the
 13 photo here. TIFs were also used for the Heart --
 14 Hearts multifamily 1, 2, and 3 phases, 45th/
 15 Cottage Grove Phase 1, Sumac Park, street
 16 improvements, and then it's been used 19 times --
 17 the SBIF program, the Small Business Improvement
 18 program, has been used 19 times within this area.
 19 In order to make the future projects
 20 a reality, the redevelopment plan amendment
 21 includes an updated budget to capture the increment
 22 which will -- that will generate during the
 23 additional 12 years of the TIF. The expected
 24 increment to be generated and expended is \$160

Page 14

1 million. As you can see, it is expected the majority of the funds in this TIF area are for public infrastructure, affordable housing construction, and property assembly items.

We anticipate that the pending TIF fund projects in the area will include the redevelopment of the Lillian Marcie Phase 1, 43rd-47th and Cottage Grove streetscapes, Small Business Improvement Fund.

And then potential future projects include the 4400 South Grove Phase 2, Bronzeville Trail construction, the King and Price school improvements, and the future phases of the Lillian Marcie Theater.

I want to thank you for your time, and we're happy to answer any questions you may have.

CHAIRWOMAN BUTLER: Thank you, Ryan. I don't know if Alderman Sophia King or Alderman Dowell are present. If they are or a member of their staff are available, if you'd like to make comments now.

Tech support, can you tell me if either Alderman King or Dowell are on the screen?

Page 15

MR. KAMAL: Yes, there is someone raising their hand, so I'm trying to promote them.

CHAIRWOMAN BUTLER: Okay. Great. Thank you.

MR. KAMAL: They just accepted the promotion.

CHAIRWOMAN BUTLER: And who did you just promote, please?

MR. KAMAL: It's Lynn Johnson-Stevenson. I don't know if it's from alderman's office or who that is.

CHAIRWOMAN BUTLER: Okay. Lynn Johnson-Stevenson, are you from one of the two aldermen's office?

MS. JOHNSON-STEVENSON: Well, actually no. I'm a resident of the 4th Ward.

CHAIRWOMAN BUTLER: Okay. You'll have an opportunity to speak during the public comment section. Thank you for your participation.

MS. JOHNSON-STEVENSON: All right.

CHAIRWOMAN BUTLER: All right. Thank you.

Okay. Bob, can you confirm that no written statements from the public were submitted on this matter?

MR. McKENNA: Yes, that's confirms. Nothing was submitted before 24 hours before the --

Page 16

CHAIRWOMAN BUTLER: Thank you.

MR. McKENNA: -- or within 24 hours.

CHAIRWOMAN BUTLER: Thank you for that confirmation.

Commissioners, besides having Ryan Slattery representing the City staff, DPD is also joined by Elena Caminer and Geoff Dickinson, who are the TIF consultants for the first of three -- for the first three of today's agenda items, and they are here to help answer your questions.

Commissioners, do you have any questions for DPD or the TIF consultants? If you do, please raise your hand.

(No response.)

Kamal, I don't see any hands raised by members of the Commission. Is that correct?

MR. KAMAL: That's correct, Chairwoman.

CHAIRWOMAN BUTLER: All right. Thank you.

The Chair will now invite members of the public who have used the raise-your-hand feature to be recognized by the Chair. Each person called upon by the Chair to speak will be limited to three minutes per agenda item.

So, Lynn Johnson-Stevenson, welcome

Page 17

back. And thank you for participating in the meeting. And you're now able to make your comments.

MS. JOHNSON-STEVENSON: I just had a quick question. On the budget, it said 52,900,000 for the rehabilitation of existing buildings. Does that mean that there will be funds available for residents who have structures that need help?

CHAIRWOMAN BUTLER: Thank you for your question.

Ryan Slattery, would you like to respond on behalf of the department?

MR. SLATTERY: Sure. So the budget that we have here is actually -- it's an estimate of what we're going to use. We can go ahead and allocate the funds in any of those line items. It's the total project is actually the -- can't be changed. So that's a little -- but that's the most we can spend within the area.

The 43rd/Cottage Grove was created for -- to help with the commercial corridors, not for the residential. So currently right now we don't have any residential TIF programs within this area.

Page 18

1 CHAIRWOMAN BUTLER: Okay. Thank you for your
 2 response.
 3 If there are no further questions or
 4 comments from Lynn Johnson-Stevens.
 5 MS. JOHNSON-STEVENSON: Well, he answered my
 6 question, so I don't have any other comments.
 7 CHAIRWOMAN BUTLER: All right. Well, thank
 8 you so much for participating in today's public
 9 hearing. It's important that we hear from you.
 10 The next individual who has raised
 11 their hand is D. Sims. And you have the floor.
 12 MS. SIMS: Good afternoon, and thank you so
 13 much for your time. You might be educating me a
 14 little bit because I'm not sure where TIF funds
 15 come from, so please bear with my questions. And
 16 these questions are the same questions that I have
 17 for all of the other amendments also proposed.
 18 But for the defined area, are the
 19 moneys coming from property taxes?
 20 And then my next question is
 21 could you please share again the screen of what
 22 properties and organizations are going to be
 23 improved or proposed to use for the TIF funds?
 24 And then also I have a question,

Page 19

1 does this funding impact organizations in the
 2 defined area that might be able to qualify for the
 3 HUBZone or the 8(a)? And then if so, do you have
 4 an idea of how many small businesses might be
 5 impacted? And if you have an idea of how many
 6 micro businesses are in the defined area that
 7 you're talking about.
 8 And then lastly I saw on the budget
 9 job training. And I'm curious can organizations
 10 tap into those fundings to provide job training, or
 11 are those organizations and dollars already pre-
 12 allocated for -- to organizations that you already
 13 have determined who will provide that job training?
 14 Thank you.
 15 CHAIRWOMAN BUTLER: Thank you, Ms. Sims, for
 16 participating in today's public hearing and for
 17 your questions.
 18 I will ask Ryan Slattery and members
 19 of the department and TIF team to respond to the
 20 questions.
 21 MR. SLATTERY: Sure. So I think I wrote them
 22 all down.
 23 So the first one for where the TIF
 24 funding is coming from, when a TIF is created, we

Page 20

1 establish a base equalized assessed value for the
 2 area. At that point all of the property taxes that
 3 go to your normals, to the park districts, to CPS,
 4 to the City, Cook County, they also get distributed
 5 throughout as to those taxing bodies. Anything
 6 after that -- after that year -- after the basis
 7 set, anything incremental to that then is allocated
 8 into the special allocation fund for TIF. That
 9 is -- allows us to use those incremental property
 10 taxes to do any eligible costs; so that might be
 11 street improvements, it might be a park, it might
 12 be an economic development deal, affordable
 13 housing, anything that the TIF Act allows us to use
 14 those TIF funds for.
 15 So it's a tax diversion. It's not
 16 a tax increase. This is what, you know, a lot of
 17 people get confused about.
 18 So hopefully that answers your first
 19 question.
 20 The future -- I have to re-share my
 21 screen. Sorry. I can reshew the -- so the future
 22 projects, the main one that is really going on
 23 right now is the Lillian Marcie Phase 1, the
 24 streetscapes -- the three streetscapes. SBIF will

Page 21

1 continue to be used. And then future Lillian
 2 Marcie, the Bronzeville Trail construction, which
 3 is the Kenwood embankment area, it's also within
 4 the Bronzeville TIF as well, the schools, anything
 5 that we can -- you know, these are just potential
 6 future projects. Doesn't necessarily mean that
 7 these are the only projects that we will be
 8 funding. It's an additional 12 years. So these
 9 are the ones that we know of currently.
 10 MR. KAMAL: Ryan, we don't see your screen.
 11 MR. SLATTERY: Oh, that's unfortunate.
 12 Sorry. One second. Can you see it now?
 13 CHAIRWOMAN BUTLER: Yes.
 14 MR. SLATTERY: Okay. Sorry.
 15 So that's the future projects that
 16 I just went through.
 17 The third question, I don't know
 18 what that program is, the HUBZone 8(a). So I'm not
 19 sure what -- it's nothing related to TIF that I'm
 20 aware of. So I'm not sure if anyone else is aware.
 21 But I don't know anything about that program.
 22 And then finally for the jobs, we
 23 do have TIFWorks. It's currently not used as
 24 regularly, but that is the program that is

Page 22

1 hopefully going to be -- come out in the near
 2 future as a robust change to it. But I would
 3 recommend looking into TIFWorks if you have any job
 4 trainings that you're interested in. It's not
 5 del- -- it's not dedicated to anything in
 6 particular. It's when people come out and they
 7 say, I need, you know, job training for this
 8 particular thing, and we can help reimburse if
 9 you're within the area. So I would look at --
 10 it's TIFWorks, T-I-F, Works, W-o-r-k-s.
 11 I think I answered all the questions.
 12 CHAIRWOMAN BUTLER: Okay. For D. Sims, if
 13 there are no follow-up questions or comments,
 14 because you did have a few minutes left, or at
 15 least one minute left, from your public remarks,
 16 we will --
 17 MS. SIMS: The other question that I have was
 18 did -- and I do appreciate you answering my
 19 questions first of all. So thank you for that.
 20 But the last question that I had --
 21 I know I had a lot, so maybe it was just
 22 overlooked. I was just wondering if you have an
 23 idea of the small businesses in the area or the
 24 micro businesses and if they -- you know, how can

Page 23

1 they tap into any type of funding or if they're
 2 going to be impacted by this TIF at all?
 3 MR. SLATTERY: Oh, sure. Sorry. Yeah.
 4 So there is the Small Business
 5 Improvement Fund, SBIF, as a resource for small
 6 businesses to receive grants. For commercial
 7 businesses, it's up to \$150,000 that you can
 8 receive for TIF-eligible items. I would strongly
 9 encourage any small business owners within the area
 10 to look into the SBIF program. It has been used, I
 11 believe, 19 times within this area. So there is
 12 some traction, but I think in the future hopefully
 13 other businesses will be able to partake within it.
 14 And having the additional 12 years and additional
 15 increment will allow us to continue using SBIF
 16 within the area.
 17 CHAIRWOMAN BUTLER: Okay. Thank you so much,
 18 Ms. Sims, for participating and for your -- for
 19 your questions and participating in today's public
 20 hearing. It's important.
 21 Kamal, are there any raised hands
 22 from members of the public?
 23 MR. KAMAL: No others -- oh, we have Sharon
 24 Polk.

Page 24

1 CHAIRWOMAN BUTLER: I'm sorry. There is a
 2 raised hand?
 3 MR. KAMAL: Yes, raised hand by Sharon Polk.
 4 MR. McKENNA: Kamal, could you please also
 5 add Chip Hastings to the panelists' list?
 6 MR. KAMAL: Yes.
 7 MR. McKENNA: Thank you.
 8 CHAIRWOMAN BUTLER: Okay. Sharon Polk, thank
 9 you for participating in today's meeting. We're
 10 ready for your questions or comments.
 11 MR. KAMAL: Sharon Polk, you are unmuted.
 12 You can speak. We don't hear you.
 13 (No response.)
 14 Chairwoman, I think might be
 15 something wrong with Sharon's mic. Cannot hear
 16 her.
 17 CHAIRWOMAN BUTLER: Okay. Well, let's give
 18 it just another second or two. Perhaps she can
 19 unmute on her end. I see that you have unmuted her
 20 on our end.
 21 MR. KAMAL: She is unmuted in Zoom. I think
 22 her microphone may not be working.
 23 CHAIRWOMAN BUTLER: Okay. Well, thank you,
 24 Kamal, for that clarification.

Page 25

1 If there are no further questions or
 2 comments regarding the proposed 43rd/Cottage TIF,
 3 we will now adjourn the public hearing and reopen
 4 the regular CDC meeting so that we can call the
 5 item to a vote.
 6 The resolution before us recommends
 7 to the City Council of the City of Chicago the
 8 approval of the redevelopment plan for the 43rd/
 9 Cottage Grove Tax Increment Financing Redevelopment
 10 Project Area Amendment No. 3, and the adoption of
 11 Amendment No. 3 for the area.
 12 Do I have a motion?
 13 COMMISSIONER WHEAT: So move. Wheat.
 14 CHAIRWOMAN BUTLER: Thank you, Secretary
 15 Wheat.
 16 Do I have a second?
 17 COMMISSIONER THOMAS: Second. Thomas.
 18 CHAIRWOMAN BUTLER: Seconded by Commissioner
 19 Thomas.
 20 I will now call the roll. In
 21 accordance with the Open Meetings Act, all votes
 22 are to be conducted by roll call so that each
 23 member's vote on each issue can be identified and
 24 recorded. Please signify your vote on approval of

Page 26

1 the motion by saying yes, no, or abstain.
 2 Vice Chair Newsome.
 3 (No response.)
 4 Secretary Wheat.
 5 COMMISSIONER WHEAT: Yes.
 6 CHAIRWOMAN BUTLER: Commissioner Buford.
 7 COMMISSIONER BUFORD: Yes.
 8 CHAIRWOMAN BUTLER: Commissioner Chan
 9 McKibben.
 10 (No response.)
 11 Commissioner Cox.
 12 COMMISSIONER COX: Yes.
 13 CHAIRWOMAN BUTLER: Commissioner Curtis.
 14 COMMISSIONER CURTIS: Yes.
 15 CHAIRWOMAN BUTLER: Commissioner Davis.
 16 COMMISSIONER DAVIS: Yes.
 17 CHAIRWOMAN BUTLER: Commissioner Gomez.
 18 COMMISSIONER GOMEZ: Yes.
 19 CHAIRWOMAN BUTLER: Commissioner Griggs.
 20 (No response.)
 21 Commissioner Thomas.
 22 COMMISSIONER THOMAS: Yes.
 23 CHAIRWOMAN BUTLER: Commissioner Trevino.
 24 (No response.)

Page 27

1 And Chair Butler votes yes.
 2 MR. KAMAL: Chairwoman, Commissioner Griggs
 3 has joined us as well.
 4 CHAIRWOMAN BUTLER: Thank you.
 5 Commissioner Griggs, were you
 6 present? Would you care to vote on this agenda
 7 item?
 8 COMMISSIONER GRIGGS: Abstain.
 9 CHAIRWOMAN BUTLER: All right. Thank you.
 10 The motion passes.
 11 For our second item of old business,
 12 we will recess from the regular meeting of the
 13 Community Development Commission in order to hold
 14 the second of the public hearings on the matter of
 15 Bronzeville TIF Amendment No. 6, and to recommend
 16 or oppose adoption of Amendment No. 6 for the area.
 17 Ryan Slattery will present the staff
 18 report and presentation on behalf of the Department
 19 of Planning and Development.
 20 Ryan, you may begin.
 21 MR. SLATTERY: Thank you. Good afternoon
 22 again, Chair Butler and Commissioners. For the
 23 record, my name is Ryan Slattery. I'm with the
 24 Department of Planning and Development.

Page 28

1 I'm here today again with Tim
 2 Jeffries, Deputy Commissioner of the Financial
 3 Incentives Division, along with Elena Caminer and
 4 Geoff Dickinson, who are both with S.B. Friedman,
 5 the TIF consultants for this amendment.
 6 The main purpose for why we're here
 7 is to increase the Bronzeville TIF District budget
 8 based off an additional 12 years of increment that
 9 was previously approved at the October 26th City
 10 Council meeting.
 11 Also we are proposing to extend the
 12 boundaries of the area to include vacant lands and
 13 a portion of the future Bronzeville Trail. As part
 14 of this extension process, we are -- we'll also
 15 update the land use plan and make minor changes
 16 to the plan language prior to receiving Council
 17 approval.
 18 The Bronzeville TIF is generally
 19 bounded by the Stevenson Expressway to the north,
 20 Moe Drive to the east, 40th Street to the south,
 21 and the Dan Ryan Expressway to the west. The
 22 entire TIF area measures approximately 491 acres.
 23 The added area, as you can see by
 24 the hatch, includes the Michael Reese expansion

Page 29

1 area, Pilgrim Gospel expansion area, and then the
 2 Kenwood expansion area.
 3 In order to establish a TIF
 4 district, the state TIF Act requires that certain
 5 eligibility factors that are legally -- are legally
 6 demonstrated within the area to be present. For
 7 vacant land, there are two paths for blighting
 8 eligibility. The first path requires two of six
 9 factors to be present to a meaningful extent and
 10 reasonably distributed throughout the area. The
 11 second path requires at least one of six possible
 12 factors that also need to be present to a
 13 meaningful extent and reasonably distributed
 14 throughout the area.
 15 After a review, it was determined
 16 that the vacant area exhibited both paths of
 17 blighting factors for the Michael Reese expansion
 18 area. The two-factor requirement path include lack
 19 of growth in EAV, which has been less than the
 20 growth of the City and CPI for five of the last
 21 five years. Also obsolete platting, including not
 22 having adequate right of ways, alleys, or parcel
 23 size shapes in City -- in line with City standards.
 24 The added area for Michael Reese and

Page 30

1 Pilgrim Gospel met the one factor eligibility for
 2 vacant lands. A flooding study indicated that the
 3 runoff from a hundred percent of the added area
 4 contributed to flooding within the watershed for
 5 both of them.
 6 For the improved lands, at least
 7 three of thirteen factors must be present for the
 8 area to qualify as a conservation area. A study
 9 was performed. It was determined that the Kenwood
 10 extension area qualifies as an improved area with
 11 the following factors:
 12 Deterioration, which includes major
 13 defects in the secondary building components and
 14 surface improvements.
 15 Presence of structures below minimum
 16 code standards, which do not meet the applicable
 17 standards for -- of zoning subdivision --
 18 subdivision, building, fire, and government codes.
 19 And then also inadequate utilities,
 20 which includes underground and overhead utilities
 21 such as storm sewers, storm drains, sanitary sewer,
 22 water lines, gas, telephone, and electrical
 23 services that are either insufficient,
 24 deteriorated, obsolete, or in disrepair of the

Page 31

1 service area.
 2 The redevelopment plan includes a
 3 general land use plan for the future development of
 4 TIF districts. The entire area is identified as a
 5 mix of uses, which includes commercial, residential,
 6 institutional, open space, and right of way.
 7 Each TIF district has a list of
 8 goals and objectives. The general goal is to
 9 reduce or eliminate the conditions that qualify the
 10 area. And the objectives include assisting future
 11 economic development throughout the area, improving
 12 infrastructure, parks and schools, and creating new
 13 job opportunities within the redevelopment project
 14 area.
 15 The TIF funds have been used
 16 successfully in many projects throughout the area,
 17 including the Quads arts and rec center, which --
 18 at Ellis Park, which was formerly the Quad
 19 Community Art and Rec Center.
 20 The TIF funds were also used for
 21 Phillips Academy High School for a gymnasium annex,
 22 Dunbar School turf field improvements, and other
 23 public improvements throughout the area.
 24 In order to make the future project

Page 32

1 a reality, the redevelopment plan amendment
 2 includes an updated budget to capture the increment
 3 that will be generated with the additional 12 years
 4 of the TIF. The expected increase will generate
 5 is -- to be generated and expended is \$260 million.
 6 As you can see, it's expected the majority of the
 7 funds in the area will be used for public
 8 infrastructure, affordable housing construction,
 9 and property assembly items.
 10 We anticipate that the future TIF-
 11 funded projects in the area will include the
 12 redevelopment at 21st District police station,
 13 Renaissance Apartments, and the SBIF program.
 14 I want to thank you for your time
 15 again today. And we're happy to answer any
 16 questions you may have.
 17 CHAIRWOMAN BUTLER: Thank you, Ryan.
 18 Kamal, can you confirm? I don't see
 19 Alderman Sophia King or Alderman Dowell, Pat
 20 Dowell, on the list of participants. Is that
 21 correct?
 22 MR. KAMAL: That is correct, Chairwoman. I
 23 don't see them either.
 24 CHAIRWOMAN BUTLER: Okay. And I also don't

Page 33

1 see members of their staff.
 2 MR. KAMAL: I have Nicole Jackson raised
 3 hand.
 4 CHAIRWOMAN BUTLER: Okay.
 5 MS. JACKSON: Hi. I'm sorry. I think that
 6 was preemptive. I'm not part of either of the
 7 aldermen's staff. But I am a resident and business
 8 owner in the community, and I had questions about
 9 one of the slides.
 10 CHAIRWOMAN BUTLER: Well, okay. Well, thank
 11 you so much, Ms. Jackson, for joining us. And we
 12 will answer your questions. We'll get back to you
 13 during the public portion of this hearing.
 14 MS. JACKSON: Thank you.
 15 CHAIRWOMAN BUTLER: Thank you.
 16 COMMISSIONER COX: Madam Chairman.
 17 CHAIRWOMAN BUTLER: Yes.
 18 COMMISSIONER COX: I do have a point of
 19 clarification and wonder if Ryan might go back to
 20 the map that shows the expanded geography. On --
 21 yeah, I -- on the areas that are being highlighted,
 22 can you just explain why those areas are being
 23 highlighted and, let's say, other areas, you know,
 24 there's like a hole in the doughnut? And -- but it

Page 34

1 seems very -- those areas that are highlighted in a
 2 black line look like they're very intentional. So
 3 could you explain why the boundary is being expanded
 4 to include these areas?
 5 MR. SLATTERY: Sure. So the Michael Reese
 6 extension area actually was -- was amended back in
 7 2014 to include it. However, the legal description
 8 wasn't correct at the time. So we're just
 9 including that as -- the Michael Reese site as it
 10 gets developed. And we can go ahead and use that
 11 additional increment within -- throughout the area
 12 to further help redevelopment in the greater
 13 Bronzeville area.
 14 For the Pilgrim Gospel extension
 15 area, it's currently a redevelopment site. We're
 16 not sure if it will receive TIF eli- -- if it will
 17 be receiving TIF, but we wanted to include it in
 18 case there is future needs for the redevelopment
 19 within that area.
 20 And then the Kenwood expansion area,
 21 that's for the Bronzeville Trail. So we're
 22 including portions of it that aren't currently
 23 within a TIF district. To the south of that is the
 24 43rd/Cottage Grove TIF district.

Page 35

1 COMMISSIONER COX: Can you -- can you explain
 2 why the -- that the Kenwood line is a line that
 3 goes east-west, why the area in the middle is not
 4 included?
 5 MR. SLATTERY: It's currently within the
 6 43rd/Cottage Grove TIF.
 7 COMMISSIONER COX: All right. It's already
 8 in.
 9 MR. SLATTERY: Yep.
 10 COMMISSIONER COX: Okay. So I do know
 11 particularly with the Pilgrim -- Pilgrim Baptist
 12 Church expansion the actual structure -- and I
 13 think those who know the neighborhood well know
 14 these three historic walls that are propped up by
 15 steel bracing have never been in a TIF district.
 16 And yet it is the project that is -- while their
 17 parking lot next door is in an existing district.
 18 And so as that project has come forward, and it
 19 obviously is going to be in need of significant
 20 funds, the City was never able to help because
 21 there are no TIF-eligible expenses on a parking
 22 lot. So effectively the TIF -- having their
 23 parking lot be in a TIF district meant nothing.
 24 Having the remnants of the historic

Page 36

1 Pilgrim Baptist Church in a TIF district does
 2 suggest that in the future if they come forward
 3 that they would be able to apply TIF-eligible
 4 expenses, whatever -- and often adaptive reuse and
 5 rehab are an eligible expense.
 6 So I -- that is in part what that
 7 very small addition is all about. I thought that
 8 would be clear, and I appreciate the clarification
 9 on the Kenwood line, which, again, is another
 10 potential public amenity and improvement to the
 11 neighborhood, which would be a walking and biking
 12 trail in the middle of Bronzeville.
 13 So I just wanted to make -- I just
 14 wanted the public to understand that these are
 15 areas where we anticipate there will be a project
 16 in the future and -- but they do have to be a part
 17 of a TIF district in order to be eligible.
 18 CHAIRWOMAN BUTLER: Thank you so much for --
 19 Commissioner Cox, for that additional -- for those
 20 questions and for the additional clarifications.
 21 Very helpful.
 22 Bob McKenna, can you confirm that no
 23 written statements from the public were submitted
 24 on this matter within the timeframe allowed?

Page 37

1 MR. McKENNA: Yeah. That is correct.
 2 CHAIRWOMAN BUTLER: Okay. Great. Thank you.
 3 So now I'd like to invite any
 4 questions that the CDC Commissioners may have. If
 5 you have questions, if you could please raise your
 6 hand.
 7 Commissioner Curtis, did you have
 8 your hand raised?
 9 COMMISSIONER CURTIS: Yes. Thank you,
 10 Chairwoman.
 11 The -- I don't remember that we have
 12 had a religious institution in the past being
 13 considered for TIF funding. And I'm just curious.
 14 I'm not saying I'm opposed to it. I'm just
 15 curious. Does -- is the thought that the church
 16 brings value to the neighborhood? Certainly
 17 there's no additional tax benefit from the church.
 18 And how is that justified to help support a
 19 religious institution, a nonprofit religious
 20 institution?
 21 MR. SLATTERY: So I can say that --
 22 CHAIRWOMAN BUTLER: Ryan, can you identify
 23 yourself?
 24 MR. SLATTERY: Sorry. Sure. Ryan Slattery,

Page 38

1 Department of Planning and Development, financial
 2 planning analyst.
 3 I can say that this is supposed to
 4 be, I believe, a museum. So we have done religious
 5 organizations for different community -- like if
 6 there was a community center or something of that
 7 sort. The churches, you're right, we've never --
 8 to my knowledge have never used TIF funding to
 9 build or construct a church. But I think when
 10 there is a community use out of it we have used it
 11 before. And I'm trying to think of one off the top
 12 of my head right now. And maybe Tim or Chip would
 13 be able to help me with that, but ...
 14 CHAIRWOMAN BUTLER: Is there anyone on --
 15 MR. JEFFRIES: This is Tim Jeffries.
 16 I would also add that this is a --
 17 this project was originally -- it has -- it's a
 18 historic building. It was originally designed by
 19 Louis Sullivan and Dankmar Adler. It was
 20 originally a synagogue and then subsequently became
 21 Pilgrim Baptist Church.
 22 So I don't think that we would
 23 support the use of TIF for a project if it was
 24 explicitly religious. But certainly there is a

Page 39

1 strong history of the City using TIF funds to
 2 support Chicago landmarks.
 3 COMMISSIONER CURTIS: Thank you.
 4 COMMISSIONER COX: And, Madam Chair.
 5 CHAIRWOMAN BUTLER: Yes.
 6 COMMISSIONER COX: This is Commissioner Cox
 7 again.
 8 My understanding is that the
 9 property is currently under the ownership of the
 10 church. If it were to be developed as a cultural
 11 institution, it would be developed as a separate
 12 entity that would not be a faith-based entity. So,
 13 you know, the church is not going to run a gospel
 14 museum. It is going to be a separate entity with
 15 a legitimate claim to access those funds. So it
 16 would not be a church receiving those public
 17 dollars.
 18 So we're way out ahead here.
 19 But they would have to establish some kind of
 20 partnership with the development entities, create a
 21 separate entity, and then eventually those funds
 22 would be able to be expended.
 23 But the point is well taken. I
 24 appreciate it being brought up.

Page 40

1 CHAIRWOMAN BUTLER: Thank you, Commissioner
 2 Cox.
 3 Commissioner Curtis, any additional
 4 questions?
 5 COMMISSIONER CURTIS: No. That was all.
 6 Thank you.
 7 CHAIRWOMAN BUTLER: Thank you.
 8 Commissioner Thomas.
 9 COMMISSIONER THOMAS: Thank you.
 10 And actually this is directed to
 11 Commissioner Cox. Just to clarify, you mean that
 12 the separate entity will be a taxpaying entity that
 13 will pay real estate taxes on the property, right?
 14 COMMISSIONER COX: That is -- that is the --
 15 that is the assumption. I mean, I'm sure --
 16 COMMISSIONER THOMAS: Okay.
 17 COMMISSIONER COX: I'm -- you know, I don't
 18 see Tim Jeffries or others who would know about
 19 other similar cultural institutions that have been
 20 set up that are taxpaying. I mean, I don't know if
 21 it's a non- -- if it will be a nonprofit, but I
 22 know it won't be a religious institution.
 23 COMMISSIONER THOMAS: My question is kind of
 24 on the same roll with Commissioner Curtis. Just

Page 41

1 usually in a TIF district, the folks that ben- --
 2 the institutions that benefit from the TIF actually
 3 are adding to the TIF as well. That's -- that's --
 4 so I would assume that the entity that will own it
 5 will pay real estate taxes on it.
 6 COMMISSIONER COX: And, Tim, you might want
 7 to give some clarity on that. I mean, it's a
 8 very -- it's a very valid question. But I'm not an
 9 expert on that.
 10 MR. JEFFRIES: I'm not sure about the
 11 specific case and the specific user. But I think
 12 in the past -- I mean, if they qualify -- a
 13 nonprofit qualifies for nonprofit status pursuant
 14 to their property taxes, if their -- if their --
 15 the work that they're doing on the site wholly
 16 relates to their mission, which, if this is a
 17 museum, would be secular in nature. And then -- I
 18 mean, we do have a history of funding projects with
 19 TIF, but we, you know, consider their tax-exempt
 20 status as part of our evaluation on how we choose
 21 to, you know, deploy our TIF funds.
 22 CHAIRWOMAN BUTLER: I see that Chip Hastings
 23 has his hand raised. Chip from the department.
 24 MR. HASTINGS: Chip Hastings, Department of

Page 42

1 Planning and Development.
 2 Tim just addressed the question I
 3 was going to answer as well. It's not unusual
 4 for us to fund -- and we're getting -- to the
 5 Commissioner's point, we're getting a little bit
 6 ahead of ourselves on construction of the project.
 7 But it's not unusual to support financially,
 8 whether it's TIF, New Market Tax Credits, et cetera,
 9 et cetera, support not-for-profit entities that are
 10 operated by others. Whether it's a private entity
 11 or a not-for-profit, it would be eligible for both
 12 TIF and other resources that we can contribute to
 13 get the building up and running and support the
 14 rehab of a historic structure.
 15 CHAIRWOMAN BUTLER: All right. Thank you,
 16 Chip, for that additional information.
 17 Are there other members of the CDC
 18 that have questions or comments?
 19 (No response.)
 20 Kamal, you can confirm that there
 21 are no additional CDC members that have their hands
 22 raised? I see Commissioner Curtis.
 23 COMMISSIONER CURTIS: Yes. Thank you.
 24 So then am I to understand that if

Page 43

1 funding was considered for the church that that
 2 would come before the Commission at that time?
 3 MR. JEFFRIES: This is Tim Jeffries with DPD.
 4 That's correct.
 5 COMMISSIONER CURTIS: Thank you.
 6 CHAIRWOMAN BUTLER: Commissioner Curtis, any
 7 additional questions or comments?
 8 COMMISSIONER CURTIS: No. That's all. Thank
 9 you.
 10 CHAIRWOMAN BUTLER: Okay. Great.
 11 Kamal, can you confirm that -- I
 12 don't see any hands raised from members of the
 13 Commission.
 14 MR. KAMAL: No other hands raised,
 15 Chairwoman.
 16 CHAIRWOMAN BUTLER: All right. Great. Thank
 17 you.
 18 So I will now invite members of the
 19 public who have used the raise-your-hand function
 20 to be recognized by the Chair. Each person called
 21 upon by the Chair to speak will be limited to three
 22 minutes per agenda item.
 23 So I see one hand raised, and that
 24 is with -- from Nicole M. Jackson. Nicole M.

Page 44

1 Jackson, you may again.
 2 MS. JACKSON: Hi. Good afternoon. Thank you,
 3 everyone, for providing us with this opportunity
 4 first and foremost.
 5 I have a question. I constantly
 6 see -- I own businesses in the Bronzeville as well
 7 as I'm a resident and land that I'm looking to
 8 develop. But I always see a gap in terms of
 9 funding and opportunity for the area along the
 10 State Street corridor. I'm at 39th to 47th. It
 11 doesn't fit in the Bronzeville, 43rd, or 47th
 12 Street TIF.
 13 Is there something specific to this
 14 area along the east side of the 4- -- State Street
 15 corridor that is not part of housing that's
 16 privately owned?
 17 CHAIRWOMAN BUTLER: Is there a member of
 18 the department that would like to address this
 19 question?
 20 COMMISSIONER COX: Ryan, I mean, I think
 21 obviously the speaker is making reference to a map.
 22 So I'm not quite sure what the map is. I don't
 23 know if you can put it back up.
 24 MS. JACKSON: It's the Bronze- --

Page 45

1 MR. SLATTERY: Sure. So --
 2 MS. JACKSON: Yeah, it was the Bronzeville
 3 map that was there. But there's -- and even in the
 4 previous slide, the 43rd Street, it does not seem
 5 to include State Street south of Pershing or north
 6 of 47th Street.
 7 MR. SLATTERY: Right. So -- Ryan Slattery
 8 with Department of Planning and Development.
 9 It's those -- that areas within the
 10 47th and King Drive and the 47th and State Street
 11 TIF districts. So they're in two separate TIF
 12 districts, that area.
 13 MS. JACKSON: Okay. Thank you. So 47th and
 14 State.
 15 MR. SLATTERY: And 47th/King. Both of them.
 16 It's two of them.
 17 MS. JACKSON: Okay.
 18 MR. SLATTERY: Yeah.
 19 MS. JACKSON: Thank you for clarifying.
 20 Now, is that something that will be
 21 addressed today as well?
 22 MR. SLATTERY: No. Those TIF districts are
 23 scheduled to expire in the near future. These two,
 24 Bronzeville and 43rd/Cottage Grove, were scheduled

Page 46

1 to expire at the end of this year. So that's the
 2 reason why we had to go through the major amendment
 3 to extend it for an additional 12 years.
 4 MS. JACKSON: Thank you very much for
 5 clarifying.
 6 MR. SLATTERY: You're welcome.
 7 CHAIRWOMAN BUTLER: Thank you. Ms. Johnson,
 8 any additional questions or comments?
 9 MS. JACKSON: No. That was it. Thank you.
 10 CHAIRWOMAN BUTLER: Thank you.
 11 Are there other members of the
 12 public who have questions or comments?
 13 (No response.)
 14 Kamal, I don't see additional hands
 15 raised. Can you confirm?
 16 MR. KAMAL: No other hands raised,
 17 Chairwoman.
 18 CHAIRWOMAN BUTLER: Great. Thank you.
 19 If there are no further questions or
 20 comments regarding the proposed Bronzeville TIF
 21 amendment, we will now adjourn the public hearing
 22 and reopen the regular CDC meeting so that we can
 23 call the item to a vote.
 24 The resolution before us recommends

Page 47

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

Page 48

1 COMMISSIONER BUFORD: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Chan
 3 McKibben.
 4 (No response.)
 5 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 COMMISSIONER GRIGGS: Yes.
 15 CHAIRWOMAN BUTLER: Commissioner Thomas.
 16 COMMISSIONER THOMAS: Yes.
 17 CHAIRWOMAN BUTLER: Commissioner Trevino.
 18 (No response.)
 19 And Chair Butler votes yes.
 20 The motion passes.
 21 Commissioners, for our third item of
 22 old business, we are again required to recess from
 23 our regular CDC meeting in order to hold a required
 24 public hearing on the amendment of an existing TIF.

Page 49

1 Specifically the Department of Planning and
 2 Development will be recommending approval of the
 3 redevelopment plan for the proposed Madden/Wells
 4 TIF Redevelopment Project Area Amendment No. 1, and
 5 to that end will be accepting public comments.
 6 So we will now recess from the
 7 regular meeting of the Community Development
 8 Commission in order to hold the public hearing
 9 on the matter of the proposed Madden/Wells TIF
 10 Redevelopment Project Area Amendment No. 1, and to
 11 recommend or oppose adoption of the Tax Increment
 12 Financing for the area.
 13 Ryan Slattery will present the staff
 14 report on behalf of the Department of Planning and
 15 Development.
 16 Ryan, you may begin.
 17 MR. SLATTERY: Thank you. Good afternoon
 18 again, Chair Butler and Commissioners.
 19 For the record, my name's Ryan
 20 Slattery. I'm with the Department of Planning and
 21 Development. I'm here today with Tim Jeffries,
 22 Deputy Commissioner in the Financial Incentives
 23 Division, along with Elena Caminer and Geoff
 24 Dickinson, who are both with S.B. Friedman, the TIF

Page 50

1 consultant for the amendment.

2 The main purpose for why we're here

3 today -- this is the wrong one, sorry -- here today

4 is for -- to extend the TIF district for an

5 additional 12 years to allow further redevelopment

6 of the project area. Also we're proposing to

7 expand the boundaries to include vacant lands to

8 the west and Ellis Park.

9 As part of the extension process,

10 we'll amend the termination date from 12/31/2026

11 to 12/31/2038, revise the budget, update the land

12 use plan, and make minor changes to the plan

13 language prior to receiving Council approval.

14 The Madden/Wells TIF is generally

15 bounded by 37th Street to the north, Lake Park

16 Avenue to the east, Oakwood Boulevard to the south,

17 and Vincennes Avenue to the west. The entire TIF

18 area measures 90 -- 90 acres.

19 The added area you can see in the

20 hatch includes to the west to Rhodes and to the

21 north to Browning Avenue.

22 In order to establish a TIF

23 district, the Illinois TIF Act requires that

24 certain eligibility factors are legally

Page 51

1 demonstrated within the area. For vacant land,

2 there are two paths for the blighting eligibility.

3 The first path requires two of six factors to be

4 present to a meaningful extent and reasonably

5 distributed throughout the area. The second path

6 requires at least one of six possible factors that

7 also need to be present to a meaningful extent and

8 reasonably distributed throughout the area.

9 After our review, it was determined

10 that the vacant land -- vacant area exhibited both

11 paths of blighting factors. The two factor

12 requirement paths include lack of growth in EAV,

13 which the EAV growth in the expanded area has been

14 less than the growth of the City and CPI for the

15 five of the last five years. And then also

16 obsolete platting, including not having adequate

17 right of ways, alleys, or parcel size shapes in

18 line with City standards.

19 The added area also met the one

20 factor eligibility for vacant lands.

21 The flooding -- there was a flooding

22 study which indicated that the runoff from a

23 hundred percent of the added area contributed to

24 flooding within the watershed.

Page 52

1 The redevelopment plan includes the

2 general land use of the future development within

3 the TIF district. The entire area is identified as

4 a mix of uses, which include commercial, residential,

5 institutional, open space, and right of way.

6 Each TIF district has a list of

7 goals and objectives. The general goal is to

8 reduce or eliminate the conditions that qualify

9 the area. And the objectives include sustain

10 the future development of the CHA Transformation

11 projects, improving infrastructure and parks,

12 and creating new job opportunities within the

13 redevelopment project area.

14 The TIF funds have been used

15 successfully in many projects in the area,

16 primarily for the Oakwood Shores community. TIF

17 funds were also used for the dog park at 3906 South

18 Lake Park and Donoghue School improvements.

19 In order to make the future projects

20 a reality, the redevelopment plan amendment

21 includes an updated budget to capture the increment

22 that will be generated during the additional 12

23 years of the TIF. The expected increment to be

24 generated and expended is \$120 million. As you can

Page 53

1 see, the expected -- the majority of the funds will

2 be funds for this TIF are in the affordable housing

3 construction, property assembly, and public

4 infrastructure line items.

5 We anticipate the future TIF-funded

6 projects in the area will include continued

7 development in the Oakwood Shores, with Oakwood

8 Shores 3-1 in process, and future CHA

9 Transformation projects. That said, we also expect

10 a future investment in infrastructure and parks.

11 Again, I want to thank you for your

12 time today, and we're happy to answer any questions

13 you may have.

14 CHAIRWOMAN BUTLER: Thank you, Ryan.

15 Is Alderman Sophia King or anyone

16 from her staff present, Kamal? I don't see

17 Alderman King or members of her staff. Can you

18 confirm that is correct?

19 MR. KAMAL: There are no hands raised, so I'm

20 assuming there's no one here.

21 CHAIRWOMAN BUTLER: All right. Great. Thank

22 you so much.

23 And, Bob McKenna, can you confirm

24 that no written statements from the public were

Page 54

1 submitted on this matter?
 2 (No response.)
 3 Bob, if you're speaking, I can't
 4 hear you. But I don't --
 5 MR. McKENNA: Sorry. That -- yes. I can
 6 confirm that, that no -- there were no items that
 7 were submitted or questions submitted 24 hours
 8 before the meeting.
 9 CHAIRWOMAN BUTLER: Great. Thank you.
 10 Commissioners, do you have any
 11 questions for the department or the TIF consultant?
 12 If you do have questions, please use the raise-
 13 your-hand function.
 14 So Commissioner Davis.
 15 COMMISSIONER DAVIS: Thank you. This is just
 16 a question in terms of just information. I'm very
 17 familiar with the area.
 18 The addition of this new TIF area, I
 19 guess I'm wondering about in the sense of there's a
 20 lot of unused land that's still in the existing TIF
 21 area. And so I want to understand why the
 22 additional TIF is being added when the area that
 23 has already been under TIF seems like it has not
 24 been fully developed. Do you understand my

Page 55

1 question?
 2 MR. SLATTERY: Yeah. Ryan Slattery with DPD.
 3 So The Community Builders, which is
 4 the -- actually the consultant for the area, they
 5 are working on the western portion of it. They
 6 still plan on doing the in-fill construction within
 7 the area and will -- could and most likely will use
 8 TIF as a resource to do the additional in-fill in
 9 the area. But the Oakwood Shores 3-1, I believe,
 10 is within that area, and so that's the reason why
 11 they wanted to expand it. They always -- we
 12 actually received state authority back in 2009 for
 13 this extension. And so now they are getting to
 14 that western area. So they wanted that area to be
 15 included now so they can go ahead and get the -- be
 16 able to use TIF as a resource for the development
 17 of that area.
 18 COMMISSIONER DAVIS: Just as a -- as a --
 19 just a point of information then. And I don't
 20 know. Maybe you can help me understand that. So
 21 when you're looking at the whole area and there's
 22 spots and pockets that are developed and not
 23 developed, then you add another area that needs to
 24 be developed, how is it that -- and this, I guess,

Page 56

1 applies for any area. I just know that area
 2 better. How is it then that you ultimately get to
 3 the point where the whole area is developed if it's
 4 kind of spotty development and adding on where
 5 there's not development and then using money for
 6 that area, but then the other area is not done?
 7 How do you ever get it where it's all fully
 8 developed if that's the way in which to go about
 9 it?
 10 MR. SLATTERY: That's a great question. You
 11 know, I think those additional 12 years, hopefully
 12 that will help with the in-fill. I mean, part
 13 of -- part of the problem that we had -- and I
 14 don't think this is going to answer your question.
 15 I apologize. But part of the problem that we had
 16 was they were -- to the west of Vincennes Avenue,
 17 they were already starting development within the
 18 area. And so we were unable to use TIF as a
 19 resource within that.
 20 I don't have an answer of how we get
 21 them to go ahead and complete the in-fill within
 22 the TIF districts, only to say that we have now up
 23 till 2038 for them to continue the development of
 24 it.

Page 57

1 So we are adding an additional 12
 2 years that hopefully will allow them to be able to
 3 finish off the development in the area.
 4 COMMISSIONER DAVIS: So -- so why wouldn't it
 5 be prudent to say, No, we don't think you need an
 6 additional TIF area now because you haven't made
 7 good on the area that you originally were supposed
 8 to be developing with original TIF dollars? Why
 9 would we then just say, Well, hopefully with
 10 another 12 years that would work out well? Because
 11 from my stand- -- vantage point, if you are having,
 12 you know, whole pockets not developed and it's just
 13 not being done in a cohesive way, that would be the
 14 best use of the TIF dollars. It would be best for
 15 any -- in the -- the folks in the area.
 16 So help me understand why -- why we
 17 should support it when they haven't actually done
 18 what I thought the initial understanding was for
 19 that development of that area to be that's not
 20 completed. So in my mind, I don't -- it doesn't
 21 make sense to then add another area which will then
 22 just be spottily kind of developed. What am I
 23 missing?
 24 MR. JEFFRIES: This is Tim Jeffries with the

Page 58

1 Department of Planning and Development.
 2 I think it has taken a bit of a
 3 scattershot development pattern, and I think the
 4 most recent projects -- you know, it started a
 5 while ago and it's moving forward now and -- I
 6 mean, we worked with both CHA and the Department
 7 of Housing to get these individual components and
 8 individual phases on.
 9 I think I can say -- I mean, I don't
 10 want to -- I can let the Commissioner speak for
 11 himself. You know, this -- this administration
 12 and my commissioner certainly have a different
 13 prioritization on design and development, and I
 14 think that we'll see these things move forward in a
 15 more cohesive fashion right now with the future
 16 phases.
 17 You know, that said, it's like these
 18 are -- these are, you know, affordable housing CHA
 19 replacement, and, you know, the City funds will be
 20 needed throughout for them.
 21 And so I -- it's -- yeah, that's
 22 just an unfortunate reality of, you know, the CHA
 23 replacement housing. It just -- it can't go
 24 without public funds, and this is the resource that

Page 59

1 we need to make it go.
 2 CHAIRWOMAN BUTLER: And so, Commissioner Cox,
 3 I see you have your hand raised.
 4 COMMISSIONER COX: Yes. Commissioner Davis,
 5 I -- I mean, I appreciate the question, and
 6 quite frankly the critique on these plans for
 7 transformation that were big, audacious,
 8 aspirational plans after demolishing thousands of
 9 units of housing. And I think the initial thought
 10 was that the gaps that we made would be filled in
 11 with different housing options, market-rate housing
 12 ownership mixed in with rental. And now they're at
 13 the point where they have to fill in those gaps,
 14 and they need the funding source in order to make
 15 that happen.
 16 This particular administration has
 17 been less enamored with the -- this type of
 18 redevelopment. You probably have noticed we are
 19 tracking a whole lot closer to filling in the gaps
 20 on existing streets and existing commercial
 21 corridors. But we do have these projects that were
 22 conceived of years ago and who are now -- they're
 23 finally getting to that phase where they have to
 24 fill in the gaps that they created in their

Page 60

1 development model. So this is really just the tool
 2 to do that.
 3 But I am -- I think I'm as much a
 4 critic of what has -- of this way of developing as
 5 you are. It does leave those communities feeling
 6 incomplete. You buy a spanking new house and you
 7 are next to a vacant lot because they haven't built
 8 the second or third phase.
 9 But be that as it may, I do think
 10 that our commitment is to let them finish the job,
 11 and the TIF tool is the tool that will enable that
 12 to happen. If that -- if that helps a little bit
 13 contextualize it.
 14 COMMISSIONER DAVIS: One last question. I
 15 don't want to monopolize the conversation.
 16 So in adding the additional TIF
 17 area, is that to add additional options for CHA, or
 18 is it to add additional options for market rate and
 19 affordable, or is it to add additional options for
 20 additional businesses?
 21 Because if you look at the last two
 22 things we've discussed, even that 43rd Street
 23 corridor -- I know the way that we break it up is
 24 all very -- very different, but it's all in that

Page 61

1 same area. So you've got a lot of different moving
 2 parts, but still a lot of areas that are -- have
 3 been -- not been developed for years and years. I
 4 wish the aldermen were on because maybe they could
 5 add some more color to this conversation. It
 6 just -- it seems like just adding more money and
 7 space when there hasn't been a good use of the
 8 money and space in the past.
 9 So I'm just not inclined to say that
 10 that makes sense. I hear the explanation, but it
 11 just doesn't seem -- it seems -- it doesn't pass
 12 the straight face test to me.
 13 MR. JEFFRIES: This is, again, Tim Jeffries,
 14 Department of Planning.
 15 I think we would anticipate that our
 16 funds would go predominantly to support CHA
 17 housing. It's pretty rare that we support market-
 18 rate housing directly for a lot of reasons. But,
 19 yeah, in this area it would almost certainly be
 20 towards the CHA housing. And then to the extent
 21 that we're able to support the small businesses on
 22 the -- on select corridors, you know, Pershing, for
 23 example, and at Rhodes perhaps as well, we would
 24 look to do that as well.

Page 62

1 COMMISSIONER DAVIS: Thank you.
 2 CHAIRWOMAN BUTLER: Commissioner Davis, any
 3 additional comments or questions?
 4 COMMISSIONER DAVIS: No. Thank you.
 5 CHAIRWOMAN BUTLER: Thank you. This is a
 6 very, very insightful, very needed discussion. We
 7 appreciate you raising the question and sharing
 8 your observations, Commissioner Davis.
 9 Are there other members of the
 10 Commission who have questions or comments?
 11 (No response.)
 12 So I will now call upon members of
 13 the public who have used the raise-your-hand
 14 feature to be recognized by the Chair. Each person
 15 called upon by the Chair to speak will be limited
 16 to three minutes per agenda item.
 17 So I see I have two hands raised
 18 from members of the public. Thank you so much.
 19 And so I think -- let me see. Did I
 20 see Walter Burnett?
 21 MR. KAMAL: Yes. One was Alderman Burnett.
 22 I just promoted him.
 23 CHAIRWOMAN BUTLER: Okay. So we will let
 24 Alderman Burnett -- if he is still on. I don't see

Page 63

1 him just yet.
 2 ALDERMAN BURNETT: Yeah. I'm here.
 3 CHAIRWOMAN BUTLER: Thank you so much,
 4 Alderman Burnett.
 5 ALDERMAN BURNETT: Yeah. Thank you, guys.
 6 And I appreciate all the hard work that you guys do
 7 every month for the City of Chicago. You know, and
 8 I was trying -- I was trying my best to find how
 9 much you all was getting paid in the budget, and I
 10 couldn't find it, man. It's like these people are
 11 working so hard. Where they money at? But
 12 anyway ...
 13 CHAIRWOMAN BUTLER: It's out of the civic --
 14 civic duty that we participate in this --
 15 ALDERMAN BURNETT: That's right.
 16 CHAIRWOMAN BUTLER: -- very worthy endeavor.
 17 So it's all psychic -- it's all psychic income
 18 for members of the public. We are unpaid
 19 volunteers.
 20 ALDERMAN BURNETT: That's right. Thank you.
 21 Thank you all very much for your civic duty. And
 22 I'm doing my civic with the election.
 23 But I did want to take a minute --
 24 and I know it's not up yet, but it's getting ready

Page 64

1 to come up. mHUB that's in my ward is a very
 2 exciting project. I'm very excited for Haven. As
 3 you all know, he used to be a fellow with the City.
 4 He came up with this idea to attract developers and
 5 research and development in the City of Chicago.
 6 And he just been busting out at the seams over
 7 there on Chicago Avenue. And so he found a
 8 different site.
 9 I think it is a good investment for
 10 the City to enhance what they're doing, because
 11 most of the folks that -- excuse me, guys, one
 12 moment -- most of the folks that they get to --
 13 excuse me. One moment. I apologize.
 14 Most of the folks that they get to
 15 invent and create businesses in their spot usually
 16 look for bigger places to advance in in the City of
 17 Chicago. So I'm hoping that him moving over on
 18 Chicago Avenue, getting the TIF money from us, and
 19 other folks to be able to enhance the area and
 20 space where folks can invent and create businesses
 21 that they would all move back to my ward. Right
 22 after they grow that they move into the 27th Ward.
 23 That's my goal. But -- but if they move anywhere
 24 else in the city, I'm cool with that too. But

Page 65

1 first the 27th Ward, I hope.
 2 But I support this 100 percent. I
 3 think this is a great investment for the City of
 4 Chicago, and I'm so proud of everything that has
 5 come out of that place.
 6 Thank you all very much.
 7 CHAIRWOMAN BUTLER: Thank you, Alderman
 8 Burnett. We know that you and your colleagues in
 9 the City Council are very busy today, and we
 10 appreciate you making time to make comments. We
 11 will certainly, you know, take under consideration
 12 your comments and your support when we consider
 13 this item, which will be up -- which is the next
 14 item on our agenda following this third TIF
 15 amendment request.
 16 So we have one member of the public
 17 who has used the raise-their-hand function, and
 18 that is Lynn Johnson-Stevenson.
 19 MS. JOHNSON-STEVENSON: Yes.
 20 CHAIRWOMAN BUTLER: Yes, please. Please
 21 begin. Thank you so much for your comments.
 22 MS. JOHNSON-STEVENSON: Thank you. I've been
 23 a resident -- resident of the area for 20 years.
 24 And in the past where there were TIF funds

Page 66

1 available, there were opportunities for residents
 2 to seek funds to improve their housing stock or
 3 their environments or their infrastructures. I
 4 didn't see any notation of any funds being
 5 allocated to residential.
 6 Is -- are there any funds being
 7 allocated to residents, existing residents?
 8 CHAIRWOMAN BUTLER: Thank you for your
 9 question.
 10 Can I ask a member of the Department
 11 of Planning and Development to respond?
 12 MR. SLATTERY: Sure. Ryan Slattery with
 13 Department of Planning and Development.
 14 We previously had the TIF
 15 Neighborhood Improvement Program funds. It is
 16 currently not -- not active as of right now. And
 17 so I don't believe it was -- ever was actually
 18 within Madden/Wells primarily because of the CHA
 19 Transformation projects that have taken the
 20 majority of the TIF funds throughout the area.
 21 But I would highly recommend
 22 reaching out to your alderman and let him know that
 23 you're interested in the TIF NIP program throughout
 24 the area. They -- they can work with the

Page 67

1 Department of Housing to see if that is something
 2 that we can go ahead and use in the future within
 3 the area.
 4 MS. JOHNSON-STEVENSON: Okay. Thank you.
 5 MR. SLATTERY: You're welcome.
 6 CHAIRWOMAN BUTLER: Thank you.
 7 And thank you for your participation
 8 in today's meeting. Do you have additional
 9 questions?
 10 MS. JOHNSON-STEVENSON: No. I'm lowering my
 11 hand.
 12 CHAIRWOMAN BUTLER: Okay. Great. All right.
 13 Thank you so much. We appreciate you participating.
 14 I do not see any additional hands
 15 raised from members of the public. Can I ask tech
 16 support to confirm that, please?
 17 MR. KAMAL: No other hands raised, Chairwoman.
 18 CHAIRWOMAN BUTLER: Great. Thank you so
 19 much.
 20 Given that there are no further
 21 questions or comments from the members of the
 22 public, we will now adjourn the public hearing and
 23 reopen the regular CDC meeting so that we may call
 24 the item to a vote.

Page 68

1 The resolution before us recommends
 2 approval of the redevelopment plan for the Madden/
 3 Wells TIF Redevelopment Project Area Amendment
 4 No. 1, and the adoption of Amendment No. 1 for the
 5 area.
 6 Do I have a motion?
 7 COMMISSIONER THOMAS: So move. Thomas.
 8 CHAIRWOMAN BUTLER: Thank you, Commissioner
 9 Thomas.
 10 Do I have a second?
 11 COMMISSIONER WHEAT: Second. Wheat.
 12 CHAIRWOMAN BUTLER: Thank you, Secretary
 13 Wheat.
 14 I will now call the roll. In
 15 accordance with the Open Meetings Act, all votes
 16 are to be conducted by roll call so that each
 17 member's vote on each issue can be identified and
 18 recorded. Please signify your vote on approval of
 19 the motion by saying yes, no, or abstain.
 20 Vice Chair Newsome.
 21 (No response.)
 22 Secretary Wheat.
 23 COMMISSIONER WHEAT: Yes.
 24 CHAIRWOMAN BUTLER: Commissioner Buford.

Page 69

1 COMMISSIONER BUFORD: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Chan
 3 McKibben.
 4 (No response.)
 5 Commissioner Cox.
 6 COMMISSIONER COX: Yes.
 7 CHAIRWOMAN BUTLER: Commissioner Curtis.
 8 COMMISSIONER CURTIS: Yes.
 9 CHAIRWOMAN BUTLER: Commissioner Davis.
 10 (No response.)
 11 Commissioner Davis.
 12 COMMISSIONER DAVIS: No.
 13 CHAIRWOMAN BUTLER: Commissioner Gomez.
 14 COMMISSIONER GOMEZ: Yes.
 15 CHAIRWOMAN BUTLER: Commissioner Griggs.
 16 COMMISSIONER GRIGGS: Yes.
 17 CHAIRWOMAN BUTLER: Commissioner Thomas.
 18 COMMISSIONER THOMAS: Yes.
 19 CHAIRWOMAN BUTLER: Commissioner Trevino.
 20 (No response.)
 21 And Chair Butler votes yes.
 22 The motion passes.
 23 Commissioners, for our first and
 24 only item of new business, we are seeking approval

Page 70

1 to negotiate a redevelopment agreement with mHUB
 2 for the rehabilitation of the property located at
 3 240 North Ashland Avenue in the Kinzie Industrial
 4 Corridor Tax Increment Financing Redevelopment
 5 Project Area, and to recommend to the City Council
 6 of the City of Chicago the designation of mHUB as
 7 developer.
 8 Beth McGuire and Terrence Johnson
 9 will present the staff report on behalf of the
 10 Department of Planning and Development.
 11 MR. JOHNSON: Good afternoon, Chairwoman
 12 Butler and members of the Community Development
 13 Commission. For the record, my name is Terrence
 14 Johnson, Assistant Commissioner in the Department
 15 of Planning and Development.
 16 I will say it's very difficult to
 17 ever follow Alderman Burnett when he's talking on
 18 behalf of his projects and his ward, but I will do
 19 my best.
 20 I'm here today to request the
 21 designation of mHUB as the developer for the
 22 project at 240 North Ashland Avenue and request
 23 authority to negotiate an RDA with mHUB.
 24 With me today is Haven Allen, the

Page 71

1 chief executive officer, and Manas Mehandru, chief
 2 operating officer from mHUB, and they are also here
 3 available to answer questions.
 4 The project is located at 240 North
 5 Ashland in the Near West Side community area, the
 6 27th Ward, and the Kinzie Industrial TIF District.
 7 Subject property is located in the
 8 southwest corner of Ashland and Fulton in the
 9 Kinzie Planned Manufacturing District and is one
 10 block north of the Ashland Green Line station.
 11 This is a current view of the
 12 property, which is overall in stable condition, but
 13 still needs some improvement. This picture shows
 14 what the building kind of looks like. It is listed
 15 as an orange building in the City's Historic
 16 Resources Survey, meaning it contributes to the
 17 historic character of the area. Note the iconic
 18 clock tower, which will be brought back to working
 19 condition.
 20 The proposed project is the
 21 redevelopment of the 79,000 square foot building at
 22 240 North Ashland. The property was originally
 23 constructed in 1926 as the Cook Brothers Department
 24 Store. It was most recently the headquarters of

Page 72

1 CB2.
 2 If approved, mHUB will relocate from
 3 their current facility at 965 West Chicago Ave and
 4 redevelop this space as a manufacturing incubator
 5 and accelerator containing labs, meeting space, and
 6 offices.
 7 This adaptive reuse aligns with the
 8 Chicago Recovery Task Force, a recommendation that
 9 the City build on the region's historic strength in
 10 manufacturing, especially encouraging a greater
 11 number of local small and medium-size companies as
 12 well as minority-owned companies to join industry
 13 associations and strengthen partnerships.
 14 The scope of the work is focused on
 15 the building interior and includes transforming
 16 areas into various laboratory functions, testing
 17 facilities, and common spaces.
 18 In order to facilitate this project,
 19 mHUB is seeking TIF funds in the amount not to
 20 exceed 17.6 million, or 37.5 percent of their total
 21 project cost, which is estimated to be 46 million.
 22 mHUB is the nation's leading
 23 nonprofit incubator for hard tech manufacturing,
 24 which means physical products enabled by software.

Page 73

1 Since 2016, mHUB has provided
 2 accessible lab space to Chicago's emerging
 3 entrepreneurs that combine the City's legacy as a
 4 hub for manufacturing with cutting edge technology.
 5 Since 2006, this facility has been
 6 the home to 450 entrepreneurial startups who have
 7 received 410 patents, created 3900 new jobs, and
 8 secured 1.3 billion, with a B, in total investments
 9 in Chicago's manufacturing sector.
 10 This work is especially critical
 11 given mHUB's focus on reducing structural barriers,
 12 entrepreneurship for underrepresented founders, and
 13 drive wealth creation for a more diverse set of
 14 business owners.
 15 They launched a catalyze program in
 16 2021, which has raised 1.35 million in funding so
 17 far for black, Latino, Middle Eastern, and women
 18 founders with a five-year goal of 8.6 million.
 19 mHUB also offers subsidized
 20 memberships to entrepreneurs in need of assistance.
 21 The cost of the project, including
 22 acquisition and renovation, is expected to be
 23 \$46 million. The TIF assistance will not exceed
 24 17.5. Equity, debt, New Market Tax Credits, and a

Page 74

1 state of Illinois grant will provide the balance of
 2 the project sources.
 3 mHUB will commence construction in
 4 early 2023; the completion expected by end of year
 5 2023.
 6 This is a rendering of the building
 7 exterior once refurbished. An example of space in
 8 the -- in the interior.
 9 If approved, the City will provide
 10 mHUB with a lump sum reimbursement after completion
 11 of the work, a certification that they have
 12 complied with the City's construction requirements,
 13 including MBE and WBE participation.
 14 The City's investment will be
 15 protected by provisions of the RDA that require
 16 mHUB to occupy the location of the -- for a term of
 17 no less than 20 years. Should mHUB cease
 18 operations or sell the building during the term,
 19 they are obligated to reimburse the City for any
 20 TIF funds previously expended.
 21 Overall DPD is in support of the use
 22 of TIF for the relocation and expansion of mHUB.
 23 We believe that it can act as a catalyst for a key
 24 economic sector that has previously been identified

Page 75

1 a City priority.
 2 Additionally, mHUB has a proven
 3 track record of success, including supporting
 4 minority entrepreneurs.
 5 For all those reasons, DPD will
 6 request your favorable consideration of this item.
 7 Thank you. And I'm willing to take
 8 any questions.
 9 CHAIRWOMAN BUTLER: Great. Thank you so much.
 10 Alderman Burnett has previously
 11 provided his support, and so at this point I'm
 12 going to turn to the Commissioners to ask if you
 13 have any questions for the department.
 14 And I see that Commissioner --
 15 Secretary Wheat has his hand raised.
 16 COMMISSIONER WHEAT: Thank you, Madam Chair.
 17 I got a few questions. I'll try not to ask them
 18 all at once.
 19 Maybe starting with the last slide.
 20 So as part of the RDA, if the building is sold or
 21 mHUB dissolves, then they are on the hook for the
 22 TIF funding. TIF -- but -- and to the extent I
 23 understand, like mHUB is a nonprofit --
 24 MR. JOHNSON: Correct.

Page 76

1 COMMISSIONER WHEAT: -- correct? So I guess
 2 what does the City go after then? There's no --
 3 there's no bankruptcy per se, right, if mHUB
 4 dissolves?
 5 And so I guess my concern -- mHUB's
 6 been around for a while with a significant -- you
 7 know, with significant institutional investors. I
 8 appreciate that. I don't think it's going to -- I
 9 don't think this is like a fly-by-night thing.
 10 MR. JOHNSON: Correct.
 11 COMMISSIONER WHEAT: But I am trying to
 12 understand kind of the protections that the City is
 13 establishing here around a pretty valuable piece of
 14 property in an area that seems to be improving
 15 quickly.
 16 MR. JOHNSON: Correct. This is Terrence
 17 Johnson, Department of Planning and Development.
 18 Your last comment, I think, hits it
 19 on the head in terms of if for any reason that they
 20 cease to operate or move out of the building, the
 21 value that's still left in the building, we've got
 22 a seat at the table in terms of reimbursement on
 23 that piece. So it's more of the value of the
 24 building.

Page 77

1 COMMISSIONER WHEAT: Okay. And then
 2 in terms -- and then -- I'll ask one more question.
 3 Then I will get back in the queue because I know
 4 Commissioner Thomas and others have questions.
 5 I guess I'm trying to understand the
 6 16 million. Right? So the City, via TIF, is
 7 putting a considerable por- -- we are a
 8 considerable portion, if not the primary provider
 9 of the stack. And although mHUB is a nonprofit,
 10 they both have sponsors and supporters which make
 11 up a bevy of corporates within the Chicagoland
 12 region. And to the extent I understand it, they
 13 also take in -- they have the ability at least to
 14 take in some revenues from other entities as well,
 15 folks who are using or leasing the lab space or
 16 whatnot.
 17 And I don't know if it's an official
 18 part of mHUB, but they have a venture fund that is
 19 at least related to mHUB. That might sit as its
 20 own private entity or an LLC which sits outside of
 21 mHUB, so they may not -- but I guess what -- why
 22 does mHUB need 16 million, 16-1/2 million?
 23 MR. JOHNSON: Again, Terrence Johnson,
 24 Department of Planning and Development.

Page 78

1 I'll -- I'll answer it, and then
 2 I'll get to Haven or Manas if they want to add
 3 anything additional.
 4 Just from a City point of view in
 5 terms of what mHUB is in terms of, you know, an
 6 accelerator/incubator put in place to further one
 7 of the sectors that the City has really identified
 8 as honestly a sector that's, you know, critical to
 9 us recovering from the pandemic items. You know,
 10 37-1/2 percent in terms of the total project cost
 11 on this is actually less than some of the other
 12 not-for-profit projects that we've done in terms of
 13 percentage on the basis of that. But it's more
 14 about the use and the direct and indirect benefits
 15 that are provided to the City, which is why we're
 16 suggesting it.
 17 And, Haven, on some of those other
 18 ones, would you like to make any comments?
 19 MR. MEHANDRU: Yeah. Yeah. It's -- this is
 20 Manas Mehandru, COO of mHUB. I'll speak a little
 21 bit to the capital stack portion.
 22 You know, most of our revenue
 23 sources do come from mHUB members and those using
 24 the space. It largely goes to invest in programs

Page 79

1 to support the acceleration of businesses to create
 2 jobs in the manufacturing economy. And so those
 3 corporate partners largely are investing in
 4 programs that support -- or more recently
 5 subsidizing the costs for underrepresented
 6 founders, you know, with a goal, again, to kind
 7 of have an economic impact.
 8 I'll defer to Haven to speak a
 9 little bit about the investment fund that is
 10 wholly owned by the nonprofit.
 11 MR. ALLEN: Thanks, Manas. Yeah. I mean --
 12 CHAIRWOMAN BUTLER: I'm sorry. Can you
 13 introduce yourself, please?
 14 MR. ALLEN: Sorry. My name is Haven Allen,
 15 and I am CEO of mHUB.
 16 And just to respond directly to
 17 Secretary Wheat's conversation. We do have a
 18 venture fund, and that fund is used to make first
 19 investments in early stage startup companies and
 20 also used to attract teams to the region. So, you
 21 know, over two-thirds of the investments we've made
 22 have come from out of state. Over 50 percent of
 23 our portfolio has founders of color on the teams.
 24 And overall when you look at underrepresented, the

Page 80

1 fund itself is investing at 6.5 times the national
 2 average on underrepresented founders.
 3 The profits generated from that,
 4 from a carried interest, are donated back up to
 5 the nonprofit to further seed and resource the
 6 organization. So it's very much -- it's a venture
 7 fund, but it's an impact fund focused on driving
 8 and furthering the impact of the organization.
 9 CHAIRWOMAN BUTLER: Secretary Wheat.
 10 COMMISSIONER WHEAT: I know Commissioner
 11 Thomas and others have questions. So I will pop to
 12 the back of the line.
 13 CHAIRWOMAN BUTLER: Okay. Commissioner
 14 Thomas.
 15 COMMISSIONER THOMAS: Madam Chairman, I think
 16 Secretary Wheat should continue with his questions
 17 because he's hitting some of my issues.
 18 COMMISSIONER WHEAT: Okay.
 19 CHAIRWOMAN BUTLER: Secretary Wheat.
 20 COMMISSIONER WHEAT: So I guess like I --
 21 so I understand and appreciate both the lack of
 22 venture funding for BIPOC communities and the
 23 emphasis there. I guess I'm -- I'm trying to
 24 understand -- so maybe let's put it -- let's

Page 81

1 maybe -- here's another way of putting the
 2 question.
 3 So you currently have a facility on
 4 Chicago Avenue. And so then what becomes
 5 incremental with the move? So I guess let's maybe
 6 start there. Right? Like what is -- what
 7 essentially is new? I know it's obviously a much
 8 larger space. But kind of what else happens
 9 because you're moving over to Ashland?
 10 MR. ALLEN: I think, you know, primary --
 11 CHAIRWOMAN BUTLER: I'm sorry. This is a
 12 public hearing and it's virtual. So can you
 13 please --
 14 MR. ALLEN: Sorry.
 15 CHAIRWOMAN BUTLER: -- introduce yourself
 16 before you speak? Thank you.
 17 MR. ALLEN: Sorry, Chair Butler. My name is
 18 Haven Allen, CEO of mHUB again.
 19 You know, we have been in our
 20 location for approximately seven years. And we
 21 were a subleasee of Motorola. So when Motorola was
 22 purchased by Lenovo, Lenovo decided to shut down
 23 this location and move those jobs outside of
 24 Chicago and generally outside the U.S.

Page 82

1 We came in, signed a sublease, and
 2 very likely could stay here, but our current
 3 landlord has drastically increased the rents and
 4 will provide us with a very short-term lease with
 5 nonmarket terms.
 6 So we essentially need to find a
 7 home. So like the first thing that happens is mHUB
 8 exists after the later part of this year because
 9 otherwise we would have no home. Right?
 10 What we're able to also invest in is
 11 further expanding out the lab spaces to support
 12 more climate energy-related startups, to support
 13 further in the scaleup. So not only when teams are
 14 coming from ideation, but scaling up in that sort
 15 of precarious moment where they're starting to
 16 deliver product, helping support those teams, and
 17 then provide a similar space for these teams to
 18 grow as they're at their earliest stages.
 19 So there will be an extension of
 20 resources. There is an extension of programs. But
 21 existentially mHUB will be -- continue to be an
 22 economic development engine for the Chicago region.
 23 CHAIRWOMAN BUTLER: Secretary Wheat, any
 24 additional questions or comments?

Page 83

1 COMMISSIONER WHEAT: I've got one more, and
 2 then I'll be quiet for a little bit.
 3 There's a lot of talk -- there are a
 4 few lines in the documents provided in the pre re
 5 around the kind of clean energy work of mHUB. And
 6 one thing that was confusing to me was when it
 7 refers to green technologies, to use a crude term,
 8 is the proposal talking about green technologies
 9 that mHUB is supporting, or is it talking about
 10 green technologies in the building?
 11 The reason I ask that is that
 12 the building is complying when it -- under
 13 environmental benefits, it's complying with the
 14 sustainable development policy, which is fine.
 15 And it's a good policy. But it's also designed
 16 purposely to serve as a baseline to just improve
 17 the overall building environment of Chicago. And
 18 so I'm trying to understand like what's getting
 19 greener essentially? Is it the -- like the economy
 20 at large, or is it -- or is it the building?
 21 Because the document kind of speaks both ways.
 22 And maybe this is a question for
 23 staff specifically first and then -- and then the
 24 representatives from mHUB can speak.

Page 84

1 MR. JOHNSON: So this is Terrence Johnson
 2 with DPD as well.
 3 And I'll attempt to answer that
 4 question and then, again, turn it over to Manas or
 5 Haven.
 6 But in the staff report that you
 7 got, it was -- you're absolutely right. The
 8 sustainability requirements are a baseline, and we
 9 are speaking to that as it relates to the actual
 10 building. But I think in terms of -- Manas and
 11 Haven can answer more. But a good chunk -- well, a
 12 portion of the budget is going to make the building
 13 either meet or exceed that -- the sustainability
 14 requirements that are required in the RDA.
 15 Manas or Haven, do you want to
 16 provide any additional detail on that?
 17 MR. ALLEN: Manas, maybe you can touch upon
 18 the building. I can talk about our startup and
 19 broader economic development.
 20 CHAIRWOMAN BUTLER: And can I just remind
 21 each of you before you speak to for the record
 22 introduce yourself?
 23 MR. MEHANDRU: This is Manas Mehandru, COO of
 24 mHUB.

Page 85

1 So, you know, the answer to the
 2 question is both. I think fundamental to our core
 3 we drive innovation. Green technology is a big
 4 portion of that. To do that effectively, the
 5 building will need to have labs that support
 6 battery innovation, labs that support energy --
 7 clean energy innovation. And so it will do that,
 8 and these funds will go to support that. And to do
 9 that well, we will need to be a test site for these
 10 technologies and also highlight the opportunities
 11 and the impacts of these technologies.
 12 So the building itself will be
 13 outfitted with certainly EV chargers, an improved
 14 building envelope, and other real clean energy
 15 solutions.
 16 But the main focus of our business
 17 and the largest focus of our business is ensuring
 18 that we've got the resources to enable further
 19 development and encourage further adoption into the
 20 manufacturing sector. Haven can talk about some of
 21 the teams that we've -- currently have working out
 22 of the space.
 23 MR. ALLEN: Haven Allen, CEO of mHUB.
 24 Happy to talk either programmatically

Page 86

1 or specific case studies. But, you know, as Manas
 2 pointed to, you know, we do have a strategic focus
 3 in supporting early stage startups developing
 4 climate and energy technologies. And we do that
 5 either through the commercialization of new
 6 technologies or the development of new intellectual
 7 property in partnership with industry, again,
 8 to advance things around long energy storage,
 9 sustainable building technologies, doing predictive
 10 maintenance, and so forth. And, you know, some
 11 case studies that I can point to right now, we --
 12 we're supporting a startup that spun out of Argonne
 13 National Labs that uses a water and a saline
 14 solution passed through a vacuum tube to create
 15 refrigeration. This is similar technology that
 16 would be leveraged on the Space Station, but
 17 we're working to develop it so that it can be
 18 incorporated into refrigerators anywhere, whether
 19 at your store or at your home, to reduce the demand
 20 of electricity. So this is a nonelectrical use
 21 refrigeration technology.
 22 COMMISSIONER WHEAT: Thank you, Madam Chair.
 23 No other questions at this time.
 24 CHAIRWOMAN BUTLER: Great. Thank you,

Page 87

1 Secretary Wheat.
 2 Commissioner Thomas.
 3 COMMISSIONER THOMAS: Thank you, Madam
 4 Chairman.
 5 I want to go back to the capital
 6 stack and talk about the grant from the state.
 7 First, has that grant been appropriated? Is it --
 8 was it in the 2023 budget that passed earlier this
 9 year, or is it a future grant amount?
 10 MR. MEHANDRU: Yeah, I can speak to this.
 11 This is Manas Mehandru, COO of mHUB.
 12 This is in the current budget. It's
 13 a capital grant. It is a larger grant than the
 14 amount stated, but it is part of a bigger clean
 15 energy coalition that mHUB is leading that includes
 16 Southern Illinois Carbondale, Southern Illinois
 17 Edwardsville, University of Chicago, Greater
 18 Englewood Chamber of Commerce as well as a few
 19 other partners. And the allocation identified
 20 is to focus in on clean energy technology and
 21 implement through mHUB's activities.
 22 COMMISSIONER THOMAS: Have you received that
 23 grant?
 24 MR. MEHANDRU: It has been allocated. We are

Page 88

1 going through the process right now to cull down
 2 those funds.
 3 COMMISSIONER THOMAS: Thank you, Madam
 4 Chairman.
 5 CHAIRWOMAN BUTLER: Great. Thank you,
 6 Commissioner Thomas. Any additional questions or
 7 comments?
 8 COMMISSIONER COX: This is Commissioner Cox.
 9 CHAIRWOMAN BUTLER: Yeah. No. Mr. Cox, I'm
 10 going to give -- I see you have your hand raised.
 11 I just want to make sure, since Commissioner Thomas
 12 was patiently waiting, that we address all of her
 13 questions.
 14 COMMISSIONER THOMAS: I -- and that is the
 15 reason why I wanted Secretary Wheat to go ahead and
 16 make his questions because they were related to my
 17 questions.
 18 CHAIRWOMAN BUTLER: Okay. Great.
 19 COMMISSIONER THOMAS: Thank you, Madam
 20 Chairman. I'm done.
 21 CHAIRWOMAN BUTLER: All right. Thank you.
 22 All right. Commissioner Cox, thank
 23 you for so patiently waiting yourself.
 24 COMMISSIONER COX: Not a problem.

Page 89

1 Greetings, Mr. Allen and
 2 Mr. Mehandru.
 3 I had the pleasure of going through
 4 a tour of mHUB because I'd only heard of their --
 5 at their Chicago location and was trying -- because
 6 the request for this eye-popping contribution came
 7 before me before I actually knew what they did or
 8 had the benefit of seeing their location. And I
 9 will say, I mean, for those who are trying to
 10 understand it, I likened it to 1871, the tech hub,
 11 but for advanced manufacturing, which means you
 12 need a lot of space for these laser machines and
 13 robots and labs. And I got the pleasure of seeing
 14 some of the entrepreneurs of color working on their
 15 product. And they went from everything from a kind
 16 of new thinking of a bicycle or a skateboard lock
 17 to something that looked like a handcrafted
 18 handbag. But because of the manufacturing
 19 capacity, they can produce dozens and dozens and
 20 dozens of them at a time.
 21 It was really quite exciting to see
 22 small entrepreneurs being given access to the type
 23 of equipment that you pay dearly to have access to.
 24 And so to Terrence's point, this is

Page 90

1 a significant part of our desire to be relevant in
 2 the 21st Century in light manufacturing for, quite
 3 frankly, Chicago to keep it on the map. And, you
 4 know, the fact is it's in a very -- you know, very
 5 prestigious location. It's on the edge of the
 6 Innovation District and Fulton Market, which means
 7 that it has -- the building comes at a pretty high
 8 cost. But it also is a very prestigious building
 9 and will have to be renovated to the highest level.
 10 So this is a bricks and mortar
 11 investment that we're making in the future of light
 12 manufacturing in Chicago. So it's a pretty big
 13 deal. And I'm thrilled that this group has been
 14 able to shepherd this. They've been working on
 15 this for quite a long time, and it took us quite a
 16 long time to get comfortable that they are poised
 17 for success. And so I feel really confident in
 18 that.
 19 I also think I understand, much like
 20 startups, some startups, you know, don't reach
 21 their goals, and if in the end of this it doesn't
 22 work, we have the capacity, we will -- the City
 23 will have access to this asset if I understand
 24 correctly. So -- but that's not going to happen

Page 91

1 because they're going to be an amazing success.
 2 But we do have that assurance that, you know, that
 3 the investment we're making, it could be in
 4 addition to the hundreds of jobs that companies
 5 that will be started and developed with this, we
 6 will get a return on the investment if this
 7 experiment proves not to meet -- meet their goals.
 8 And I want to make sure, Clarence,
 9 that that is clear. I don't want to necessarily
 10 dwell on that because I'm hoping for their success.
 11 But I do want to make clear that this sizable
 12 investment, you know, has a return for the City if
 13 it doesn't all work out.
 14 CHAIRWOMAN BUTLER: Thank you, Commissioner
 15 Cox.
 16 Secretary Wheat.
 17 COMMISSIONER WHEAT: One last question. I
 18 promise I'll stop.
 19 Are there any plans on leasing any
 20 parts of the building to non-mHUB entities?
 21 MR. JOHNSON: Go ahead, Manas.
 22 MR. MEHANDRU: This is Manas Mehandru, COO of
 23 mHUB.
 24 Typically the way our structure

Page 92

1 works is people do sign up for programs, and with
 2 that they get space, and to directly scissored are
 3 not what our intention are. It's more
 4 participation within the community and within the
 5 programs within the space. So it would be wholly
 6 owned and occupied by mHUB.
 7 COMMISSIONER WHEAT: Correct. Maybe to ask
 8 the question a different way, are there plans to
 9 lease any space to entities that are not core or
 10 central to mHUB's mission?
 11 MR. MEHANDRU: No.
 12 COMMISSIONER WHEAT: Thank you.
 13 CHAIRWOMAN BUTLER: Any additional questions
 14 or comments from members of Commission?
 15 Commissioner Buford.
 16 COMMISSIONER BUFORD: Just digging into this,
 17 the further I get, is there an appraisal on the
 18 building?
 19 MR. JOHNSON: This is Terrence Johnson with
 20 Department of Planning and Development.
 21 Yes, there was an appraisal done
 22 with a value of 29.5 million.
 23 COMMISSIONER BUFORD: 25-1/2, you said?
 24 MR. JOHNSON: Yeah.

Page 93

1 MS. McGUIRE: That was 29.5, Commissioner.
 2 MR. JOHNSON: I'm sorry. Yeah, 2- --
 3 MS. McGUIRE: Beth McGuire for the record.
 4 29.5.
 5 CHAIRWOMAN BUTLER: 29.5 million for the
 6 record?
 7 MS. McGUIRE: Yes, Commissioner.
 8 CHAIRWOMAN BUTLER: Thank you.
 9 Commissioner Buford, additional
 10 questions or comments?
 11 COMMISSIONER BUFORD: Yeah. I'm --
 12 CHAIRWOMAN BUTLER: I see you furiously
 13 looking at your notes. But you take your time.
 14 We're good.
 15 COMMISSIONER BUFORD: And at the end -- so in
 16 terms of the entity that's acquiring it, is there a
 17 balance sheet on the -- on that entity? Is there --
 18 you know, mHUB.
 19 CHAIRWOMAN BUTLER: Was a balance sheet
 20 included --
 21 COMMISSIONER BUFORD: You're buying it for
 22 more than its value, right? Slightly more. You're
 23 remodeling it, furnishing it. And how does that
 24 contribute to the overall capitalization of mHUB?

Page 94

1 MR. JOHNSON: So this is -- this is Terrence
 2 Johnson again with the Department of Planning and
 3 Development.
 4 The -- so it will -- they are
 5 purchasing at market. And I -- and, again, Manas
 6 can go further on this. My understanding is that
 7 there were some other folks interested as well.
 8 But finding a building of this size with the floor
 9 space to do what it is that mHUB does was very
 10 difficult. So in order to make sure that they
 11 secured the building, they paid a little bit more
 12 for it in terms of the appraisal.
 13 But, Manas, I don't know if there's
 14 more to add to that.
 15 MR. MEHANDRU: Yes. This is Manas Mehandru,
 16 COO of mHUB.
 17 Yes, that is correct. There was
 18 someone interested in the building and something
 19 that did fall through largely for a variety of
 20 reasons. But that did price it up to that level.
 21 I think when we looked at comparable properties,
 22 there are very few options that are within, I'd
 23 say, 65 and a hundred thousand square feet that
 24 didn't require two to three to four times the

Page 95

1 investment in rebuilding and outfitting.
 2 The state of the building is in
 3 sufficient place -- in a sufficient spot that
 4 serves the needs of the mHUB community to reduce
 5 the overall costs of the project.
 6 CHAIRWOMAN BUTLER: Commissioner Buford,
 7 additional comments or questions?
 8 COMMISSIONER BUFORD: I'm just trying to
 9 figure out if this falls within the purpose of
 10 the use of TIF funds.
 11 CHAIRWOMAN BUTLER: Would someone like to
 12 address that question?
 13 COMMISSIONER COX: Terrence, you can address
 14 that. I mean, go ahead.
 15 MR. JOHNSON: Yeah. Terrence Johnson,
 16 Department of Planning and Development.
 17 In terms of use, absolutely. I
 18 mean, it's bringing a vacant building back onto the
 19 tax rolls that's been sitting vacant for the last
 20 four years. So from an economic development
 21 standpoint, absolutely.
 22 It is an orange-rated building, so
 23 it does contribute to the historic nature of the
 24 area. So, again, we've used TIF for those purposes

Page 96

1 as well.
 2 And then as we mentioned before,
 3 the indirect benefit in terms of the jobs and the
 4 collaboration that is expected to come out of mHUB
 5 in terms of the, you know, young, small to mid-size
 6 entrepreneurs, those are the types of things that,
 7 as we look at the use of TIF, for us it puts it
 8 right in a sweet spot.
 9 COMMISSIONER BUFORD: It seems like -- you
 10 say there was several other buyers or would-be
 11 buyers at above the -- as the appraised value.
 12 Sounds like the building was about to be put into
 13 active use again. No? Was it necessary to fund
 14 this operation, the City itself were to fund this
 15 operation, to put that building back into use?
 16 COMMISSIONER COX: If I might.
 17 CHAIRWOMAN BUTLER: Commissioner Cox.
 18 COMMISSIONER COX: Yeah. This is
 19 Commissioner Cox.
 20 I might add it, and it most likely
 21 would have been high-end condominiums. And there
 22 is a -- so what is unique about this is that one
 23 of the key priorities for the city's economy is
 24 advanced manufacturing. And so this fits squarely

Page 97

1 in some of our stated goals on how Chicago is going
 2 to remain relevant in this sector.
 3 Yes, I suspect there would be
 4 another buyer who'd be happy to make these into
 5 luxury condominiums and erode the manufacturing
 6 history of that area. We are paying a price, you
 7 know, for it being adjacent to one of the hottest
 8 real estate markets in the country. And so it
 9 would have been great had mHUB existed ten years
 10 ago so you could have got it on the cheap and then
 11 there. But the truth is we're dealing with an
 12 appraised value which is real and the buyer having
 13 to come in a little bit above that to beat out
 14 those who want it to be high-end condominiums.
 15 So I -- again, I hope we understand
 16 the importance of this relative to kind of the
 17 economic future of manufacturing, light
 18 manufacturing in Chicago, and also understand the
 19 synergy that this particular location has with the
 20 Fulton Market/Innovation District. So it's
 21 location, location, location. And believe me,
 22 before we agreed to advance this to the committee,
 23 we had them look at a half a dozen other properties
 24 far, far away from the action, and they did not

Page 98

1 make sense.
 2 So over the course of working
 3 through their financial model and their mission, I
 4 think we came to believe that this is a project
 5 that the City should be in full support. And I
 6 think as you heard from the Alderman Burnett, he is
 7 in full support largely because of the demographics
 8 that they reach and the importance of what they
 9 produce for the Chicago manufacturing economy,
 10 so ...
 11 But, yes, I thought too this would
 12 have some really swanky, high-end condominiums, and
 13 I think we'd all be quite disturbed by that trend.
 14 But that is by and large what's being produced in
 15 that area.
 16 CHAIRWOMAN BUTLER: Commissioner Buford,
 17 additional comments or committees?
 18 COMMISSIONER BUFORD: No. That's it. Thank
 19 you.
 20 CHAIRWOMAN BUTLER: Thank you.
 21 Are there any further questions or
 22 comments from members of the Commission?
 23 (No response.)
 24 So I don't see any additional hands

Page 99

1 raised from members of the Commission. I will ask
 2 members of the public who remain as participants in
 3 this meeting if you have any questions or comments.
 4 You have three minutes to speak. And please use
 5 the raise-your-hand function.
 6 (No response.)
 7 No members of the public have
 8 indicated that they would like to participate or
 9 make any comments?
 10 MR. KAMAL: That is correct, Chairwoman.
 11 CHAIRWOMAN BUTLER: Okay. Great. Thank you.
 12 And no members of the public
 13 submitted written statements prior to the meeting
 14 within the time allowed.
 15 So I will now call the item for a
 16 vote.
 17 The resolution before us recommends
 18 approval of the mHUB redevelopment agreement in
 19 the Kinzie Industrial Corridor TIF Redevelopment
 20 Project Area, Ward 27, and to request authority
 21 for the Department of Planning and Development to
 22 negotiate a redevelopment agreement with mHUB for
 23 the rehabilitation of the property located at 240
 24 North Ashland Avenue in the Kinzie Industrial

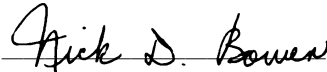
Page 100

1 Corridor Tax Increment Financing Redevelopment
 2 Project Area, and to recommend to the City Council
 3 of the City of Chicago the designation of mHUB as
 4 developer.
 5 Do I have a motion?
 6 COMMISSIONER THOMAS: So move. Thomas.
 7 COMMISSIONER GOMEZ: Gomez seconds.
 8 CHAIRWOMAN BUTLER: Thank you, Commissioner
 9 Thomas, for moving, and, Commissioner Gomez, for
 10 your second. Thank you so much.
 11 In accordance with the Open Meetings
 12 Act, all votes are to be conducted by roll call so
 13 that each member's vote on each issue can be
 14 identified and recorded. Please signify your vote
 15 on approval of the motion by saying yes, no, or
 16 abstain.
 17 Vice Chair Newsome.
 18 (No response.)
 19 Secretary Wheat.
 20 COMMISSIONER WHEAT: Yes.
 21 CHAIRWOMAN BUTLER: Commissioner Buford.
 22 COMMISSIONER BUFORD: Yes.
 23 CHAIRWOMAN BUTLER: Commissioner Chan
 24 McKibben.

Page 101

1 (No response.)
 2 Commissioner Cox.
 3 COMMISSIONER COX: Yes.
 4 CHAIRWOMAN BUTLER: Commissioner Curtis.
 5 COMMISSIONER CURTIS: Yes.
 6 CHAIRWOMAN BUTLER: Commissioner Davis.
 7 COMMISSIONER DAVIS: Yes.
 8 CHAIRWOMAN BUTLER: Commissioner Gomez.
 9 COMMISSIONER GOMEZ: Yes.
 10 CHAIRWOMAN BUTLER: Commissioner Griggs.
 11 (No response.)
 12 Commissioner Griggs.
 13 (No response.)
 14 Is Commissioner Griggs on mute,
 15 Kamal?
 16 MR. KAMAL: He is.
 17 CHAIRWOMAN BUTLER: Okay. Thank you.
 18 Commissioner Thomas.
 19 COMMISSIONER THOMAS: Yes.
 20 CHAIRWOMAN BUTLER: Commissioner Trevino.
 21 (No response.)
 22 And Chair Butler votes yes.
 23 The motion passes.
 24 MR. JOHNSON: Thank you.

1 CHAIRWOMAN BUTLER: Thank you so much.
 2 COMMISSIONER COX: Thank you.
 3 CHAIRWOMAN BUTLER: Are there any additional
 4 items?
 5 MR. McKENNA: I would like to bring up a
 6 couple of things.
 7 CHAIRWOMAN BUTLER: Okay.
 8 MR. McKENNA: So we should probably do it
 9 after adjournment, though.
 10 CHAIRWOMAN BUTLER: Oh, okay.
 11 MR. McKENNA: I didn't want everybody to jump
 12 off.
 13 CHAIRWOMAN BUTLER: All right. So let's
 14 adjourn the meeting. Thank you for -- can I have
 15 a motion to adjourn from the Commission?
 16 COMMISSIONER CURTIS: So move. Curtis.
 17 CHAIRWOMAN BUTLER: Thank you. So we are now
 18 officially adjourned.
 19 (The proceedings adjourned at
 20 2:50 p.m.)
 21
 22
 23
 24

1
 2
 3 REPORTER'S CERTIFICATE
 4 I, Nick D. Bowen, do hereby certify that
 5 I reported in shorthand the proceedings of said
 6 hearing as appears from my stenographic notes so
 7 taken and transcribed under my direction.
 8
 9 IN WITNESS WHEREOF, I have hereunto set my
 10 hand and affixed my seal of office at Chicago,
 11 Illinois, this 28TH day of November 2022.
 12
 13

 14 Illinois CSR No. 084-001661
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24

MEETING, 11/08/2022

<hr/>	2023 74:4,5 87:8	47th/king 45:15
<hr/> \$ <hr/>	2038 56:23	48th 10:22
\$120 52:24	21st 3:23 32:12 90:2	491 28:22
\$150,000 23:7	232 10:24	4th 15:14
\$160 13:24	24 7:24 8:10 15:24 16:2 54:7	<hr/> 5 <hr/>
\$260 32:5	240 70:3,22 71:4,22 99:23	50 79:22
\$46 73:23	25-1/2 92:23	52,900,000 17:5
<hr/> 1 <hr/>	26th 10:10 28:9	<hr/> 6 <hr/>
1 9:1 13:14,15 14:7 20:23 49:4,10 68:4	27 99:20	6 8:24 27:15,16 47:4,5
1.3 73:8	27th 64:22 65:1 71:6	6.5 80:1
1.35 73:16	29.5 92:22 93:1,4,5	65 94:23
100 65:2	2:50 102:20	<hr/> 7 <hr/>
11th 5:16	2nd 3:17	7 2:12
12 10:9 13:23 21:8 23:14 28:8 32:3 46:3 50:5 52:22 56:11 57:1,10	<hr/> 3 <hr/>	7(e)(2) 2:23
12/31/2026 50:10	3 8:23 9:12,13 13:14 25:10,11	79,000 71:21
12/31/2038 50:11	3-1 53:8 55:9	<hr/> 8 <hr/>
14th 2:9	37-1/2 78:10	8(a) 19:3 21:18
16 77:6,22	37.5 72:20	8.6 73:18
16-1/2 77:22	37th 50:15	8th 2:2,7
17.5 73:24	3900 73:7	<hr/> 9 <hr/>
17.6 72:20	3906 52:17	90 50:18
1871 89:10	39th 44:10	965 72:3
19 13:16,18 23:11	<hr/> 4 <hr/>	<hr/> A <hr/>
1926 71:23	4- 44:14	ability 77:13
<hr/> 2 <hr/>	40th 28:20	absolutely 84:7 95:17,21
2 13:14 14:11	410 73:7	abstain 6:14 7:3 26:1 27:8 47:19 68:19 100:16
2- 93:2	43rd 25:8 44:11 45:4 60:22	Academy 31:21
20 65:23 74:17	43rd-47th 14:8	acceleration 79:1
2006 73:5	43rd/cottage 8:22 9:11 10:5,20 17:20 25:2 34:24 35:6 45:24	accelerator 72:5
2009 55:12	4400 14:11	accelerator/incubator 78:6
2014 34:7	450 73:6	
2016 73:1	45th 13:14	
2021 73:16	46 72:21	
2022 2:2,9 3:23 5:16	47 13:12	
	47th 44:10,11 45:6,10,13	

MEETING, 11/08/2022

accepted 15:4
accepting 9:3 49:5
access 39:15 89:22,23 90:23
accessible 73:2
accordance 3:3 6:8 25:21 47:15 68:15 100:11
acquiring 93:16
acquisition 73:22
acres 11:1 28:22 50:18
act 2:13,22,24 6:9 11:6 20:13 25:21 29:4 47:15 50:23 68:15 74:23 100:12
action 97:24
activate 3:14
active 66:16 96:13
activities 87:21
actual 35:12 84:9
adaptive 36:4 72:7
add 24:5 38:16 55:23 57:21 60:17, 18,19 61:5 78:2 94:14 96:20
added 11:1,20 12:2 28:23 29:24 30:3 50:19 51:19,23 54:22
adding 41:3 56:4 57:1 60:16 61:6
addition 36:7 54:18 91:4
additional 10:9 13:23 21:8 23:14 28:8 32:3 34:11 36:19,20 37:17 40:3 42:16,21 43:7 46:3,8,14 50:5 52:22 54:22 55:8 56:11 57:1,6 60:16,17,18,19,20 62:3 67:8,14 78:3 82:24 84:16 88:6 92:13 93:9 95:7 98:17,24 102:3
Additionally 75:2
address 8:2 44:18 88:12 95:12,13
addressed 42:2 45:21
Adela 3:21
adequate 29:22 51:16
adjacent 97:7
adjourn 25:3 46:21 67:22 102:14, 15
adjourned 102:18,19
adjournment 102:9
Adler 38:19
administration 58:11 59:16
adoption 9:13 25:10 27:16 47:4 49:11 68:4 85:19
advance 64:16 86:8 97:22
advanced 89:11 96:24
affordable 14:3 20:12 32:8 53:2 58:18 60:19
afternoon 2:1 9:19 18:12 27:21 44:2 49:17 70:11
agenda 3:16 5:14 8:12,17 16:9,23 27:6 43:22 62:16 65:14
agreed 97:22
agreement 70:1 99:18,22
ahead 17:15 34:10 39:18 42:6 55:15 56:21 67:2 88:15 91:21 95:14
alderman 14:19,20,24 32:19 53:15,17 62:21,24 63:2,4,5,15,20 65:7 66:22 70:17 75:10 98:6
alderman's 15:8
aldermen 61:4
aldermen's 15:11 33:7
aligns 72:7
Allen 70:24 79:11,14 81:10,14,17, 18 84:17 85:23 89:1
alleys 29:22 51:17
allocate 17:15
allocated 19:12 20:7 66:5,7 87:24
allocation 20:8 87:19
allowed 36:24 99:14
amazing 91:1
amend 8:16 50:10
amended 34:6
amendment 8:22,24 9:1,12,13 10:3,5 13:20 25:10,11 27:15,16 28:5 32:1 46:2,21 47:4,5 48:24 49:4,10 50:1 52:20 65:15 68:3,4
amendments 18:17
amenity 36:10
amount 72:19 87:9,14
analyst 9:21 38:2
annex 31:21
answering 22:18
answers 20:18
anticipate 14:5 32:10 36:15 53:5 61:15
Apartments 32:13
apologize 56:15 64:13
applicable 30:16
applies 56:1
apply 36:3
appraisal 92:17,21 94:12
appraised 96:11 97:12
appropriated 87:7
approval 5:15 7:20 8:19 10:19 25:8,24 28:17 47:2,18 49:2 50:13 68:2,18 69:24 99:18 100:15
approve 5:19,23 7:21
approved 10:10 28:9 72:2 74:9
approximately 10:24 28:22 81:20
area 2:12 9:11,12,13 10:24 11:1,7, 13,16,21 12:1,3,18,21 13:4,5,9,11, 18 14:2,6 17:19,24 18:18 19:2,6 20:2 21:3 22:9,23 23:9,11,16 25:10,11 27:16 28:12,22,23 29:1,2, 6,10,14,16,18,24 30:3,8,10 31:1,4, 10,11,14,16,23 32:7,11 34:6,11,13, 15,19,20 35:3 44:9,14 45:12 47:4,5 49:4,10,12 50:6,18,19 51:1,5,8,10, 13,19,23 52:3,9,13,15 53:6 54:17, 18,21,22 55:4,7,9,10,14,17,21,23 56:1,3,6,18 57:3,6,7,15,19,21 60:17 61:1,19 64:19 65:23 66:20, 24 67:3 68:3,5 70:5 71:5,17 76:14 95:24 97:6 98:15 99:20 100:2
areas 11:22 33:21,22,23 34:1,4 36:15 45:9 61:2 72:16
Argonne 86:12
Art 31:19
arts 31:17
Ashland 70:3,22 71:5,8,10,22 81:9 99:24
aspirational 59:8
assembly 14:4 32:9 53:3
assessed 20:1
asset 90:23

MEETING, 11/08/2022

C		
call 2:6,8 3:19 4:3 6:9 25:4,20,22 46:23 47:14,16 62:12 67:23 68:14, 16 99:15 100:12	3,17,18 17:9 18:1,7 19:15 21:13 22:12 23:17 24:1,8,14,17,23 25:14, 18 26:6,8,13,15,17,19,23 27:2,4,9 32:17,22,24 33:4,10,15,17 36:18 37:2,10,22 38:14 39:5 40:1,7 41:22 42:15 43:6,10,15,16 44:17 46:7,10, 17,18 47:8,12,24 48:2,7,9,11,13, 15,17 53:14,21 54:9 59:2 62:2,5,23 63:3,13,16 65:7,20 66:8 67:6,12, 17,18 68:8,12,24 69:2,7,9,13,15, 17,19 70:11 75:9 79:12 80:9,13,19 81:11,15 82:23 84:20 86:24 88:5,9, 18,21 91:14 92:13 93:5,8,12,19 95:6,11 96:17 98:16,20 99:10,11 100:8,21,23 101:4,6,8,10,17,20 102:1,3,7,10,13,17	Clarence 91:8 clarification 24:24 33:19 36:8 clarifications 36:20 clarify 40:11 clarifying 45:19 46:5 clarity 41:7 clean 83:5 85:7,14 87:14,20 clear 36:8 91:9,11 climate 82:12 86:4 clock 71:18 closer 59:19 coalition 87:15 code 12:9 30:16 codes 12:11 30:18 cohesive 57:13 58:15 collaboration 96:4 colleagues 65:8 color 61:5 79:23 89:14 combine 73:3 comfortable 90:16 commence 74:3 comment 15:16 76:18 comments 7:24 8:3 9:3 14:22 17:3 18:4,6 22:13 24:10 25:2 42:18 43:7 46:8,12,20 49:5 62:3,10 65:10,12,21 67:21 78:18 82:24 88:7 92:14 93:10 95:7 98:17,22 99:3,9 Commerce 87:18 commercial 12:23 17:21 23:6 31:5 52:4 59:20 commercialization 86:5 Commission 2:3,8,18 3:20,22 9:8 16:16 27:13 43:2,13 49:8 62:10 70:13 92:14 98:22 99:1 102:15 Commission's 3:4,6 commissioner 3:21 4:11,13,14, 16,19,20,21,22,24 5:2,4,5,7,8,10, 24 6:1,4,6,18,19,20,21,24 7:1,2,3, 4,6,7,8,10,11,12,16,19,21 9:24 25:13,17,18 26:5,6,7,8,11,12,13, 14,15,16,17,18,19,21,22,23 27:2,5, 8 28:2 33:16,18 35:1,7,10 36:19
called 3:15 4:5 16:22 43:20 62:15	Chamber 87:18	
Caminer 10:1 16:7 28:3 49:23	Chan 4:16 6:21 26:8 48:2 69:2 100:23	
capacity 89:19 90:22	change 22:2	
capital 78:21 87:5,13	changed 17:17	
capitalization 93:24	character 71:17	
capture 13:21 32:2 52:21	chargers 85:13	
Carbondale 87:16	cheap 97:10	
care 7:20 27:6	Chicago 2:3 4:1 25:7 39:2 47:1 63:7 64:5,7,17,18 65:4 70:6 72:3,8 81:4,24 82:22 83:17 87:17 89:5 90:3,12 97:1,18 98:9 100:3	
carried 80:4	Chicago's 73:2,9	
case 34:18 41:11 86:1,11	Chicagoland 77:11	
catalyst 74:23	chief 71:1	
catalyze 73:15	Chip 24:5 38:12 41:22,23,24 42:16	
CB2 72:1	choose 41:20	
CDC 2:5,13 8:1,3,14 9:2,19 25:4 37:4 42:17,21 46:22 48:23 67:23	chunk 84:11	
CDC's 3:17	church 35:12 36:1 37:15,17 38:9, 21 39:10,13,16 43:1	
cdc@cityofchicago.org. 8:2	churches 38:7	
cease 74:17 76:20	city 2:13 3:18,24 4:1 10:10 16:6 20:4 25:7 28:9 29:20,23 35:20 39:1 47:1 51:14,18 58:19 63:7 64:3,5, 10,16,24 65:3,9 70:5,6 72:9 74:9, 19 75:1 76:2,12 77:6 78:4,7,15 90:22 91:12 96:14 98:5 100:2,3	
center 31:17,19 38:6	city's 71:15 73:3 74:12,14 96:23	
central 92:10	civic 63:13,14,21,22	
Century 90:2	claim 39:15	
CEO 79:15 81:18 85:23		
Cepeda 3:21		
certification 74:11		
cetera 42:8,9		
CHA 52:10 53:8 58:6,18,22 60:17 61:16,20 66:18		
Chair 2:4,18 3:13 4:8 5:12 6:15 7:14 9:19 16:19,21,22 26:2 27:1,22 39:4 43:20,21 47:20 48:19 49:18 62:14,15 68:20 69:21 75:16 81:17 86:22 100:17 101:22		
Chairman 33:16 80:15 87:4 88:4, 20		
Chairwoman 2:1 4:13,16,21,24 5:7,10 6:1,6,19,21 7:2,4,8,12,18,22 8:8,11 14:18 15:3,5,10,15,19 16:1,		

MEETING, 11/08/2022

37:7,9 39:3,4,6 40:1,3,5,8,9,11,14,
16,17,23,24 41:6 42:22,23 43:5,6,8
44:20 47:7,8,11,12,23,24 48:1,2,5,
6,7,8,9,10,11,12,13,14,15,16,17
49:22 54:14,15 55:18 57:4 58:10,
12 59:2,4 60:14 62:1,2,4,8 68:7,8,
11,23,24 69:1,2,5,6,7,8,9,11,12,13,
14,15,16,17,18,19 70:14 75:14,16
76:1,11 77:1,4 80:10,13,15,18,20
83:1 86:22 87:2,3,22 88:3,6,8,11,
14,19,22,24 91:14,17 92:7,12,15,
16,23 93:1,7,9,11,15,21 95:6,8,13
96:9,16,17,18,19 98:16,18 100:6,7,
8,9,20,21,22,23 101:2,3,4,5,6,7,8,
9,10,12,14,18,19,20 102:2,16

Commissioner's 42:5

Commissioners 3:9 4:4 5:17
6:12 8:12 9:20 16:5,11 27:22 37:4
48:21 49:18 54:10 69:23 75:12

commissions 2:14

commitment 60:10

committee 97:22

committees 98:17

common 72:17

communities 60:5 80:22

community 2:3,7 3:22 9:7 27:13
31:19 33:8 38:5,6,10 49:7 52:16
55:3 70:12 71:5 92:4 95:4

companies 72:11,12 79:19 91:4

comparable 94:21

complete 56:21

completed 57:20

completion 74:4,10

complied 74:12

complying 83:12,13

components 12:6 30:13 58:7

conceived 59:22

concern 76:5

condition 71:12,19

conditions 2:16,17,21 13:3 31:9
52:8

condominiums 96:21 97:5,14
98:12

conducted 6:9 25:22 47:16 68:16
100:12

confident 90:17

confirm 8:6 15:20 32:18 36:22
42:20 43:11 46:15 53:18,23 54:6
67:16

confirmation 16:4

confirms 15:23

confused 20:17

confusing 83:6

conservation 12:1 30:8

considerable 77:7,8

consideration 65:11 75:6

considered 37:13 43:1

constantly 44:5

construct 38:9

constructed 71:23

construction 14:4,12 21:2 32:8
42:6 53:3 55:6 74:3,12

consultant 50:1 54:11 55:4

consultants 10:2 16:8,12 28:5

contextualize 60:13

continue 21:1 23:15 56:23 80:16
82:21

continued 53:6

contribute 42:12 93:24 95:23

contributed 11:21 30:4 51:23

contributes 71:16

contribution 89:6

control 3:11

conversation 60:15 61:5 79:17

COO 78:20 84:23 87:11 91:22
94:16

Cook 20:4 71:23

cool 64:24

core 85:2 92:9

corner 71:8

corporate 79:3

corporates 77:11

correct 8:6,7 16:16,17 32:21,22
34:8 37:1 43:4 53:18 75:24 76:1,
10,16 92:7 94:17 99:10

corrections 5:18,20

correctly 90:24

corridor 44:10,15 60:23 70:4
99:19 100:1

corridors 17:21 59:21 61:22

cost 72:21 73:21 78:10 90:8

costs 20:10 79:5 95:5

Cottage 11:2 13:15 14:8 25:9

Council 10:11,19 25:7 28:10,16
47:1 50:13 65:9 70:5 100:2

counties 2:11

country 97:8

County 20:4

couple 102:6

court 3:7

COVID-19 2:15,24

Cox 4:19,20 6:4,5,7,24 7:1 26:11,
12 33:16,18 35:1,7,10 36:19 39:4,6
40:2,11,14,17 41:6 44:20 48:5,6
59:2,4 69:5,6 88:8,9,22,24 91:15
95:13 96:16,17,18,19 101:2,3
102:2

CPI 29:20 51:14

CPS 20:3

create 39:20 64:15,20 79:1 86:14

created 17:20 19:24 59:24 73:7

creating 13:7 31:12 52:12

creation 73:13

Credits 42:8 73:24

critic 60:4

critical 73:10 78:8

critique 59:6

crude 83:7

cull 88:1

cultural 39:10 40:19

curious 19:9 37:13,15

current 71:11 72:3 82:2 87:12

Curtis 4:21,22 7:2,3 26:13,14 37:7,
9 39:3 40:3,5,24 42:22,23 43:5,6,8
47:11,13 48:7,8 69:7,8 101:4,5
102:16

MEETING, 11/08/2022

cutting 73:4	detail 84:16	disturbed 98:13
<hr/>	deteriorated 12:17 30:24	diverse 73:13
D	Deterioration 12:5 30:12	diversion 20:15
<hr/>	determination 2:23	Division 10:1 28:3 49:23
Dan 28:21	determined 11:18 12:2 19:13 29:15 30:9 51:9	document 83:21
Dankmar 38:19	determines 2:18	documents 83:4
date 2:19 50:10	develop 44:8 86:17	dog 52:17
Davis 4:24 7:4,16,19,21 26:15,16 48:9,10 54:14,15 55:18 57:4 59:4 60:14 62:1,2,4,8 69:9,11,12 101:6, 7	developed 34:10 39:10,11 54:24 55:22,23,24 56:3,8 57:12,22 61:3 91:5	dollars 19:11 39:17 57:8,14
deal 20:12 90:13	developer 70:7,21 100:4	donated 80:4
dealing 97:11	developers 64:4	Donoghue 52:18
dearly 89:23	developing 57:8 60:4 86:3	door 35:17
debt 73:24	development 2:3,7 3:22 8:18 9:7, 16,22 12:20 13:5 20:12 27:13,19, 24 31:3,11 38:1 39:20 42:1 45:8 49:2,7,15,21 52:2,10 53:7 55:16 56:4,5,17,23 57:3,19 58:1,3,13 60:1 64:5 66:11,13 70:10,12,15 76:17 77:24 82:22 83:14 84:19 85:19 86:6 92:20 94:3 95:16,20 99:21	doughnut 33:24
decade 3:23	Dickinson 10:1 16:7 28:4 49:24	Dowell 14:20,24 32:19,20
decided 81:22	difficult 70:16 94:10	dozen 97:23
dedicated 22:5	digging 92:16	dozens 89:19,20
defects 12:6 30:13	direct 78:14	DPD 16:6,12 43:3 55:2 74:21 75:5 84:2
defer 79:8	directed 40:10	drainage 12:14
defined 18:18 19:2,6	directly 61:18 79:16 92:2	drains 30:21
del- 22:5	disaster 2:12	drastically 82:3
deliver 82:16	discuss 10:5	Drexel 10:22
demand 86:19	discussed 60:22	drive 28:20 45:10 73:13 85:3
demographics 98:7	discussion 62:6	driving 80:7
demolishing 59:8	disrepair 12:17 30:24	due 2:24
demonstrated 11:7 29:6 51:1	dissolves 75:21 76:4	Dunbar 31:22
department 8:18 9:15,22 17:12 19:19 27:18,24 38:1 41:23,24 44:18 45:8 49:1,14,20 54:11 58:1,6 61:14 66:10,13 67:1 70:10,14 71:23 75:13 76:17 77:24 92:20 94:2 95:16 99:21	distributed 11:12,15 20:4 29:10, 13 51:5,8	duty 63:14,21
deploy 41:21	district 10:6,22 11:5 12:21 13:1 28:7 29:4 31:7 32:12 34:23,24 35:15,17,23 36:1,17 41:1 50:4,23 52:3,6 71:6,9 90:6 97:20	dwell 91:10
Deputy 9:24 28:2 49:22	districts 20:3 31:4 45:11,12,22 56:22	<hr/>
description 34:7		E
design 58:13		<hr/>
designated 3:10		earlier 87:8
designation 70:6,21 100:3		earliest 82:18
designed 38:18 83:15		early 74:4 79:19 86:3
desire 90:1		east 10:22 11:2 28:20 44:14 50:16
		east-west 35:3
		Eastern 73:17
		EAV 29:19 51:12,13
		economic 13:5 20:12 31:11 74:24 79:7 82:22 84:19 95:20 97:17

MEETING, 11/08/2022

economy 79:2 83:19 96:23 98:9	entities 39:20 42:9 77:14 91:20 92:9	expanding 82:11
edge 73:4 90:5	entity 39:12,14,21 40:12 41:4 42:10 77:20 93:16,17	expansion 28:24 29:1,2,17 34:20 35:12 74:22
educating 18:13	entrepreneurial 73:6	expect 53:9
Edwardsville 87:17	entrepreneurs 73:3,20 75:4 89:14,22 96:6	expected 13:23 14:1 32:4,6 52:23 53:1 73:22 74:4 96:4
effectively 35:22 85:4	entrepreneurship 73:12	expended 13:24 32:5 39:22 52:24 74:20
election 63:22	envelope 85:14	expense 36:5
electrical 12:16 30:22	environment 83:17	expenses 35:21 36:4
electricity 86:20	environmental 83:13	experiment 91:7
Elementary 10:14	environments 66:3	expert 41:9
Elena 10:1 16:7 28:3 49:23	equalized 20:1	expire 45:23 46:1
eli- 34:16	equipment 89:23	explain 33:22 34:3 35:1
eligibility 11:6,10,18 29:5,8 30:1 50:24 51:2,20	equitable 12:9	explanation 61:10
eligible 20:10 36:5,17 42:11	Equity 73:24	explicitly 38:24
eliminate 13:3 31:9 52:8	erode 97:5	Expressway 28:19,21
Ellis 31:18 50:8	essentially 81:7 82:6 83:19	extend 28:11 46:3 50:4
email 8:1	establish 11:4 20:1 29:3 39:19 50:22	extension 10:16 28:14 30:10 34:6, 14 50:9 55:13 82:19,20
embankment 21:3	establishing 76:13	extent 11:12,15 29:9,13 51:4,7 61:20 75:22 77:12
emergency 2:15 3:1,4	estate 40:13 41:5 97:8	exterior 74:7
emerging 73:2	estimate 17:14	eye-popping 89:6
emphasis 80:23	estimated 72:21	
enable 60:11 85:18	EV 85:13	<hr/> F <hr/>
enabled 7:17 72:24	evaluation 41:20	face 61:12
enamored 59:17	eventually 39:21	facilitate 72:18
encourage 23:9 85:19	exceed 72:20 73:23 84:13	facilities 72:17
encouraging 72:10	excited 64:2	facility 72:3 73:5 81:3
end 9:2 24:19,20 46:1 49:5 74:4 90:21 93:15	exciting 64:2 89:21	fact 90:4
endeavor 63:16	excuse 8:21 64:11,13	factor 11:18 30:1 51:11,20
energy 83:5 85:6,7,14 86:4,8 87:15,20	executive 2:10 71:1	factors 11:6,11,14,24 12:4 29:5,9, 12,17 30:7,11 50:24 51:3,6,11
energy-related 82:12	exhibited 29:16 51:10	faith-based 39:12
engine 82:22	existed 97:9	fall 94:19
Englewood 87:18	existentially 82:21	falls 95:9
enhance 64:10,19	existing 8:16 17:6 35:17 48:24 54:20 59:20 66:7	familiar 54:17
ensure 2:20	exists 82:8	fashion 58:15
ensuring 85:17	expand 10:12 50:7 55:11	favorable 75:6
entire 10:24 12:21 28:22 31:4 50:17 52:3	expanded 33:20 34:3 51:13	

MEETING, 11/08/2022

intellectual 86:6	joined 16:7 27:3	lastly 19:8
intention 92:3	joining 33:11	Latino 73:17
intentional 34:2	jump 102:11	launched 73:15
interest 80:4	justified 37:18	leading 72:22 87:15
interested 22:4 66:23 94:7,18		lease 82:4 92:9
interior 72:15 74:8	<hr/> K <hr/>	leasing 77:15 91:19
introduce 79:13 81:15 84:22	Kamal 15:1,4,7 16:15,17 21:10	leave 60:5
invent 64:15,20	23:21,23 24:3,4,6,11,21,24 27:2	left 22:14,15 76:21
invest 78:24 82:10	32:18,22 33:2 42:20 43:11,14	legacy 73:3
investing 79:3 80:1	46:14,16 53:16,19 62:21 67:17	legal 34:7
investment 53:10 64:9 65:3 74:14	99:10 101:15,16	legally 11:7 29:5 50:24
79:9 90:11 91:3,6,12 95:1	Kenwood 21:3 29:2 30:9 34:20	legitimate 39:15
investments 73:8 79:19,21	35:2 36:9	Lenovo 81:22
investors 76:7	key 74:23 96:23	level 90:9 94:20
invite 16:19 37:3 43:18	kind 39:19 40:23 56:4 57:22 71:14	leveraged 86:16
issue 6:10 25:23 47:17 68:17	76:12 79:6 81:8 83:5,21 89:15	light 90:2,11 97:17
100:13	97:16	likened 89:10
issues 80:17	King 10:14 14:12,19,24 32:19	Lillian 14:7,13 20:23 21:1
item 5:14 16:23 25:5 27:7,11 43:22	45:10 53:15,17	limited 16:22 43:21 62:15
46:23 48:21 62:16 65:13,14 67:24	Kinzie 70:3 71:6,9 99:19,24	lines 12:15 30:22 83:4
69:24 75:6 99:15	knew 89:7	list 13:1 24:5 31:7 32:20 52:6
items 8:10,13 14:4 16:9 17:16 23:8	knowledge 38:8	listed 71:14
32:9 53:4 54:6 78:9 102:4		live 3:5
	<hr/> L <hr/>	LLC 77:20
<hr/> J <hr/>	lab 73:2 77:15 82:11	local 72:11
Jackson 33:2,5,11,14 43:24 44:1,	laboratory 72:16	located 70:2 71:4,7 99:23
2,24 45:2,13,17,19 46:4,9	labs 72:5 85:5,6 86:13 89:13	location 74:16 81:20,23 89:5,8
Jeffries 9:23 28:2 38:15 40:18	lack 29:18 51:12 80:21	90:5 97:19,21
41:10 43:3 49:21 57:24 61:13	Lake 50:15 52:18	lock 89:16
job 13:7 19:9,10,13 22:3,7 31:13	land 10:17 11:9 12:20 28:15 29:7	Lofts 13:12
52:12 60:10	31:3 44:7 50:11 51:1,10 52:2 54:20	long 86:8 90:15,16
jobs 21:22 73:7 79:2 81:23 91:4	landlord 82:3	looked 89:17 94:21
96:3	landmarks 39:2	lot 20:16 22:21 35:17,22,23 54:20
Johnson 46:7 70:8,11,14 75:24	lands 10:13 11:19,23 28:12 30:2,6	59:19 60:7 61:1,2,18 83:3 89:12
76:10,16,17 77:23 84:1 91:21	50:7 51:20	Louis 38:19
92:19,24 93:2 94:1,2 95:15 101:24	language 10:18 28:16 50:13	lowering 67:10
Johnson- 15:10	large 83:20 98:14	lump 74:10
Johnson-stevens 18:4	largely 78:24 79:3 94:19 98:7	luxury 97:5
Johnson-stevenson 15:7,13,18	larger 81:8 87:13	
16:24 17:4 18:5 65:18,19,22 67:4,	largest 85:17	
10	laser 89:12	
join 72:12		

MEETING, 11/08/2022

Lynn 15:7,10 16:24 18:4 65:18	36:22 37:1 53:23 54:5 102:5,8,11	mid-size 96:5	
<hr/> M <hr/>			
machines 89:12	Mckibben 4:17 6:22 26:9 48:3 69:3 100:24	middle 35:3 36:12 73:17	
Madam 33:16 39:4 75:16 80:15 86:22 87:3 88:3,19	meaning 71:16	million 14:1 32:5 52:24 72:20,21 73:16,18,23 77:6,22 92:22 93:5	
Madden 68:2	meaningful 11:11,15 29:9,13 51:4,7	mind 57:20	
Madden/wells 9:1 49:3,9 50:14 66:18	means 72:24 89:11 90:6	minimum 12:8 30:15	
made 57:6 59:10 79:21	meant 35:23	minor 10:18 28:15 50:12	
mailbox 8:3	measures 10:24 28:22 50:18	minority 75:4	
main 10:7 20:22 28:6 50:2 85:16	medium-size 72:11	minority-owned 72:12	
maintenance 86:10	meet 12:9 30:16 84:13 91:7	minute 22:15 63:23	
major 12:5 30:12 46:2	meeting 2:2,5,7,19,21 3:1,4,16 4:2 5:16 6:13 8:1,4,10,14 9:7 10:4,11 17:2 24:9 25:4 27:12 28:10 46:22 48:23 49:7 54:8 67:8,23 72:5 99:3, 13 102:14	minutes 5:15,18,21 7:20 16:23 22:14 43:22 62:16 99:4	
majority 14:2 32:6 53:1 66:20	meetings 2:13,14,22 6:8 9:4 25:21 47:15 68:15 100:11	missing 57:23	
make 3:20 10:18 13:19 14:22 17:2 28:15 31:24 36:13 50:12 52:19 57:21 59:1,14 65:10 77:10 78:18 79:18 84:12 88:11,16 91:8,11 94:10 97:4 98:1 99:9	meets 2:21	mission 41:16 92:10 98:3	
makes 61:10	Mehandru 71:1 78:19,20 84:23 87:10,11,24 89:2 91:22 92:11 94:15	mix 12:22 31:5 52:4	
making 2:22 44:21 65:10 90:11 91:3	member 14:21 44:17 65:16 66:10	mixed 59:12	
man 63:10	member's 6:10 25:23 47:17 68:17 100:13	model 60:1 98:3	
Manas 71:1 78:2,20 79:11 84:4,10, 15,17,23 86:1 87:11 91:21,22 94:5, 13,15	members 3:20 16:16,19 19:18 23:22 33:1 42:17,21 43:12,18 46:11 53:17 62:9,12,18 63:18 67:15,21 70:12 78:23 92:14 98:22 99:1,2,7,12	Moe 28:20	
manufacturing 71:9 72:4,10,23 73:4,9 79:2 85:20 89:11,18 90:2,12 96:24 97:5,17,18 98:9	memberships 73:20	moment 64:12,13 82:15	
map 33:20 44:21,22 45:3 90:3	mentioned 96:2	money 56:5 61:6,8 63:11 64:18	
Marcie 14:7,14 20:23 21:2	met 2:16 11:18 30:1 51:19	moneys 18:19	
market 42:8 60:18 73:24 90:6 94:5	mhub 64:1 70:1,6,21,23 71:2 72:2, 19,22 73:1,19 74:3,10,16,17,22 75:2,21,23 76:3 77:9,18,19,21,22 78:5,20,23 79:15 81:18 82:7,21 83:5,9,24 84:24 85:23 87:11,15 89:4 91:23 92:6 93:18,24 94:9,16 95:4 96:4 97:9 99:18,22 100:3	monopolize 60:15	
market- 61:17	memberships 73:20	month 63:7	
market-rate 59:11	mentioned 96:2	mortar 90:10	
Market/innovation 97:20	met 2:16 11:18 30:1 51:19	motion 5:19,23 7:15 25:12 26:1 27:10 47:6,19 48:20 68:6,19 69:22 100:5,15 101:23 102:15	
markets 97:8	mhub's 73:11 76:5 87:21 92:10	Motorola 81:21	
matter 9:10 15:22 27:14 36:24 49:9 54:1	mic 24:15	move 5:24 25:13 47:7 58:14 64:21, 22,23 68:7 76:20 81:5,23 100:6 102:16	
MBE 74:13	Michael 28:24 29:17,24 34:5,9	moved 6:1 47:8	
Mcguire 70:8 93:1,3,7	micro 19:6 22:24	moving 58:5 61:1 64:17 81:9 100:9	
Mckenna 8:7,9 15:23 16:2 24:4,7	microphone 3:11,12 4:5 24:22	multifamily 13:14	
		museum 38:4 39:14 41:17	
		mute 3:12 101:14	
		<hr/> N <hr/>	
		name's 49:19	

MEETING, 11/08/2022

nation's 72:22	offers 73:19	
national 80:1 86:13	office 15:8,12	
nature 41:17 95:23	officer 71:1,2	
necessarily 21:6 91:9	offices 72:6	
needed 58:20 62:6	official 77:17	
negotiate 70:1,23 99:22	officially 102:18	
neighborhood 35:13 36:11 37:16 66:15	online 3:17	
Newsome 4:8 6:15 26:2 47:20 68:20 100:17	open 2:12,22 6:8 12:24 25:21 31:6 47:15 52:5 68:15 100:11	
Nicole 33:2 43:24	operate 76:20	
NIP 66:23	operated 42:10	
non- 40:21	operating 71:2	
non-mhub 91:20	operation 96:14,15	
nonelectrical 86:20	operations 74:18	
nonmarket 82:5	opportunities 13:8 31:13 52:12 66:1 85:10	
nonprofit 37:19 40:21 41:13 72:23 75:23 77:9 79:10 80:5	opportunity 5:17 7:23 15:16 44:3, 9	
normals 20:3	oppose 9:13 27:16 49:11	
north 10:21 28:19 45:5 50:15,21 70:3,22 71:4,10,22 99:24	opposed 37:14	
not-for-profit 42:9,11 78:12	options 59:11 60:17,18,19 94:22	
notation 66:4	orange 71:15	
Note 71:17	orange-rated 95:22	
notes 93:13	order 2:6,10 3:15 8:15,16 9:8 11:4 13:19 27:13 29:3 31:24 36:17 48:23 49:8 50:22 52:19 59:14 72:18 94:10	
noticed 59:18	organization 80:6,8	
November 2:2,7 3:17	organizations 18:22 19:1,9,11,12 38:5	
number 72:11	original 57:8	
	originally 38:17,18,20 57:7 71:22	
	outfitted 85:13	
	outfitting 95:1	
	overhead 12:13 30:20	
	overlooked 22:22	
	owned 44:16 79:10 92:6	
	owner 33:8	
	owners 23:9 73:14	
	ownership 39:9 59:12	
		P
		p.m. 102:20
		paid 63:9 94:11
		pandemic 78:9
		panelists 3:10
		panelists' 24:5
		par- 13:6
		parcel 29:22 51:17
		park 13:15 20:3,11 31:18 50:8,15 52:17,18
		parking 35:17,21,23
		parks 13:7 31:12 52:11 53:10
		part 10:16 28:13 33:6 36:6,16 41:20 44:15 50:9 56:12,13,15 75:20 77:18 82:8 87:14 90:1
		partake 23:13
		participants 32:20 99:2
		participate 63:14 99:8
		participating 17:1 18:8 19:16 23:18,19 24:9 67:13
		participation 15:17 67:7 74:13 92:4
		partners 79:3 87:19
		partnership 39:20 86:7
		partnerships 72:13
		parts 61:2 91:20
		pass 61:11
		passed 86:14 87:8
		passes 7:15 27:10 48:20 69:22 101:23
		past 37:12 41:12 61:8 65:24
		Pat 32:19
		patents 73:7
		path 11:10,13 29:8,11,18 51:3,5
		paths 11:9 29:7,16 51:2,11,12
		patiently 88:12,23
		pattern 58:3
		pay 40:13 41:5 89:23
		paying 97:6

MEETING, 11/08/2022

pending 14:5	pop 80:11	proclaiming 2:10
people 20:17 22:6 63:10 92:1	por- 77:7	produce 89:19 98:9
percent 11:20 30:3 51:23 65:2 72:20 78:10 79:22	portfolio 79:23	produced 98:14
percentage 78:13	portion 28:13 33:13 55:5 77:8 78:21 84:12 85:4	product 82:16 89:15
performed 12:2 30:9	portions 34:22	products 72:24
Pershing 10:21 45:5 61:22	posted 3:17	profits 80:3
person 16:21 43:20 62:14	potential 14:10 21:5 36:10	program 13:17,18 21:18,21,24 23:10 32:13 66:15,23 73:15
phase 13:15 14:7,11 20:23 59:23 60:8	practical 2:20 3:2	programmatically 85:24
phases 13:14 14:13 58:8,16	pre 83:4	programs 17:23 78:24 79:4 82:20 92:1,5
Phillips 31:21	pre- 19:11	project 9:12 13:8 17:17 25:10 31:13,24 35:16,18 36:15 38:17,23 42:6 47:4 49:4,10 50:6 52:13 64:2 68:3 70:5,22 71:4,20 72:18,21 73:21 74:2 78:10 95:5 98:4 99:20 100:2
photo 13:13	precarious 82:15	projects 13:11,19 14:6,10 20:22 21:6,7,15 31:16 32:11 41:18 52:11, 15,19 53:6,9 58:4 59:21 66:19 70:18 78:12
physical 72:24	predictive 86:9	promise 91:18
physically 3:18	predominantly 61:16	promote 15:2,6
picture 71:13	preemptive 33:6	promoted 62:22
piece 76:13,23	Presence 12:8 30:15	promotion 15:4
Pilgrim 29:1 30:1 34:14 35:11 36:1 38:21	present 3:7 4:6,11,14,20,22 5:5,8, 12 9:14 11:8,11,14,24 14:20 27:6, 17 29:6,9,12 30:7 49:13 51:4,7 53:16 70:9	properties 18:22 94:21 97:23
place 3:11 65:5 78:6 95:3	presentation 27:18	property 14:4 18:19 20:2,9 32:9 39:9 40:13 41:14 53:3 70:2 71:7, 12,22 76:14 86:7 99:23
places 64:16	prestigious 90:5,8	proposal 83:8
plan 10:17,18 12:19,20 13:20 25:8 28:15,16 31:2,3 32:1 47:2 49:3 50:12 52:1,20 55:6 68:2	pretty 61:17 76:13 90:7,12	proposed 8:19,22,23,24 9:11 18:17,23 25:2 46:20 49:3,9 71:20
Planned 71:9	previous 5:15 45:4	proposing 10:12 28:11 50:6
planning 8:18 9:15,21,22 27:19,24 38:1,2 42:1 45:8 49:1,14,20 58:1 61:14 66:11,13 70:10,15 76:17 77:24 92:20 94:2 95:16 99:21	previously 10:10 28:9 66:14 74:20,24 75:10	propped 35:14
plans 8:17,20 59:6,8 91:19 92:8	price 10:14 14:12 94:20 97:6	protected 74:15
plattig 29:21 51:16	primarily 52:16 66:18	protections 76:12
pleasure 89:3,13	primary 77:8 81:10	proud 65:4
pockets 55:22 57:12	prior 7:24 10:18 28:16 50:13 99:13	proven 75:2
point 20:2 33:18 39:23 42:5 55:19 56:3 57:11 59:13 75:11 78:4 86:11 89:24	priorities 96:23	proves 91:7
pointed 86:2	prioritization 58:13	provide 7:24 19:10,13 74:1,9 82:4, 17 84:16
poised 90:16	priority 75:1	provided 2:16 73:1 75:11 78:15 83:4
police 32:12	Pritzker 2:10	
policy 83:14,15	private 42:10 77:20	
Polk 23:24 24:3,8,11	privately 44:16	
	problem 56:13,15 88:24	
	proceedings 3:8 102:19	
	process 10:16 28:14 50:9 53:8 88:1	

MEETING, 11/08/2022

provider 77:8	quick 17:4	recommendation 72:8
providing 44:3	quickly 76:15	recommending 49:2
provisions 74:15	quiet 83:2	recommends 25:6 46:24 68:1 99:17
prudent 2:20 3:2 57:5	quorum 5:13	record 3:8 9:20 27:23 49:19 70:13 75:3 84:21 93:3,6
psychic 63:17		recorded 6:11 25:24 47:18 68:18 100:14
public 2:15,24 3:21 7:23 8:15 9:3,8 14:3 15:16,21 16:20 18:8 19:16 22:15 23:19,22 25:3 27:14 31:23 32:7 33:13 36:10,14,23 39:16 43:19 46:12,21 48:24 49:5,8 53:3, 24 58:24 62:13,18 63:18 65:16 67:15,22 81:12 99:2,7,12	<hr/> R <hr/>	recovering 78:9
publicly 3:24	raise 16:13 37:5	Recovery 72:8
purchased 81:22	raise- 54:12	redevelop 72:4
purchasing 94:5	raise-their-hand 65:17	redevelopment 8:20 9:11 12:19 13:8,20 14:7 25:8,9 31:2,13 32:1, 12 34:12,15,18 47:2,3 49:3,4,10 50:5 52:1,13,20 59:18 68:2,3 70:1, 4 71:21 99:18,19,22 100:1
purpose 10:4,7 28:6 50:2 95:9	raise-your-hand 3:14 16:20 43:19 62:13 99:5	reduce 13:3 31:9 52:8 86:19 95:4
purposely 83:16	raised 16:15 18:10 23:21 24:2,3 33:2 37:8 41:23 42:22 43:12,14,23 46:15,16 53:19 59:3 62:17 67:15, 17 73:16 75:15 88:10 99:1	reducing 73:11
purposes 95:24	raising 15:1 62:7	Reese 28:24 29:17,24 34:5,9
pursuant 2:23 41:13	rare 61:17	reference 44:21
put 44:23 78:6 80:24 96:12,15	rate 60:18 61:18	refers 83:7
puts 96:7	RDA 70:23 74:15 75:20 84:14	refrigeration 86:15,21
putting 77:7 81:1	re-share 20:20	refrigerators 86:18
	reach 90:20 98:8	refurbished 74:7
<hr/> Q <hr/>	reaching 66:22	region 77:12 79:20 82:22
Quad 31:18	ready 24:10 63:24	region's 72:9
Quads 31:17	real 40:13 41:5 85:14 97:8,12	regular 2:2 8:14 9:7 25:4 27:12 46:22 48:23 49:7 67:23
qualified 12:3	reality 13:20 32:1 52:20 58:22	regularly 21:24
qualifies 30:10 41:13	reason 46:2 55:10 76:19 83:11 88:15	rehab 36:5 42:14
qualify 12:1 13:3 19:2 30:8 31:9 41:12 52:8	reasons 61:18 75:5 94:20	rehabilitation 17:6 70:2 99:23
question 17:5,10 18:6,20,24 20:19 21:17 22:17,20 40:23 41:8 42:2 44:5,19 54:16 55:1 56:10,14 59:5 60:14 62:7 66:9 77:2 81:2 83:22 84:4 85:2 91:17 92:8 95:12	rebuilding 95:1	reimburse 22:8 74:19
questions 14:16 16:10,12 18:3,15, 16 19:17,20 22:11,13,19 23:19 24:10 25:1 32:16 33:8,12 36:20 37:4,5 40:4 42:18 43:7 46:8,12,19 53:12 54:7,11,12 62:3,10 67:9,21 71:3 75:8,13,17 77:4 80:11,16 82:24 86:23 88:6,13,16,17 92:13 93:10 95:7 98:21 99:3	rec 31:17,19	reimbursement 74:10 76:22
queue 77:3	receive 23:6,8 34:16	related 21:19 77:19 88:16
	received 55:12 73:7 87:22	relates 41:16 84:9
	receiving 10:19 28:16 34:17 39:16 50:13	relative 97:16
	recent 58:4	relevant 90:1 97:2
	recently 71:24 79:4	religious 37:12,19 38:4,24 40:22
	recess 8:14 9:6 27:12 48:22 49:6	relocate 72:2
	recognized 3:13 16:21 43:20 62:14	relocation 74:22
	recommend 9:12 22:3 27:15 49:11 66:21 70:5 100:2	remain 97:2 99:2

MEETING, 11/08/2022

remarks 22:15	respond 4:5 17:12 19:19 66:11 79:16	scope 72:14
remember 3:11 37:11	response 4:9,18 5:1,3,11,22 6:16, 23 7:5,9,13 16:14 18:2 24:13 26:3, 10,20,24 42:19 46:13 47:21 48:4, 18 54:2 62:11 68:21 69:4,10,20 98:23 99:6 100:18 101:1,11,13,21	screen 14:24 18:21 20:21 21:10
remind 84:20	return 91:6,12	seams 64:6
remnants 35:24	reuse 36:4 72:7	seat 76:22
remodeling 93:23	revenue 78:22	secondary 12:6 30:13
Renaissance 32:13	revenues 77:14	Seconded 6:4 25:18 47:12
rendering 74:6	review 5:17 11:17 29:15 51:9	seconds 100:7
renewed 2:10	revise 50:11	Secretary 4:10 6:17 25:14 26:4 47:22 68:12,22 75:15 79:17 80:9, 16,19 82:23 87:1 88:15 91:16 100:19
renovated 90:9	Rhodes 50:20 61:23	section 2:12,23 15:17
renovation 73:22	robots 89:13	sector 73:9 74:24 78:8 85:20 97:2
rental 59:12	robust 22:2	sectors 78:7
rents 82:3	roll 2:8 3:19 4:3 6:9 25:20,22 40:24 47:14,16 68:14,16 100:12	secular 41:17
reopen 25:3 46:22 67:23	rolls 95:19	secured 73:8 94:11
replacement 58:19,23	rules 3:4	seed 80:5
report 9:15 27:18 49:14 70:9 84:6	run 39:13	seek 66:2
reporter 3:7	running 42:13	seeking 69:24 72:19
representatives 83:24	runoff 11:20 30:3 51:22	select 61:22
representing 16:6	Ryan 8:17 9:14,17,20 14:18 16:5 17:11 19:18 21:10 27:17,20,23 28:21 32:17 33:19 37:22,24 44:20 45:7 49:13,16,19 53:14 55:2 66:12	sell 74:18
request 65:15 70:20,22 75:6 89:6 99:20		sense 54:19 57:21 61:10 98:1
requesting 8:19		separate 39:11,14,21 40:12 45:11
requests 5:15		serve 83:16
require 74:15 94:24		serves 95:4
required 8:15 48:22,23 84:14		service 3:23 12:7,18 31:1
requirement 29:18 51:12		services 12:16 30:23
requirements 74:12 84:8,14		set 20:7 40:20 73:13
requires 11:6,10,13 29:4,8,11 50:23 51:3,6		sewer 12:14 30:21
research 64:5		sewers 12:14,15 30:21
reshow 20:21		shapes 29:23 51:17
resident 15:14 33:7 44:7 65:23		share 18:21
residential 12:23 17:22,23 31:5 52:4 66:5		sharing 62:7
residents 17:8 66:1,7		Sharon 23:23 24:3,8,11
resigned 3:22		Sharon's 24:15
resolution 25:6 46:24 68:1 99:17		sheet 93:17,19
resource 23:5 55:8,16 56:19 58:24 80:5		shepherd 90:14
resources 42:12 71:16 82:20 85:18		Shops 13:12
		Shores 52:16 53:7,8 55:9

S

S.B. 10:2 28:4 49:24**saline** 86:13**sanitary** 12:14,15 30:21**SBIF** 13:17 20:24 23:5,10,15 32:13**scaleup** 82:13**scaling** 82:14**scattershot** 58:3**scheduled** 2:19 45:23,24**school** 10:15 14:12 31:21,22
52:18**schools** 10:14 13:7 21:4 31:12**scissored** 92:2

MEETING, 11/08/2022

short-term 82:4	southwest 71:8	startups 73:6 82:12 86:3 90:20
shows 33:20 71:13	space 12:24 31:6 52:5 61:7,8 64:20 72:4,5 73:2 74:7 77:15 78:24 81:8 82:17 85:22 86:16 89:12 92:2, 5,9 94:9	state 2:11 11:5 29:4 44:10,14 45:5, 10,14 55:12 74:1 79:22 87:6 95:2
shut 81:22	spaces 72:17 82:11	stated 87:14 97:1
side 44:14 71:5	spanking 60:6	statements 15:21 36:23 53:24 99:13
sign 92:1	speak 3:12 15:16 16:22 24:12 43:21 58:10 62:15 78:20 79:8 81:16 83:24 84:21 87:10 99:4	station 32:12 71:10 86:16
signed 82:1	speaker 44:21	status 41:13,20
significant 35:19 76:6,7 90:1	speaking 54:3 84:9	stay 82:2
signify 25:24 47:18 68:18 100:14	speaks 83:21	steel 35:15
similar 40:19 82:17 86:15	special 20:8	Stevenson 15:11 28:19
Sims 18:11,12 19:15 22:12,17 23:18	specific 41:11 44:13 86:1	stock 66:2
sit 77:19	specifically 8:17 49:1 83:23	stop 91:18
site 34:9,15 41:15 64:8 85:9	spend 17:19	storage 86:8
sits 77:20	sponsors 77:10	store 71:24 86:19
sitting 95:19	spot 64:15 95:3 96:8	storm 12:14 30:21
sizable 91:11	spots 55:22	straight 61:12
size 29:23 51:17 94:8	spottily 57:22	strategic 86:2
skateboard 89:16	spotty 56:4	street 10:23 13:15 20:11 28:20 44:10,12,14 45:4,5,6,10 50:15 60:22
Slattery 8:17 9:14,18,21 16:6 17:11,13 19:18,21 21:11,14 23:3 27:17,21,23 34:5 35:5,9 37:21,24 45:1,7,15,18,22 46:6 49:13,17,20 55:2 56:10 66:12 67:5	spun 86:12	streets 59:20
slide 45:4 75:19	square 71:21 94:23	streetscapes 14:8 20:24
slides 33:9	squarely 96:24	strength 72:9
Slightly 93:22	stable 71:12	strengthen 72:13
small 13:17 14:8 19:4 22:23 23:4, 5,9 36:7 61:21 72:11 89:22 96:5	stack 77:9 78:21 87:6	strong 39:1
software 72:24	staff 9:14 14:21 16:6 27:17 33:1,7 49:13 53:16,17 70:9 83:23 84:6	strongly 23:8
sold 75:20	stage 79:19 86:3	structural 73:11
solution 86:14	stages 82:18	structure 35:12 42:14 91:24
solutions 85:15	stand- 57:11	structures 12:8 17:8 30:15
Sophia 14:19 32:19 53:15	standard 12:9	studies 86:1,11
sort 38:7 82:14	standards 12:9 29:23 30:16,17 51:18	study 11:19 12:1 30:2,8 51:22
Sounds 96:12	standpoint 95:21	subdivision 12:10 30:17,18
source 59:14	start 8:1 81:6	Subject 71:7
sources 74:2 78:23	started 58:4 91:5	sublease 82:1
south 10:23 14:11 28:20 34:23 45:5 50:16 52:17	starting 56:17 75:19 82:15	subleasee 81:21
Southern 87:16	startup 79:19 84:18 86:12	submitted 15:21,24 36:23 54:1,7 99:13
		subsequently 38:20
		subsidized 73:19

MEETING, 11/08/2022

subsidizing 79:5
success 75:3 90:17 91:1,10
successfully 13:11 31:16 52:15
sufficient 95:3
suggest 36:2
suggesting 78:16
Sullivan 38:19
sum 74:10
Sumac 13:15
support 14:23 37:18 38:23 39:2
42:7,9,13 57:17 61:16,17,21 65:2,
12 67:16 74:21 75:11 79:1,4 82:11,
12,16 85:5,6,8 98:5,7
supporters 77:10
supporting 75:3 83:9 86:3,12
supposed 38:3 57:7
surface 30:14
Survey 71:16
suspect 97:3
sustain 52:9
sustainability 84:8,13
sustainable 83:14 86:9
swanky 98:12
sweet 96:8
synagogue 38:20
synergy 97:19

T

T-I-F 22:10
table 76:22
talk 83:3 84:18 85:20,24 87:6
talking 19:7 70:17 83:8,9
tap 19:10 23:1
Task 72:8
tax 10:6 20:15,16 25:9 37:17 42:8
47:3 49:11 70:4 73:24 95:19 100:1
tax-exempt 41:19
taxes 18:19 20:2,10 40:13 41:5,14
taxing 20:5
taxpaying 40:12,20
team 19:19
teams 79:20,23 82:13,16,17 85:21
tech 14:23 67:15 72:23 89:10
technologies 83:7,8,10 85:10,11
86:4,6,9
technology 73:4 85:3 86:15,21
87:20
telephone 12:15 30:22
ten 97:9
term 74:16,18 83:7
termination 50:10
terms 44:8 54:16 76:19,22 77:2
78:5,10,12 82:5 84:10 93:16 94:12
95:17 96:3,5
Terrence 70:8,13 76:16 77:23
84:1 92:19 94:1 95:13,15
Terrence's 89:24
test 61:12 85:9
testing 72:16
Theater 14:14
thing 22:8 76:9 82:7 83:6
things 58:14 60:22 86:8 96:6
102:6
thinking 89:16
thirteen 11:24 30:7
Thomas 5:7,8,24 6:2 7:10,11
25:17,19 26:21,22 40:8,9,16,23
47:7,9 48:15,16 68:7,9 69:17,18
77:4 80:11,14,15 87:2,3,22 88:3,6,
11,14,19 100:6,9 101:18,19
thought 36:7 37:15 57:18 59:9
98:11
thousand 94:23
thousands 59:8
thrilled 90:13
TIF 8:16,22,23 9:1,11 10:2,20,24
11:4,5 12:21 13:1,10,23 14:2,5
16:8,12 17:23 18:14,23 19:19,23,
24 20:8,13,14 21:4,19 23:2 25:2
27:15 28:5,7,18,22 29:3,4 31:4,7,
15,20 32:4 34:16,17,23,24 35:6,15,
22,23 36:1,17 37:13 38:8,23 39:1
41:1,2,3,19,21 42:8,12 44:12
45:11,22 46:20 48:24 49:4,9,24
50:4,14,17,22,23 52:3,6,14,16,23
53:2 54:11,18,20,22,23 55:8,16
56:18,22 57:6,8,14 60:11,16 64:18
65:14,24 66:14,20,23 68:3 71:6
72:19 73:23 74:20,22 75:22 77:6
95:10,24 96:7 99:19
TIF- 32:10
TIF-ELIGIBLE 23:8 35:21 36:3
TIF-FUNDED 53:5
TIFS 13:13
TIFWORKS 21:23 22:3,10
till 56:23
Tim 9:23 28:1 38:12,15 40:18 41:6
42:2 43:3 49:21 57:24 61:13
time 9:3 14:15 18:13 32:14 34:8
43:2 53:12 65:10 86:23 89:20
90:15,16 93:13 99:14
timeframe 36:24
times 13:16,18 23:11 80:1 94:24
today 3:2,7 9:23 10:8 28:1 32:15
45:21 49:21 50:3 53:12 65:9 70:20,
24
today's 2:5,21 3:16 8:4,12 16:9
18:8 19:16 23:19 24:9 67:8
tool 60:1,11
top 38:11
total 17:17 72:20 73:8 78:10
touch 84:17
tour 89:4
tower 71:18
track 75:3
tracking 59:19
traction 23:12
trail 14:12 21:2 28:13 34:21 36:12
training 19:9,10,13 22:7
trainings 22:4
transformation 52:10 53:9 59:7
66:19
transforming 72:15
trend 98:13
Trevino 5:10 7:12 26:23 48:17
69:19 101:20

MEETING, 11/08/2022

truth 97:11	95:18,19	western 55:5,14
tube 86:14	vacuum 86:14	whatnot 77:16
turf 31:22	valid 41:8	Wheat 4:10,11 6:17,18 25:13,15 26:4,5 47:22,23 68:11,13,22,23 75:15,16 76:1,11 77:1 80:9,10,16, 18,19,20 82:23 83:1 86:22 87:1 88:15 91:16,17 92:7,12 100:19,20
turn 4:5 75:12 84:4	valuable 76:13	Wheat's 79:17
two-factor 29:18	vantage 57:11	who'd 97:4
two-thirds 79:21	variety 94:19	wholly 41:15 79:10 92:5
type 23:1 59:17 89:22	venture 77:18 79:18 80:6,22	women 73:17
types 96:6	Vice 4:8 6:15 26:2 47:20 68:20 100:17	wondering 22:22 54:19
Typically 91:24	view 71:11 78:4	work 4:1 41:15 57:10 63:6 66:24 72:14 73:10 74:11 83:5 90:22 91:13
<hr/>	viewed 3:5	worked 58:6
U	Vincennes 10:23 50:17 56:16	working 24:22 55:5 63:11 71:18 85:21 86:17 89:14 90:14 98:2
<hr/>	virtual 2:5,14,21 81:12	works 22:10 92:1
U.S. 81:24	virtually 3:5	worthy 63:16
ultimately 56:2	volunteers 63:19	would-be 96:10
unable 56:18	vote 6:10,14 7:20 25:5,23,24 27:6 46:23 47:17,18 67:24 68:17,18 99:16 100:13,14	written 7:24 8:3 15:21 36:23 53:24 99:13
underground 12:13 30:20	votes 6:9 7:14 25:21 27:1 47:15 48:19 68:15 69:21 100:12 101:22	wrong 24:15 50:3
underrepresented 73:12 79:5,24 80:2	<hr/>	wrote 19:21
understand 36:14 42:24 54:21,24 55:20 57:16 75:23 76:12 77:5,12 80:21,24 83:18 89:10 90:19,23 97:15,18	W	<hr/>
understanding 39:8 57:18 94:6	W-O-R-K-S 22:10	Y
unfortunate 21:11 58:22	waiting 88:12,23	<hr/>
unique 96:22	walking 36:11	year 20:6 46:1 74:4 82:8 87:9
units 59:9	walls 35:14	years 10:9 13:23 21:8 23:14 28:8 29:21 32:3 46:3 50:5 51:15 52:23 56:11 57:2,10 59:22 61:3 65:23 74:17 81:20 95:20 97:9
University 87:17	Walter 62:20	young 96:5
unmute 24:19	wanted 34:17 36:13,14 55:11,14 88:15	your-hand 54:13
unmuted 24:11,19,21	ward 15:14 64:1,21,22 65:1 70:18 71:6 99:20	<hr/>
unpaid 63:18	water 12:15 30:22 86:13	Z
unused 54:20	watershed 11:21 30:4 51:24	<hr/>
unusual 42:3,7	ways 29:22 51:17 83:21	zoning 12:10 30:17
update 10:17 28:15 50:11	WBE 74:13	Zoom 3:5 24:21
updated 13:21 32:2 52:21	wealth 73:13	
upgrade 10:17	website 3:6,18	
user 41:11	Wells 68:3	
utilities 12:12,13 30:19,20	west 10:23 28:21 50:8,17,20 56:16 71:5 72:3	
<hr/>		
V		
<hr/>		
vacant 10:13 11:9,19 28:12 29:7, 16 30:2 50:7 51:1,10,20 60:7		