

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting, 1:00 PM
January 10, 2023

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

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

Present

Chris Wheat, Secretary
Robert Buford
Grace Chan McKibben
Maurice Cox
Leslie Davis
Jaqueline Gomez
Latasha Thomas
Ivette Trevino
Gwendolyn Hatten Butler, Chairwoman

Late

Cornelius Griggs

Not Present

Dwight Curtis

- II.** On January 6th, 2023, in response to the COVID-19 Public Health Emergency, Governor Pritzker renewed his Executive Order proclaiming that all counties in the State of Illinois were in a disaster area. Section 7 of the Illinois Open Meetings Act allows the CDC – along with other City boards and commissions – to host virtual meetings during this COVID-19 Public Health Emergency, provided that certain conditions are met.

One of those conditions is that the Chair of this Commission determines that an in-person meeting, on the scheduled meeting date, would not be practical or prudent. To ensure that the January 10th, 2023 virtual meeting meets all conditions of the Open Meetings Act, Chairwoman Gwendolyn Hatten Butler, made the determination pursuant to Section 7(e)(2) of the Act – that, due to the COVID-19 Public Health Emergency, an in-person meeting would NOT have been practical or prudent as scheduled .

Therefore, in accordance with the Commission's Emergency Rules, the meeting was held virtually on Zoom and could be viewed live via the Commission's website. A court reporter was also present to record the proceedings, and members of the public were allowed to participate in the virtual meeting.

The agenda for the January 10th CDC meeting was posted on January 3rd, both online at the CDC's website, and physically in City Hall.

III. APPROVAL OF MINUTES OF THE DECEMBER 13th, 2022, MEETING

Motioned by Thomas, seconded by Trevino

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

IV. NEW BUSINES

A. 47TH/ASHLAND TIF REDEVELOPMENT PROJECT AREA (WARD 20)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Celadon Construction Corporation NFP, Celadon Partners LLC, Blackwood Development Partners, LLC and to-be-formed affiliates for redevelopment of the properties located at 4700 S. Ashland Avenue, 4707 S. Marshfield Avenue and 1635-1643 W. 47th Street in the 47th/Ashland Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Celadon Construction Corporation NFP, Celadon Partners LLC, Blackwood Development Partners, LLC and to-be-formed affiliates as Developer.

Motioned by Wheat, seconded by Thomas

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

William Grams

23-CDC-01

B. PILSEN INDUSTRIAL TIF REDEVELOPMENT PROJECT AREA (WARD 25)

Request authority to acquire the property located at 902 W. 18th Street and 947 W. 16th Street in the Pilsen Industrial Tax Increment Financing Redevelopment Project Area.

Motioned by Davis, seconded by Chan McKibben

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

Ernest Bellamy

23-CDC-02

C. MADISON/AUSTIN CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority to acquire the property located at 3801-09 W. Madison Street, 3843 W. Madison Street, and 3849-51 W. Madison Street in the Madison/Austin Corridor Tax Increment Financing Redevelopment Project Area.

Motioned by Thomas, seconded by Chan McKibben

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

Ernest Bellamy

23-CDC-03

D. CHICAGO/CENTRAL PARK TIF REDEVELOPMENT PROJECT AREA (WARD 28), MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 28), KINZIE INDUSTRIAL TIF REDEVELOPMENT PROJECT AREA (WARD 27)

Request authority to acquire the property located at 3200 W. Lake Street in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area, 100 N. Kedzie Avenue in the Midwest Tax Increment Financing Redevelopment Project Area, and 3148 W. Washington Boulevard and 107-111 N. Kedzie Avenue in the Kinzie Industrial Tax Increment Financing Redevelopment Project Area.

Ernest Bellamy

23-CDC-04

Motioned by Chan McKibben, seconded by Wheat

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

E. MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority to acquire the property located at 3407-09 W. Harrison Street in the Midwest Tax Increment Financing Redevelopment Project Area.

Ernest Bellamy

23-CDC-05

Motioned by Thomas, seconded by Cox

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

V. ADJOURNMENT

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

9 Zoom Video Teleconference

10
11 Tuesday, January 10, 2023
12 1:00 o'clock p.m.
13

14 GWENDOLYN HATTEN BUTLER, Chairperson
15 CHRIS WHEAT, Secretary
16 ROBERT BUFORD
17 MAURICE COX
18 LESLIE DAVIS
19 JACQUELINE GOMEZ
20 CORNELIUS GRIGGS
21 GRACE CHAN McKIBBEN
22 LATASHA THOMAS
23 IVETTE TREVINO
24

Reported by: Nick D. Bowen

Page 2

1 CHAIRWOMAN BUTLER: Good afternoon, and
 2 welcome to the January 10th, 2023 regular meeting
 3 of the Community Development Commission of Chicago,
 4 which, of course, is our first meeting of 2023. So
 5 Happy New Year, everyone.
 6 I am Gwendolyn Hatten Butler,
 7 Chairwoman of the CDC and host of today's virtual
 8 meeting.
 9 I will now call to order the
 10 January 10th, 2023 meeting of the Community
 11 Development Commission.
 12 On December 8, 2022, Governor
 13 Pritzker renewed his executive order proclaiming
 14 that all counties in the state of Illinois as a
 15 disaster area. Section 7 of the Illinois Open
 16 Meetings Act allows the CDC, along with other City
 17 boards and commissions, to host virtual meetings
 18 during this COVID-19 public health emergency
 19 provided that certain conditions are met.
 20 One of those conditions is that the
 21 Chair of this Commission determines that an in-
 22 person meeting on the scheduled meeting date would
 23 not be practical or prudent. To ensure that
 24 today's virtual meeting meets all conditions of the

Page 3

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

Page 4

1 Vice Chair Shirley Newsome.
 2 As some of you may know, Vice Chair
 3 Newsome passed away on December 25th, 2022. It's
 4 with very heavy heart that I make this announcement.
 5 And I apologize if members of the Commission staff
 6 were not aware of her passing.
 7 Vice Chair Newsome was appointed to
 8 the CDC in 2012 and appointed Vice Chair in 2015.
 9 Shirley -- and I'm just going to call her Shirley.
 10 She had an extraordinary life, made so many
 11 contributions to this community. And in addition
 12 to leaving a legacy that can be celebrated by her
 13 family and friends, we can all celebrate Shirley's
 14 substantial contributions to the City through her
 15 civic engagement. She has provided the Community
 16 Development Commission over her almost 11 years
 17 on the Commission extraordinary insights and
 18 observations, asked penetrating questions always to
 19 the heart of the matter. And for me, as a newbie
 20 Chair, was so gracious with her time and provided
 21 me with significant advice and counsel.
 22 It's very hard for me to get through
 23 this. So I will just say that we celebrate her
 24 life, we celebrate her contributions, and we want

Page 5

1 to make sure that the public is aware of Vice Chair
 2 Shirley Newsome's substantial contribution to this
 3 City.
 4 Commissioner Cox.
 5 COMMISSIONER COX: Thank you. Thank you so
 6 much for sharing -- sharing the news.
 7 I also want to express my
 8 condolences to Shirley's family, to her friends and
 9 associates who really have been blessed by her life
 10 and the legacy that she is leaving. Ten years --
 11 over ten years' presence on this CDC board was
 12 really just a snapshot of a public service career
 13 that spanned decades. Multiple volunteer and
 14 professional roles, especially an incredibly
 15 tireless advocate for her North Kenwood and Oakland
 16 and Bronzeville, Hyde Park, Woodlawn -- I mean,
 17 it's incredible. And her kind of enduring
 18 commitment to Chicago was in many ways kind of
 19 ahead of her time. I mean, most notably I think
 20 through her support of public engagement, of equity,
 21 of sustainable growth, which I think today are kind
 22 of fundamental components of virtually every city
 23 planning and development effort. And she kind of
 24 blazed the path. So she was a leader.

Page 6

1 We considered her a partner in our
 2 efforts and an incredible listener. And I think
 3 her commitment to public service is really only
 4 surpassed by her kindness and her goodwill.
 5 So I think she led an incredible
 6 life with incredible grace that I think we all
 7 learn from. And I think she will never ever be
 8 forgotten.
 9 So I just wanted to share from the
 10 perspective of the planning department who worked
 11 very, very closely with her for this administration,
 12 we very much send our condolences to her family and
 13 friends and associates. We will -- we will all
 14 miss her.
 15 CHAIRWOMAN BUTLER: Yes, indeed, Commissioner
 16 Cox. We will all miss Vice Chair Newsome. Thank
 17 you so much for your comments.
 18 I will now call to order the
 19 January 10th, 2023 meeting of the Community
 20 Development Commission with a call of the roll.
 21 Commissioners, when your name is
 22 called, please turn your microphone on, respond by
 23 saying "present," and please also indicate that you
 24 can hear me.

Page 7

1 Secretary Wheat.
 2 COMMISSIONER WHEAT: Present. And I can hear
 3 you.
 4 CHAIRWOMAN BUTLER: Commissioner Buford.
 5 COMMISSIONER BUFORD: Present. And I can
 6 hear you.
 7 CHAIRWOMAN BUTLER: Commissioner Chan McKibben.
 8 (No response.)
 9 Commissioner Cox.
 10 COMMISSIONER COX: Present. I can hear you
 11 and see you.
 12 CHAIRWOMAN BUTLER: Commissioner Curtis.
 13 (No response.)
 14 Commissioner Davis.
 15 COMMISSIONER DAVIS: Here. I can hear you.
 16 And I'm saddened by Commissioner Newsome's passing.
 17 Thank you for alerting us, and thank you for your
 18 words about it. I am sobered by it.
 19 CHAIRWOMAN BUTLER: Indeed. Very sobered
 20 indeed.
 21 Commissioner Gomez.
 22 COMMISSIONER GOMEZ: Present. I can hear you.
 23 CHAIRWOMAN BUTLER: Commissioner Griggs.
 24 (No response.)

Page 8

1 Commissioner Thomas.
 2 COMMISSIONER THOMAS: Present. And I can
 3 hear you.
 4 CHAIRWOMAN BUTLER: Commissioner Trevino.
 5 COMMISSIONER TREVINO: Present. And I can
 6 hear you as well.
 7 CHAIRWOMAN BUTLER: And Chair Butler is
 8 present. We have a quorum.
 9 The first item on our agenda
 10 requests approval of the minutes from our previous
 11 meeting held on December 13th, 2022. The
 12 Commissioners have had an opportunity to review the
 13 minutes. If there are no corrections, I am looking
 14 for a motion to approve.
 15 Do I have a motion?
 16 COMMISSIONER THOMAS: So move. Commissioner
 17 Thomas.
 18 CHAIRWOMAN BUTLER: Do I have a second?
 19 COMMISSIONER COX: I'll second.
 20 COMMISSIONER TREVINO: Second by Trevino.
 21 CHAIRWOMAN BUTLER: I'm sorry. Who second?
 22 COMMISSIONER COX: I defer to Trevino.
 23 CHAIRWOMAN BUTLER: Okay. Thank you,
 24 Commissioner Trevino.

Page 9

1 In accordance with the Open Meetings
 2 Act, all votes are to be conducted by roll call
 3 so that each member's vote on each issue can be
 4 identified and recorded.
 5 Commissioners, if you were not in
 6 attendance during the December 13th meeting, please
 7 abstain from this vote.
 8 Secretary Wheat.
 9 COMMISSIONER WHEAT: Yes.
 10 CHAIRWOMAN BUTLER: Commissioner Buford.
 11 COMMISSIONER BUFORD: Yes.
 12 CHAIRWOMAN BUTLER: Commissioner Chan McKibben.
 13 COMMISSIONER CHAN MCKIBBEN: Yes.
 14 CHAIRWOMAN BUTLER: Commissioner Cox.
 15 COMMISSIONER COX: Yes.
 16 CHAIRWOMAN BUTLER: Commissioner Curtis.
 17 (No response.)
 18 Commissioner Davis.
 19 COMMISSIONER DAVIS: Yes.
 20 CHAIRWOMAN BUTLER: Commissioner Gomez.
 21 COMMISSIONER GOMEZ: Yes.
 22 CHAIRWOMAN BUTLER: Commissioner Griggs.
 23 (No response.)
 24 Commissioner Thomas.

Page 10

1 COMMISSIONER THOMAS: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Trevino.
 3 COMMISSIONER TREVINO: Yes.
 4 CHAIRWOMAN BUTLER: And Chair Butler votes yes.
 5 The motion passes.
 6 The public was given an opportunity
 7 to provide written comments up to 24 hours prior to
 8 the start of this meeting through the CDC email
 9 address cdc@cityofchicago.org.
 10 Bob, can you confirm if we received
 11 or have not received written comments?
 12 MR. McKENNA: We have not received written
 13 comments.
 14 CHAIRWOMAN BUTLER: Thank you. So we are
 15 stating for the record that there were no written
 16 comments in the CDC mailbox for today's meeting.
 17 Commissioners, for our first item
 18 of new business, the Department of Planning and
 19 Development is seeking approval to negotiate a
 20 redevelopment agreement with Celadon Construction
 21 Corporation, NFP, Celadon Partners, LLC, Blackwood
 22 Development Partners, LLC, and a to-be-formed
 23 affiliate for the redevelopment of the properties
 24 located at 4700 South Ashland Avenue, 4707 South

Page 11

1 Marshfield Avenue, and 1635 through 1643 West 47th
 2 Street in the 47th/Ashland Tax Increment Financing
 3 Redevelopment Project Area, and to recommend to the
 4 City Council of the City of Chicago the designation
 5 of Celadon Construction Corporation, NFP, Celadon
 6 Partners, LLC, Blackwood Development Partners, LLC,
 7 and a to-be-formed affiliate as developer.
 8 William Grams will present this
 9 item on behalf of the Department of Planning and
 10 Development.
 11 William, you may begin.
 12 William, you're on mute.
 13 MR. GRAMS: All right.
 14 CHAIRWOMAN BUTLER: We can hear you now.
 15 MR. GRAMS: All right. Is my screen -- is my
 16 screen appearing?
 17 MR. McKENNA: Yes.
 18 CHAIRWOMAN BUTLER: Yes.
 19 MR. GRAMS: All right. Great. Thank you.
 20 Good afternoon, Chairwoman Butler
 21 and members of the Commission. For the record, my
 22 name is William Grams with the Department of
 23 Planning and Development. With me today I have Tim
 24 Jeffries with DPD and Aron Weisner and Jose Duarte

Page 12

1 from the development team.
 2 The develop- -- the resolution
 3 before you requests a recommendation to the City
 4 Council to designate Celadon Construction
 5 Corporation, NFP, Celadon Partners, LLC, Blackwood
 6 Development Partners, LLC, and to-be-formed
 7 affiliates as developer for the United Yards 1B
 8 project.
 9 It also requests authority for the
 10 Department of Planning and Development to negotiate
 11 a redevelopment agreement with the developer.
 12 The United Yards 1B project is
 13 located at 4700 South Ashland Avenue, 4707 South
 14 Marshfield Avenue, and 1635 to 1643 West 47th
 15 Street, which is in the 20th Ward, the New City
 16 community area, and the 47th and Ashland TIF
 17 District and the Southwest Planning Area. The
 18 alderwoman in Jeanette Taylor.
 19 This district was established in
 20 2002 to foster improvements along Ashland Avenue
 21 and 47th Street in the Back of the Yards community.
 22 United Yards 1B involves the
 23 substantial rehabilitation of the showroom floor of
 24 the Goldblatt's -- former Goldblatt's Department

Page 13

1 Store into an approximately 15,000 square foot
 2 federally qualified health center as well as 7200
 3 square foot -- feet of retail space for local
 4 minority-owned small businesses.
 5 The project will also include the
 6 new construction of a 6,000 square foot retail
 7 building immediately adjacent to the Goldblatt's
 8 building intended to include community space and
 9 retail space for another local small business.
 10 The total project cost is \$17.4
 11 million, and the TIF request is for \$4 million.
 12 The estimated timeline to complete is 12 months.
 13 Here's an overhead view of the
 14 neighborhood. The project site is located on the
 15 southwest corner of 47th Street and Ashland Avenue
 16 and the southwest corner of 47th Street and
 17 Marshfield Avenue and is served by the No. 9
 18 Ashland Avenue bus and the No. 47 47th Street bus.
 19 Here is a view showing the current
 20 condition of the former Goldblatt's building.
 21 While the -- while the ground floor is vacant, the
 22 New City Supportive Living apartments are on the
 23 upper floors.
 24 Here is a view showing the current

Page 14

1 condition of 1635 to 1647 West 47th Street.
 2 The United Yards 1B project is the
 3 commercial portion of the larger United Yards
 4 proposal which came about through a request for
 5 proposals issued by -- issued by the Department of
 6 Planning and Development for the INVEST South/West
 7 47th Street corridor.
 8 This slide shows the southern
 9 view -- looking view of the master plan for the
 10 United Yards proposal. United Yards 1B is
 11 contained within the outlined red rectangle on the
 12 right-hand side.
 13 Here is a rendering of the newly
 14 constructed commercial building to be located at
 15 1635 to 1647 West 47th Street on the southwest
 16 corner of 47th Street and Marshfield.
 17 Celadon Partners, LLC, Blackwood
 18 Development Partners, LLC, and their affiliates are
 19 the developer entities leading this project.
 20 Celadon is led by Scott Henry and
 21 Aron Weisner and focuses on affordable housing
 22 development. They were also involved in the New
 23 City Supportive Living project which is in the
 24 upper floors of the Goldblatt's building that is

Page 15

1 part of this project.
 2 Blackwood is led by Rafael Hernandez
 3 and Jose Duarte. Blackwood was founded in 2006 and
 4 acts as a general contractor, construction manager,
 5 design builder, and developer with experience in
 6 commercial, residential, retail, and office projects.
 7 In addition to the TIF, the project
 8 will be financed through a mix of debt, donation
 9 tax credits, New Markets Tax Credits, and other
 10 grants.
 11 The City intends to provide the
 12 developer with TIF assistance in an amount not to
 13 equal -- or not to exceed \$4 million. The City
 14 funds will be provided from the 47th and Ashland
 15 TIF District's areawide increment. The first
 16 \$2 million will be paid out on the issuance of a
 17 certificate of completion. The second 2 million
 18 will be paid out at the one-year anniversary of the
 19 certificate.
 20 DPD has thoroughly reviewed the
 21 proposed project, the qualifications of the
 22 development team, and the need for public
 23 assistance. DPD recommends that the Community
 24 Development Commissioner approve the designation of

Page 16

1 Celadon Construction Corporation, NFP, Celadon
 2 Partners, LLC, Blackwood Development Partners, LLC,
 3 and to-be-formed affiliates as developer for the
 4 United Yards 1B project so that the project can
 5 advance to City Council.
 6 Thank you for your time. And as I
 7 mentioned, I have members of the development team
 8 that are also here available to answer any
 9 questions you may have.
 10 CHAIRWOMAN BUTLER: Thank you, William.
 11 I don't know. Kamal, can you help
 12 me? Is Alderman Jeanette Taylor of the 20th Ward
 13 or anyone from her staff on this Zoom meeting call?
 14 MR. KAMAL: I don't know the staff names.
 15 If someone is here from Alderman
 16 Taylor's office, if you can please raise your hand.
 17 I don't see any hands raised.
 18 MR. GRAMS: I know the alderwoman was not
 19 able to join today. But she has provided letters
 20 of support for the project.
 21 CHAIRWOMAN BUTLER: Thank you for that
 22 clarification, William.
 23 Commissioners, if you have any
 24 questions regarding the agenda item, please use the

Page 17

1 raise-your-hand function to be recognized.
 2 Secretary Wheat.
 3 COMMISSIONER WHEAT: Thank you, Madam Chair.
 4 A couple of questions. First
 5 starting with the sources and uses. Can you
 6 provide more detail on -- there's a pretty hefty
 7 line on donation tax credits, and provide more
 8 detail about what that all entails?
 9 COMMISSIONER COX: William, can you go back
 10 to that page so that we can see that item?
 11 MR. GRAMS: Sure.
 12 If I may invite Aron Weisner to
 13 speak on this question.
 14 MR. WEISNER: Thank you, William. Thank you,
 15 everyone, for your consideration today.
 16 So we are --
 17 CHAIRWOMAN BUTLER: Can you please -- for
 18 purposes of this public meeting, can you please
 19 introduce yourself?
 20 MR. WEISNER: Oh. Excuse me. Yes. Thank
 21 you, Chairwoman.
 22 Yes. My name is Aron Weisner. I'm
 23 a principal with Celadon Partners, which is half of
 24 the development team for United Yards.

Page 18

1 And the donation tax credits, that's
 2 a shorthand for the Illinois Affordable Housing Tax
 3 Credit program. It's a program that we've used on
 4 previous transactions. And the reason it's such a
 5 substantial number, Mr. Wheat, is that we're using
 6 a pretty large portion of the ground floor, the
 7 showroom space of the Goldblatt's building and a
 8 previously negotiated acquisition price for that
 9 space.
 10 The -- there's a -- the appraised
 11 value of that space will be much higher. So it's
 12 a -- the portion -- that generates a substantial
 13 amount of base. It's more than you would normally
 14 see for a transaction like this. So about 80
 15 percent of this value is based just on that -- on
 16 that bargain sale value that we're generating
 17 there.
 18 This is -- already have -- we
 19 already have a commitment from US Bank and are
 20 working with the Department of Housing for that
 21 transaction because we're using this on our broader
 22 development for United Yards, which includes the
 23 residential portion of this development as well.
 24 And that's kind of what is the basis for that

Page 19

1 figure.
 2 COMMISSIONER WHEAT: Madam Chair, if I can
 3 ask a couple more questions.
 4 CHAIRWOMAN BUTLER: Yes, please.
 5 COMMISSIONER WHEAT: Thank you.
 6 So I think it makes sense -- allow
 7 me to ask a question wrapped in stupidity. Can you
 8 use IHDA Tax Credits on a commercial property, or
 9 does that go to the -- like we -- in our -- in our
 10 materials, there's a very kind of complicated
 11 ownership chart that looks like someone designing
 12 an offensive football play. And so I don't know if
 13 it -- if that's a part of the structure as well.
 14 MR. WEISNER: We have one of those org charts
 15 that looks --
 16 CHAIRWOMAN BUTLER: I'm sorry. I need you to
 17 identify --
 18 MR. WEISNER: Oh, excuse me. I'm sorry.
 19 CHAIRWOMAN BUTLER: -- yourself every time
 20 you speak.
 21 MR. WEISNER: I did it again. Sorry.
 22 This is Aron Weisner, Celadon
 23 Partners, of the development team. Excuse me.
 24 And, yes -- and I'm sorry I'm taking

Page 20

1 the lion's share of the answers. I'm the one
 2 responsible for this portion of our -- of our
 3 development. And as I mentioned -- as Billy
 4 mentioned, the Blackwood group is on this team and
 5 on this call as well.
 6 But to answer that question, we do
 7 have one of those org charts that looks like a call
 8 sheet for the Chicago Bears. But in this
 9 situation, it's -- the only reason this works to
 10 use donation tax credits on what is primarily
 11 really entirely a phase that is a commercial/retail
 12 development is for two reasons. And we are working
 13 with -- we worked with counsel on this to confirm
 14 and working with the Department of Housing as they
 15 actually -- not IHDA, but the Department of Housing
 16 will be the conduit for these credits because they
 17 have their own allocation of Illinois Affordable
 18 Housing Tax Credit. Because this is a part of the
 19 development that has a residential purpose -- for
 20 example, on that Marshfield site, there's two
 21 three-flat affordable developed buildings that are
 22 going in right next to the new building construct- --
 23 the new construction retail space. But also as a
 24 part of this, we're developing another 86 units at

Page 21

1 least of affordable housing as part of this overall
 2 development. So that's one of the two reasons.
 3 And the other one is that this is
 4 being done to enhance a building that has a hundred
 5 units of affordable housing above it. So all the
 6 floors above this ground floor are supportive
 7 living facility with affordable units up there. So
 8 that's how we're able to do that here.
 9 COMMISSIONER WHEAT: Got it. That's --
 10 that's helpful.
 11 One more question on sources and
 12 uses, and then a general question. The 1.5 million
 13 from the Community Trust, is that money -- has that
 14 money already been committed, and are there
 15 stipulations around -- around its use?
 16 MR. WEISNER: This is Aron Weisner one last
 17 time, Celadon Partners.
 18 And, yes, this has been -- we've
 19 been approved. We've actually drawn the first of
 20 the three installments of this, about 25 percent of
 21 those funds. We were selected because one of the
 22 elements of this development that the Chicago
 23 Community Trust was interested in is the fact that
 24 we're have -- we have a focus on not just local

Page 22

1 minority-owned business development with this, but
 2 actually transitioning these properties, their
 3 portion of this development, to ownership by these
 4 local small businesses. So approximately 9,000
 5 square feet of the approximately 24,000 square feet
 6 that are in the ground floor of the Goldblatt's
 7 building ultimately is intended to go to those
 8 local businesses at the end of the New Markets Tax
 9 Credit compliance period, which is a seven-year
 10 period. We're unable to do it sooner than that,
 11 but we have -- at least it gives them full and
 12 complete control really from day one. And a lot
 13 of small business training services that were
 14 already -- we started doing earlier this -- or last
 15 year now with those groups.
 16 So Chicago Community Trust has --
 17 the only stipulation is that we use it for the
 18 development of the retail space that is a part of
 19 the United Yards.
 20 COMMISSIONER WHEAT: Thank you.
 21 And one final question. I know that
 22 in documents it mentioned using part of the space
 23 for a federally qualified health center. Has that
 24 center been -- been determined? And is there a

Page 23

1 timeline? I ask that question because I know a
 2 variety of health centers around the country
 3 actually are facing some fiscal issues due to
 4 reduced revenue associated with less pandemic
 5 funding, et cetera, et cetera, and that's creating
 6 some stressors across the community health clinic
 7 network. So what's -- what's the status of the
 8 FQHC in question?
 9 MR. WEISNER: Thank you. This is Aron
 10 Weisner with Celadon Partners.
 11 We have a commitment, and we're
 12 finalizing a fully detailed letter of intent, which
 13 would be basically our lease agreement, with Friend
 14 Health. They are an FQHC locally based. Actually
 15 have a facility that is about a block south of this
 16 on Ashland that is deteriorated, and they've been
 17 feeling a significant amount of financial stress
 18 because of the need to recapitalize that facility.
 19 So actually the introduction of
 20 Alderwoman Taylor. We've been working with them.
 21 So the benefit to them is that we are -- part of
 22 our budget is to fully build out not just the core
 23 and shell, but the tenant improvements of this
 24 facility for them, and we've worked with them to

Page 24

1 have a really reduced per square foot rent for them
 2 to use that portion of the facility. So, you know,
 3 roughly fall of 2024 they'll be moving into that
 4 space and from their old space at a significant
 5 savings from what they would have had to pay if
 6 they were recapitalizing.
 7 COMMISSIONER WHEAT: Got it. Thank you very
 8 much.
 9 No other questions from me, Madam
 10 Chair.
 11 CHAIRWOMAN BUTLER: Thank you, Secretary
 12 Wheat.
 13 Do other members of the Commission
 14 have questions? If you do, please raise your hand.
 15 Kamal, can you confirm for me that
 16 no members of the Commission raised their hand?
 17 MR. KAMAL: No hands raised.
 18 CHAIRWOMAN BUTLER: All right. Kamal, can
 19 you confirm if anyone from the public has signed up
 20 to speak?
 21 MR. KAMAL: I don't if anyone has signed up,
 22 and I don't see any hands raised in Zoom for any
 23 public speakers.
 24 CHAIRWOMAN BUTLER: All right. If anyone

Page 25

1 from members of the public would like to speak
 2 regarding this matter, you have three minutes. And
 3 you can identify yourself by using the raise-your-
 4 hand function. So we'll just wait a moment to see
 5 if anyone raises their hand.
 6 MR. KAMAL: And also the people who are on
 7 the phone can press star 9 in Zoom to raise their
 8 hand. I mean, star 9 on their phone to raise their
 9 hand in Zoom.
 10 (No response.)
 11 CHAIRWOMAN BUTLER: Great.
 12 Commissioner Cox.
 13 COMMISSIONER COX: Madam Chair, just a point
 14 of clarification. Are we taking the item of the
 15 commercial space of the Goldblatt's separately from
 16 the new construction project? Are those two
 17 separate things?
 18 CHAIRWOMAN BUTLER: I'm going to ask -- I
 19 just have one resolution here. So I'm going to ask
 20 William Grams from the department to answer that
 21 question.
 22 MR. GRAMS: Those are all together.
 23 COMMISSIONER COX: Okay.
 24 MR. GRAMS: You'll be voting on both of them.

Page 26

1 COMMISSIONER COX: All right. So thank you.
 2 So I would like -- thank you,
 3 Mr. Weisner, for your description particularly of
 4 the local ownership. Very innovative model of
 5 having local entrepreneurs own a portion, almost
 6 like a co-op or a condo of the building. So I
 7 think we're breaking some new ground here. And
 8 thank you for engaging in that, that kind of
 9 innovation, as well as obviously, you know, the
 10 public health -- access to good public health.
 11 That's been pretty much a constant that we've been
 12 seeing over the past year post COVID. And once
 13 people recognize that this is not a nice to have,
 14 it's an absolute necessity. So thank you for the
 15 partnership and the role, I guess, that Alderwoman
 16 Taylor played in making that connection because
 17 Friend Health has opened up a facility in Woodlawn.
 18 I did want you to talk a little bit
 19 about the innovation with the new construction
 20 because I know the partnership that you forged to
 21 make that happen is, again, lifting up Latino
 22 entrepreneurship in Back of the Yards. And, you
 23 know, I was going to hold my question and thinking
 24 it was a separate thing, but if it's all part of

Page 27

1 one, I think it would be helpful if you describe a
 2 little bit what you're doing with that portion of
 3 the block.
 4 MR. WEISNER: Sure. Thank you, Commissioner.
 5 And this is Aron Weisner with
 6 Celadon Partners.
 7 And to the Commissioner, being
 8 honest, it was partially his input -- really he and
 9 his team's input in the RFP process that helped us
 10 kind of come to this concept as we were going
 11 through the selection post -- selection process for
 12 INVEST South/West.
 13 We had two residential three-flats
 14 that were facing 47th Street and needed clear -- a
 15 waiver to have residential on the -- on the retail
 16 strip there on 47th Street, which would have
 17 required a zoning change and was somewhat
 18 discordant for the rest of the corridor there along
 19 47th.
 20 COMMISSIONER COX: And, William, can you show
 21 us the image that we're talking about? Thank you.
 22 MR. WEISNER: That one's perfect. So along
 23 the -- to the right side is 47th Street. And
 24 originally those two three-flat buildings that

Page 28

1 you'll see -- that you can see in the distance
 2 there past the brewery building were facing 47th,
 3 and there was a parking lot here. The suggestion
 4 was came -- was given from several fronts going
 5 through design review to reorient this site to have
 6 the residential facing Marshfield and to add an
 7 additional commercial use here.
 8 Our partner on this development is
 9 a group called Back of the Yards Works. It was
 10 actually one of the other appli- -- one of the
 11 other respondents to this RFP. And we, through
 12 that process and really with the support of the
 13 department, started collaborating and brought in
 14 the majority of the small businesses that were a
 15 part of another development team into this.
 16 And so in the Goldblatt's building,
 17 you will have a small -- the -- a couple small
 18 businesses, Back of the Yards Copy, La Selva
 19 T-shirt Shop, a local bakery as well as a
 20 barbershop cooperative that are all right now
 21 operating for the most part out of homes and
 22 apartments in Back of the Yards, but have been
 23 looking at options, finding them extremely
 24 expensive for a start-up business in this time.

Page 29

1 They'll all be moving into those shops.
 2 This space here is proposed as a
 3 brewery because one of the other members of the
 4 team was the Somos Monos Brewing Company, another
 5 locally owned, Latinx-owned brewery. They're a
 6 brewer that was, again, working for the most part
 7 from home, has a business plan to use this space to
 8 create not just a brewery, but also a community
 9 gathering space. You can see the upstairs is
 10 really meant to be a community gathering space.
 11 There's not much of those type of spaces in Back of
 12 the Yards at the moment. Frankly, even to have our
 13 community meetings, we had to use the basement of a
 14 local elementary school just to have a meeting for,
 15 you know, the proposal of this development.
 16 And so the idea being that we would
 17 be giving this ground floor space -- developing
 18 this ground floor space for Somos Monos. And other
 19 than their triple net expenses of real estate taxes
 20 and insurance and utilities, they would be paying
 21 no commercial lease payment to our development
 22 team, and they'd be able to operate there as they
 23 get launched as a new start-up business.
 24 And as I mentioned, for the

Page 30

1 Goldblatt's space, the idea is at the end that they
 2 would have the opportunity to take over ownership
 3 at no cost and continue after -- you know, beyond
 4 this as owners of the business.
 5 COMMISSIONER COX: That's great. Thank you
 6 for that explanation.
 7 Just there's a level of innovation
 8 going on here that I just did not want to be missed
 9 by the Commissioners. So thank you for the further
 10 explanation.
 11 MR. WEISNER: Thank you for the inspiration
 12 to -- to try. We've definitely learned a lot over
 13 the past year. So thank you for helping us to come
 14 to this idea.
 15 CHAIRWOMAN BUTLER: Well, thank you both.
 16 Commissioner Cox, any additional
 17 questions or comments?
 18 COMMISSIONER COX: No. Thank you.
 19 CHAIRWOMAN BUTLER: Thank you.
 20 Commissioners, if there are no
 21 further questions or comments, I will now call the
 22 item to a vote.
 23 In the matter before us, the
 24 Department of Planning and Development is seeking

Page 31

1 approval to negotiate a redevelopment agreement
 2 with Celadon Construction Corporation, NFP, Celadon
 3 Partners, LLC, Blackwood Development Partners, LLC,
 4 and a to-be-formed affiliate for the redevelopment
 5 of the properties located at 4700 South Ashland
 6 Avenue, 4707 South Marshfield Avenue, and 1635
 7 through 1643 West 47th Street in the 47th/Ashland
 8 Tax Increment Financing Redevelopment Project Area,
 9 and to recommend to the City Council of the City of
 10 Chicago the designation of Celadon Construction
 11 Corporation, NFP, Celadon Partners, LLC, Blackwood
 12 Development Partners, LLC, and a to-be-formed
 13 affiliate as developer.
 14 Do I have a motion?
 15 COMMISSIONER WHEAT: So moved. Wheat.
 16 CHAIRWOMAN BUTLER: So moved by Secretary
 17 Wheat.
 18 Do I have a second?
 19 COMMISSIONER THOMAS: Second. Thomas.
 20 CHAIRWOMAN BUTLER: Second by Commissioner
 21 Thomas.
 22 In accordance with the Open Meetings
 23 Act, all votes are to be conducted by roll call so
 24 that each member's vote on each issue can be

Page 32

1 identified and recorded. Please signify your vote
 2 on approval of the motion by saying yes, no, or
 3 abstain. I will now call the -- call the vote.
 4 Secretary Wheat.
 5 COMMISSIONER WHEAT: Yes.
 6 CHAIRWOMAN BUTLER: Commissioner Buford.
 7 COMMISSIONER BUFORD: Yes.
 8 CHAIRWOMAN BUTLER: Commissioner Chan McKibben.
 9 COMMISSIONER CHAN MCKIBBEN: Yes.
 10 CHAIRWOMAN BUTLER: Commissioner Cox.
 11 COMMISSIONER COX: Yes.
 12 CHAIRWOMAN BUTLER: Commissioner Curtis.
 13 (No response.)
 14 Commissioner Davis.
 15 COMMISSIONER DAVIS: Yes.
 16 CHAIRWOMAN BUTLER: Commissioner Gomez.
 17 COMMISSIONER GOMEZ: Abstain.
 18 CHAIRWOMAN BUTLER: Commissioner Griggs.
 19 (No response.)
 20 Commissioner Thomas.
 21 COMMISSIONER THOMAS: Yes.
 22 CHAIRWOMAN BUTLER: Commissioner Trevino.
 23 COMMISSIONER TREVINO: Yes.
 24 CHAIRWOMAN BUTLER: And Chair Butler votes yes.

Page 33

1 The motion passes.
 2 New Business item B, for our next
 3 agenda item, the Department of Planning and
 4 Development requests authority to acquire the
 5 property located at 902 West 18th Street and 947
 6 West 16th Street in the Pilsen Industrial Tax
 7 Increment Financing Redevelopment Project Area.
 8 Ernest Bellamy will provide the
 9 staff report on behalf of the Department of
 10 Planning and Development.
 11 Ernest, you may begin.
 12 MR. BELLAMY: Thank you. Good afternoon,
 13 Chairwoman and members of the Commission. For the
 14 record, my name is Ernest Bellamy, City Planner
 15 with the Department of Planning and Development.
 16 The resolution before you requests
 17 acquisition for -- the City to acquire acquisition
 18 authority for properties roughly located at 902
 19 West 18th Street and 947 West 16th Street so that
 20 the City can purchase those properties from LMA
 21 Properties, LLC as part of a larger commitment to
 22 deliver a redevelopment for the Pilsen neighborhood.
 23 The proposed land acquisition is
 24 located in the Lower West Side community area in

Page 34

1 the Pilsen Industrial TIF and the 25th Ward led by
 2 Alderman Sigcho-Lopez.
 3 The site consists of two PINs
 4 comprising roughly 1.95 acres of land. This
 5 property represents one of the last and certainly
 6 largest -- one of the larger parcels of vacant land
 7 in the dense and diverse culturally rich Pilsen
 8 neighborhood. The neighborhood itself has been
 9 undergoing significant development pressures that
 10 have upset the socioeconomic balance of the
 11 community. This gentrification has raised the cost
 12 of housing and forced many long-term residents from
 13 their homes.
 14 Zooming in, the parcels in question
 15 are, as highlighted on the screen, roughly bound by
 16 18th Street to the south and 16th Street to the
 17 north and roughly just west of a prior CDC
 18 acquisition authority request that was completed
 19 towards the latter part of 2021.
 20 Overall this is seen as a greater
 21 part of combining the land in efforts we have
 22 started to accomplish within the community,
 23 starting from a vision of the El Paseo Trail
 24 started through prior work in 2006 as well as --

Page 35

1 and currently ongoing 18th and Peoria Development
 2 Framework, which seeks to revitalize -- redevelop
 3 and revitalize the site just east of the target
 4 parcels here today for a mixed-use development.
 5 Again, showing that difference
 6 between the two parcels, the 902 West 18th and the
 7 947 West 16th Street parcels are just to the west
 8 of the 18th and Peoria Development Framework parcel
 9 sites, which equally all of these sites at the
 10 northern trail head of the El Paseo Trail, which
 11 will be developed.
 12 So, again, approving the acquisition
 13 authority will allow us to -- the City to purchase
 14 and remediate the vacant land and deliver, again, a
 15 new affordable mixed-use development to the site.
 16 No specific plans have been
 17 developed for the site as of yet. But the City is
 18 currently engaged in a robust community engagement
 19 effort to develop a plan for the land.
 20 Equally the redevelopment of the
 21 land we're targeting for acquisition aligns with
 22 the TIF redevelopment so that it improves the
 23 quality of life in the project area and surrounding
 24 community. It is an environment which will

Page 36

1 contribute more positively to the health, safety,
 2 and general welfare of the project area and
 3 surrounding community. And the parcels fit within
 4 the assembling land to encourage -- well, encourage
 5 land assembly of parcels of appropriate shape and
 6 sufficient size for redevelopment.
 7 Overall the project is in
 8 conformance with the Pilsen Industrial TIF
 9 redevelopment plan and has Alderman Sigcho-Lopez's
 10 support.
 11 Therefore, the Department of
 12 Planning and Development recommends that the CDC
 13 recommend approval of acquisition authority for
 14 902 West 18th Street and 947 West 16th Street.
 15 CHAIRWOMAN BUTLER: Thank you, Ernest, for
 16 that presentation of the staff report.
 17 Is Alderman Sigcho-Lopez of the 25th
 18 Ward or anyone from his staff on this meeting
 19 today?
 20 Kamal, can you let me know if you
 21 see the alderman?
 22 MR. KAMAL: We have someone from 25th Ward.
 23 CHAIRWOMAN BUTLER: Okay. I see -- is it
 24 Ruben Franco? I see "raise your hand."

Page 37

1 MR. FRANCO: Yes. Hello. Good afternoon.
 2 This is Ruben Franco, director of legislative
 3 affairs for the 25th Ward.
 4 We did submit a letter of support to
 5 Commissioner Cox this morning. The alderman is in
 6 full support of this. We don't have any questions.
 7 It is a part of the ongoing development site for
 8 18th and Peoria that was previously approved. So
 9 we're all on board.
 10 CHAIRWOMAN BUTLER: Great. Thank you so much
 11 for participating in today's meeting and signifying
 12 the alderman's support of this recommendation to
 13 the CDC.
 14 Commissioners, if you have any
 15 questions regarding the agenda item, please use
 16 the raise-your-hand function to be recognized.
 17 I don't see any hands raised.
 18 Kamal, can you confirm?
 19 MR. KAMAL: No hands raised.
 20 CHAIRWOMAN BUTLER: All right. Thank you,
 21 Commissioners.
 22 Kamal, has anyone signed up to
 23 speak?
 24 MR. KAMAL: Not that I know of.

Page 38

1 CHAIRWOMAN BUTLER: Any member of the
 2 public -- if any member of the public is on and
 3 would like to speak, please utilize the raise-
 4 your-hand function if you are on video; if you're
 5 on your phone, I believe you press star 9.
 6 Is that correct, Kamal?
 7 MR. KAMAL: That's correct, star 9.
 8 CHAIRWOMAN BUTLER: Thank you.
 9 MR. KAMAL: I don't see any hands raised
 10 under the Attendees.
 11 CHAIRWOMAN BUTLER: Great. Thank you so much
 12 for that confirmation, Kamal.
 13 Commissioners, if there are no
 14 further questions or comments from members of the
 15 CDC, I will now call the item to a vote.
 16 In the matter before us, the
 17 Department of Planning and Development requests
 18 authority to acquire the property located at 902
 19 West 18th Street and 947 West 16th Street in the
 20 Pilsen Industrial Tax Increment Financing
 21 Redevelopment Project Area.
 22 Do I have a motion?
 23 COMMISSIONER DAVIS: So moved.
 24 CHAIRWOMAN BUTLER: Thank you, Commissioner

Page 39

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

Page 40

1 COMMISSIONER DAVIS: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Gomez.
 3 (No response.)
 4 Commissioner Gomez.
 5 (No response.)
 6 Commissioner Griggs.
 7 (No response.)
 8 I can see Commissioner Griggs on the
 9 screen. If he's on, can he be unmuted?
 10 (No response.)
 11 Commissioner Thomas.
 12 COMMISSIONER THOMAS: Yes.
 13 CHAIRWOMAN BUTLER: Commissioner Trevino.
 14 COMMISSIONER TREVINO: Yes.
 15 CHAIRWOMAN BUTLER: And Chairwoman Butler
 16 votes yes.
 17 The motion passes.
 18 For our third item of business --
 19 COMMISSIONER COX: Chairwoman Butler, I too
 20 noted that Cornelius Griggs is present, but we did
 21 not acknowledge him in the roll call when he came
 22 on. I would just ask the DPD staff if they could
 23 reach out to him by cellphone and then if he is
 24 there and would like to be registering his vote.

Page 41

1 I mean, I can't do it, but we cannot -- that might
 2 be something you could do to just understand if
 3 Commissioner Griggs is going to be voting on any of
 4 these items. Thank you.
 5 CHAIRWOMAN BUTLER: Thank you, Commissioner
 6 Cox.
 7 MR. McKENNA: We'll work on that.
 8 CHAIRWOMAN BUTLER: Great. And I don't know
 9 if tech support can unmute Commissioner Griggs.
 10 MR. KAMAL: I just -- I've requested several
 11 times if he can unmute, but ...
 12 CHAIRWOMAN BUTLER: Okay. Well, we will
 13 see -- we will proceed. And hopefully Commissioner
 14 Griggs will be able to actively participate in the
 15 meeting.
 16 For our third item of business, the
 17 Department of Planning and Development requests
 18 authority to acquire the property located at 3801
 19 through 3809 West Madison Street, 3843 West Madison
 20 Street, and 3849 through 3851 West Madison Street
 21 in the Madison/Austin Corridor Tax Increment
 22 Financing Redevelopment Project Area.
 23 Ernest Bellamy will provide the
 24 staff report on behalf of the Department of

Page 42

1 Planning and Development.
 2 Ernest, you may begin.
 3 MR. BELLAMY: Thank you, Chairwoman. And
 4 good afternoon to you all again. For the record,
 5 my name is Ernest Bellamy, City Planner with the
 6 Department of Planning and Development.
 7 The resolution before you requests
 8 acquisition -- authorization for the City to
 9 acquire acquisition authority for properties
 10 located roughly at 3801 through 09 West Madison
 11 Street and 3843 through 59 West Madison Street so
 12 that the City can purchase those properties
 13 from four private owners, which I will show in the
 14 subsequent screen, as part of a larger redevelopment
 15 to deliver a mixed-use development to the East
 16 Garfield --
 17 CHAIRWOMAN BUTLER: Ernest, if I can
 18 interrupt you.
 19 MR. BELLAMY: Yes.
 20 CHAIRWOMAN BUTLER: The page -- this cover
 21 page -- if you go back to your cover page, please.
 22 It says 3843 through 59 West Madison Street. Is
 23 that correct?
 24 MR. BELLAMY: Correct. There's -- it's a

Page 43

1 condo'd commercial building.
 2 CHAIRWOMAN BUTLER: Okay. I just wanted to
 3 make sure. The resolution has 3843 West Madison
 4 Street as a separate request, and in the minutes it
 5 reads 3849 through 51. So I just want to make sure
 6 that we're consistent with what -- that the
 7 information in the request as it appears here is
 8 consistent with what the resolution that I've been
 9 provided states.
 10 MR. BELLAMY: Correct. Apologies, Chairwoman.
 11 I'll see if I could fix it on the fly as we proceed
 12 through these slides. Apologies. You're muted.
 13 CHAIRWOMAN BUTLER: Clarification is all
 14 that's needed at this point. Thank you. No need
 15 to fix on the fly, this slide. Please proceed.
 16 MR. BELLAMY: Okay. Thank you.
 17 The proposed land acquisition,
 18 again, is located in West Garfield Park community
 19 area, in the Madison/Austin TIF, and the 28th Ward
 20 led by Alderman Jason Irvin.
 21 The site consists of seven PINs
 22 comprising roughly .59 acres of land, and the
 23 ownership is -- of the -- is spread across four
 24 private owners as seen on the screen.

Page 44

1 As a general rough location in
 2 context, the parcels are located just at the
 3 western edge of Garfield Park along Madison Street
 4 at the -- roughly at the southwest intersection of
 5 Madison Street and Hamlin Boulevard.
 6 Zoomed in, the seven parcels are as
 7 seen here. The parcel in between the two, which
 8 will be later -- covered later, is a prior
 9 acquisition that the City acquired of the former
 10 West Garfield Park Aldi site.
 11 As I alluded to, the acquisition
 12 overview -- well, the related development project
 13 is the West Garfield Park Aldi, which we acquired
 14 in the West Garfield Park Madison and Hamlin RFQ,
 15 which the City -- which DPD has issued. Key dates
 16 are -- as you see on the right of your screen as
 17 we're currently working through the RFQ and
 18 selecting a team to go forward with development
 19 of the site and the -- the overall site.
 20 The two parcels -- or, pardon. The
 21 seven parcels which we are seeking acquisition
 22 authority on are as you see here on the screen
 23 where it's zoomed in. The four parcels at 3801
 24 through 09 West Madison Street and the condo'd --

Page 45

1 commercial condo'd building roughly at 3843 through
 2 59 West Madison can be seen below.
 3 And equally on the left of the
 4 screen, the site as a total of what we're looking
 5 to combine with the formerly acquired West Garfield
 6 Park Aldi site.
 7 Overall within the RFQ -- through
 8 the RFQ process, we're looking to facilitate a
 9 redevelopment of the block for a new neighborhood
 10 grocery store within a mixed-use development.
 11 The redevelopment overall aligns
 12 with the larger TIF redevelopment agreement in that
 13 it will facilitate assembly, preparation, and
 14 marketing of vacant land, vacant and underutilized
 15 sites for retail, commercial, and residential
 16 development and encourages the development of
 17 retail and commercial activities along Madison
 18 Street between Keeler Avenue and Hamlin Avenue.
 19 And it preserves the pedestrian orientation of
 20 appropriate retail nodes by encouraging pedestrian-
 21 friendly uses and design among other -- among other
 22 alignments with the RDA.
 23 Subsequently the project, as
 24 previously stated, falls in conformance with the

Page 46

1 Madison/Austin TIF redevelopment plan and has the
 2 support of Alderman Jason Ervin.
 3 Therefore, the Department of
 4 Planning and Development recommends the Community
 5 Development Commission recommend approval of the
 6 acquisition authority for 3801 through 09 West
 7 Madison and 3843 through 59 West Madison.
 8 CHAIRWOMAN BUTLER: Thank you, Ernest.
 9 I'd like to recognize Alderman Jason
 10 Ervin of the 28th Ward if he or anyone from his
 11 staff are on.
 12 Kamal, can you confirm that the --
 13 ALDERMAN ERVIN: How you doing? This is
 14 Alderman Ervin. I am here.
 15 CHAIRWOMAN BUTLER: Thank you. Thank you.
 16 ALDERMAN ERVIN: No. No problem at all.
 17 So I just wanted to let you know I
 18 do support this acquisition in the 3800 block of
 19 Madison. We've already acquired the Aldi's. And
 20 I think this would bookend the project for that
 21 whole 3800 block on the south side of the street.
 22 And so I do support this and look forward from a
 23 favorable recommendation by the CDC.
 24 CHAIRWOMAN BUTLER: Thank you, Alderman

Page 47

1 Ervin, for joining us today and signifying your
 2 strong support of this project.
 3 Commissioners, if you have any
 4 questions regarding the agenda item, please use
 5 the raise-your-hand function to be recognized.
 6 I don't see any hands raised.
 7 Kamal, can you confirm?
 8 MR. KAMAL: No hands raised.
 9 CHAIRWOMAN BUTLER: Great. Thank you so much.
 10 Kamal, has anyone signed up to speak?
 11 MR. KAMAL: Not that I know of.
 12 CHAIRWOMAN BUTLER: Okay. If any members of
 13 the public would like to speak on this matter,
 14 please utilize the raise-your-hand function so you
 15 can be acknowledged. If you are on the phone, you
 16 can use that functionality by pressing star 9.
 17 Kamal, can you confirm if anyone
 18 has -- if any member of the public has indicated
 19 they would like to speak?
 20 MR. KAMAL: No hands raised.
 21 CHAIRWOMAN BUTLER: Thank you so much.
 22 Commissioners, if there are no
 23 further questions or comments, I will call the item
 24 to a vote. And this is a clarification of my

Page 48

1 previous comment regarding the recommendation.
 2 The Department of Planning and
 3 Development requests authority to acquire the
 4 property located at 3801 through 3809 West Madison
 5 Street and 3843 through 3859 West Madison Street in
 6 the Madison/Austin Corridor Tax Increment Financing
 7 Redevelopment Project Area.
 8 Do I have a motion?
 9 COMMISSIONER THOMAS: So move. Thomas.
 10 CHAIRWOMAN BUTLER: Thank you, Commissioner
 11 Thomas.
 12 Do I have a second?
 13 COMMISSIONER CHAN McKIBBEN: Second. Grace
 14 Chan McKibben.
 15 CHAIRWOMAN BUTLER: Thank you, Commissioner
 16 Chan McKibben.
 17 In accordance with the Open Meetings
 18 Act, all votes are to be conducted by roll call so
 19 that each member's vote on each issue can be
 20 identified and recorded.
 21 Please signify your vote on approval
 22 of the motion by saying yes, no, or abstain. I
 23 will now call the vote.
 24 Secretary Wheat.

Page 49

1 COMMISSIONER WHEAT: Yes.
 2 CHAIRWOMAN BUTLER: Commissioner Buford.
 3 COMMISSIONER BUFORD: Yes.
 4 CHAIRWOMAN BUTLER: Commissioner Chan McKibben.
 5 COMMISSIONER CHAN McKIBBEN: Yes.
 6 CHAIRWOMAN BUTLER: Commissioner Cox.
 7 COMMISSIONER COX: Yes.
 8 CHAIRWOMAN BUTLER: Commissioner Curtis.
 9 (No response.)
 10 Commissioner Davis.
 11 COMMISSIONER DAVIS: Yes.
 12 CHAIRWOMAN BUTLER: Commissioner Gomez.
 13 (No response.)
 14 Commissioner Griggs.
 15 COMMISSIONER GRIGGS: Yes.
 16 CHAIRWOMAN BUTLER: Commissioner Thomas.
 17 COMMISSIONER THOMAS: Yes.
 18 CHAIRWOMAN BUTLER: Commissioner Trevino.
 19 COMMISSIONER TREVINO: Yes.
 20 CHAIRWOMAN BUTLER: And Chair Butler votes yes.
 21 The motion passes.
 22 For our fourth item of business, the
 23 Department of Planning and Development requests
 24 authority to acquire the property located at 3200

Page 50

1 West Lake Street, 100 Kedzie Avenue, 3148 West
 2 Washington Boulevard, and 107 through 111 North
 3 Kedzie Avenue in the Chicago/Central Park Tax
 4 Increment Financing Redevelopment Project Area, the
 5 Midwest Tax Increment Financing Redevelopment
 6 Project Area, and the Kinzie Industrial Tax
 7 Increment Financing Redevelopment Project Area.
 8 Ernest Bellamy will provide the
 9 staff report on behalf of the Department of
 10 Planning and Development.
 11 Ernest, you may begin.
 12 MR. BELLAMY: Good afternoon again,
 13 Chairwoman and members of the Commission. For
 14 the record, my name is Ernest Bellamy, City Planner
 15 for the West Planning Region, the Department of
 16 Planning and Development.
 17 The resolution before you requests
 18 authorization for the City to acquire acquisition
 19 authority for the properties located roughly at
 20 3200 West Lake, 100 North Kedzie Avenue, and 107
 21 through 11 North Kedzie Avenue, which -- apologies
 22 for clarification to what the Chairwoman has said
 23 also encompasses 32- -- 3201 West Washington
 24 Boulevard within that address range of 107 through

Page 51

1 11 North Kedzie.
 2 CHAIRWOMAN BUTLER: So for clarification,
 3 3848 West Washington, which is the address that
 4 appears --
 5 MR. BELLAMY: My apologies.
 6 CHAIRWOMAN BUTLER: -- in the reso- -- in
 7 the -- on the agenda, is this part of the request
 8 or not, 3841 West Washington Boulevard?
 9 MR. BELLAMY: My apologies, Chairwoman. 3841
 10 West Washington Boulevard, that appears to be a
 11 typo. 3841 would register in West Garfield Park as
 12 opposed to these parcels in East Garfield Park.
 13 CHAIRWOMAN BUTLER: Okay. Thank you. So
 14 the -- what we see on the screen is correct, is
 15 that --
 16 MR. BELLAMY: Correct.
 17 CHAIRWOMAN BUTLER: Okay. Great. Thank you
 18 for the clarification.
 19 MR. BELLAMY: Overall we are looking to
 20 purchase those properties from four private owners
 21 as part of a larger development strategy in East
 22 Garfield Park. The proposed land acquisition is
 23 located in East Garfield Park -- in the East
 24 Garfield Park community area in the Chicago/Central

Page 52

1 Park, Kinzie Industrial, and Midwest TIFs, and the
 2 27th Ward led by Alderman Walter Burnett, Jr. and
 3 28th Ward led by Alderman Jason Ervin.
 4 The site consists of five PINs
 5 comprised of roughly 1.08 acres of land, and the
 6 four private owners are -- and/or their entities
 7 are listed on the screen in the lower portion of
 8 the screen.
 9 The five parcels are located roughly
 10 on -- straddling the east and west sides of Kedzie
 11 Avenue within the East Garfield Park. Zoomed in,
 12 their site adjacencies are near to the Kedzie
 13 Avenue Green Line station as well as The Hatchery.
 14 The properties represent an
 15 opportunity for further develop- -- further
 16 development opportunity on underused and vacant
 17 land in the diverse and culturally rich East
 18 Garfield Park community area of which the
 19 neighborhood itself has been at the cusp of
 20 undergoing significant development pressures that
 21 can upset the economic -- the social and economic
 22 balance of the community.
 23 Related to the acquisition of these
 24 parcels, these private parcels, is a request for

Page 53

1 qualifications that was issued last year within
 2 East Garfield Park for City-owned parcels along
 3 Kedzie Avenue adjacent to these sites. How these
 4 private parcels relate to that -- the current RFQ
 5 is as seen in the plan on the left side of your
 6 screen and on the right side of your screen in a
 7 massing showing the balancing between the two
 8 sites.
 9 Overall acquiring the parcels listed
 10 would assist in a secondary phase of the RFQ so
 11 that we can strengthen the opportunity for
 12 redevelopment that we are building up here in East
 13 Garfield Park.
 14 And, again, we're -- again, we're
 15 looking to facilitate the redevelopment of a mixed-
 16 use -- mixed-use developments along West Lake
 17 Street and North Kedzie Avenue.
 18 How acquiring these parcels align
 19 with the various TIF redevelopment agreements, to
 20 succinctly summarize, it allows us to create a
 21 competitive, accessible, and safe and attractive
 22 industrial environment or mixed-use industrial
 23 environment that builds upon existing
 24 infrastructure -- infrastructure assets, it allows

Page 54

1 us to design and encourage improvements to
 2 revitalize a commercial corridor -- corridors of
 3 the area, and promote the area as a place to do
 4 business as well as to help eliminate the blighted
 5 conditions that cause the area to qualify for TIF.
 6 From here, that -- the project is in
 7 conformance with the Chicago/Central Park, Kedzie
 8 Industrial, and the Midwest TIF.
 9 The redevelopment -- oh, also, the
 10 acquisition has the support of both Alderman Walter
 11 Burnett, Jr. and Alderman Jason Ervin.
 12 Therefore, the Department of
 13 Planning and Development recommends that the
 14 Community Development Commission recommend approval
 15 and acquisition authority for 3200 West Lake
 16 Street, 100 North Kedzie Avenue, and 107 through 11
 17 North Kedzie Avenue.
 18 CHAIRWOMAN BUTLER: Thank you Ernest.
 19 I'd like to recognize Alderman
 20 Walter Burnett of the 27th Ward and, if he's still
 21 with us, Alderman Jason Ervin of the 28th Ward and
 22 ask if you would like to make a statement.
 23 ALDERMAN ERVIN: Yes. Alderman Ervin, 28th
 24 Ward.

Page 55

1 This area, we currently have some
 2 things happening there right at Lake and Kedzie
 3 part of that TOD for the area. These parcels that
 4 are being acquired are pretty much blighted
 5 parcels, have not produced anything of any good
 6 tangibility for the community. I definitely
 7 support the acquisition of all of the parcels, the
 8 ones in 27 and the ones in 28, for a larger
 9 development plan for that corridor of Kedzie pretty
 10 much from Lake all the way to Washington.
 11 So, again, look forward for a
 12 favorable recommendation from the CDC. And if
 13 anyone has any questions, I'm glad to answer.
 14 CHAIRWOMAN BUTLER: Thank you, Alderman
 15 Ervin.
 16 Is Alderman Burnett on as well,
 17 Kamal?
 18 (No response.)
 19 Okay. Commissioners -- and,
 20 Commissioner Cox, I see you have your hand raised.
 21 If you have any questions regarding the agenda
 22 item, please use the raise-your-hand function to be
 23 recognized.
 24 Commissioner Cox.

Page 56

1 COMMISSIONER COX: Yes. Thank you.
 2 I mean, obviously seeing these
 3 presentations for acquisition authority back to
 4 back to back, the Ernest Bellamy Show, reminded me
 5 that perhaps I should stand back a bit and frame
 6 what the Commissioners are seeing. Because this is
 7 an evolution of the INVEST South/West strategy that
 8 you have made -- you voted on all throughout 2022.
 9 A big difference is in the INVEST
 10 South/West corridors, they were chosen specifically
 11 because there was like a missing tooth or a gap in
 12 an otherwise well-functioning commercial corridor.
 13 So we -- you saw projects that were a block long, a
 14 single building a block long, or, you know, an in-
 15 fill corner parcel like the one we saw in Back of
 16 the Yards. But by and large, those commercial
 17 corridors are all there. They just needed
 18 reinvestment, whether it was adaptive reuse or
 19 plugging a hole with a mixed-use, ground up
 20 affordable housing development.
 21 As we move outside of the ten INVEST
 22 South/West communities like Pilsen or West Garfield
 23 or East Garfield, we -- you know, we're finding
 24 that the answer isn't a single building. It's

Page 57

1 multiple buildings and multiple blocks. We
 2 literally have to reconstruct Main Street in
 3 areas like East and West Garfield.
 4 So you saw last year we came to the
 5 Commission to purchase the Aldi, the shuttered Aldi
 6 grocery store site. That was one of the first
 7 times that we proactively went in and purchased a
 8 piece of property on a commercial corridor to help
 9 jumpstart a redevelopment proposal. And that is on
 10 its way.
 11 But as we began to study that, we
 12 also realized that properties on the other ends
 13 of that same block were important and vital to a
 14 comprehensive and a catalytic transformation. And
 15 so we sought the alderman's support in having a
 16 larger acquisition strategy.
 17 And you saw that same tendency in
 18 Pilsen where the City purchased a multi-acre site
 19 which is going to be critical for what will be a
 20 significant affordable housing concentration. The
 21 parcel that you acted on and you supported was a
 22 storage yard for 18-wheelers. And so we realized
 23 it would be an important opportunity to acquire the
 24 entire thing.

Page 58

1 And now you are seeing in -- and
 2 now, I guess, this is East Garfield, the need to
 3 assemble a host of fragmented pieces of sites
 4 which, as the alderman said, are noncontributing,
 5 but would be absolutely critical for us having a
 6 multi-block strategy that will be built out over
 7 many years.
 8 And we are just days away from
 9 seeing the response, the development response to
 10 the first parcel that the City does own.
 11 So we're trying to be very, very
 12 strategic here. We're moving from a single
 13 building strategy to a micro district strategy.
 14 And so it just became very, very apparent that
 15 something is going on here, and I didn't want you
 16 to think that it wasn't without great intention and
 17 purposefulness and that we have been working hand
 18 in hand with the alderman to pursue this strategy,
 19 which is new for us.
 20 And I look forward to us having even
 21 a greater catalytic impact on neighborhoods on the
 22 South and West Sides because of your support for
 23 this type of strategy. Thank you.
 24 CHAIRWOMAN BUTLER: Well, thank you,

Page 59

1 Commissioner Cox. Your comments are very
 2 illuminating and very helpful in helping the
 3 Commission and the public understand the department
 4 and the City's strategies. So thank you so much
 5 for your additional observations.
 6 Commissioners, do you -- are there
 7 any additional questions or comments regarding the
 8 agenda item?
 9 Kamal, I don't see any hands raised
 10 by members of the Commission. Can you confirm
 11 that's correct?
 12 MR. KAMAL: No hands raised.
 13 CHAIRWOMAN BUTLER: All right. Great.
 14 Kamal, can you let me know if any
 15 member of the public have signed up to speak or
 16 have their hands raised?
 17 MR. KAMAL: I don't see any hands raised from
 18 the public.
 19 CHAIRWOMAN BUTLER: L well, thank you so
 20 much.
 21 If there are members of the public
 22 who would like to speak on this matter, please use
 23 the raise-your-hand function or press star 9 if you
 24 are on the phone.

Page 60

1 MR. KAMAL: No hands raised.
 2 CHAIRWOMAN BUTLER: Thank you for that
 3 clarification, Kamal.
 4 Commissioners, if there are no
 5 further questions or comments, I will call the item
 6 to a vote. And once again I need to modify my
 7 initial introduction of this item as well as note
 8 that the agenda that was published was incorrect.
 9 We will not be considering acquisition authority
 10 for 3148 West Washington Boulevard.
 11 In the matter before us, the
 12 Department of Planning and Development requests
 13 authority to acquire the property located at 3200
 14 West Lake Street, 100 Kedzie Avenue, and 107
 15 through 111 North Kedzie Avenue in the Chicago/
 16 Central Park Tax Increment Financing Redevelopment
 17 Project Area, the Midwest Tax Increment Financing
 18 Redevelopment Project Area, and the Kinzie
 19 Industrial Tax Increment Financing Redevelopment
 20 Project Area.
 21 Do I have a motion?
 22 COMMISSIONER CHAN McKIBBEN: So move. Grace
 23 Chan McKibben. Sorry.
 24 CHAIRWOMAN BUTLER: Thank you, Commissioner

Page 61

1 Chan McKibben.
 2 Do I have a second?
 3 COMMISSIONER WHEAT: Second. Commissioner
 4 Wheat.
 5 CHAIRWOMAN BUTLER: Great. Thank you,
 6 Commissioner Wheat.
 7 In accordance with the Open Meetings
 8 Act, all votes are to be conducted by roll call so
 9 that each member's vote on each issue can be
 10 identified and recorded. Please signify your vote
 11 on approval of the motion by saying yes, no, or
 12 abstain.
 13 I will now call the vote. And I
 14 will also note that Commissioner Davis had a 2:00
 15 p.m. commitment and so is no longer participating
 16 in today's meeting.
 17 Secretary Wheat.
 18 COMMISSIONER WHEAT: Yes.
 19 CHAIRWOMAN BUTLER: Commissioner Buford.
 20 COMMISSIONER BUFORD: Yes.
 21 CHAIRWOMAN BUTLER: Commissioner Chan McKibben.
 22 COMMISSIONER CHAN McKIBBEN: Yes.
 23 CHAIRWOMAN BUTLER: Commissioner Cox.
 24 COMMISSIONER COX: Yes.

Page 62

1 CHAIRWOMAN BUTLER: Commissioner Curtis.
 2 (No response.)
 3 Commissioner Davis.
 4 (No response.)
 5 Commissioner Gomez.
 6 (No response.)
 7 Commissioner Griggs.
 8 COMMISSIONER GRIGGS: Yes.
 9 CHAIRWOMAN BUTLER: Commissioner Thomas.
 10 COMMISSIONER THOMAS: Yes.
 11 CHAIRWOMAN BUTLER: Commissioner Trevino.
 12 COMMISSIONER TREVINO: Yes.
 13 CHAIRWOMAN BUTLER: And Chair Butler votes yes.
 14 The motion passes.
 15 For our fifth and final item of
 16 business, the Department of Planning and
 17 Development requests authority to acquire the
 18 property located at 3801 through 3809 West Harrison
 19 Street in the Midwest Tax Increment Financing
 20 Redevelopment Project Area.
 21 Ernest Bellamy will provide the
 22 staff report on behalf of the Department of
 23 Planning and Development.
 24 MR. BELLAMY: Good afternoon again,

Page 64

1 PINs comprising roughly .04 acres of land. And the
 2 private owner is as shown on the screen. The
 3 overall -- the site has a billboard which has an
 4 easement through an adjacent City-owned parcel of
 5 which the easement agreement calls for the vacation
 6 once a development -- a development interested --
 7 or developer interested in developing the site has
 8 come forward.
 9 A little bit of a verbiage trickery
 10 here, not so much of a trickery, but kind of a
 11 little bit of a confusion. This is in the North
 12 Lawndale neighborhood although the sites sit within
 13 the East Garfield Park community area. The sites
 14 overall just sit south of I-290.
 15 The history that I alluded to with
 16 regards to the billboard, which had an easement --
 17 that has an easement, a current easement through
 18 City-owned parcels, has been roughly in place since
 19 the early 2000s. A nonprofit has come forward
 20 interested in redeveloping a City-owned lot along
 21 the property for future redevelopment and has --
 22 they have been currently engaged over the greater
 23 part of last year with the community over what
 24 that look of the building should be as well as

Page 63

1 Chairwoman. My apologies. There seems to be a
 2 point of clarification with the address for this
 3 one. This is for 3407 through 09 West Harrison.
 4 CHAIRWOMAN BUTLER: Thank you for that
 5 clarification.
 6 MR. BELLAMY: No problem.
 7 And for the record, my name is
 8 Ernest Bellamy, City Planner for the West Planning
 9 Region with the Department of Planning and
 10 Development.
 11 The resolution before you requests
 12 authorization for the City to acquire acquisition
 13 authority for the properties roughly located at
 14 3407 through 09 West Harrison Street so that the
 15 City can purchase those properties from one private
 16 owner as part of a larger commitment to deliver a
 17 new redevelopment for the North Lawndale
 18 neighborhood within the East Garfield Park
 19 community area.
 20 The proposed land acquisition is
 21 located in the East Garfield Park community area,
 22 in the Midwest TIF, and the 24th Ward led by
 23 Alderman Monique Scott.
 24 The site consists of roughly two

Page 65

1 opportunities for community engagement as the
 2 development gets further fleshed out.
 3 Going to the site in question,
 4 highlighted in red is the two parcels which has the
 5 billboard with an easement running through the
 6 City-owned lot. Acquiring the parcel would really
 7 allow the City to kind of sell off in whole a more
 8 true and proper developable site as opposed to have
 9 kind of this hanging tooth or chad of a parcel that
 10 cannot be developed or has the oddity of having
 11 this staggered parcel outlined to it as well.
 12 Overall how does this redevelopment
 13 adhere to the RDA of the Midwest TIF, it helps to
 14 promote business retention and new employment
 15 development. It helps to encourage the clustering
 16 of similar and supportive commercial uses to
 17 promote -- culminate attraction, multi shop shopping
 18 and business activity, and improve the quality of
 19 life in the project area and surrounding community.
 20 Subsequently, given that the project
 21 is in conformance with the Midwest TIF
 22 redevelopment plan and has the full support of
 23 Alderwoman Monique Scott, therefore, the Department
 24 of Planning and Development recommends that the

Page 66

1 Community Development Commission recommend approval
 2 and acquisition authority for 3407 through 09 West
 3 Harrison Street.
 4 CHAIRWOMAN BUTLER: Thank you, Ernest.
 5 I'd like to recognize Alderwoman
 6 Monique Scott of the 24th Ward if she or a member
 7 of her staff are present with us today.
 8 ALDERWOMAN SCOTT: This is Alderwoman Scott.
 9 How are you?
 10 CHAIRWOMAN BUTLER: Great. Alderwoman Scott,
 11 thank you so much for joining us this afternoon.
 12 ALDERWOMAN SCOTT: Yes. I am in full support
 13 of this project. I guess it's a long awaited for
 14 the six months that I've been here, but I am in
 15 full support and -- I'm in full support.
 16 CHAIRWOMAN BUTLER: Well, thank you so much
 17 for joining us today and letting us know that you
 18 are in full support of the department's
 19 recommendation. It's much appreciated. Thank you
 20 for taking the time.
 21 ALDERWOMAN SCOTT: Thank you.
 22 CHAIRWOMAN BUTLER: Thank you.
 23 Commissioners, if you have any
 24 questions regarding the agenda item, please use the

Page 67

1 raise-your-hand function to be recognized.
 2 Kamal, I don't see any hands raised.
 3 Can you confirm that is correct?
 4 MR. KAMAL: That is correct, no hands raised.
 5 CHAIRWOMAN BUTLER: Thank you, Kamal.
 6 Has anyone signed up to speak?
 7 MR. KAMAL: Not that I know of.
 8 CHAIRWOMAN BUTLER: Great. And so if there
 9 are members of the public on and would like to
 10 speak for up to three minute, please raise -- use
 11 the raise-your-hand function. If you are on the
 12 phone, press star 9.
 13 Kamal, can you confirm that there's
 14 anyone has responded?
 15 MR. KAMAL: No hands raised.
 16 CHAIRWOMAN BUTLER: Great.
 17 Are there any questions by members
 18 of the Commission or comments?
 19 (No response.)
 20 So if there are no further questions
 21 or comments from the members of the Commission, I
 22 will now call the item to a vote. However, I want
 23 to just clarify my comments at the beginning. The
 24 agenda as published and as provided to the members

Page 68

1 of the Commission is correct with respect to the
 2 addresses. The resolution that I was given is not.
 3 So I will restate the resolution and use the
 4 correct addresses.
 5 In the matter before us, the
 6 Department of Planning and Development requests
 7 authority to acquire the property located at 3407
 8 through 3409 West Harrison Street in the Midwest
 9 Tax Increment Financing Redevelopment Project Area.
 10 Do I have a motion?
 11 COMMISSIONER THOMAS: So move. Thomas.
 12 CHAIRWOMAN BUTLER: Thank you, Commissioner
 13 Thomas.
 14 Do I have a second?
 15 COMMISSIONER COX: Seconded by Commissioner
 16 Cox.
 17 CHAIRWOMAN BUTLER: Okay. Thank you,
 18 Commissioner Cox.
 19 In accordance with the Open Meetings
 20 Act, all votes are to be conducted by roll call so
 21 that each member's vote on each issue can be
 22 identified and recorded. Please signify your vote
 23 on approval of the motion by saying yes, no, or
 24 abstain. I will now call the vote.

Page 69

1 Secretary Wheat.
 2 COMMISSIONER WHEAT: Yes.
 3 CHAIRWOMAN BUTLER: Commissioner Buford.
 4 COMMISSIONER BUFORD: Yes.
 5 CHAIRWOMAN BUTLER: Commissioner Chan McKibben.
 6 COMMISSIONER CHAN MCKIBBEN: Yes.
 7 CHAIRWOMAN BUTLER: Commissioner Cox.
 8 COMMISSIONER COX: Yes.
 9 CHAIRWOMAN BUTLER: Commissioner Curtis.
 10 (No response.)
 11 Commissioner Davis.
 12 (No response.)
 13 Commissioner Gomez.
 14 (No response.)
 15 Commissioner Griggs.
 16 COMMISSIONER GRIGGS: Yes.
 17 CHAIRWOMAN BUTLER: Commissioner Thomas.
 18 COMMISSIONER THOMAS: Yes.
 19 CHAIRWOMAN BUTLER: Commissioner Trevino.
 20 COMMISSIONER TREVINO: Yes.
 21 CHAIRWOMAN BUTLER: And Chair Butler votes yes.
 22 The motion passes.
 23 I will now like to request a motion
 24 to adjourn. Anyone opposed to adjourning?

Page 70

1 (No response.)

2 Well, Maurice Cox has raised his

3 hand.

4 COMMISSIONER COX: Not to oppose the

5 adjournment. But I did -- I just wanted to thank

6 you all for your service and for showing up and

7 being present. You can tell this is very important

8 work that we're being asked to do. It's building

9 on your track record quite frankly of last year,

10 which was stellar.

11 We closed on and broke ground on a

12 number of INVEST South/West projects that you voted

13 on. So there are shovels in the ground, and, you

14 know, we are going to be more ambitious this year.

15 So we're going to be bringing you a lot of

16 projects, a lot of acquisition strategies that you

17 saw today. And I would be remiss if I didn't thank

18 you and acknowledge the work you did in 2022 which

19 allowed us to really launch INVEST South/West and

20 to bring you these projects which are going to be

21 even more ambitious.

22 So I know that your time is

23 extraordinarily valuable. Your expertise is very,

24 very -- very specific. And I will say that we are

Page 71

1 going to try -- we won't able to fill the shoes of

2 Vice Chair Newsome, but we are going to try to

3 increase the number so that the pressure isn't

4 always as intense that you show up or we won't meet

5 a quorum. I might be reaching out to you to find

6 out if you have recommendations. Because the

7 expertise here is so specific, I suspect you

8 probably know more people who could lend voice than

9 I do. So if you get an email or call from me,

10 please do take it, and I will see you next month.

11 But thank you so much for showing up

12 and being so thoughtful and deliberate and helpful

13 with your comments and questions. This is one of

14 my favorite boards because it really feels like we

15 get to the -- you know, we tug it out and hard

16 questions are asked and good work is being done.

17 So thank you.

18 CHAIRWOMAN BUTLER: Well, thank you for

19 recognizing and acknowledging the work of the

20 members of the Commission. On behalf of the

21 members of the CDC, thank you, Commissioner Cox.

22 COMMISSIONER COX: My pleasure. My pleasure.

23 So motion to adjourn, were you

24 asking for one? So move.

Page 72

1 CHAIRWOMAN BUTLER: All right. All right. I

2 think we're -- I think we're good.

3 COMMISSIONER COX: Okay.

4 CHAIRWOMAN BUTLER: I'd like to make

5 additional comments. I hope everybody's 2023 is

6 off to a fabulous and productive start. And we

7 will -- if not before, we'll see everyone next

8 month. Take care.

9 (The proceedings adjourned at

10 2:28 p.m.)

11

12

13

14

15

16

17

18

19

20

21

22

23

24

Page 73

1

2

REPORTER'S CERTIFICATE

3

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 20th day of January 2023.

12

13



Illinois CSR No. 084-001661

14

15

16

17

18

19

20

21

22

23

24

	2015 4:8	
<hr/> \$ <hr/>	2021 34:19	<hr/> 4 <hr/>
\$17.4 13:10	2022 2:12 4:3 8:11 56:8 70:18	47 13:18
\$2 15:16	2023 2:2,4,10 6:19 72:5	4700 10:24 12:13 31:5
\$4 13:11 15:13	2024 24:3	4707 10:24 12:13 31:6
<hr/> 0 <hr/>	20th 12:15 16:12	47th 11:1 12:14,16,21 13:15,16,18 14:1,7,15,16 15:14 27:14,16,19,23 28:2 31:7
04 64:1	24 10:7	47th/ashland 11:2 31:7
09 42:10 44:24 46:6 63:3,14 66:2	24,000 22:5	<hr/> 5 <hr/>
<hr/> 1 <hr/>	24th 63:22 66:6	51 43:5
1.08 52:5	25 21:20	59 42:11,22 43:22 45:2 46:7
1.5 21:12	25th 4:3 34:1 36:17,22 37:3	<hr/> 6 <hr/>
1.95 34:4	27 55:8	6,000 13:6
100 50:1,20 54:16 60:14	27th 52:2 54:20	<hr/> 7 <hr/>
107 50:2,20,24 54:16 60:14	28 55:8	7 2:15
10th 2:2,10 6:19	28th 43:19 46:10 52:3 54:21,23	7(e)(2) 3:2
11 4:16 50:21 51:1 54:16	2:00 61:14	7200 13:2
111 50:2 60:15	2:28 72:10	<hr/> 8 <hr/>
12 13:12	<hr/> 3 <hr/>	8 2:12
13th 8:11 9:6	3148 50:1 60:10	80 18:14
15,000 13:1	32- 50:23	86 20:24
1635 11:1 12:14 14:1,15 31:6	3200 49:24 50:20 54:15 60:13	<hr/> 9 <hr/>
1643 11:1 12:14 31:7	3201 50:23	9 13:17 25:7,8 38:5,7 47:16 59:23 67:12
1647 14:1,15	3407 63:3,14 66:2 68:7	9,000 22:4
16th 33:6,19 34:16 35:7 36:14 38:19	3409 68:8	902 33:5,18 35:6 36:14 38:18
18-wheelers 57:22	3800 46:18,21	947 33:5,19 35:7 36:14 38:19
18th 33:5,19 34:16 35:1,6,8 36:14 37:8 38:19	3801 41:18 42:10 44:23 46:6 48:4 62:18	<hr/> A <hr/>
1B 12:7,12,22 14:2,10 16:4	3809 41:19 48:4 62:18	absolute 26:14
<hr/> 2 <hr/>	3841 51:8,9,11	absolutely 58:5
2 15:17	3843 41:19 42:11,22 43:3 45:1 46:7 48:5	abstain 9:7 32:3,17 39:12 48:22 61:12 68:24
2000s 64:19	3848 51:3	
2002 12:20	3849 41:20 43:5	
2006 15:3 34:24	3851 41:20	
2012 4:8	3859 48:5	
	3rd 3:20	

MEETING, 01/10/2023

access 26:10	advance 16:5	apologize 4:5
accessible 53:21	advice 4:21	apparent 58:14
accomplish 34:22	advocate 5:15	appearing 11:16
accordance 3:6 9:1 31:22 39:7 48:17 61:7 68:19	affairs 37:3	appears 43:7 51:4,10
acknowledge 3:23 40:21 70:18	affiliate 10:23 11:7 31:4,13	appli- 28:10
acknowledged 47:15	affiliates 12:7 14:18 16:3	appointed 4:7,8
acknowledging 71:19	affordable 14:21 18:2 20:17,21 21:1,5,7 35:15 56:20 57:20	appraised 18:10
acquire 33:4,17 38:18 41:18 42:9 48:3 49:24 50:18 57:23 60:13 62:17 63:12 68:7	afternoon 2:1 11:20 33:12 37:1 42:4 50:12 62:24 66:11	appreciated 66:19
acquired 44:9,13 45:5 46:19 55:4	agenda 3:19 8:9 16:24 33:3 37:15 47:4 51:7 55:21 59:8 60:8 66:24 67:24	approval 8:10 10:19 31:1 32:2 36:13 39:11 46:5 48:21 54:14 61:11 66:1 68:23
acquiring 53:9,18 65:6	agreement 10:20 12:11 23:13 31:1 45:12 64:5	approve 8:14 15:24
acquisition 18:8 33:17,23 34:18 35:12,21 36:13 42:8,9 43:17 44:9, 11,21 46:6,18 50:18 51:22 52:23 54:10,15 55:7 56:3 57:16 60:9 63:12,20 66:2 70:16	agreements 53:19	approved 21:19 37:8
acres 34:4 43:22 52:5 64:1	ahead 5:19	approving 35:12
act 2:16 3:1,3 9:2 31:23 39:8 48:18 61:8 68:20	alderman 16:12,15 34:2 36:9,17, 21 37:5 43:20 46:2,9,13,14,16,24 52:2,3 54:10,11,19,21,23 55:14,16 58:4,18 63:23	approximately 13:1 22:4,5
acted 57:21	alderman's 37:12 57:15	area 2:15 11:3 12:16,17 31:8 33:7, 24 35:23 36:2 38:21 41:22 43:19 48:7 50:4,6,7 51:24 52:18 54:3,5 55:1,3 60:17,18,20 62:20 63:19,21 64:13 65:19 68:9
activate 3:17	alderwoman 12:18 16:18 23:20 26:15 65:23 66:5,8,10,12,21	areas 57:3
actively 41:14	Aldi 44:10,13 45:6 57:5	areawide 15:15
activities 45:17	Aldi's 46:19	Aron 11:24 14:21 17:12,22 19:22 21:16 23:9 27:5
activity 65:18	alerting 7:17	Ashland 10:24 12:13,16,20 13:15, 18 15:14 23:16 31:5
acts 15:4	align 53:18	assemble 58:3
adaptive 56:18	alignments 45:22	assembling 36:4
add 28:6	aligns 35:21 45:11	assembly 36:5 45:13
addition 4:11 15:7	allocation 20:17	assets 53:24
additional 28:7 30:16 59:5,7 72:5	allowed 70:19	assist 53:10
address 10:9 50:24 51:3 63:2	alluded 44:11 64:15	assistance 15:12,23
addresses 68:2,4	ambitious 70:14,21	associates 5:9 6:13
adhere 65:13	amount 15:12 18:13 23:17	attendance 9:6
adjacencies 52:12	and/or 52:6	Attendees 38:10
adjacent 13:7 53:3 64:4	anniversary 15:18	attraction 65:17
adjourn 69:24 71:23	announcement 4:4	attractive 53:21
adjourned 72:9	answers 20:1	authority 12:9 33:4,18 34:18 35:13 36:13 38:18 41:18 42:9 44:22 46:6 48:3 49:24 50:19 54:15 56:3 60:9,13 62:17 63:13 66:2 68:7
adjourning 69:24	apartments 13:22 28:22	authorization 42:8 50:18 63:12
adjournment 70:5	apologies 43:10,12 50:21 51:5,9 63:1	
administration 6:11		

Avenue 10:24 11:1 12:13,14,20 13:15,17,18 31:6 45:18 50:1,3,20, 21 52:11,13 53:3,17 54:16,17 60:14,15	block 23:15 27:3 45:9 46:18,21 56:13,14 57:13	25:11,18 30:15,19 31:16,20 32:6,8, 10,12,16,18,22,24 36:15,23 37:10, 20 38:1,8,11,24 39:5,16,18,20,22 40:2,13,15,19 41:5,8,12 42:17,20 43:2,13 46:8,15,24 47:9,12,21 48:10,15 49:2,4,6,8,12,16,18,20 51:2,6,13,17 54:18 55:14 58:24 59:13,19 60:2,24 61:5,19,21,23 62:1,9,11,13 63:4 66:4,10,16,22 67:5,8,16 68:12,17 69:3,5,7,9,17, 19,21 71:18 72:1,4
awaited 66:13	blocks 57:1	
aware 4:6 5:1	board 5:11 37:9	
	boards 2:17 71:14	
	Bob 10:10	
<hr/> B <hr/>	bookend 46:20	
back 12:21 17:9 26:22 28:9,18,22 29:11 42:21 56:3,4,5,15	Boulevard 44:5 50:2,24 51:8,10 60:10	
bakery 28:19	bound 34:15	<hr/> C <hr/>
balance 34:10 52:22	breaking 26:7	call 2:9 3:23 4:9 6:18,20 9:2 16:13 20:5,7 30:21 31:23 32:3 38:15 39:8,13 40:21 47:23 48:18,23 60:5 61:8,13 67:22 68:20,24 71:9
balancing 53:7	brewer 29:6	called 3:18 6:22 28:9
Bank 18:19	brewery 28:2 29:3,5,8	calls 64:5
barbershop 28:20	Brewing 29:4	care 72:8
bargain 18:16	bring 70:20	career 5:12
base 18:13	bringing 70:15	catalytic 57:14 58:21
based 18:15 23:14	broader 18:21	CDC 2:7,16 4:8 5:11 10:8,16 34:17 36:12 37:13 38:15 46:23 55:12 71:21
basement 29:13	broke 70:11	CDC's 3:20
basically 23:13	Bronzeville 5:16	cdc@cityofchicago.org. 10:9
basis 18:24	brought 28:13	Celadon 10:20,21 11:5 12:4,5 14:17,20 16:1 17:23 19:22 21:17 23:10 27:6 31:2,10,11
Bears 20:8	budget 23:22	celebrate 4:13,23,24
began 57:11	Buford 7:4,5 9:10,11 32:6,7 39:16, 17 49:2,3 61:19,20 69:3,4	celebrated 4:12
begin 3:22 11:11 33:11 42:2 50:11	build 23:22	cellphone 40:23
beginning 67:23	builder 15:5	center 13:2 22:23,24
behalf 11:9 33:9 41:24 50:9 62:22 71:20	building 13:7,8,20 14:14,24 18:7 20:22 21:4 22:7 26:6 28:2,16 43:1 45:1 53:12 56:14,24 58:13 64:24 70:8	centers 23:2
Bellamy 33:8,12,14 41:23 42:3,5, 19,24 43:10,16 50:8,12,14 51:5,9, 16,19 56:4 62:21,24 63:6,8	buildings 20:21 27:24 57:1	Central 60:16
benefit 23:21	builds 53:23	certificate 15:17,19
big 56:9	built 58:6	cetera 23:5
billboard 64:3,16 65:5	Burnett 52:2 54:11,20 55:16	chad 65:9
Billy 20:3	bus 13:18	Chair 2:21 3:16 4:1,2,7,8,20 5:1 6:16 8:7 10:4 17:3 19:2 24:10 25:13 32:24 49:20 62:13 69:21 71:2
bit 26:18 27:2 56:5 64:9,11	business 10:18 13:9 22:1,13 28:24 29:7,23 30:4 33:2 40:18 41:16 49:22 54:4 62:16 65:14,18	Chairwoman 2:1,7 6:15 7:4,7,12, 19,23 8:4,7,18,21,23 9:10,12,14, 16,20,22 10:2,4,14 11:14,18,20
Blackwood 10:21 11:6 12:5 14:17 15:2,3 16:2 20:4 31:3,11	businesses 13:4 22:4,8 28:14,18	
blazed 5:24	Butler 2:1,6 6:15 7:4,7,12,19,23 8:4,7,18,21,23 9:10,12,14,16,20,22 10:2,4,14 11:14,18,20 16:10,21 17:17 19:4,16,19 24:11,18,24	
blessed 5:9		
blighted 54:4 55:4		

MEETING, 01/10/2023

16:10,21 17:17,21 19:4,16,19
 24:11,18,24 25:11,18 30:15,19
 31:16,20 32:6,8,10,12,16,18,22,24
 33:13 36:15,23 37:10,20 38:1,8,11,
 24 39:5,16,18,20,22 40:2,13,15,19
 41:5,8,12 42:3,17,20 43:2,10,13
 46:8,15,24 47:9,12,21 48:10,15
 49:2,4,6,8,12,16,18,20 50:13,22
 51:2,6,9,13,17 54:18 55:14 58:24
 59:13,19 60:2,24 61:5,19,21,23
 62:1,9,11,13 63:1,4 66:4,10,16,22
 67:5,8,16 68:12,17 69:3,5,7,9,17,
 19,21 71:18 72:1,4

Chan 7:7 9:12,13 32:8,9 39:3,4,6,
 18,19 48:13,14,16 49:4,5 60:22,23
 61:1,21,22 69:5,6

change 27:17

chart 19:11

charts 19:14 20:7

Chicago 2:3 5:18 11:4 20:8 21:22
 22:16 31:10 60:15

Chicago/central 50:3 51:24 54:7

chosen 56:10

city 2:16 3:21 4:14 5:3,22 11:4
 12:3,15 13:22 14:23 15:11,13 16:5
 31:9 33:14,17,20 35:13,17 42:5,8,
 12 44:9,15 50:14,18 57:18 58:10
 63:8,12,15 65:7

City's 59:4

City-owned 53:2 64:4,18,20 65:6

civic 4:15

clarification 16:22 25:14 43:13
 47:24 50:22 51:2,18 60:3 63:2,5

clarify 67:23

clear 27:14

clinic 23:6

closed 70:11

closely 6:11

clustering 65:15

co-op 26:6

collaborating 28:13

colleagues 3:24

combine 45:5

combining 34:21

comment 48:1

comments 6:17 10:7,11,13,16
 30:17,21 38:14 47:23 59:1,7 60:5
 67:18,21,23 71:13 72:5

commercial 14:3,14 15:6 19:8
 25:15 28:7 29:21 43:1 45:1,15,17
 54:2 56:12,16 57:8 65:16

commercial/retail 20:11

Commission 2:3,11,21 4:5,16,17
 6:20 11:21 24:13,16 33:13 46:5
 50:13 54:14 57:5 59:3,10 66:1
 67:18,21 68:1 71:20

Commission's 3:7,9

Commissioner 5:4,5 6:15 7:2,4,5,
 7,9,10,12,14,15,16,21,22,23 8:1,2,
 4,5,16,19,20,22,24 9:9,10,11,12,
 13,14,15,16,18,19,20,21,22,24
 10:1,2,3 15:24 17:3,9 19:2,5 21:9
 22:20 24:7 25:12,13,23 26:1 27:4,
 7,20 30:5,16,18 31:15,19,20 32:5,
 6,7,8,9,10,11,12,14,15,16,17,18,
 20,21,22,23 37:5 38:23,24 39:1,3,
 5,15,16,17,18,19,20,21,22,24 40:1,
 2,4,6,8,11,12,13,14,19 41:3,5,9,13
 48:9,10,13,15 49:1,2,3,4,5,6,7,8,
 10,11,12,14,15,16,17,18,19 55:20,
 24 56:1 59:1 60:22,24 61:3,6,14,
 18,19,20,21,22,23,24 62:1,3,5,7,8,
 9,10,11,12 68:11,12,15,18 69:2,3,
 4,5,6,7,8,9,11,13,15,16,17,18,19,
 20 70:4 71:21,22 72:3

Commissioners 3:12 6:21 8:12
 9:5 10:17 16:23 30:9,20 37:14,21
 38:13 47:3,22 55:19 56:6 59:6 60:4
 66:23

commissions 2:17

commitment 5:18 6:3 18:19 23:11
 33:21 61:15 63:16

committed 21:14

communities 56:22

community 2:3,10 4:11,15 6:19
 12:16,21 13:8 15:23 21:13,23
 22:16 23:6 29:8,10,13 33:24 34:11,
 22 35:18,24 36:3 43:18 46:4 51:24
 52:18,22 54:14 55:6 63:19,21
 64:13,23 65:1,19 66:1

Company 29:4

competitive 53:21

complete 13:12 22:12

completed 34:18

completion 15:17

compliance 22:9

complicated 19:10

components 5:22

comprehensive 57:14

comprised 52:5

comprising 34:4 43:22 64:1

concentration 57:20

concept 27:10

condition 13:20 14:1

conditions 2:19,20,24 54:5

condo 26:6

condo'd 43:1 44:24 45:1

condolences 5:8 6:12

conducted 9:2 31:23 39:8 48:18
 61:8 68:20

conduit 20:16

confirm 10:10 20:13 24:15,19
 37:18 46:12 47:7,17 59:10 67:3,13

confirmation 38:12

conformance 36:8 45:24 54:7
 65:21

confusion 64:11

connection 26:16

consideration 17:15

considered 6:1

consistent 43:6,8

consists 34:3 43:21 52:4 63:24

constant 26:11

construct- 20:22

constructed 14:14

construction 10:20 11:5 12:4
 13:6 15:4 16:1 20:23 25:16 26:19
 31:2,10

contained 14:11

context 44:2

continue 30:3

contractor 15:4

contribute 36:1

contribution 5:2

MEETING, 01/10/2023

contributions 4:11,14,24	Curtis 7:12 9:16 32:12 39:22 49:8 62:1 69:9	develop- 12:2 52:15
control 3:14 22:12	culp 52:19	developable 65:8
cooperative 28:20		developed 20:21 35:11,17 65:10
Copy 28:18	<hr/> D <hr/>	developer 11:7 12:7,11 14:19 15:5,12 16:3 31:13 64:7
core 23:22	date 2:22	developing 20:24 29:17 64:7
Cornelius 40:20	dates 44:15	development 2:3,11 4:16 5:23 6:20 10:19,22 11:6,10,23 12:1,6,10 14:6,18,22 15:22,24 16:2,7 17:24 18:22,23 19:23 20:3,12,19 21:2,22 22:1,3,18 28:8,15 29:15,21 30:24 31:3,12 33:4,10,15 34:9 35:1,4,8, 15 36:12 37:7 38:17 41:17 42:1,6, 15 44:12,18 45:10,16 46:4,5 48:3 49:23 50:10,16 51:21 52:16,20 54:13,14 55:9 56:20 58:9 60:12 62:17,23 63:10 64:6 65:2,15,24 66:1 68:6
corner 13:15,16 14:16 56:15	Davis 7:14,15 9:18,19 32:14,15 38:23 39:1,24 40:1 49:10,11 61:14 62:3 69:11	developments 53:16
Corporation 10:21 11:5 12:5 16:1 31:2,11	day 22:12	difference 35:5 56:9
correct 38:6,7 42:23,24 43:10 51:14,16 59:11 67:3,4 68:1,4	days 58:8	director 37:2
corrections 8:13	debt 15:8	disaster 2:15
corridor 14:7 27:18 41:21 48:6 54:2 55:9 56:12 57:8	decades 5:13	discordant 27:18
corridors 54:2 56:10,17	December 2:12 4:3 8:11 9:6	distance 28:1
cost 13:10 30:3 34:11	defer 8:22	district 12:17,19 58:13
Council 11:4 12:4 16:5 31:9	deliberate 71:12	District's 15:15
counsel 4:21 20:13	deliver 33:22 35:14 42:15 63:16	diverse 34:7 52:17
counties 2:14	dense 34:7	documents 22:22
country 23:2	department 6:10 10:18 11:9,22 12:10,24 14:5 18:20 20:14,15 25:20 28:13 30:24 33:3,9,15 36:11 38:17 41:17,24 42:6 46:3 48:2 49:23 50:9,15 54:12 59:3 60:12 62:16,22 63:9 65:23 68:6	donation 15:8 17:7 18:1 20:10
couple 17:4 19:3 28:17	department's 66:18	DPD 11:24 15:20,23 40:22 44:15
court 3:10	describe 27:1	drawn 21:19
cover 42:20,21	description 26:3	Duarte 11:24 15:3
covered 44:8	design 15:5 28:5 45:21 54:1	due 3:3 23:3
COVID 26:12	designate 12:4	
COVID-19 2:18 3:3	designated 3:13	<hr/> E <hr/>
Cox 5:4,5 6:16 7:9,10 8:19,22 9:14, 15 17:9 25:12,13,23 26:1 27:20 30:5,16,18 32:10,11 37:5 39:20,21 40:19 41:6 49:6,7 55:20,24 56:1 59:1 61:23,24 68:15,16,18 69:7,8 70:2,4 71:21,22 72:3	designation 11:4 15:24 31:10	earlier 22:14
create 29:8 53:20	designing 19:11	early 64:19
creating 23:5	detail 17:6,8	easement 64:4,5,16,17 65:5
Credit 18:3 20:18 22:9	detailed 23:12	east 35:3 42:15 51:12,21,23 52:10, 11,17 53:2,12 56:23 57:3 58:2 63:18,21 64:13
credits 15:9 17:7 18:1 19:8 20:10, 16	deteriorated 23:16	economic 52:21
critical 57:19 58:5	determination 3:2	
culminate 65:17	determined 22:24	
culturally 34:7 52:17	determines 2:21	
current 13:19,24 53:4 64:17	develop 35:19	

MEETING, 01/10/2023

edge 44:3	everybody's 72:5	financial 23:17
effort 5:23 35:19	evolution 56:7	Financing 11:2 31:8 33:7 38:20 41:22 48:6 50:4,5,7 60:16,17,19 62:19 68:9
efforts 6:2 34:21	exceed 15:13	find 71:5
EI 34:23 35:10	excuse 17:20 19:18,23	finding 28:23 56:23
elementary 29:14	executive 2:13	fiscal 23:3
elements 21:22	existing 53:23	fit 36:3
eliminate 54:4	expenses 29:19	fix 43:11,15
email 10:8 71:9	expensive 28:24	fleshed 65:2
emergency 2:18 3:4,7	experience 15:5	floor 12:23 13:21 18:6 21:6 22:6 29:17,18
employment 65:14	expertise 70:23 71:7	floors 13:23 14:24 21:6
encompasses 50:23	explanation 30:6,10	fly 43:11,15
encourage 36:4 54:1 65:15	express 5:7	focus 21:24
encourages 45:16	extraordinarily 70:23	focuses 14:21
encouraging 45:20	extraordinary 4:10,17	foot 13:1,3,6 24:1
end 22:8 30:1	extremely 28:23	football 19:12
ends 57:12		forced 34:12
enduring 5:17	<hr/> F <hr/>	forged 26:20
engaged 35:18 64:22	fabulous 72:6	forgotten 6:8
engagement 4:15 5:20 35:18 65:1	facilitate 45:8,13 53:15	forward 44:18 46:22 55:11 58:20 64:8,19
engaging 26:8	facility 21:7 23:15,18,24 24:2 26:17	foster 12:20
enhance 21:4	facing 23:3 27:14 28:2,6	founded 15:3
ensure 2:23	fact 21:23	fourth 49:22
entails 17:8	fall 24:3	FQHC 23:8,14
entire 57:24	falls 45:24	fragmented 58:3
entities 14:19 52:6	family 4:13 5:8 6:12	frame 56:5
entrepreneurs 26:5	favorable 46:23 55:12	Framework 35:2,8
entrepreneurship 26:22	favorite 71:14	Franco 36:24 37:1,2
environment 35:24 53:22,23	feature 3:17	frankly 29:12 70:9
equal 15:13	federally 13:2 22:23	frankly 29:12 70:9
equally 35:9,20 45:3	feeling 23:17	Friend 23:13 26:17
equity 5:20	feels 71:14	friendly 45:21
Ernest 33:8,11,14 36:15 41:23 42:2,5,17 46:8 50:8,11,14 54:18 56:4 62:21 63:8 66:4	feet 13:3 22:5	friends 4:13 5:8 6:13
Ervin 46:2,10,13,14,16 47:1 52:3 54:11,21,23 55:15	figure 19:1	fronts 28:4
established 12:19	fill 56:15 71:1	full 22:11 37:6 65:22 66:12,15,18
estate 29:19	final 22:21 62:15	fully 23:12,22
estimated 13:12	finalizing 23:12	function 17:1 25:4 37:16 38:4 47:5,14 55:22 59:23 67:1,11
	financed 15:8	

MEETING, 01/10/2023

functionality 47:16	group 20:4 28:9	highlighted 34:15 65:4
fundamental 5:22	groups 22:15	history 64:15
funding 23:5	growth 5:21	hold 26:23
funds 15:14 21:21	guess 26:15 58:2 66:13	hole 56:19
future 64:21	Gwendolyn 2:6	home 29:7
<hr/>	<hr/>	homes 28:21 34:13
G	H	honest 27:8
<hr/>	<hr/>	hope 72:5
gap 56:11	half 17:23	host 2:7,17 58:3
Garfield 42:16 43:18 44:3,10,13, 14 45:5 51:11,12,22,23,24 52:11, 18 53:2,13 56:22,23 57:3 58:2 63:18,21 64:13	Hall 3:21	hours 10:7
gathering 29:9,10	Hamlin 44:5,14 45:18	housing 14:21 18:2,20 20:14,15, 18 21:1,5 34:12 56:20 57:20
general 15:4 21:12 36:2 44:1	hand 16:16 24:14,16 25:4,5,8,9 36:24 55:20 58:17,18 70:3	hundred 21:4
generates 18:12	hands 16:17 24:17,22 37:17,19 38:9 47:6,8,20 59:9,12,16,17 60:1 67:2,4,15	Hyde 5:16
generating 18:16	hanging 65:9	<hr/>
gentrification 34:11	happen 26:21	I
giving 29:17	happening 55:2	<hr/>
glad 55:13	Happy 2:5	I-290 64:14
Goldblatt's 12:24 13:7,20 14:24 18:7 22:6 25:15 28:16 30:1	hard 4:22 71:15	idea 29:16 30:1,14
Gomez 7:21,22 9:20,21 32:16,17 40:2,4 49:12 62:5 69:13	Harrison 62:18 63:3,14 66:3 68:8	identified 9:4 32:1 39:10 48:20 61:10 68:22
good 2:1 11:20 26:10 33:12 37:1 42:4 50:12 55:5 62:24 71:16 72:2	Hatchery 52:13	identify 19:17 25:3
goodwill 6:4	Hatten 2:6	IHDA 19:8 20:15
Governor 2:12	head 35:10	Illinois 2:14,15 18:2 20:17
grace 6:6 39:3 48:13 60:22	health 2:18 3:3 13:2 22:23 23:2,6, 14 26:10,17 36:1	illuminating 59:2
gracious 4:20	hear 6:24 7:2,6,10,15,22 8:3,6 11:14	image 27:21
Grams 11:8,13,15,19,22 16:18 17:11 25:20,22,24	heart 4:4,19	immediately 13:7
grants 15:10	heavy 4:4	impact 58:21
great 11:19 25:11 30:5 37:10 38:11 41:8 47:9 51:17 58:16 59:13 61:5 66:10 67:8,16	hefty 17:6	important 57:13,23 70:7
greater 34:20 58:21 64:22	held 3:8 8:11	improve 65:18
Green 52:13	helped 27:9	improvements 12:20 23:23 54:1
Griggs 7:23 9:22 32:18 40:6,8,20 41:3,9,14 49:14,15 62:7,8 69:15,16	helpful 21:10 27:1 59:2 71:12	improves 35:22
grocery 45:10 57:6	helping 30:13 59:2	in- 2:21 56:14
ground 13:21 18:6 21:6 22:6 26:7 29:17,18 56:19 70:11,13	helps 65:13,15	in-person 3:4
	Henry 14:20	include 13:5,8
	Hernandez 15:2	includes 18:22
	higher 18:11	incorrect 60:8
		increase 71:3
		incredible 5:17 6:2,5,6

MEETING, 01/10/2023

incredibly 5:14	items 41:4	Latinx-owned 29:5
increment 11:2 15:15 31:8 33:7 38:20 41:21 48:6 50:4,5,7 60:16, 17,19 62:19 68:9	<hr/> J <hr/>	launch 70:19
industrial 33:6 34:1 36:8 38:20 50:6 52:1 53:22 54:8 60:19	January 2:2,10 3:20 6:19	launched 29:23
information 43:7	Jason 43:20 46:2,9 52:3 54:11,21	Lawndale 63:17 64:12
infrastructure 53:24	Jeanette 12:18 16:12	leader 5:24
initial 60:7	Jeffries 11:24	leading 14:19
innovation 26:9,19 30:7	join 16:19	learn 6:7
innovative 26:4	joining 47:1 66:11,17	learned 30:12
input 27:8,9	Jose 11:24 15:3	lease 23:13 29:21
insights 4:17	Jr 52:2 54:11	leaving 4:12 5:10
inspiration 30:11	jumpstart 57:9	led 6:5 14:20 15:2 34:1 43:20 52:2, 3 63:22
installments 21:20	<hr/> K <hr/>	left 45:3 53:5
insurance 29:20	Kamal 16:11,14 24:15,17,18,21 25:6 36:20,22 37:18,19,22,24 38:6, 7,9,12 41:10 46:12 47:7,8,10,11, 17,20 55:17 59:9,12,14,17 60:1,3 67:2,4,5,7,13,15	legacy 4:12 5:10
intended 13:8 22:7	Kedzie 50:1,3,20,21 51:1 52:10,12 53:3,17 54:7,16,17 55:2,9 60:14,15	legislative 37:2
intends 15:11	Keeler 45:18	lend 71:8
intense 71:4	Kenwood 5:15	letter 23:12 37:4
intent 23:12	Key 44:15	letters 16:19
intention 58:16	kind 5:17,18,21,23 18:24 19:10 26:8 27:10 64:10 65:7,9	letting 66:17
interested 21:23 64:6,7,20	kindness 6:4	level 30:7
interrupt 42:18	Kinzie 50:6 52:1 60:18	life 4:10,24 5:9 6:6 35:23 65:19
intersection 44:4	<hr/> L <hr/>	lifting 26:21
introduce 17:19	La 28:18	lion's 20:1
introduction 23:19 60:7	Lake 50:1,20 53:16 54:15 55:2,10 60:14	listed 52:7 53:9
INVEST 14:6 27:12 56:7,9,21 70:12,19	land 33:23 34:4,6,21 35:14,19,21 36:4,5 43:17,22 45:14 51:22 52:5, 17 63:20 64:1	listener 6:2
invite 17:12	large 18:6 56:16	literally 57:2
involved 14:22	larger 14:3 33:21 34:6 42:14 45:12 51:21 55:8 57:16 63:16	live 3:8
involves 12:22	largest 34:6	living 13:22 14:23 21:7
Irvin 43:20	Latino 26:21	LLC 10:21,22 11:6 12:5,6 14:17,18 16:2 31:3,11,12 33:21
issuance 15:16		LMA 33:20
issue 9:3 31:24 39:9 48:19 61:9 68:21		local 13:3,9 21:24 22:4,8 26:4,5 28:19 29:14
issued 14:5 44:15 53:1		locally 23:14 29:5
issues 23:3		located 10:24 12:13 13:14 14:14 31:5 33:5,18,24 38:18 41:18 42:10 43:18 44:2 48:4 49:24 50:19 51:23 52:9 60:13 62:18 63:13,21 68:7
item 8:9 10:17 11:9 16:24 17:10 25:14 30:22 33:2,3 37:15 38:15 40:18 41:16 47:4,23 49:22 55:22 59:8 60:5,7 62:15 66:24 67:22		location 44:1
		long 56:13,14 66:13

MEETING, 01/10/2023

long-term 34:12	meetings 2:16,17 3:1 9:1 29:13 31:22 39:7 48:17 61:7 68:19	moving 24:3 29:1 58:12
longer 61:15	meets 2:24	multi 65:17
lot 22:12 28:3 30:12 64:20 65:6 70:15,16	member 38:1,2 47:18 59:15 66:6	multi-acre 57:18
lower 33:24 52:7	member's 9:3 31:24 39:9 48:19 61:9 68:21	multi-block 58:6
<hr/> M <hr/>	members 4:5 11:21 16:7 24:13,16 25:1 29:3 33:13 38:14 47:12 50:13 59:10,21 67:9,17,21,24 71:20,21	multiple 5:13 57:1
Madam 17:3 19:2 24:9 25:13	mentioned 16:7 20:3,4 22:22 29:24	mute 3:15 11:12
made 4:10 56:8	met 2:19	muted 43:12
Madison 41:19,20 42:10,11,22 43:3 44:3,5,14,24 45:2,17 46:7,19 48:4,5	micro 58:13	<hr/> N <hr/>
Madison/austin 41:21 43:19 46:1 48:6	microphone 3:14,15 6:22	names 16:14
mailbox 10:16	Midwest 50:5 52:1 54:8 60:17 62:19 63:22 65:13,21 68:8	necessity 26:14
Main 57:2	million 13:11 15:13,16,17 21:12	needed 27:14 43:14 56:17
majority 28:14	minority-owned 13:4 22:1	negotiate 10:19 12:10 31:1
make 4:4 5:1 26:21 43:3,5 54:22 72:4	minute 67:10	negotiated 18:8
makes 19:6	minutes 8:10,13 25:2 43:4	neighborhood 13:14 33:22 34:8 45:9 52:19 63:18 64:12
making 3:1 26:16	missed 30:8	neighborhoods 58:21
manager 15:4	missing 56:11	net 29:19
marketing 45:14	mix 15:8	network 23:7
Markets 15:9 22:8	mixed- 53:15	newbie 4:19
Marshfield 11:1 12:14 13:17 14:16 20:20 28:6 31:6	mixed-use 35:4,15 42:15 45:10 53:16,22 56:19	newly 14:13
massing 53:7	model 26:4	news 3:24 5:6
master 14:9	modify 60:6	Newsome 4:1,3,7 6:16 71:2
materials 19:10	moment 25:4 29:12	Newsome's 5:2 7:16
matter 4:19 25:2 30:23 38:16 47:13 59:22 60:11 68:5	money 21:13,14	NFP 10:21 11:5 12:5 16:1 31:2,11
Maurice 70:2	Monique 63:23 65:23 66:6	nice 26:13
Mckenna 10:12 11:17 41:7	Monos 29:4,18	nodes 45:20
Mckibben 7:7 9:12,13 32:8,9 39:3, 4,6,18,19 48:13,14,16 49:4,5 60:22,23 61:1,21,22 69:5,6	month 71:10 72:8	noncontributing 58:4
meant 29:10	months 13:12 66:14	nonprofit 64:19
meet 71:4	morning 37:5	north 5:15 34:17 50:2,20,21 51:1 53:17 54:16,17 60:15 63:17 64:11
meeting 2:2,4,8,10,22,24 3:4,7,19, 22 6:19 8:11 9:6 10:8,16 16:13 17:18 29:14 36:18 37:11 41:15 61:16	motion 8:14,15 10:5 31:14 32:2 33:1 38:22 39:11 40:17 48:8,22 49:21 60:21 61:11 62:14 68:10,23 69:22,23 71:23	northern 35:10
	move 8:16 48:9 56:21 60:22 68:11 71:24	notably 5:19
	moved 31:15,16 38:23 39:1	note 60:7 61:14
		noted 40:20
		number 18:5 70:12 71:3
		<hr/> O <hr/>
		Oakland 5:15

MEETING, 01/10/2023

observations 4:18 59:5
oddy 65:10
offensive 19:12
office 15:6 16:16
one's 27:22
one-year 15:18
ongoing 35:1 37:7
online 3:20
Open 2:15 3:1 9:1 31:22 39:7
 48:17 61:7 68:19
opened 26:17
operate 29:22
operating 28:21
opportunities 65:1
opportunity 8:12 10:6 30:2 52:15,
 16 53:11 57:23
oppose 70:4
opposed 51:12 65:8 69:24
options 28:23
order 2:9,13 3:18 6:18
org 19:14 20:7
orientation 45:19
originally 27:24
outlined 14:11 65:11
overhead 13:13
overview 44:12
owned 29:5
owner 63:16 64:2
owners 30:4 42:13 43:24 51:20
 52:6
ownership 19:11 22:3 26:4 30:2
 43:23

P

p.m. 61:15 72:10
paid 15:16,18
pandemic 23:4
panelists 3:13
parcel 35:8 44:7 56:15 57:21 58:10
 64:4 65:6,9,11
parcels 34:6,14 35:4,6,7 36:3,5
 44:2,6,20,21,23 51:12 52:9,24
 53:2,4,9,18 55:3,5,7 64:18 65:4
pardon 44:20
Park 5:16 43:18 44:3,10,13,14 45:6
 50:3 51:11,12,22,23,24 52:1,11,18
 53:2,13 54:7 60:16 63:18,21 64:13
parking 28:3
part 15:1 19:13 20:18,24 21:1
 22:18,22 23:21 26:24 28:15,21
 29:6 33:21 34:19,21 37:7 42:14
 51:7,21 55:3 63:16 64:23
partially 27:8
participate 41:14
participating 37:11 61:15
partner 6:1 28:8
Partners 10:21,22 11:6 12:5,6
 14:17,18 16:2 17:23 19:23 21:17
 23:10 27:6 31:3,11,12
partnership 26:15,20
Paseo 34:23 35:10
passed 4:3
passes 10:5 33:1 40:17 49:21
 62:14 69:22
passing 4:6 7:16
past 26:12 28:2 30:13
path 5:24
pay 24:5
paying 29:20
payment 29:21
pedestrian 45:19
pedestrian- 45:20
penetrating 4:18
people 25:6 26:13 71:8
Peoria 35:1,8 37:8
percent 18:15 21:20
perfect 27:22
period 22:9,10
person 2:22
perspective 6:10
phase 20:11 53:10
phone 25:7,8 38:5 47:15 59:24
 67:12
physically 3:21
piece 57:8
pieces 58:3
Pilsen 33:6,22 34:1,7 36:8 38:20
 56:22 57:18
PINS 34:3 43:21 52:4 64:1
place 3:14 54:3 64:18
plan 14:9 29:7 35:19 36:9 46:1
 53:5 55:9 65:22
Planner 33:14 42:5 50:14 63:8
planning 5:23 6:10 10:18 11:9,23
 12:10,17 14:6 30:24 33:3,10,15
 36:12 38:17 41:17 42:1,6 46:4 48:2
 49:23 50:10,15,16 54:13 60:12
 62:16,23 63:8,9 65:24 68:6
plans 35:16
play 19:12
played 26:16
pleasure 71:22
plugging 56:19
point 25:13 43:14 63:2
portion 14:3 18:6,12,23 20:2 22:3
 24:2 26:5 27:2 52:7
positively 36:1
post 26:12 27:11
posted 3:20
practical 2:23 3:5
preparation 45:13
presence 5:11
present 3:10 6:23 7:2,5,10,22 8:2,
 5,8 11:8 40:20 66:7 70:7
presentation 36:16
presentations 56:3
preserves 45:19
press 25:7 38:5 59:23 67:12
pressing 47:16
pressure 71:3
pressures 34:9 52:20
pretty 17:6 18:6 26:11 55:4,9

MEETING, 01/10/2023

previous 8:10 18:4 48:1	prudent 2:23 3:5	RDA 45:22 65:13
previously 18:8 37:8 45:24	pubic 5:20	reach 40:23
price 18:8	public 2:18 3:3 5:1,12 6:3 10:6 15:22 17:18 24:19,23 25:1 26:10 38:2 47:13,18 59:3,15,18,21 67:9	reaching 71:5
primarily 20:10	published 60:8 67:24	reads 43:5
principal 17:23	purchase 33:20 35:13 42:12 51:20 57:5 63:15	real 29:19
prior 10:7 34:17,24 44:8	purchased 57:7,18	realized 57:12,22
Pritzker 2:13	purpose 20:19	reason 18:4 20:9
private 42:13 43:24 51:20 52:6,24 53:4 63:15 64:2	purposefulness 58:17	reasons 20:12 21:2
proactively 57:7	purposes 17:18	recapitalize 23:18
problem 46:16 63:6	pursuant 3:2	recapitalizing 24:6
proceed 41:13 43:11,15	pursue 58:18	received 10:10,11,12
proceedings 3:11 72:9		recognize 26:13 46:9 54:19 66:5
process 27:9,11 28:12 45:8		recognized 3:16 17:1 37:16 47:5 55:23 67:1
proclaiming 2:13	<hr/> Q <hr/>	recognizing 71:19
produced 55:5	qualifications 15:21 53:1	recommend 11:3 31:9 36:13 46:5 54:14 66:1
productive 72:6	qualified 13:2 22:23	recommendation 12:3 37:12 46:23 48:1 55:12 66:19
professional 5:14	qualify 54:5	recommendations 71:6
program 18:3	quality 35:23 65:18	recommends 15:23 36:12 46:4 54:13 65:24
project 11:3 12:8,12 13:5,10,14 14:2,19,23 15:1,7,21 16:4,20 25:16 31:8 33:7 35:23 36:2,7 38:21 41:22 44:12 45:23 46:20 47:2 48:7 50:4, 6,7 54:6 60:17,18,20 62:20 65:19, 20 66:13 68:9	question 17:13 19:7 20:6 21:11,12 22:21 23:1,8 25:21 26:23 34:14 65:3	reconstruct 57:2
projects 15:6 56:13 70:12,16,20	questions 4:18 16:9,24 17:4 19:3 24:9,14 30:17,21 37:6,15 38:14 47:4,23 55:13,21 59:7 60:5 66:24 67:17,20 71:13,16	record 3:11 10:15 11:21 33:14 42:4 50:14 63:7 70:9
promote 54:3 65:14,17	quorum 8:8 71:5	recorded 9:4 32:1 39:10 48:20 61:10 68:22
proper 65:8		rectangle 14:11
properties 10:23 22:2 31:5 33:18, 20,21 42:9,12 50:19 51:20 52:14 57:12 63:13,15	<hr/> R <hr/>	red 14:11 65:4
property 19:8 33:5 34:5 38:18 41:18 48:4 49:24 57:8 60:13 62:18 64:21 68:7	Rafael 15:2	redevelop 35:2
proposal 14:4,10 29:15 57:9	raise 16:16 24:14 25:7,8 36:24 67:10	redeveloping 64:20
proposals 14:5	raise- 38:3	redevelopment 10:20,23 11:3 12:11 31:1,4,8 33:7,22 35:20,22 36:6,9 38:21 41:22 42:14 45:9,11, 12 46:1 48:7 50:4,5,7 53:12,15,19 54:9 57:9 60:16,18,19 62:20 63:17 64:21 65:12,22 68:9
proposed 15:21 29:2 33:23 43:17 51:22 63:20	raise-your- 25:3	reduced 23:4 24:1
provide 10:7 15:11 17:6,7 33:8 41:23 50:8 62:21	raise-your-hand 3:17 17:1 37:16 47:5,14 55:22 59:23 67:1,11	Region 50:15 63:9
provided 2:19 4:15,20 15:14 16:19 43:9 67:24	raised 16:17 24:16,17,22 34:11 37:17,19 38:9 47:6,8,20 55:20 59:9,12,16,17 60:1 67:2,4,15 70:2	register 51:11
	raises 25:5	registering 40:24
	range 50:24	regular 2:2

MEETING, 01/10/2023

rehabilitation 12:23	27:15 45:15,17,20	31:16 32:4 39:14 48:24 61:17 69:1
reinvestment 56:18	retention 65:14	Section 2:15 3:2
relate 53:4	reuse 56:18	seeking 10:19 30:24 44:21
related 44:12 52:23	revenue 23:4	seeks 35:2
remediate 35:14	review 8:12 28:5	selected 21:21
remember 3:14	reviewed 15:20	selecting 44:18
reminded 56:4	revitalize 35:2,3 54:2	selection 27:11
remiss 70:17	RFP 27:9 28:11	sell 65:7
rendering 14:13	RFQ 44:14,17 45:7,8 53:4,10	Selva 28:18
renewed 2:13	rich 34:7 52:17	send 6:12
rent 24:1	right-hand 14:12	sense 19:6
reorient 28:5	robust 35:18	separate 25:17 26:24 43:4
report 33:9 36:16 41:24 50:9 62:22	role 26:15	separately 25:15
reporter 3:10	roles 5:14	served 13:17
represent 52:14	roll 3:23 6:20 9:2 31:23 39:8 40:21 48:18 61:8 68:20	service 5:12 6:3 70:6
represents 34:5	rough 44:1	services 22:13
request 13:11 14:4 34:18 43:4,7 51:7 52:24 69:23	roughly 24:3 33:18 34:4,15,17 42:10 43:22 44:4 45:1 50:19 52:5,9 63:13,24 64:1,18	seven-year 22:9
requested 41:10	Ruben 36:24 37:2	shape 36:5
requests 8:10 12:3,9 33:4,16 38:17 41:17 42:7 48:3 49:23 50:17 60:12 62:17 63:11 68:6	rules 3:7	share 6:9 20:1
required 27:17	running 65:5	sharing 5:6
residential 15:6 18:23 20:19 27:13,15 28:6 45:15		sheet 20:8
residents 34:12	<hr/> S <hr/>	shell 23:23
reso- 51:6	saddened 7:16	Shirley 4:1,9 5:2
resolution 12:2 25:19 33:16 42:7 43:3,8 50:17 63:11 68:2,3	safe 53:21	Shirley's 4:13 5:8
respect 68:1	safety 36:1	shoes 71:1
respond 6:22	sale 18:16	shop 28:19 65:17
responded 67:14	savings 24:5	shopping 65:17
respondents 28:11	scheduled 2:22	shops 29:1
response 7:8,13,24 9:17,23 25:10 32:13,19 39:23 40:3,5,7,10 49:9,13 55:18 58:9 62:2,4,6 67:19 69:10, 12,14 70:1	school 29:14	shorthand 18:2
responsible 20:2	Scott 14:20 63:23 65:23 66:6,8,10, 12,21	shovels 70:13
rest 27:18	screen 11:15,16 34:15 40:9 42:14 43:24 44:16,22 45:4 51:14 52:7,8 53:6 64:2	show 27:20 42:13 56:4 71:4
restate 68:3	secondary 53:10	showing 13:19,24 35:5 53:7 70:6 71:11
retail 13:3,6,9 15:6 20:23 22:18	Seconded 68:15	shown 64:2
	Secretary 7:1 9:8 17:2 24:11	showroom 12:23 18:7
		shows 14:8
		shuttered 57:5
		side 14:12 27:23 33:24 46:21 53:5, 6

MEETING, 01/10/2023

sides 52:10 58:22
Sigcho-lopez 34:2 36:17
Sigcho-lopez's 36:9
signed 24:19,21 37:22 47:10
 59:15 67:6
significant 4:21 23:17 24:4 34:9
 52:20 57:20
signify 32:1 39:10 48:21 61:10
 68:22
signifying 37:11 47:1
similar 65:16
single 56:14,24 58:12
sit 64:12,14
site 13:14 20:20 28:5 34:3 35:3,15,
 17 37:7 43:21 44:10,19 45:4,6
 52:4,12 57:6,18 63:24 64:3,7 65:3,
 8
sites 35:9 45:15 53:3,8 58:3 64:12,
 13
situation 20:9
size 36:6
slide 14:8 43:15
slides 43:12
small 13:4,9 22:4,13 28:14,17
snapshot 5:12
sobered 7:18,19
social 52:21
socioeconomic 34:10
Somos 29:4,18
sooner 22:10
sought 57:15
sources 17:5 21:11
south 10:24 12:13 23:15 31:5,6
 34:16 46:21 58:22 64:14
South/west 14:6 27:12 56:7,10,22
 70:12,19
southern 14:8
southwest 12:17 13:15,16 14:15
 44:4
space 13:3,8,9 18:7,9,11 20:23
 22:18,22 24:4 25:15 29:2,7,9,10,
 17,18 30:1
spaces 29:11
spanned 5:13
speak 3:15 17:13 19:20 24:20 25:1
 37:23 38:3 47:10,13,19 59:15,22
 67:6,10
speakers 24:23
specific 35:16 70:24 71:7
specifically 56:10
spread 43:23
square 13:1,3,6 22:5 24:1
staff 4:5 16:13,14 33:9 36:16,18
 40:22 41:24 46:11 50:9 62:22 66:7
staggered 65:11
stand 56:5
star 25:7,8 38:5,7 47:16 59:23
 67:12
start 10:8 72:6
start-up 28:24 29:23
started 22:14 28:13 34:22,24
starting 17:5 34:23
state 2:14
stated 45:24
statement 54:22
states 43:9
stating 10:15
station 52:13
status 23:7
stellar 70:10
stipulation 22:17
stipulations 21:15
storage 57:22
store 13:1 45:10 57:6
straddling 52:10
strategic 58:12
strategies 59:4 70:16
strategy 51:21 56:7 57:16 58:6,13,
 18,23
street 11:2 12:15,21 13:15,16,18
 14:1,7,15,16 27:14,16,23 31:7
 33:5,6,19 34:16 35:7 36:14 38:19
 41:19,20 42:11,22 43:4 44:3,5,24
 45:18 46:21 48:5 50:1 53:17 54:16
 57:2 60:14 62:19 63:14 66:3 68:8
strengthen 53:11
stress 23:17
stressors 23:6
strip 27:16
strong 47:2
structure 19:13
study 57:11
stupidity 19:7
submit 37:4
subsequent 42:14
Subsequently 45:23 65:20
substantial 4:14 5:2 12:23 18:5,
 12
succinctly 53:20
sufficient 36:6
suggestion 28:3
summarize 53:20
support 5:20 16:20 28:12 36:10
 37:4,6,12 41:9 46:2,18,22 47:2
 54:10 55:7 57:15 58:22 65:22
 66:12,15,18
supported 57:21
supportive 13:22 14:23 21:6
 65:16
surpassed 6:4
surrounding 35:23 36:3 65:19
suspect 71:7
sustainable 5:21

T

T-SHIRT 28:19
taking 19:24 25:14 66:20
talk 26:18
talking 27:21
tangibility 55:6
target 35:3
targeting 35:21
tax 11:2 15:9 17:7 18:1,2 19:8

MEETING, 01/10/2023

20:10,18 22:8 31:8 33:6 38:20 41:21 48:6 50:3,5,6 60:16,17,19 62:19 68:9	total 13:10 45:4	
taxes 29:19	track 70:9	
Taylor 12:18 16:12 23:20 26:16	trail 34:23 35:10	
Taylor's 16:16	training 22:13	
team 12:1 15:22 16:7 17:24 19:23 20:4 28:15 29:4,22 44:18	transaction 18:14,21	
team's 27:9	transactions 18:4	
tech 41:9	transformation 57:14	
ten 5:10,11 56:21	transitioning 22:2	
tenant 23:23	Trevino 8:4,5,20,22,24 10:2,3 32:22,23 40:13,14 49:18,19 62:11, 12 69:19,20	
tendency 57:17	trickery 64:9,10	
thing 26:24 57:24	triple 29:19	
things 25:17 55:2	true 65:8	
thinking 26:23	Trust 21:13,23 22:16	
Thomas 8:1,2,16,17 9:24 10:1 31:19,21 32:20,21 40:11,12 48:9, 11 49:16,17 62:9,10 68:11,13 69:17,18	tug 71:15	
thoughtful 71:12	turn 6:22	
three-flat 20:21 27:24	type 29:11 58:23	
three-flats 27:13	typo 51:11	
TIF 12:16 13:11 15:7,12,15 34:1 35:22 36:8 43:19 45:12 46:1 53:19 54:5,8 63:22 65:13,21		<hr/> U <hr/>
TIFS 52:1	ultimately 22:7	
Tim 11:23	unable 22:10	
time 4:20 5:19 16:6 19:19 21:17 28:24 66:20 70:22	undergoing 34:9 52:20	
timeline 13:12 23:1	understand 41:2 59:3	
times 41:11 57:7	underused 52:16	
tireless 5:15	underutilized 45:14	
to-be-formed 10:22 11:7 12:6 16:3 31:4,12	unfortunate 3:24	
TOD 55:3	United 12:7,12,22 14:2,3,10 16:4 17:24 18:22 22:19	
today 3:5,10 5:21 11:23 16:19 17:15 35:4 36:19 47:1 66:7,17 70:17	units 20:24 21:5,7	
today's 2:7,24 3:19 10:16 37:11 61:16	unmute 41:9,11	
tooth 56:11 65:9	unmuted 40:9	
	upper 13:23 14:24	
	upset 34:10 52:21	
	upstairs 29:9	
	utilities 29:20	
	utilize 38:3 47:14	
		<hr/> V <hr/>
		vacant 13:21 34:6 35:14 45:14 52:16
		vacation 64:5
		valuable 70:23
		variety 23:2
		verbiage 64:9
		Vice 4:1,2,7,8 5:1 6:16 71:2
		video 38:4
		view 13:13,19,24 14:9
		viewed 3:8
		virtual 2:7,17,24
		virtually 3:8 5:22
		vision 34:23
		vital 57:13
		voice 71:8
		volunteer 5:13
		vote 9:3,7 30:22 31:24 32:1,3 38:15 39:9,10,13 40:24 47:24 48:19,21,23 60:6 61:9,10,13 67:22 68:21,22,24
		voted 56:8 70:12
		votes 9:2 10:4 31:23 32:24 39:8 40:16 48:18 49:20 61:8 62:13 68:20 69:21
		voting 25:24 41:3
		<hr/> W <hr/>
		wait 25:4
		waiver 27:15
		Walter 52:2 54:10,20
		wanted 6:9 43:2 46:17 70:5
		Ward 12:15 16:12 34:1 36:18,22 37:3 43:19 46:10 52:2,3 54:20,21, 24 63:22 66:6
		Washington 50:2,23 51:3,8,10 55:10 60:10
		ways 5:18
		website 3:9,21
		Weisner 11:24 14:21 17:12,14,20,

MEETING, 01/10/2023

22 19:14,18,21,22 21:16 23:9,10 **Zooming** 34:14
26:3 27:4,5,22 30:11

welfare 36:2

well-functioning 56:12

west 11:1 12:14 14:1,15 31:7 33:5,
6,19,24 34:17 35:6,7 36:14 38:19
41:19,20 42:10,11,22 43:3,18
44:10,13,14,24 45:2,5 46:6,7 48:4,
5 50:1,15,20,23 51:3,8,10,11 52:10
53:16 54:15 56:22 57:3 58:22
60:10,14 62:18 63:3,8,14 66:2 68:8

western 44:3

Wheat 7:1,2 9:8,9 17:2,3 18:5
19:2,5 21:9 22:20 24:7,12 31:15,17
32:4,5 39:14,15 48:24 49:1 61:3,4,
6,17,18 69:1,2

William 11:8,11,12,22 16:10,22
17:9,14 25:20 27:20

Woodlawn 5:16 26:17

words 7:18

work 34:24 41:7 70:8,18 71:16,19

worked 6:10 20:13 23:24

working 18:20 20:12,14 23:20
29:6 44:17 58:17

works 20:9 28:9

wrapped 19:7

written 10:7,11,12,15

Y

yard 57:22

Yards 12:7,12,21,22 14:2,3,10
16:4 17:24 18:22 22:19 26:22 28:9,
18,22 29:12 56:16

year 2:5 22:15 26:12 30:13 53:1
57:4 64:23 70:9,14

years 4:16 5:10 58:7

years' 5:11

your-hand 38:4

Z

zoning 27:17

Zoom 3:8 16:13 24:22 25:7,9

zoomed 44:6,23 52:11