

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting, 1:30 PM
September 10, 2023

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

Vice-Chair Christopher Wheat called the September 10th meeting to order at 1:45 p.m. and then undertook a call of the roll to establish the presence of a quorum.

Present

Christopher Wheat, Vice Chair
Maurice Cox
Dwight Curtis
Jacqueline Gomez
Cornelius Griggs

Absent

Gwendolyn Hatten Butler, Chair
Grace Chan McKibben, Secretary
Robert Buford
Leslie Davis
Latasha Thomas

The CDC provided an opportunity for members of the public to submit both written and verbal comments, up to twenty-four (24) hours prior to the meeting through the CDC website. A court reporter was also present to record the proceedings, and members of the public were allowed to participate in the live meeting. No members of the public provided verbal comments.

II. APPROVAL OF MINUTES OF THE AUGUST 8 MEETING

Vice-Chair Wheat moved due passage of this item by the same roll call vote previously used to establish quorum. Commissioner Griggs requested that the record reflect his vote as “Abstain.”

Approved 4-0-1

Yay: Wheat, Cox, Curtis, Gomez
No: None
Abstain: Griggs

III. NEW BUSINESS

D: 47TH/STATE REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority for the Department of Planning and Development to enter into a negotiated sale with the Black Fire Brigade Organization for the disposition of property located at 5349

S. Wabash Avenue in the 47th/State Tax Increment Financing District Redevelopment Project Area and to approve the sale of these properties to the Black Fire Brigade Organization.

Patrick Brutus

23-CDC-38

Vice-Chair Wheat moved due passage of this item by the same roll call vote previously used to establish quorum.

Approved 5-0-0

Yay: Wheat, Cox, Curtis, Gomez, Griggs

No: None

Abstain: None

A: 43RD/COTTAGE GROVE REDEVELOPMENT PROJECT AREA (WARD 4)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Kenwood Oakland Development Organization for redevelopment of the property located at 4242 S Cottage Grove Ave. in the 43rd/Cottage Grove Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Kenwood Oakland Development Organization as Developer.

William Grams

23-CDC-35

Vice-Chair Wheat moved due passage of this item by the same roll call vote previously used to establish quorum.

Approved 5-0-0

Yay: Wheat, Cox, Curtis, Gomez, Griggs

No: None

Abstain: None

B: 63RD/ASHLAND REDEVELOPMENT PROJECT AREA (WARD 15)

Request authority for the Department of Housing to negotiate a redevelopment agreement with Earle School, LLC for redevelopment of the property located at 6121 S. Hermitage Avenue in the 63rd/Ashland Tax Increment Financing Redevelopment Project Area and to recommend to the Chicago City Council the designation of Earle School, LLC as Developer.

Michelle Adams

23-CDC-36

Vice-Chair Wheat moved to postpone consideration of this matter until the next meeting of the CDC by the same roll call vote previously used to establish quorum.

Approved 5-0-0

Yay: Wheat, Cox, Curtis, Gomez, Griggs

No: None

Abstain: None

C: 47TH/ASHLAND REDEVELOPMENT PROJECT AREA (WARD 20)

Request authority for the Department of Planning and Development to sell property located at 1515 W. 47th Street in the 47th/Ashland Tax Increment Financing Redevelopment Project Area to New City Redevelopment LP, or a related entity; to provide authority to Department of Housing to negotiate a redevelopment agreement with New City Redevelopment LP, or a related entity, for the redevelopment of the property located at 1515 W. 47th Street and 1635-43 W. 47th Street in the 47th/Ashland Tax Increment Financing Redevelopment Project Area; and to recommend to the Chicago City Council the designation of New City Redevelopment LP, or a related entity, as Developer.

Vonetta Jones

23-CDC-37

Vice-Chair Wheat moved due passage of this item by the same roll call vote previously used to establish quorum. Commissioner Gomez requested that the record reflect her vote as “Abstain.”

Approved 4-0-1

Yay: Wheat, Cox, Curtis, Griggs

No: None

Abstain: Gomez

IV. ADJOURNMENT

Vice-Chair Wheat moved due passage of this item by the same roll call vote previously used to establish quorum.

Approved 5-0-0

Yay: Wheat, Cox, Curtis, Gomez, Griggs

No: None

Abstain: None

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

9 121 North LaSalle Street
10 Room 1103-A

11 Tuesday, September 12, 2023
12 1:50 p.m.
13
14

15 CHRIS WHEAT, VICE CHAIR
16 MAURICE COX
17 DWIGHT CURTIS
18 CORNELIUS GRIGGS
19 JACQUELINE GOMEZ
20
21
22

23 Reported by: Nick D. Bowen
24

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1 VICE CHAIR WHEAT: Let's go ahead and get
 2 started. Good afternoon, and welcome to the
 3 September 12th regular meeting of the Community
 4 Development Commission of Chicago.
 5 My name is Chris Wheat. I'm Vice
 6 Chair of the Commission. Chairwoman Butler is
 7 unable to attend today's meeting, and so per
 8 Section 2 of the approved CDC rules and bylaws,
 9 I am authorized to serve as Chair for today's
 10 meeting, which is being held at City Hall in Room
 11 1103-A.
 12 The agenda for today's meeting was
 13 posted on September 7th on the CDC's website and
 14 physically at City Hall.
 15 I will now call to order the
 16 September 12th meeting of the Community Development
 17 Commission with a call of the roll.
 18 Commissioners, when your name is
 19 called, please respond by saying "present." Please
 20 note that this vote will be used to establish a
 21 roll call vote for subsequent items.
 22 Chair Butler is absent.
 23 Vice Chair Wheat is here.
 24 Secretary Chan McKibben is absent.

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1 Commissioner Buford.
 2 (No response.)
 3 Commissioner Cox.
 4 COMMISSIONER COX: Here.
 5 VICE CHAIR WHEAT: Commissioner Curtis.
 6 COMMISSIONER CURTIS: Here.
 7 VICE CHAIR WHEAT: Commissioner Davis.
 8 (No response.)
 9 Commissioner Gomez.
 10 COMMISSIONER GOMEZ: Here.
 11 VICE CHAIR WHEAT: Commissioner Griggs.
 12 COMMISSIONER GRIGGS: Present.
 13 VICE CHAIR WHEAT: And Commissioner Thomas.
 14 (No response.)
 15 We have a quorum.
 16 The first item on our agenda
 17 requests approval of the minutes for -- from our
 18 previous meeting held on August 8th. Commissioners
 19 have had an opportunity to review the minutes. If
 20 there are no corrections or abstentions, I move due
 21 passage of this item by the same roll call vote
 22 previously used to establish quorum.
 23 (No response.)
 24 Hearing no objections, the motion

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1 is -- the motion is approved.
 2 With the Commission's -- with the
 3 Commissioners' permission, I'm going to change
 4 around the order as such today and go directly to
 5 item D.
 6 For this new item of business, the
 7 Department of Planning and Development is seeking
 8 authority to enter into a negotiated sale with the
 9 Black Fire Brigade Organization for the disposition
 10 of property located at 5349 South Wabash Avenue in
 11 the 47th and State Tax Increment Finance District
 12 Redevelopment Project Area, and to approve the sale
 13 of these properties to the Black Fire Brigade
 14 Organization.
 15 Patrick Brutus will provide a brief
 16 description of this change on behalf of the
 17 Department of Planning and Development.
 18 Go ahead.
 19 MR. BRUTUS: Thank you. Good afternoon,
 20 Mr. Vice Chairman and members of the Commission.
 21 For the record, my name is Patrick
 22 Brutus, Southeast Region Planner with the
 23 Department of Planning and Development. I am
 24 joined by Question Curtis of the Black Fire

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1 Brigade, who is the president.
 2 The resolution before you seeks
 3 authorization to enter into a negotiated sale with
 4 the Black Fire Brigade Organization for disposition
 5 of the property located at -- slide -- located at
 6 5349 South Wabash Street within the 47th and State
 7 redevelopment project area.
 8 Slide.
 9 The subject parcel is located at the
 10 middle of the 5300 block of South Wabash Street in
 11 the Washington Park community area in the 3rd Ward.
 12 The parcel is zoned RT-4. The City-
 13 owned parcel has an existing closed former City of
 14 Chicago Fire Department building, which records
 15 show is the former Engine Company No. 61.
 16 Engine 61 was constructed in 1927
 17 and for 85 years served Chicago as a fire station
 18 and later an emergency medical services field
 19 division on the South Side of the city. Prior to
 20 it being decommissioned on April 10th, 2013, the
 21 station was designated a Chicago landmark on
 22 October 1st, 2003. In 2013, City Council approved
 23 the plan to turn Engine 61 into the African-
 24 American Firefighter Museum.

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1 Thus, the Chicago Fire Department
2 African-American Firefighter Museum NFP was formed
3 and entered into a lease with the City. The
4 ten-year, \$1 lease provides space for the museum to
5 curate artifacts vital to the history of African-
6 American firefighters in Chicago history.
7 Slide.
8 During the term of the lease, the
9 leaders of the museum created another organization
10 called The Black Fire Brigade Organization. In
11 the summer of 2018, Qution Curtis, who is a
12 firefighter with the Chicago Fire Department,
13 founded BFB; and it is an organization comprised of
14 current and former City of Chicago Fire Department
15 employees.
16 Slide.
17 Their stated mission is to promote
18 and protect the fire service while providing
19 continued education and resources to members along
20 with preserving the history and heritage of the
21 black firefighters. The Fire Brigade engages in
22 activities designed to encourage young people to
23 serve the public and community in the emergency
24 medical profession.

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1 Their objective for the building
2 project includes redevelop and remodel the property
3 to house their not-for-profit activities, which
4 include increasing diversity in the EMS and fire
5 safety profession by instructing inner city youth
6 in the EMS and fire curriculum and recruit, train,
7 and provide employment opportunities to African-
8 American youngsters to become medical technicians
9 and firefighters.
10 Should be on slide 11.
11 The goals that DPD is seeking for
12 this project are eliminating the blighting
13 conditions that exist throughout the redevelopment
14 project area; encourage the assembly of land into
15 parcels functionally adaptable; provide sound
16 economic development in the redevelopment project
17 area; facilitate the development of underutilized
18 property for uses that have demonstrated market
19 support; facilitate development, redevelopment, and
20 rehabilitation that will enhance architecturally
21 and historically significant buildings and
22 generally improve building conditions; finally,
23 establish job readiness and job training programs
24 to provide residents within and surrounding the

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1 project area with the skills necessary to secure
2 jobs in the adjacent project area.
3 Slide 12.
4 The target price of this sale is \$1.
5 The fair market value supported by an appraisal
6 ordered by the department and dated October 19th,
7 2022 is \$77,000. The write-down of \$76,999 is 51.3
8 percent of the budget.
9 Slide 13.
10 Upon CDC approval, the department
11 would enter into a redevelopment agreement for a
12 negotiated sale for \$1 for the single City-owned
13 improved parcel.
14 Finally, Alderman Pat Dowell of
15 the 3rd Ward, who has also provided a letter of
16 support, is here today, and upon CDC approval will
17 testify on her support of this project.
18 The Department of Planning has
19 thoroughly reviewed the proposed project, the
20 qualifications of the team, the financial structure
21 of the project, and its public benefits and its
22 conformance with the redevelopment area plan, and
23 the Department of Planning and Development hereby
24 recommends that the CDC approve the resolution that

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1 seeks to authorize us to enter into a negotiated
2 sale with the Black Fire Brigade for disposition
3 of the project -- of the property located at 5349
4 South Wabash within the 47th and State Redevelopment
5 Project Area.
6 The DPD respectfully requests your
7 approval of this resolution.
8 At this point, myself or Qution or
9 anybody here will be happy to answer any questions.
10 VICE CHAIR WHEAT: Thank you very much,
11 Patrick.
12 I would like to recognize Alderwoman
13 Pat Dowell and invite her to make a statement on
14 the project.
15 ALDERMAN DOWELL: To the members of the
16 Community Development Commission, I'm really here
17 today to express my support for the Black Fire
18 Brigade acquisition of this property.
19 I think this property meets all the
20 goals of the Community Development Commission by
21 addressing a historically significant building and
22 redeveloping a building that has not been fully
23 activated in our community since 2013.
24 But the real reason I'm here is

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1 because I really support the Black Fire Brigade and
 2 their mission within the City of Chicago. Qutation
 3 Curtis and his team are basically providing a
 4 pipeline for the City of Chicago Department of --
 5 Fire Department to activate young people, boys and
 6 girls, men and women, to become involved in the
 7 Department of Police -- I mean, Department of Fire
 8 to be first responders.
 9 And I've been through the building.
 10 I've been through a class. And I see the hope and
 11 the fire in these young people who really want to
 12 become part of the City workforce and provide a
 13 service to the City of Chicago. And I think if we
 14 can give it to them for nothing, we should, but a
 15 dollar is as good as it gets.
 16 But I support this move, and I'd ask
 17 for your full support moving forward today. Thank
 18 you.
 19 MR. BRUTUS: Thank you.
 20 VICE CHAIR WHEAT: Thank you, Alderman Dowell.
 21 No written statements from the
 22 public were submitted on this matter. We can now
 23 move on to questions from Commissioners.
 24 Go ahead.

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1 COMMISSIONER GOMEZ: I have a question on --
 2 so is there still a current lease with the museum?
 3 Or how does that --
 4 MR. BRUTUS: Yes. There -- yes. Patrick
 5 Brutus for the record.
 6 There is currently a lease that
 7 expires December 31st, 2023 with the Chicago Museum
 8 Firefighter not-for-profit. So the goal here would
 9 be to have a seamless transition between the
 10 acquisition of the property by the Black Fire
 11 Brigade and the lease so that no interruption of
 12 not-for-profit services or activities is disrupted
 13 while they're moving the museum artifacts to
 14 another location.
 15 COMMISSIONER CURTIS: Vice Chair.
 16 VICE CHAIR WHEAT: Yes.
 17 COMMISSIONER CURTIS: The -- can you help me
 18 understand the restrictions on the future sale of
 19 the property? Is this something that the Black
 20 Fire Brigade could sell? Could they transfer? If
 21 it doesn't survive, if they decide not to continue
 22 it, can they sell the property?
 23 MR. BRUTUS: We're going to put in a
 24 restriction to avoid that scenario. We obviously

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1 want the Black Fire Brigade to be very successful
 2 in this endeavor at this juncture in their history,
 3 and we look forward to long-term useage of this
 4 property. But we will put a restriction in there.
 5 We're going to be negotiating those points as we go
 6 towards closing once City Council approves this
 7 transaction.
 8 COMMISSIONER CURTIS: Thank you. That's all.
 9 VICE CHAIR WHEAT: I also want to recognize,
 10 I would encourage the president of the Black Fire
 11 Brigade, who's also available, to answer any
 12 questions.
 13 Other questions, Commissioner?
 14 COMMISSIONER CURTIS: None.
 15 VICE CHAIR WHEAT: You're welcome to make a
 16 statement if you like.
 17 MR. CURTIS: Please. I definitely would like
 18 to.
 19 My name is Qutation Curtis. I'm a
 20 36-year veteran of the Chicago Fire Department,
 21 still presently a member of the Chicago Fire
 22 Department.
 23 June of 2018 we decided to start the
 24 Black Fire Brigade. One of the main reasons was we

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1 had -- I had been to more gunshots, more stabbings,
 2 more people killed in my lifetime in my career than
 3 the average guy in Viet Nam. I've been a part of
 4 every major disaster whether it was Hurricane
 5 Katrina, 9/11, E2 tragedy, 69 West Washington.
 6 I've been on the front line for all these major
 7 tragedies.
 8 And what I've seen, even working
 9 inside the communities, there was not enough being
 10 done to help save these kids' life and to help
 11 people promote it and get them activated in
 12 something positive. So since the concept of it, we
 13 put over 650 kids through this school -- through
 14 this school. Right? We did 195 single moms and 14
 15 homeless kids.
 16 To this day we put \$12.5 million
 17 back in the black community in employment; that's
 18 Chicago Police, Chicago Fire Department, Cook
 19 County Sheriff. That's ER techs in all the
 20 hospitals. Our kids work at every private
 21 ambulance company in Cook County. They're safety
 22 officers at some of these construction sites down
 23 here.
 24 Our motto became, If you teach a kid

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1 to save a life, they've going to be less likely to
 2 take a life.
 3 This project and this firehouse
 4 serves as a true pillar of the community and
 5 definitely needed, and we want to grow this even
 6 more and larger so that more kids have a fair
 7 chance and an opportunity.
 8 You look at some of the kids here
 9 who are going through the program. If you look at
 10 the young lady right over here, she starts at
 11 Chicago Fire Department December 1st. Without this
 12 program, she would never get that opportunity.
 13 (Applause.)
 14 So that's why they're here.
 15 But, again, we need your support.
 16 If you want to hear anything from one of the kids
 17 who's been through the program, you have an
 18 opportunity to question them about the program.
 19 But our kids have been involved in for-life safety
 20 programs that made national news. So this really
 21 works, you know. Let's get these guns off the
 22 street. Let's get these kids to work. Thank you.
 23 (Applause.)
 24 VICE CHAIR WHEAT: If there are no further

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1 questions --
 2 COMMISSIONER COX: Yes.
 3 VICE CHAIR WHEAT: Commissioner, go ahead.
 4 COMMISSIONER COX: Mr. Curtis, thank you for
 5 your work. And it's very impressive. And I think
 6 it's only -- you know, only fair that your
 7 stewardship of this building be turned over into an
 8 ownership model.
 9 It does beg the question about your
 10 future plans and -- not just from a programatic
 11 side, but from kind of a capital improvement side.
 12 You know, I don't think that -- knowing that you
 13 have these conditions, you're more likely to invest
 14 in the physical upkeep and renovation of it. It
 15 seems like it needs some work.
 16 And I wouldn't mind if you could
 17 just share what your thoughts are. I think -- I
 18 was just noticing that within like a five-minute
 19 walk, you have the XS Tennis, you've got a new art
 20 center on State, you've got deeply rooted buildings
 21 there, and now we have this. So there's a little
 22 cultural hub happening here, and people are going
 23 to be making significant multimillion dollar
 24 investments right next door. So I would hope that

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1 there's a strategy to bring some resources to the
 2 museum and all the other programatic things you
 3 want to do. So if you could just give us a glimpse
 4 of that.
 5 MR. CURTIS: Yes, sir. We're in the process
 6 of --
 7 VICE CHAIR WHEAT: I'm sorry. Could you
 8 state your name again just for record, so ...
 9 MR. CURTIS: Question Curtis for the record.
 10 Yes, sir. We've already obtained
 11 money for the rehab. And we're getting ready to
 12 start the rehab. I've submitted the budget and
 13 proof of funding already to the City of Chicago.
 14 So with that, we'll be moving forward.
 15 COMMISSIONER COX: Exactly how much?
 16 MR. CURTIS: We're starting off with 150,000,
 17 which we presented to the City at this time to
 18 start the process.
 19 I want to say this too that I didn't
 20 say. Prior to this year, we ran this program
 21 without no city, state, county, or federal dollars
 22 successfully. So this is -- now we're at that
 23 point where we're now getting city, state, and
 24 federal funding, it's even helping even more.

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1 COMMISSIONER COX: That's great. And
 2 obviously, you know, there are programs that the
 3 City -- grant programs that the City has in place
 4 to further enhance the work, things that will bring
 5 other folks to the site who may not be going
 6 through the training program but are interested in
 7 the history of firefighters, black firefighters.
 8 So I hope you will take advantage of those
 9 opportunities. So let's get your first pass --
 10 your first phase done, and we look forward to
 11 cutting the ribbon. You will cut a new ribbon on
 12 this, right?
 13 MR. CURTIS: Yes. Definitely. And any help
 14 anybody in this room can give, we will accept it.
 15 Thank you.
 16 COMMISSIONER COX: Thank you.
 17 VICE CHAIR WHEAT: If there are no further
 18 questions from Commissioners, I would now like to
 19 invite any other members of the public who are in
 20 attendance and interested to speak on this item.
 21 Each speaker will be limited to three minutes.
 22 (No response.)
 23 If there are no further questions or
 24 comments regarding the matter before us, I move

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1 due passage of this item by the same roll call vote
 2 previously used to establish quorum.
 3 The resolution before us is for the
 4 Department of Planning and Development is seeking
 5 authority to enter into a negotiated sale with the
 6 Black Fire Brigade Organization for the disposition
 7 of property at 5349 South Wabash Avenue in the 47th
 8 and State Tax Increment Financing District
 9 Redevelopment Project Area, and to approve the sale
 10 of these properties to the Black Fire Brigade
 11 Organization.
 12 I move due passage of this item
 13 by the same roll call vote previously used to
 14 establish quorum.
 15 Any objections?
 16 (No response.)
 17 Hearing none, the motion is
 18 approved.
 19 Congratulations.
 20 (Appause.)
 21 We will go back to the regular order
 22 of the agenda starting with item A.
 23 So, Commissioners, for this item
 24 of business, the Department of Planning and

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1 Development is seeking authority to negotiate
 2 a redevelopment agreement with the Kenwood
 3 Oakland Development Organization, or KOCO, for
 4 redevelopment of the property located at 4242 South
 5 Cottage Grove Avenue in the 43rd and Cottage Grove
 6 Tax Increment Financing Redevelopment Project Area,
 7 and to recommend to the City Council of the City
 8 of Chicago the designation of Kenwood Oakland
 9 Development Organization as developer.
 10 William Grams from the City's
 11 Department of Planning and Development will provide
 12 a presentation on this request.
 13 MR. GRAMS: Good afternoon, Vice Chair Wheat
 14 and members of the Commission.
 15 For the record, my name is William
 16 Grams with the Department of Planning and
 17 Development. With me today I have Tim Jeffries
 18 from DPD and Shannon Bennett and Teresa Prim from
 19 the development team.
 20 The resolution before you requests
 21 a recommendation to the City Council to designate
 22 the Kenwood Oakland Community Organization and its
 23 affiliates as developer for the KOCO office and
 24 Silver Fox Café project. It also requests

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1 authority for the Department of Planning and
 2 Development to negotiate a redevelopment agreement
 3 with the developer.
 4 Slide.
 5 The KOCO office and Silver Fox Café
 6 project is located at 4242 South Cottage Grove
 7 Avenue, which is in the 4th Ward, the Grand
 8 Boulevard community area, the 43rd and Cottage
 9 Grove TIF district, and the Southeast Planning
 10 Region. The alderman is Lamont Robinson, who is
 11 supportive of the project and has provided a
 12 letter. This TIF district was established in 1998
 13 to facilitate high-quality, mixed-income housing
 14 developments and subsequently amended in 2004 to
 15 promote commercial activities along Cottage Grove.
 16 Slide.
 17 Here's the overview -- overhead view
 18 of the neighborhood. The project site is located
 19 on the west side of South Cottage Grove Avenue
 20 north of East 43rd Street and is served by the
 21 No. 4 and No. 43 CTA buses.
 22 Slide.
 23 Here's a view showing the exterior
 24 condition of the building.

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1 Slide.
 2 And here's the interior condition of
 3 the currently unoccupied second and third floors of
 4 the building.
 5 Slide.
 6 The Kenwood Oakland Community
 7 Organization, or KOCO, is renovating its three-
 8 story commercial building, which currently includes
 9 vacant second and third floors. In October of
 10 2009, KOCO acquired the subject property and
 11 renovated its exterior and ground floor, which
 12 currently serves as KOCO'S office.
 13 The project will undertake a gut
 14 rehab of the second and third floors of the
 15 building. The mechanical and electrical systems
 16 are in poor condition and in need of an upgrade.
 17 The three -- a three-stop elevator will be added to
 18 make the building accessible. The roof will be
 19 replaced, and the east and west walls will receive
 20 new insulation. The exterior of the structure is
 21 in need of minor masonry and tuckpoint repairs.
 22 The project has a total development budget of
 23 \$5.1 million.
 24 Upon completion of the renovation

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1 of the building, the first floor will become the
 2 Silver Fox Café developed in collaboration with
 3 ChiFresh Kitchen and Norman's Bistro along with
 4 meeting space and event space. The second floor
 5 will contain the new KOCO office space. Finally,
 6 the third floor will house the Journey for Justice
 7 Alliance and a library.
 8 Slide.
 9 The developer for this project is
 10 the Kenwood Oakland Community Organization, an
 11 Illinois not-for-profit organization. Organized in
 12 1965 and located in Bronzeville, KOCO has been a
 13 strong source of organizing, leadership development,
 14 and empowerment for and with Kenwood-Oakland's
 15 predominantly low-income African-American residents
 16 for 50 years. Their work focuses on creating
 17 equity and racial justice to improve the quality
 18 of life and the life choices and chances of its
 19 members.
 20 KOCO is a membership organization.
 21 Their members decide, plan, set strategies for, and
 22 act to carry out the organizational agenda. KOCO
 23 organizes community leaders to work on multiple
 24 neighborhood issues: Organizing for safe and

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1 affordable housing; advocating for rent control;
 2 creating tenant councils in low-income senior
 3 housing to give seniors power to address housing
 4 conditions; empowering youth leaders who are
 5 currently working with police to create a
 6 restorative justice community-based alternative to
 7 incarceration; building a neighborhood network of
 8 academically community schools; and enabling jobs
 9 for youth and adults.
 10 Slide.
 11 The project will be financed through
 12 a mix of equity, debt, a state grant, and a TIF
 13 grant.
 14 Slide.
 15 The City, through DPD, intends to
 16 provide the developer with TIF assistance in an
 17 amount not to exceed \$3,655,000. The TIF funds
 18 will be provided from the 43rd Cottage/Grove TIF
 19 district's areawide increment.
 20 The TIF grant will be provided
 21 through a construction escrow after other funding
 22 sources are expended and will be disbursed at
 23 specified construction milestones.
 24 Slide.

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1 Here is a rendering of the café on
 2 the ground floor.
 3 Slide.
 4 And here's a rendering of the
 5 exterior of the building.
 6 Slide.
 7 DPD has thoroughly reviewed the
 8 proposed project, the qualifications of the
 9 development team, and the need for public
 10 assistance. DPD supports the project as it is on
 11 a priority corridor and will serve to catalyze the
 12 ongoing redevelopment of South Cottage Grove.
 13 Additionally, it will provide a café, social space,
 14 activities and enrichment classes to the community,
 15 in particular low- to moderate-income senior
 16 citizens. Finally, the project will promote
 17 community wealth building through the shared
 18 ownership model of the café.
 19 Slide.
 20 DPD recommends that the Community
 21 Development Commission approve the designation of
 22 Kenwood Oakland Community Organization and its
 23 affiliates as the developer for the KOCO office and
 24 Silver Fox Café project so that the project can

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1 advance to the City Council.
 2 Thank you for your time. And I or
 3 the development team are available to answer any
 4 questions.
 5 VICE CHAIR WHEAT: Great. Thank you,
 6 William.
 7 Is there a representative from
 8 Alderman Robinson's office here?
 9 (No response.)
 10 Seeing none.
 11 Also, there were no written
 12 statements from the public that were submitted on
 13 this matter.
 14 Commissioners, we can now move to
 15 questions.
 16 COMMISSIONER COX: Is there a representative
 17 of the developer here?
 18 VICE CHAIR WHEAT: Yes. They're right there.
 19 COMMISSIONER COX: All right.
 20 VICE CHAIR WHEAT: He didn't see you.
 21 COMMISSIONER COX: I did want to understand a
 22 little bit about the Silver Fox Café model. How is
 23 that staffed? I mean, it sounds like there is --
 24 seniors have a heightened interest in it. Again, I

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1 wasn't -- it was a particular development model
 2 that I was curious to learn more about. I think
 3 you have to state your name for the record.
 4 MR. BENNETT: Shannon Bennett, executive
 5 director of the Kenwood Oakland Community
 6 Organization.
 7 And the model actually stems from
 8 a model that has been pretty well known in the
 9 Chicago area, a café that closed during the
 10 pandemic on the South Side. But they still have
 11 models in the suburbs called Mather's.
 12 We're not affiliated with Mather's.
 13 But the Mather's model is very similar to our model
 14 whereas during the daytime the restaurant is open
 15 for breakfast and lunch, and in the same space, in
 16 other parts of the building, seniors are taking
 17 computer classes, financial literacy classes,
 18 technology classes. So it serves as a space and a
 19 meeting space for seniors, but also for the general
 20 public.
 21 Our model is similar in that facet,
 22 but bigger than that. It was designed by our
 23 seniors. KOCO is the -- one of the oldest black-
 24 led community organizations in the city if not the

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1 country, and our base is predominantly African-
 2 American, low-income seniors and youth. So our
 3 seniors designed the space after looking at
 4 Mather's and also realizing in our community, which
 5 is forever changing, Bronzeville's a gentrified
 6 community, and part of the struggle with that is
 7 that more long-term residents can't afford some of
 8 the new amenities. So many of the cafés that pop
 9 up don't appeal to our base exactly. Right next
 10 door, I love the restaurant; they're cashless.
 11 Many of our seniors don't walk around with credit
 12 cards, so they're kind of iced out of a very good
 13 soul food restaurant right next door to us.
 14 So that's a small example of some of
 15 the new developments that are coming up.
 16 Anyway, we designed this model to
 17 appeal to our seniors, and our seniors designed it
 18 so it would appeal to them but also the broad
 19 community.
 20 And as far as people that will be
 21 working there, we're going to be hiring returning
 22 citizens, we're going to hire from a youth base,
 23 and we're also going to hire seniors. So it will
 24 be a mix of employment opportunities. And also, as

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1 stated in the slides, an ownership model. And
 2 we're part of the ChiFresh, which they exclusively
 3 work on hiring returning citizens, and they will be
 4 part of an established restaurant in the area known
 5 as Bistro, and we have some other consultants.
 6 COMMISSIONER COX: And who are your
 7 architects?
 8 MR. BENNETT: Landon Bone and Baker.
 9 COMMISSIONER COX: They're doing both the
 10 office and the build-out of the --
 11 MR. BENNETT: Correct.
 12 COMMISSIONER COX: -- café?
 13 Thank you. That was very helpful.
 14 Thank you.
 15 VICE CHAIR WHEAT: Other questions from
 16 Commissioners?
 17 Yes, Commissioner Griggs.
 18 COMMISSIONER GRIGGS: What's the square
 19 footage of the facility?
 20 MR. BENNETT: It's like -- roughly like
 21 17,000. I can get the exact, but right now we --
 22 VICE CHAIR WHEAT: Sorry. Can you identify
 23 yourself for the record?
 24 MR. BENNETT: Oh. Shannon Bennett.

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1 So we can get the exact number to
 2 you. But we're right now currently only using the
 3 first floor space. The second and third floors
 4 have never been used. So we're using that and the
 5 basement currently.
 6 VICE CHAIR WHEAT: William, do you have that
 7 number?
 8 MS. PRIM: I'm sorry. 8,717 square feet.
 9 MR. GRAMS: Yes. 8,700 --
 10 VICE CHAIR WHEAT: Wait, wait. Hold. Sorry.
 11 Ma'am, can you please identify
 12 yourself?
 13 MS. PRIM: Teresa Prim. And the square
 14 footage 8,000 -- occupiable space 8,717 square
 15 feet.
 16 VICE CHAIR WHEAT: Thank you very much.
 17 Other questions from Commissioners?
 18 (No response.)
 19 Thank you.
 20 If there are no further questions, I
 21 would now like to invite members of the public who
 22 are in attendance and interested to speak on the
 23 item. Each speaker will be limited to three
 24 minutes.

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1 (No response.)

2 If there are no further questions

3 or comments, the resolution before us is the

4 Department of Planning and Development is seeking

5 authority to negotiate a redevelopment agreement

6 with Kenwood Oakland Development Organization for

7 the redevelopment of the property located at 4242

8 South Cottage Grove Avenue in the 43rd and Cottage

9 Grove Tax Increment Financing Redevelopment Project

10 Area, and to recommend to the City Council of the

11 City of Chicago the designation of Kenwood Oakland

12 Development Organization as developer.

13 I move due passage of this item

14 by the same roll call vote previously used to

15 establish quorum.

16 (No response.)

17 Hearing no objections, the motion is

18 approved.

19 Congratulations.

20 MR. BENNETT: Thank you.

21 VICE CHAIR WHEAT: Commissioners, for our

22 next item of business, the Department of Housing

23 is seeking authority to advertise its intention to

24 negotiate a redevelopment agreement with the --

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1 with Earle School, LLC for redevelopment of the

2 property located at 6121 South Hermitage Avenue

3 in the 63rd and Ashland Tax Increment Financing

4 Redevelopment Project Area, and to recommend to the

5 City of Chicago City Council the designation of

6 Earle School, LLC as developer.

7 Michelle Adams will provide a brief

8 description of this change on behalf of the

9 Department of Housing.

10 MS. ADAMS: Good afternoon, Commissioners and

11 Chairperson Wheat.

12 My name is Michelle Adams for the

13 record. And I am requesting authority for the

14 Department of Housing to negotiate a redevelopment

15 agreement with Earle School, LLC.

16 This project is an adaptive reuse/

17 rehab of a closed school in Englewood area for

18 people who are homeless or at risk for becoming

19 homeless.

20 The project is located at 6121 South

21 Hermitage. The school is a former public school

22 building in the south Chicago neighborhood of West

23 Englewood and first opened in 1897. In 2013, CPS

24 decided to close six schools in Englewood,

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1 including Earle School.

2 Earle School, LLC will purchase the

3 school from CPS at closing, which they hope will be

4 soon because CPS is trying to get rid of some of

5 those school buildings and do something with them.

6 Alderman Raymond A. Lopez of the

7 15th Ward is in full support of this project, and

8 we have a letter on file stating that.

9 The project will provide 50 housing

10 units of which all 50 are affordable for households

11 earning zero to 60 percent of the area median

12 income. The project will offer amenities,

13 including on-site property management, social

14 services, laundry, community room, exercise room,

15 and a computer lab.

16 Next slide.

17 The development team is Gorman &

18 Company, LLC. The owner is Ron Clewer. The

19 sponsor, the Phoenix Foundation, which is a

20 nonprofit which is BIPOC led. The architect, Deon

21 Lucas, BeeHyyve, part of Woode Studio, is BIPOC led

22 also. Attorney, Reinhart, Boehner, and Van Deuren,

23 S.C.

24 For Gorman & Company, LLC, they have

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1 been in inception since 1984, and they have grown

2 into one of the largest and most respected multi-

3 family development firms in the region.

4 Currently Gorman & Company employs

5 over 450 individuals throughout development,

6 architecture, construction, and property management

7 and has completed over \$2 billion in development in

8 its history. Most of these projects are in

9 Wisconsin.

10 This is one of their first projects

11 with the City of Chicago. They have another

12 project underway called The Regenerator, which is

13 the rehab/adaptive reuse of the Woode School, which

14 is also located in Englewood and was closed during

15 that time in 2013.

16 The Phoenix Foundation is a

17 nonprofit which was founded in 2021 to seek housing

18 solutions for homeless people during the pandemic,

19 particularly those individuals and families with

20 histories of substance abuse or history of justice

21 involvement and other behavioral issues. As a new

22 woman-led BIPOC organization in Chicago, Phoenix

23 Foundation has already achieved remarkable success

24 in their mission to end generational homelessness.

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1 Phoenix Foundation and Phoenix Recovery is led by
 2 Sherrie Allen-Reeves, the executive director. She
 3 has passionately worked in the service of others
 4 for over 30 years and is a very vocal advocate for
 5 the homeless and other disenfranchised people. She
 6 serves on multiple committees within the local
 7 Continuum of Care, Chicago Coalition for the
 8 Homeless, and Chicago Homelessness & Health
 9 Response Group for Equity.

10 The architect is BeeHyyve, which is
 11 BIPOC led by Deon Lucas. BeeHyyve is an
 12 architectural and engineering design collaborative
 13 with a community focus. BeeHyyve has designed and
 14 developed smaller multifamily properties, and
 15 they've also worked with the Gorman architecture
 16 team to assist on this and other larger multifamily
 17 properties.

18 Gorman & Company, LLC will be in
 19 charge of all of the construction and development.
 20 Phoenix Foundation will be in charge
 21 of the supportive programs on a daily basis.

22 Slide 3. Next slide.

23 Community area. The community
 24 surrounding the project is walkable to businesses

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1 and transportation. The 63rd Street bus is a block
 2 and a half away and runs 24 hours. Also in walking
 3 distance are the No. 9 Ashland bus and the No. 50
 4 Damen bus. The CTA Green Line is also accessible
 5 at 63rd and Ashland.

6 Okay. Next slide.

7 The idea -- community support. The
 8 idea for renovation of Earle School kicked off in
 9 2017 with Alderman Lopez hosting his first of
 10 multiple community meetings. The school outreach
 11 team is made up of community-based organizations
 12 with a long history of building coalitions,
 13 multiracial alliances, mobilizing disconnected
 14 minorities, and working across sectors.

15 Okay. And then participants include
 16 students and parents of Lindbloom School, Resident
 17 Association of Greater Englewood, Teamwork
 18 Englewood, E.G. Woode. Since 2017, meetings
 19 happened in person and, through COVID, virtually.
 20 Meetings will continue through construction and
 21 post-construction. Charles Earle residents will be
 22 able to organize and guide ongoing operations
 23 through a resident council.

24 Okay. Next slide.

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1 Okay. The project will be financed
 2 with various sources including TIF of \$4.2 million.
 3 \$200,000 of this TIF funding is designated for
 4 removal of cul-de-sacs around the school on Paulina
 5 and Hermitage.

6 This will be an all-electric
 7 building, so it will receive \$224,000 from ComEd.
 8 The building will receive Historic Tax Credits of
 9 \$6.8 million along with \$13.6 million of LIHTC tax
 10 credits. IHDA has committed to give soft funds of
 11 \$3 million.

12 The next slides, 7 through 11, these
 13 next few slides are pictures of the building from
 14 different vantage points.

15 And then the next slides will be
 16 renderings showing before and after looking north
 17 and south on Hermitage Avenue. That's slide 12 and
 18 13.

19 So the next slide. And then the
 20 next slide, the unit mix. The project has a total
 21 of 50 units comprised of 30 one-bedrooms, 19 up to
 22 30 percent, 4 up to 50 percent, 7 at 60 percent.
 23 There will be 20 two-bedrooms, 5 up to 30 percent,
 24 2 at 50 percent, and 13 at 60 percent.

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1 The project includes 9 project-
 2 based vouchers from the Chicago Low-Income Housing
 3 Trust Fund, or CLIHTF, under the MAUI program
 4 covering rents for units set aside at the up to 15
 5 percent AMI range. There are 12 privately funded
 6 project-based vouchers from the Phoenix Foundation
 7 that cover up to 60 percent AMI.

8 The project will also contain 15
 9 project-based vouchers under the HUD 811 program.

10 Next slide.

11 This shows the existing site and
 12 ground floor plan showing the buildings.

13 Next slide shows the new site and
 14 ground floor plan subarea phase 1. It shows the
 15 playground, a grill patio, and indoor sports court.
 16 There is a phase 2 to this project, but it's not
 17 included in this presentation.

18 Next slide.

19 This is an elevation showing the
 20 existing windows and brick that will be replaced,
 21 but trying to preserve the historic profile of the
 22 building.

23 Next slide. And the next slide.

24 Okay. This is an elevation -- oh,

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1 I'm sorry. This is the slide showing the trees and
 2 shrubbery and green spaces throughout the project,
 3 showing where there will be trees and shrubbery and
 4 other spaces for the residents to enjoy.
 5 Next slide.
 6 The economic and community benefits
 7 are as follows: The project will achieve the
 8 following participation goals: 26 percent
 9 participation from qualified MBE, 6 percent
 10 participation from qualified WBE, and 50 percent
 11 participation from Chicago residents.
 12 The Earle project achieves the
 13 following benefits for the public: Serves
 14 individuals and families at risk of homelessness
 15 with wraparound services from Phoenix Foundation;
 16 encourages housing stability by providing
 17 affordable housing units equipped with amenities
 18 and supports residents and their families; it
 19 creates an estimated 117 construction jobs,
 20 including Section 3 low-income jobs supported by
 21 workforce development training; including returning
 22 citizens trained as part of the Green Jobs program;
 23 and it creates an estimated 20 permanent jobs,
 24 including property management roles, maintenance

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1 roles, and supportive services roles. And
 2 contracted vendor positions also.
 3 Okay. Next slide.
 4 We're looking to go to City Council
 5 in October 2023 because we're trying to close as
 6 soon as possible. So it's a proposed December 2023
 7 closing, which is very -- well, we hope we can make
 8 it, you know, so that they can go on and sell the
 9 school at closing.
 10 That's all I have right now. There
 11 is -- Ron Gorman isn't here. They're having a
 12 prebid site visit today with CAC, with construction
 13 and compliance. So everybody's over there right
 14 now.
 15 VICE CHAIR WHEAT: Great. Thank you,
 16 Michelle.
 17 Do we have a representative from
 18 Alderman Raymond Lopez's office?
 19 MS. ADAMS: No, we don't.
 20 VICE CHAIR WHEAT: No. Okay.
 21 MS. ADAMS: There should be a letter in the
 22 package.
 23 VICE CHAIR WHEAT: Yes. Yeah, there's a
 24 letter in the packet.

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1 So no written statements from the
 2 public were submitted on this matter. We can now
 3 move on to questions from Commissioners.
 4 MS. ADAMS: Oh, could I say one more thing?
 5 VICE CHAIR WHEAT: Yes, go ahead.
 6 MS. ADAMS: There should be some letters in
 7 there with community support from three different
 8 groups that you could see also.
 9 VICE CHAIR WHEAT: All right. Thank you.
 10 Commissioner.
 11 COMMISSIONER GRIGGS: So Gorman & Company,
 12 are they developer and contractor?
 13 MS. ADAMS: They are the developer. But they
 14 haven't picked a GC yet.
 15 COMMISSIONER GRIGGS: Okay.
 16 MS. ADAMS: Okay.
 17 COMMISSIONER GRIGGS: And the -- so the total
 18 development cost is 31 -- roughly 31 million.
 19 MS. ADAMS: Yes.
 20 COMMISSIONER GRIGGS: And of that, 24 million
 21 of it is construction. And then there's a 6.4
 22 percent developer fee. And it looks like the
 23 City -- the City's deferring roughly \$400,000 of
 24 that fee?

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1 MS. ADAMS: Yes.
 2 COMMISSIONER GRIGGS: At what point is the
 3 deferred fee collected? And then at what point are
 4 we paying out the \$1.6 million additional fee?
 5 MS. ADAMS: Now, that question I'm not sure
 6 of to answer. Maybe --
 7 MS. SORRELL: If I could interject.
 8 VICE CHAIR WHEAT: Could you state your name
 9 for the record?
 10 MS. SORRELL: Yeah. Esther Sorrell,
 11 Assistant Commissioner in the Department of Housing
 12 Multifamily Division.
 13 Developer fees are paid out after
 14 closing, after full construction, and lease-up of
 15 the building. They're paid out after all expenses
 16 are paid and debt service is paid. So it comes
 17 from the cash flow of the building after completion
 18 during the first ten years. That's when the
 19 deferred --
 20 COMMISSIONER GRIGGS: So it's deferred --
 21 MS. SORRELL: -- developer's fee --
 22 COMMISSIONER GRIGGS: That's the deferred
 23 portion of it?
 24 MS. SORRELL: That's correct.

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1 COMMISSIONER GRIGGS: Okay.

2 MS. SORRELL: During the -- after the closing

3 of the building, portions of the developer fee are

4 paid out at various times. There's a portion paid

5 out at closing. And there's certain benchmarks the

6 development has to meet in order to be paid the

7 developer fee with the majority of it coming at the

8 end of the construction.

9 VICE CHAIR WHEAT: Commissioner Griggs,

10 additional questions?

11 COMMISSIONER GRIGGS: Not right now.

12 VICE CHAIR WHEAT: Okay. Great.

13 Other questions from Commissioners?

14 Commissioner Cox.

15 COMMISSIONER COX: So Gorman, they are now

16 going to do two schools in the Englewood area. And

17 so it's great to see their partnership with some of

18 the local resource people.

19 Can you clarify what the role of

20 RAGE, which is listed as a partner, and others are

21 going to play in the redevelopment and management

22 of the property?

23 MS. ADAMS: They're not going to play a part

24 in the management of the property. They're just

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1 community supporters.

2 COMMISSIONER COX: Supporters.

3 MS. ADAMS: They've been having meetings

4 throughout.

5 COMMISSIONER COX: So there's no equity

6 sharing with those organizations?

7 MS. ADAMS: They would provide any services

8 that they offer, but basically Phoenix Foundation

9 would be doing most of the supportive services for

10 the property.

11 COMMISSIONER COX: And is there any

12 information about Gorman's, you know, experience in

13 managing homeless housing or supportive services?

14 I just -- I don't know a lot about their --

15 MS. ADAMS: About Gorman? There is actually

16 a book that was written about some of the

17 affordable housing that they did in Milwaukee and

18 the Wisconsin area that I have -- I didn't even --

19 I didn't bring it with me. But they've been, like

20 I said, doing all types of things for a while. But

21 this is their first project in Chicago.

22 COMMISSIONER COX: Do we have a

23 representative of them here today?

24 MS. ADAMS: No. We sure don't.

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1 COMMISSIONER COX: Okay.

2 COMMISSIONER GOMEZ: Chairman.

3 VICE CHAIR WHEAT: Yes.

4 COMMISSIONER GOMEZ: Is there any involvement

5 with CHA or any of the --

6 MS. ADAMS: No. No CHA.

7 COMMISSIONER GOMEZ: I think at this -- I

8 just have a little bit of concern of like their

9 history of affordable housing or, you know,

10 homelessness and not knowing a little bit of what

11 they've done before and, you know, want to make

12 sure that, you know, the residents are able to

13 fully receive the support as needed. And so that's

14 why I ask for --

15 MS. ADAMS: Okay. Yeah. That would be --

16 basically that would be Phoenix Foundation that has

17 been doing this for over 30 years dealing with

18 homelessness. They will be doing the day-to-day

19 services for the residents.

20 COMMISSIONER GOMEZ: Will Phoenix be housed

21 in --

22 MS. ADAMS: Yes, Phoenix will be there.

23 COMMISSIONER GOMEZ: And where is Phoenix

24 located? Are they --

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1 MS. ADAMS: Here in Chicago.

2 COMMISSIONER GOMEZ: They're in Chicago?

3 MS. ADAMS: Yes.

4 COMMISSIONER GOMEZ: Is anybody from Phoenix

5 here?

6 MS. ADAMS: No, there's no representative

7 from Phoenix here. I'm sorry.

8 COMMISSIONER COX: I mean, I think the line

9 of questioning has to do -- a lot of times the

10 redevelopment of supportive housing for groups that

11 need it, you know, we know there's a demand for it,

12 a need for it, we end up having to track their

13 performance over time. And sometimes there's an

14 initial investment and attention and then over

15 time, they can become, you know, more lax and

16 lenient in their management, and then it becomes

17 an issue for the neighborhood.

18 And so I -- you know, these projects

19 rise or fall on the quality of the management of

20 the services because this is a service-intensive

21 population, so ...

22 MS. ADAMS: That's true.

23 COMMISSIONER COX: I mean, I think we -- you

24 know, I think having them do this work and coming

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1 to Chicago is a good thing. And, again, they have
 2 two properties that are close by. So the assumption
 3 is that there's going to be a management structure
 4 that can do both. But I do feel like it should be
 5 noted that we either have to monitor this or it has
 6 to be written into the development agreement some
 7 assurance of the ongoing kind of operational
 8 maintenance of the facility. And I'm not quite
 9 sure what gets -- what language gives us some
 10 protection, but I just know that we are --
 11 MS. ADAMS: Right.
 12 COMMISSIONER COX: -- constantly going back
 13 and, you know, a decade later having to deal with
 14 management issues.
 15 MS. ADAMS: Okay.
 16 VICE CHAIR WHEAT: And to Commissioner Cox's
 17 point, you know, the fact that the Low-Income
 18 Housing -- the trust fund is involved does create
 19 a level of involvement and oversight, but we know
 20 that that trust fund is already pre-taxed. From an
 21 administration standpoint, we have a hundred -- we
 22 have several projects around the city, and with
 23 some additional funding that's actually come in the
 24 last few years means that there are more projects

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1 as well. And so I think the note for the department,
 2 particularly with newer developers, you know, the
 3 more present they can be the better.
 4 MS. SORRELL: If I could interject again.
 5 VICE CHAIR WHEAT: Yeah.
 6 MS. SORRELL: Esther Sorrell for the
 7 Department of Housing.
 8 I was going to also mention that a
 9 number of the units will receive rental support
 10 from the Low-Income Housing Trust Fund.
 11 Also, Phoenix is going to provide
 12 on-site supportive services for the residents.
 13 And then also the asset management
 14 division along with the long-term monitoring
 15 division of the Department of Housing will annually
 16 review operating statements as well as financial
 17 statements and the physical condition of the
 18 property to make sure that the property will adhere
 19 to the regulatory agreements that will be in place
 20 and the RDA that will be in place on the property.
 21 So the department will have hands-on
 22 boots on the ground to continue to make sure that
 23 the property is maintained in decent, safe, and
 24 sanitary condition especially through the fact that

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1 the City's allocating a number of Low-Income
 2 Housing Tax Credits.
 3 So we will be monitoring the
 4 financial condition of the property especially for
 5 the first 15 years of the tax credit compliance
 6 period and 20 -- an additional 5 years for the HOME
 7 term and another 30 years -- another 15 years for
 8 the extended use period to total 30 years of
 9 reviews by the department to make sure that the
 10 property is maintained in an acceptable condition.
 11 VICE CHAIR WHEAT: Thank you.
 12 Commissioner Curtis.
 13 COMMISSIONER CURTIS: It looks to me like
 14 that the -- maybe I don't understand this as well
 15 as I should -- that the sources and uses pertains
 16 to the development, and it seems that development
 17 is defined and budgeted, and we're comfortable with
 18 the development of the project. I guess the whole
 19 question to me then is what happens after it's
 20 developed and who is responsible for that
 21 continuation? I understood your comment just a
 22 minute ago. But I'm wondering have you helped
 23 develop a budget currently for the ongoing
 24 operation of the project? Is there any assurance?

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1 Do we know that this is a sustainable project?
 2 MS. SORRELL: Michelle could possibly, as the
 3 project manager --
 4 VICE CHAIR WHEAT: Sorry. Could you identify
 5 yourself?
 6 MS. SORRELL: Sorry. Esther Sorrell,
 7 Department of Housing.
 8 Michelle can speak again to the
 9 ongoing operating budget. But we at the department
 10 have reviewed the operating budget and determined
 11 that there was sufficient resources from the
 12 operations of the building that will provide
 13 funding for ongoing tenant support services and
 14 also for the management of the property.
 15 The department will also be
 16 reviewing the tenant selection plan, the management
 17 plan, the management agreement, and the fair
 18 housing marketing plan to ensure that there's a
 19 good mix of tenants that are a good fit for the
 20 building, and that we will also review the tenant
 21 services plan to make sure that the services are
 22 adequate for the population of the building.
 23 So we've determined that the
 24 operating expenses are adequate to meet the needs

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1 of the property. We will, in the asset management
 2 division, review that annually to make sure that's
 3 occurring on an ongoing basis. So from our
 4 underwriting right now, it's determined that the
 5 property will be able to meet those needs.
 6 COMMISSIONER CURTIS: Thank you. The -- just
 7 to make sure I understood. You have a process for
 8 continuing to monitor, but at this stage in the
 9 project, you have already reviewed the business
 10 plan?
 11 MS. SORRELL: The total operating budget.
 12 MS. ADAMS: Right.
 13 COMMISSIONER CURTIS: Thank you.
 14 VICE CHAIR WHEAT: Other questions from
 15 Commissioners?
 16 COMMISSIONER COX: I just wanted a
 17 clarification on the remaining portion of the site.
 18 They have not submitted a plan for the build-out
 19 of the rest of the site. And will that be a plan
 20 development for the remainder? I'm just trying to
 21 make sure that the Planning Department has the
 22 ability to weigh in on what happens with the other
 23 part of the site.
 24 MR. BRUTUS: Yes. For the record, Patrick

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1 Brutus. I'm the neighborhood planner for Englewood
 2 and working with Michelle on this project from the
 3 planning side.
 4 To answer the Commissioner's
 5 question, yes. This project was presented and
 6 passed by the Chicago Plan Commission to establish
 7 a plan development with two subareas; subarea A,
 8 which is what we're seeing here today, which calls
 9 for the construction or the rehab of this building,
 10 50 units; and subarea B, which is the phase 2,
 11 which is not online, but will provide up to 25
 12 units. We'll provide the Department of Housing and
 13 Planning an opportunity to see it first and review
 14 the designs and go over any minor changes or site
 15 plan revisions that may or may not be contemplated
 16 with respect to that future development. That is a
 17 future development. There's no timetable yet
 18 established for that phase. Currently the
 19 development team is all in on phase 1.
 20 COMMISSIONER COX: Okay. A continuation of
 21 that question. It was mentioned that the two
 22 cul-de-sacs that were inserted when this functioned
 23 as a school, and there was also mention that
 24 resources that are in this budget are going to go

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1 to make those improvements, open those up. Can you
 2 clarify that?
 3 MS. ADAMS: Yes. \$200,000 of the TIF funding
 4 is going to be used to close up -- or open up the
 5 cul-de-sacs on Paulina and on Hermitage.
 6 COMMISSIONER COX: And that will happen
 7 simultaneously with the redevelopment of the site?
 8 MS. ADAMS: Yes.
 9 MR. BRUTUS: For the record again, Patrick
 10 Brutus. We're also working with CDOT and the
 11 alderman's office on that plan to reopen up the
 12 grid so that there's vehicular access running
 13 through the Paulina and Hermitage blocks.
 14 VICE CHAIR WHEAT: Other questions from
 15 Commissioners?
 16 COMMISSIONER GRIGGS: I got one final one.
 17 What is the partnership split
 18 between the nonprofit and the developer? Are they
 19 a part of the ownership structure, or are they just
 20 a limited liability partner?
 21 MS. ADAMS: Well, Earle School, LLC is the
 22 hundred percent owner. Okay.
 23 COMMISSIONER GRIGGS: From the accepted
 24 entity?

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1 MS. ADAMS: Right.
 2 COMMISSIONER GRIGGS: So Gorman and Phoenix
 3 make up that entity?
 4 MS. ADAMS: No. Phoenix is not part owner
 5 of the facility. No. They're just working as a
 6 sponsor.
 7 VICE CHAIR WHEAT: Commissioner Gomez.
 8 COMMISSIONER GOMEZ: So is it Gorman? I'm
 9 sorry. It's just like -- then who is it? Just
 10 Gorman?
 11 COMMISSIONER GRIGGS: Just Gorman.
 12 MS. ADAMS: Gorman, yes.
 13 MR. BRUTUS: For the record, Patrick Brutus.
 14 Sorry.
 15 Just to kind of clarify, because
 16 Commissioner Cox also raised that question earlier
 17 with respect to community partners having equity
 18 shares. Gorman & Company on the other project
 19 they're working on, which also is at the Plan
 20 Commission, which is The Regenerator, which is the
 21 rehab of Woode School, they're working with
 22 community partners who do have an equity share,
 23 RAGE, Teamwork Englewood, et cetera. Those
 24 partners are equity partners in that deal. This

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1 deal, as Michelle stated, does not have an equity
 2 community partner. Phoenix Foundation is a service
 3 provider and a partner in spirit to provide those
 4 services that you were talking about, Commissioner,
 5 also. But they are the hundred percent partner.
 6 So the EDS -- when Michelle completely reviewed --
 7 revealed that. I think that might be in your CDC
 8 packet as well.
 9 MS. ADAMS: Right. It should be in the
 10 organizational chart.
 11 COMMISSIONER COX: I'm obviously, you know,
 12 in support of this project, and I'm glad that they
 13 have community organizations. I'm a little
 14 surprised that they did not try to establish an
 15 equity share in this project as well.
 16 MS. ADAMS: Yeah. There was some talk about
 17 that. This -- I think it's even in the
 18 organizational chart that there's still yet to be
 19 another entity that will be started later to, I
 20 guess -- which will be more of an equity partner.
 21 COMMISSIONER COX: I mean, the reason is
 22 ultimately the more local ownership there is of
 23 this, the more it's going to belong to everyone.
 24 So to have a -- to have like a meeting space or

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1 gymnasium. It says indoor sports. So like who's
 2 going to manage that? And would that not -- that
 3 wing not have been an opportunity for a community
 4 entity to own and operate the indoor sports
 5 facility? Because otherwise, you know, we don't
 6 normally have a reason to come to a site that is
 7 providing housing for the homeless.
 8 MS. ADAMS: The homeless, yeah.
 9 COMMISSIONER COX: So anything that could
 10 break the barrier of this being, you know, about
 11 somebody else and not the community, I think that
 12 effort should be made. So I am not -- I mean,
 13 obviously these are points that can be raised in
 14 the development conversation. I just think we need
 15 to push a little on this.
 16 MS. ADAMS: Okay.
 17 MS. SORRELL: Esther Sorrell for the record
 18 from the Department of Housing.
 19 As Michelle stated, there are still
 20 in negotiations for future arrangements, and these
 21 will be prior -- worked up prior to City Council
 22 approval. So for the information that is not
 23 present today, we will have that prior to City
 24 Council.

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1 COMMISSIONER GRIGGS: I think, you know, just
 2 another comment from me as a City Commissioner on
 3 the -- on this committee, it's hard to look at a
 4 budget that's essentially \$31 million and a \$4.2
 5 million TIF ask from an organization who comes from
 6 Milwaukee, hasn't done much of this in Chicago,
 7 doesn't bring any local participation at the prime
 8 level from the community. And it's just tough for
 9 me to support it without having people who look
 10 like me in an ownership stake.
 11 And I think Gorman, one, they don't
 12 have anybody here. I get it. They had to go to a
 13 walk-through. But they're asking us to approve a
 14 \$4.2 million TIF allotment and they don't have
 15 anybody at the prime spot that represents the
 16 community itself. Just my own personal comment.
 17 COMMISSIONER COX: What I want to understand,
 18 you know, our ability to act on this, because I
 19 think it would be a far better project if there
 20 was -- they could figure out a shared ownership
 21 model and some component of this that makes sense
 22 that is outward facing. And it's one thing to
 23 raise it. It's another thing to hold them kind of
 24 accountable to that. And I don't want to, you

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1 know, vote on something and then, you know, say,
 2 Oh, we couldn't make it work. So I'm just kind
 3 of looking a little for some guidance from the
 4 department that is advancing this recommendation on
 5 what we might want to do about that. Because I
 6 think, you know, if we don't push, they're not
 7 going to respond.
 8 MS. ADAMS: Right.
 9 COMMISSIONER COX: But -- so any thoughts on
 10 that?
 11 MS. SORRELL: One more thought. Esther
 12 Sorrell for the record.
 13 If I could just remind the committee
 14 that as a part of the selection process, there was
 15 three bids submitted. And also we -- Gorman has
 16 agreed to go above and beyond for MBE and WBE and
 17 local hiring. I'm not sure if that satisfies the
 18 Commission, but it's a start.
 19 Again, Gorman is new to Chicago. We
 20 are looking for them to step up their participation
 21 with the local community.
 22 COMMISSIONER GOMEZ: That's not what the
 23 packet said. They're meeting the minimum
 24 requirement.

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1 COMMISSIONER GRIGGS: Right.
 2 COMMISSIONER GOMEZ: They're not going above
 3 and beyond. They're not committing to anything
 4 above and beyond at all. In fact, this is really
 5 subpar if you ask me. Every time I keep hearing
 6 more, I'm not inclined to be in favor of this
 7 project to be honest at this point.
 8 VICE CHAIR WHEAT: So given the concerns from
 9 the Commission and also looking at staff for
 10 thoughts here, there are a couple paths that we
 11 could go. We could do a roll call vote on the
 12 matter proper. We could table the matter to a
 13 future date given the concerns, the questions that
 14 have been brought forward. Yes. So -- yes, go
 15 ahead.
 16 MS. SORRELL: Esther Sorrell again. If I
 17 could offer a suggestion on behalf of the
 18 department. If we could table it so we make sure
 19 Gorman is at the next meeting so they can
 20 definitely expand upon what their equity
 21 participation is, tell us more about previous
 22 participation in other cities that has worked, how
 23 they've met commissions' goals in other projects,
 24 and then perhaps we could just table the vote until

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1 the next meeting.
 2 VICE CHAIR WHEAT: So there's been -- so I
 3 haven't actually moved for anything. There's no
 4 motion on the table. So we could just move the
 5 agenda accordingly. Or do I need to make a formal
 6 motion to table the matter to the next meeting?
 7 MR. JEFFRIES: Tim Jeffries, Managing Deputy
 8 Commissioner. As Chair -- the Vice Chair today has
 9 the ability to hold an item in committee at his
 10 discretion.
 11 VICE CHAIR WHEAT: So we're going to hold
 12 this item until the next month's meeting. And I
 13 would suggest that both the Department of Housing
 14 and DPD touch base in terms of some of the issues
 15 that have been brought forward and also make sure
 16 our friends from Gorman are here next time.
 17 MS. ADAMS: And maybe someone from the
 18 Phoenix Foundation also would be good too.
 19 VICE CHAIR WHEAT: I think all the
 20 representatives that are part of the project should
 21 probably be here.
 22 Commissioner Griggs.
 23 COMMISSIONER GRIGGS: Chair, can I make a
 24 recommendation that -- I mean, there seems to be a

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1 lot of concern across the table. Would it be wise
 2 for us to provide you with a list of those concerns
 3 so you can pass those on to Housing and DPD so when
 4 Gorman does come before this committee that they're
 5 prepared to answer those questions?
 6 MS. ADAMS: Sure. That would be great.
 7 COMMISSIONER GRIGGS: I don't want to, you
 8 know, put them on the spot here and have them shoot
 9 me a bunch of crap.
 10 MS. ADAMS: Yeah. That would be good.
 11 COMMISSIONER COX: I think the issue about --
 12 I mean, we talked about ongoing maintenance. But
 13 we talked about ownership models, and they have
 14 applied that model with the IMAN group for The
 15 Regenerator. My kind of expectation is that if
 16 there's a portion of this that meets that that they
 17 would bring that model forward so they don't come
 18 the next time to answer the questions that we pose
 19 today, but they come with a proposal for ownership,
 20 an ownership model.
 21 MS. ADAMS: Okay.
 22 VICE CHAIR WHEAT: Yes. So thank you,
 23 Commissioner. Commissioner Griggs.
 24 So through the Chair, questions or

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1 concerns that the Commissioners have are welcome to
 2 be provided to me via staff as well to ensure that
 3 Gorman and other representatives are ready for next
 4 month's meeting.
 5 MS. ADAMS: Okay.
 6 VICE CHAIR WHEAT: Thank you very much.
 7 Thank you to the department for answering
 8 questions.
 9 With that, we're going to move to
 10 item C, which is our last item of business for
 11 today.
 12 The Department of Housing is seeking
 13 authority to sell property located at 1515 West
 14 47th Street in the 47th and Ashland Tax Increment
 15 Financing Redevelopment Project Area to New City
 16 Redevelopment, LP, or a related entity, to provide
 17 authority to the Department of Housing to negotiate
 18 a redevelopment agreement with New City Redevelopment,
 19 LP, or a related entity, for the redevelopment of
 20 the property located at 1515 West 47th Street and
 21 1635 through 43 West 47th Street in the 47th and
 22 Ashland Tax Increment Financing Redevelopment
 23 Project Area, and to recommend to the Chicago City
 24 Council the designation of New City Redevelopment,

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1 LC, or a related entity, as developer.
 2 Vonetta Jones will provide a brief
 3 description of this change on behalf of the
 4 Department of Planning and Development. Go ahead.
 5 MS. JONES: Good afternoon, Mr. Vice Chairman
 6 and members of the Commission. For the record, my
 7 name is Vonetta Jones, Financial Planning Analyst
 8 in the Department of Housing, Housing Development
 9 Finance Division.
 10 I'm presenting you today a request
 11 for support for the United Yards Phase 1
 12 development located in the 20th Ward in the New
 13 City/Back of the Yards neighborhood.
 14 Joining me today are members of the
 15 development team, Mr. Aron Weisner with Celadon and
 16 Jose Duarte of Blackwood Development Partners.
 17 Slide 2, please.
 18 Specifically DOH is seeking approval
 19 of the sale of one City-owned lot located at 1515
 20 West 47th Street to enable the development of a
 21 51-unit, mixed-use building. The developer is
 22 requesting a write-down of the price of one
 23 City-owned lot to \$1 to enable the project to move
 24 forward. In addition to the City-owned lot, the

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1 development team seeks \$14.5 million support from
 2 the 47th and Ashland TIF. This will enable a total
 3 of three mixed-use buildings totaling 51 units.
 4 Slide 3, please.
 5 The proposed development will be the
 6 new construction of two separate sites.
 7 Site 1 will be a six-story mid-rise
 8 building containing 45 one- to three-bedroom units,
 9 which will also include 19 parking spaces.
 10 Site 2 will consist of two separate
 11 three-flats. They will be two-bedroom modular
 12 buildings including eight parking spaces.
 13 Additionally, site 1 includes an
 14 opportunity hub on the ground floor. This project
 15 will be 100 percent affordable. The project will
 16 be near transportation along 47th Street.
 17 And the project also conforms to the
 18 goals and objectives of the 47th and Ashland TIF by
 19 creating a new residential building on vacant land
 20 that includes affordable housing units. This will
 21 also create 180 temporary construction jobs and 15
 22 permanent jobs.
 23 Slide 4, please.
 24 The development team sought input

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1 for the numerous phases and has conducted numerous
 2 community engagement activities.
 3 The project held community
 4 engagement meetings from 2021 through 2022. This
 5 included two visioning workshops, several
 6 roundtables, and the 20th Ward engagement process,
 7 which includes two community meetings and a vote on
 8 whether the community feels this would be a great
 9 fit for the community. Community input has been
 10 incorporated in the final design and program of the
 11 building.
 12 Slide 5, please.
 13 These are the renderings for both
 14 site 1 and site 2. Site 1 project is for a six-
 15 story building, 45 units, new construction, and
 16 family-oriented development along with 19 parking
 17 spaces.
 18 The design also includes
 19 architectural planters along 47th Street with
 20 a green outdoor deck on the sixth floor. Ground
 21 level will include plantings and new trees along
 22 the 47th and Justine public way. On-site amenities
 23 include bike storage and CTA tracker in the lobby.
 24 The ground floor will consist of an

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1 opportunity hub, which is a technology training and
 2 business support center specially targeted to
 3 support youth of the communities of color. No
 4 income will be charged for this space, and it will
 5 be managed by a local nonprofit partner, We All
 6 Code, and strategic support from Chicago
 7 Neighborhood Initiative.
 8 Site 2 project will consist of two
 9 three-flats. They will be two-bedroom modular
 10 buildings with eight parking spaces.
 11 Both sites will include all electric
 12 units. Units also include low-flow water sense
 13 plumbing fixtures to meet water reduction by 25
 14 percent. On-site amenities for both include EV
 15 charging stalls -- I'm sorry, EV charging stalls
 16 and Smart thermostats.
 17 Slide 6, please.
 18 So here's another angle for the six-
 19 story project facing 47th Street.
 20 Slide 7, please.
 21 This slide shows you the current
 22 views for both sites.
 23 Slide 8, please.
 24 United Yards will be located in a

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1 neighborhood of mixed residential homes north and
 2 south of 47th Street, industrial and commercial
 3 uses featuring occasional residential properties
 4 east and west of the site along 47th Street. The
 5 location is in a low- to moderate-income
 6 neighborhood of Chicago that is in a new -- that is
 7 in need of new investment. The addition of new
 8 high-quality apartments will continue to set the
 9 tone for ongoing development in this area.
 10 Slide 9, please.
 11 So this is the current site plan for
 12 this project. And this is for site 1.
 13 And slide 10, please.
 14 And this is the site plan for site 2.
 15 Slide 11, please.
 16 So this phase is one of three phases
 17 for United Yards. This is the mass rendering for
 18 when all the phases are complete. This is just so
 19 you could see the wholistic view of the complete
 20 project what it will look like. Just to keep in
 21 mind as well, the 1B Goldblatt's phase was also
 22 submitted to CDC a few months back.
 23 Slide 12, please.
 24 The proposed units range from one to

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1 three bedrooms. Site 1 will have 45 units reserved
 2 for households 15 to 60 percent AMI. The
 3 applicants will receive subsidy for the six 15
 4 percent and six 30 percent units through the
 5 Chicago Low-Income Housing Trust Fund. Site 2 will
 6 have a total of six units reserved for households
 7 earning 60 to 80 percent AMI.
 8 Slide 13, please.
 9 The project will led by a joint
 10 venture between Celadon Partners, LLC and Blackwood
 11 Development Partners, LLC, which together will now
 12 form New City Redevelopment, LP.
 13 Celadon Partners, the Blackwood --
 14 and the Blackwood group began working together as
 15 co-developers late 2020 in preparation for the
 16 submission of an RFP that was awarded. Throughout
 17 the process and then predevelopment of the
 18 successful United Yards, the two companies have
 19 been working side by side.
 20 Celadon Partners was formed in 2019
 21 as a joint venture with Aron Weisner and Scott
 22 Henry for the purpose of developing affordable
 23 housing in the Chicagoland area and beyond.
 24 Mr. Henry has operated as a developer since 2008

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1 and has completed 1,650 affordable homes
 2 nationally. The program began -- brings 50 years
 3 of experience in banking, design, management of
 4 affordable homes. Celadon is known to DOH, and the
 5 team has completed several projects in Chicago,
 6 including New City Supportive Living, Pulaski NSP,
 7 Vernon NSP, West Pullman Apartments, and also the
 8 Metropolitan Apartments as well.
 9 Blackwood Development Partners, LLC
 10 was founded in 2007. The firm is headed by Jose
 11 Duarte and Rafael Hernandez. Blackwood's great
 12 depth of experience and knowledge translates into
 13 strong, sound guidance and service to its clients
 14 in the areas of development, general contracting
 15 design development, construction management, and
 16 preconstruction. Blackwood has successfully
 17 completed over 300 residential units and a variety
 18 of projects throughout the Chicagoland area,
 19 including commercial, mixed use, and light
 20 industrial/warehousing sectors. There's also much
 21 more detail in the packet submitted as well.
 22 This will be a joint venture split
 23 between the two developers with Celadon being at
 24 80 percent and Blackwood being at 20 percent.

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1 Slide 14, please.
 2 The general contractor is Skender
 3 Construction. A team of more than 300 industry
 4 experts has built numerous multifamily and
 5 affordable housing, hospitals, senior living,
 6 retail, offices, and labs for more than 60 years.
 7 The architect for this project is
 8 Design Bridge. A collaborative practice of
 9 architects and designers with nearly a 40-year work
 10 history working throughout Chicago's diverse
 11 communities, they offer an experienced creative
 12 team of professionals seeking inspiration by the
 13 specific -- specificity -- I always trip over that
 14 word, I'm sorry -- specificity of each unique
 15 project opportunity.
 16 The project management is Realty and
 17 Mortgage Corporation, an Illinois corporation which
 18 was founded in 1906. Realty and Mortgage
 19 Corporation currently manages approximately 6,000
 20 for-rent and owner-occupied apartment units as well
 21 as 250,000 square feet of commercial space located
 22 throughout the Chicago metropolitan area. They
 23 also have extensive experience in managing
 24 properties financed through various HUD, IHDA, and

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1 City of Chicago DOH programs.
 2 Next slide, please.
 3 In addition to the two lots and
 4 14.5 million in funding, the development will be
 5 financed with equity from tax-exempt bonds. The
 6 Department of Planning and Development will provide
 7 up to \$4.5 million in Chicago Recovery funds. And
 8 the development team is contributing \$550,000 in
 9 deferred developer fees. Uses of funds include
 10 \$222,000 for acquisition of privately owned lots
 11 and \$30.1 million in construction costs. Finally,
 12 the development will accrue \$10 million in soft
 13 costs for a total development of \$41.1 million.
 14 Slide 16, please.
 15 We are requesting support for the
 16 disposition of the vacant City-owned lot at 1515
 17 West 47th Street, support for the allocation of
 18 \$14.5 million in TIF funds, and the request to have
 19 New City Redevelopment, LP as the developer.
 20 Next slide, please.
 21 This is the remaining timeline. I
 22 plan to go to full Council next month with passage
 23 in November. I estimate closing would be estimated
 24 in January of 2024 with construction to begin in

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1 February.
 2 This concludes my presentation. I
 3 also wanted to restate that DOH has thoroughly
 4 reviewed and supports the action of this project
 5 and that we have received Alderwoman Jeanette
 6 Taylor's approval. Please let me know if you have
 7 any questions.
 8 VICE CHAIR WHEAT: Thank you.
 9 Anyone from Alderwoman Taylor's
 10 office?
 11 (No response.)
 12 Seeing no one.
 13 There were no written statements
 14 from the public on this matter. We can now move on
 15 to questions. Vonetta Jones from the Department of
 16 Housing has been joined by Aron Weisner from
 17 Celadon Partners and Jose Duarte from Blackwood
 18 Development to help answer questions as well.
 19 Commissioners. Yes, Commissioner
 20 Curtis.
 21 COMMISSIONER CURTIS: As -- I'm looking at
 22 the price per square foot. It's \$600 a square foot
 23 for the project. As I look at some of the more
 24 affluent areas of Chicago, \$600 a square foot seems

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1 to be high. I'm just wondering is there thought as
 2 to the price of \$600 a square foot for low-income
 3 housing?
 4 MS. JONES: Well, I will say this. In
 5 looking at the previous history through the
 6 projects that have been submitted for 2021, those
 7 are our last numbers that we have, that
 8 unfortunately has become the norm for the square
 9 footages for the price that we have right now.
 10 COMMISSIONER CURTIS: As I look up -- and I
 11 know this isn't apples and apples. But I just
 12 looked up a -- just something that came up in
 13 Streeterville, and the price per square foot there
 14 is \$528 a square foot in Streeterville.
 15 MS. JONES: Yes.
 16 COMMISSIONER CURTIS: Thank you.
 17 MS. JONES: You're welcome.
 18 VICE CHAIR WHEAT: Other questions from
 19 Commissioners?
 20 COMMISSIONER COX: I mean, I think this has
 21 been a discussion or a misunderstanding in the
 22 popular press about why can't affordable housing be
 23 just as inexpensive as market-rate housing. And
 24 I -- you know, I don't know if you got a few hours

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1 to talk about it.
 2 VICE CHAIR WHEAT: You might.
 3 COMMISSIONER COX: You know, it's a false
 4 comparison that, you know, really does require
 5 experts to talk about the hoops that affordable
 6 housing is asked to jump that no market-rate
 7 project ever has to. And it comes with elevated
 8 costs that have to end up being folded into the per
 9 unit cost.
 10 So, yeah, I mean, I think people
 11 who are more expert than I could explain why we
 12 consistently see affordable housing cost more than
 13 market-rate housing.
 14 MS. JONES: Yes.
 15 COMMISSIONER COX: Although the construction
 16 prices are, you know, subject to the exact same
 17 curve.
 18 COMMISSIONER GRIGGS: You could equate \$50 a
 19 square foot to just soft costs.
 20 COMMISSIONER CURTIS: I'm sorry?
 21 COMMISSIONER GRIGGS: To soft costs. The
 22 soft -- the transaction cost for a LIHTC
 23 application and the process associated with it, you
 24 know, could be somewhere close to 40 to 50 bucks a

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1 square foot.

2 MS. JONES: Plus -- I'm sorry. And plus keep

3 in mind our standards are a little bit higher than

4 they are -- for affordable housing than they are

5 for market rate. So that's another thing. So they

6 have to put into consideration -- if you want to

7 meet HUD standards, you have to do a little bit

8 more for the market -- for the affordable homes

9 than you do for market homes. So that's one thing.

10 COMMISSIONER COX: But, again, many people

11 from all sides of the equation are asking that same

12 question.

13 COMMISSIONER GRIGGS: But I will -- I would

14 commend, though, the cost per square footage as to

15 on the construction, I mean, the hard costs for

16 just -- I'm just looking at construction, not

17 looking at the total deal cost because the 600 a

18 square foot includes soft costs as well, which in

19 this model is \$148 a square feet. But the

20 construction cost at \$428 a square foot would be in

21 line with where the marketplace is to actually

22 build a facility of this type.

23 MS. JONES: It has jumped.

24 VICE CHAIR WHEAT: Other questions from

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1 Commissioners?

2 COMMISSIONER COX: I just want to get a

3 clarification for site 2.

4 MS. JONES: Yes, sir.

5 COMMISSIONER COX: It's still reserving

6 frontage on 47th Street for a commercial building

7 and then the two three-flats on the second part.

8 But because of the property subdivision, we are --

9 I mean, the way that our property is situated will

10 require almost like a re-platting. I just want to

11 make sure that the two-flats are still on the side

12 street and the side towards the commercial street

13 is still reserved for commercial buildings.

14 MS. JONES: Go ahead. State your name for

15 the record.

16 MR. DUARTE: Good afternoon. My name is Jose

17 Duarte with Blackwood Development Partners.

18 First of all, it's an honor and

19 privilege to be here. It's been a long journey for

20 us as partners. We've been at it for three years

21 going through this process. But we're thrilled to

22 be at this point. So first of all thank you.

23 To answer your question, yeah, I

24 think those renderings are a little bit outdated.

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1 The subdivision process, which is completed

2 actually, so we do still have a store -- commercial

3 building piece right on the corner of 47th and

4 Marshfield. And then we have two three-flats are

5 actually on Marshfield just south of the commercial

6 property.

7 COMMISSIONER COX: Well, no, it has been a

8 very long time coming. And to see -- you know,

9 what happens when you get to closing and you pull

10 your permits, you know, it accelerates things.

11 We're seeing buildings go up really quickly at that

12 point, and this is going to be a pretty important

13 signature of the rebirth of that corridor. So I'm

14 just thrilled to be at the point where we can move

15 this forward in such a tangible way. So

16 congratulations to the team, both the DOH and the

17 development team.

18 MS. JONES: Thank you.

19 VICE CHAIR WHEAT: Other questions?

20 (No response.)

21 If there are no further questions, I

22 would now like to invite members of the public who

23 are in attendance and interested to speak on this

24 item. Each speaker will be limited to three

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1 minutes.

2 (No response.)

3 If there are no further questions or

4 comments regarding the matter before us, I move due

5 passage of this item by the same roll call

6 previously used to establish quorum.

7 The resolution before us is for the

8 Department of Housing -- is that the Department of

9 Housing is seeking authority to sell property

10 located at 1515 West 47th Street in the 47th/
11 Ashland Tax Increment Financing Redevelopment

12 Project Area to New City Redevelopment, LP, or a

13 related entity, to provide authority to the

14 Department of Housing to negotiate a redevelopment

15 agreement with New City Redevelopment, or a related

16 entity, for the redevelopment of the property

17 located at 1515 West 47th Street and 1635 through

18 43 West 47th Street in the 47th and Ashland Tax

19 Increment Financing Redevelopment Project Area,

20 and to recommend to the Chicago City Council the

21 designation of New City Redevelopment, LP, or a

22 related entity, as developer.

23 I move due passage of this item by

24 the same roll call previously used to establish

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1 quorum.
 2 COMMISSIONER GOMEZ: I abstain.
 3 VICE CHAIR WHEAT: Let the record reflect
 4 that Commissioner Gomez is abstaining on this item.
 5 But hearing no further changes, the
 6 motion is approved.
 7 Commissioners, that was our last
 8 item on today's agenda. And if I may for the -- I
 9 believe, Commissioner Cox, this is your last
 10 meeting.
 11 COMMISSIONER COX: It is true.
 12 VICE CHAIR WHEAT: But for the record, on
 13 behalf of my fellow Commissioners, we want to thank
 14 you for your service on this Commission and thank
 15 you to -- thank you for your service to the
 16 citizens of Chicago. It is greatly appreciated and
 17 wish you well in your further endeavors.
 18 COMMISSIONER COX: Much appreciated. Just
 19 thank -- thank you for ...
 20 (Applause.)
 21 This has been one of those
 22 committees that I didn't even know what they did
 23 when I started. I thought, You have another step?
 24 And I have to say after, you know, sharing these


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1 meetings with you, this is one of the tougher
 2 committees that you have to go through. I mean,
 3 really good questioners, people who really
 4 understand deals and demand answers and has really
 5 kind of changed the tone. So it's really great to
 6 see government working like this, people who
 7 volunteer their time. And I'm just like they're
 8 really tough and you have to come really prepared.
 9 And so I just appreciate your work, and I think we
 10 got a lot of incredible stuff done on behalf of
 11 Chicagoans over the past four years. And I am
 12 confident that with this composition it will
 13 continue.
 14 So, you know, wish you all the best
 15 and look forward to the work you'll continue to do
 16 on behalf of the City. Thank you.
 17 COMMISSIONER GRIGGS: I want to add that a
 18 lot of what has happened over the last four years
 19 with projects like this one through the INVEST
 20 South/West program would not have been possible
 21 without this Commissioner sitting to the left of
 22 me. He has been extraordinary in his work here in
 23 the City of Chicago, and I think we all owe a debt
 24 of gratitude to you for all that you've done to

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1 advance not just our neighborhoods but ensuring
 2 that equity in our community and knowing these
 3 deals were at the forefront of decisionmaking. And
 4 I don't think that's ever happened with any other
 5 Commissioner previous to you. So you deserve just
 6 a round of applause for making sure that folks
 7 had --
 8 (Applause.)
 9 VICE CHAIR WHEAT: If there are no further
 10 questions or comments, I move to adjourn the
 11 September meeting of the Community Development
 12 Commission by the same roll call vote previously
 13 used to establish quorum.
 14 (No response.)
 15 Hearing no objections, we are
 16 adjourned. Thank you.
 17 (The proceedings adjourned at
 18 3:19 p.m.)
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 20
 21
 22
 23
 24

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1
 2
 3 REPORTER'S CERTIFICATE
 4 I, Nick D. Bowen, do hereby certify that
 5 I reported in shorthand the proceedings of said
 6 hearing as appears from my stenographic notes so
 7 taken and transcribed under my direction.
 8
 9 IN WITNESS WHEREOF, I have hereunto set my
 10 hand and affixed my seal of office at Chicago,
 11 Illinois, this 6th day of October 2023.
 12
 13
 14 
 15 Illinois CSR No. 084-001661
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\$1 6:4 8:4,12 62:23	117 38:19	2018 6:11 12:23
\$1.6 41:4	12 8:3 36:17 37:5 66:23	2019 67:20
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