

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

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

Chair Butler called the October 10th meeting to order at 1:00 p.m. and took a call of the roll to establish the presence of a quorum.

Present

Gwendolyn Hatten Butler, Chair
Christopher Wheat, Vice Chair
Grace Chan McKibben, Secretary
Dwight Curtis
Cornelius Griggs
Latasha Thomas

Absent

Robert Buford
Leslie Davis
Jaqueline Gomez

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 SEPTEMBER 12TH MEETING

Chair Butler moved due passage of this item by the same roll call vote previously used to establish quorum. Commissioners Butler, Chan McKibben and Thomas requested that the record reflect their vote as “Abstain,” due to their absences at the September 12th meeting.

Approved 3-0-3

Yay: Wheat, Curtis, Griggs
No: None
Abstain: Butler, Chan McKibben, Thomas

III. APPOINTMENT OF ASSISTANT SECRETARY

Chair Butler addressed the need to appoint a new Assistant Secretary to assist the CDC Secretary with the record-keeping functions of the Commission, due to the recent departure of the former Assistant Secretary, Bob McKenna. Chair Butler recommended that Managing Deputy Commissioner, Tim Jeffries, temporarily serve as the Assistant Secretary, and moved due passage of this item by the same roll call vote previously used to establish quorum.

No Commissioners present voiced any rejections to the appointment.

IV. OLD BUSINESS

A. 63RD/ASHLAND REDEVELOPMENT 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.

Tamra Collins

23-CDC-36

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

Approved 6-0-0

Yay: Butler, Wheat, Chan McKibben, Curtis, Griggs, Thomas

No: None

Abstain: None

V. NEW BUSINESS

B. MIDWEST REDEVELOPMENT PROJECT AREA (WARD 27)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with BandWith Music Ltd for redevelopment of the property located at 134 S. California Avenue in the Midwest Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of BandWith Music Ltd as the Developer.

Michael Parella

23-CDC-39

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

Approved 6-0-0

Yay: Butler, Wheat, Chan McKibben, Curtis, Griggs, Thomas

No: None

Abstain: None

C. MIDWEST REDEVELOPMENT PROJECT AREA (WARD 27)

Chair Butler informed the Commission that the Department of Housing requested to pull this item of business from the meeting and present it at a later date; therefore, there was no discussion of, or vote taken on, Item C.

D. 63RD/ASHLAND REDEVELOPMENT PROJECT AREA (WARD 16)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Reynoso Insulation, Inc. for the disposition of properties located at 1946-1948 W. 63rd Street in the 63rd/Ashland Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to

approve the sale of the property to Reynoso Insulation, Inc. if no responsive alternative proposals are received.

Taylor Thompson

23-CDC-40

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

Approved 6-0-0

Yay: Butler, Wheat, Chan McKibben, Curtis, Griggs, Thomas

No: None

Abstain: None

VI. ADJOURNMENT

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

Approved 6-0-0

Yay: Butler, Wheat, Chan McKibben, Curtis, Griggs, Thomas

No: None

Abstain: None