

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting, 1:00 PM
November 14, 2023

MEETING MINUTES

I. ROLL CALL OF COMMISSIONERS

Chair Butler called the November 14th 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
Dwight Curtis
Leslie Davis
Jacqueline Gomez
Latasha Thomas

Late

Grace Chan McKibben, Secretary
Cornelius Griggs

Absent

Robert Buford

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 OCTOBER 10TH MEETING

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

Approved 8-0-0

Yay: Hatten Butler, Wheat, Chan McKibben, Curtis, Davis, Gomez, Griggs, Thomas

No: None

Abstain: None

III. NEW BUSINESS

A. MADISON/AUSTIN REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority for the Department of Housing to sell property located at 4531-33 W Washington Boulevard in the Madison/Austin Tax Increment Financing Redevelopment Project Area to United for Better Living, Inc. NFP, or a related entity; to provide authority to Department of Housing to negotiate a redevelopment agreement with United for Better Living, Inc. NFP or a related entity, for the redevelopment of the property located at 4531-33 W Washington Boulevard in the Madison/Austin Tax Increment Financing Redevelopment Project Area; and to recommend to the Chicago City Council the designation of Care Manor I L.P. and United for Better Living, Inc. NFP, or a related entity, as Developer.

Michelle Penar & Katrina Collins
23-CDC-41

Chair Butler moved due passage of this item by the same roll call vote previously used to establish quorum. Commissioner Curtis requested that he be marked as a 'no' vote.

Approved 7-1-0

Yay: Hatten Butler, Wheat, Chan McKibben, Davis, Gomez, Griggs, Thomas

No: Curtis

Abstain: None

B. MIDWEST REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority for the Department of Housing to negotiate a redevelopment agreement with Ogden Commons JV LLC for redevelopment of the property located at 1312 S Talman 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 Ogden Commons JV LLC as Developer.

Yixiao Shen
23-CDC-42

Chair Butler moved due passage of this item by the same roll call vote previously used to establish quorum. Commissioner Davis recused herself for this item because of an existing relationship with Sinai Hospital, a member of the development team.

Approved 7-0-1

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

No: None

Abstain: Davis

C. MIDWEST REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority to advertise the Department of Housing's intention to enter into a City Lots for Working Families land sale and redevelopment agreement with Homan Housing, LLC for the disposition of the property located at 3303 W Flournoy Street; 3431-33 W Flournoy Street; 3517 W Flournoy Street; and 3553 W Lexington St in the

Midwest TIF, to request alternative proposals, and to approve the sale of the property to Homan Housing, LLC if no responsive alternative proposals are received.

Whitni Mungin

23-CDC-43

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

Approved 8-0-0

Yay: Hatten Butler, Wheat, Chan McKibben, Curtis, Davis, Gomez, Griggs, Thomas

No: None

Abstain: None

D. 47TH/KING DRIVE REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with JD Housing LLC for the disposition of the property located at 4741 S. Indiana Avenue in the 47th/King Drive Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to JD Housing LLC if no responsive alternative proposals are received.

London Walther

23-CDC-44

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

Approved 8-0-0

Yay: Hatten Butler, Wheat, Chan McKibben, Curtis, Davis, Gomez, Griggs, Thomas

No: None

Abstain: None

E. OGDEN/PULASKI REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority for Department of Planning and Development's intention to enter into a land sale with Kildare Block Club Association, for the disposition of the property located at 1256 S. Kildare Avenue in the Ogden/Pulaski Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Kildare Block Club Association.

Meg Gustafson

23-CDC-45

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

Approved 8-0-0

Yay: Hatten Butler, Wheat, Chan McKibben, Curtis, Davis, Gomez, Griggs, Thomas

No: None

Abstain: None

F. COMMERCIAL AVENUE REDEVELOPMENT PROJECT AREA (WARD 10)

Request authority for Department of Planning and Development's intention to enter into a land sale with SCMASC NFP, for the disposition of the property located at 3109 E. 92nd Street in the Commercial Avenue Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to SCMASC.

Meg Gustafson

23-CDC-46

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

Approved 8-0-0

Yay: Hatten Butler, Wheat, Chan McKibben, Curtis, Davis, Gomez, Griggs, Thomas

No: None

Abstain: None

G. 67TH/WENTWORTH REDEVELOPMENT PROJECT AREA (WARD 6)

Request authority for Department of Planning and Development's intention to enter into a land sale with Grow Greater Englewood Inc, for the disposition of the property located at 7027-29 S. Princeton Avenue in the 67th/Wentworth Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Grow Greater Englewood Inc.

Meg Gustafson

23-CDC-47

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

Approved 8-0-0

Yay: Hatten Butler, Wheat, Chan McKibben, Curtis, Davis, Gomez, Griggs, Thomas

No: None

Abstain: None

IV. ADJOURNMENT

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

Approved 8-0-0

Yay: Hatten Butler, Wheat, Chan McKibben, Curtis, Davis, Gomez, Griggs, Thomas

No: None

Abstain: None

1 MEETING
2 OF THE
3 COMMUNITY DEVELOPMENT COMMISSION
4
5
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7
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9 City Hall-Council Chambers
10 121 North LaSalle Street
Chicago, Illinois

11 Tuesday, November 14, 2023
12 1:01 p.m.
13

14 PRESENT:

15 GWENDOLYN HATTEN BUTLER, CHAIRPERSON
16 CHRIS WHEAT, VICE CHAIR
GRACE CHAN MCKIBBEN, SECRETARY
17 DWIGHT CURTIS
LESLIE DAVIS
18 JACQUELINE GOMEZ
CORNELIUS GRIGGS
LATASHA THOMAS
19
20
21
22

23 Reported by: Nick D. Bowen
24

Page 2

1 CHAIRPERSON BUTLER: Good afternoon, and
 2 welcome to the November 14th regular meeting of
 3 the Community Development Commission of Chicago.
 4 I am Gwendolyn Hatten Butler,
 5 Chairwoman of the CDC.
 6 Today's meeting is being held at
 7 City Hall Council Chambers and is also being
 8 streamed by the Department of Planning and
 9 Development.
 10 The agenda for today's meeting was
 11 posted on November 9th both on the CDC website and
 12 physically at City Hall.
 13 I will now call to order the
 14 November 14th meeting of the Community Development
 15 Commission with a call of the roll.
 16 Commissioners, when your name is
 17 called, please respond by saying "present."
 18 Please note this vote will be used
 19 to establish the roll call vote for subsequent
 20 items.
 21 Vice Chair Wheat.
 22 COMMISSIONER WHEAT: Here.
 23 CHAIRPERSON BUTLER: Secretary Chan McKibben.
 24 (No response.)

Page 3

1 Commissioner Buford.
 2 (No response.)
 3 Commissioner Curtis.
 4 COMMISSIONER CURTIS: Here.
 5 CHAIRPERSON BUTLER: Commissioner Davis.
 6 COMMISSIONER DAVIS: Here.
 7 CHAIRPERSON BUTLER: Commissioner Gomez.
 8 COMMISSIONER GOMEZ: Here.
 9 CHAIRPERSON BUTLER: Commissioner Griggs.
 10 (No response.)
 11 Commissioner Thomas.
 12 COMMISSIONER THOMAS: Present.
 13 CHAIRPERSON BUTLER: We have a quorum. Thank
 14 you, Commissioners.
 15 The first item on our agenda
 16 requests approval of the minutes from our previous
 17 meeting held on October 10th. The Commissioners
 18 have had an opportunity to review the minutes, and
 19 if there are no corrections, I move passage of this
 20 item by the same roll call vote previously used to
 21 establish quorum.
 22 Are there any objections or changes
 23 to the minutes?
 24 (No response.)

Page 4

1 Hearing no objections, the motion is
 2 approved.
 3 Commissioners, moving on to our
 4 first item of new business, the Department of
 5 Housing is seeking authority to sell property
 6 located at 4531 through 33 West Washington
 7 Boulevard in the Madison/Austin Tax Increment
 8 Financing Redevelopment Project Area to United for
 9 Better Living NFP, or a related entity, to
 10 negotiate a redevelopment agreement with United for
 11 Better Living, Incorporated NFP, or a related
 12 entity, for the redevelopment of the property
 13 located at 4531 through 33 West Washington
 14 Boulevard in the Madison/Austin Tax Increment
 15 Financing Redevelopment Project Area, and to
 16 recommend to the City -- to the Chicago City
 17 Council the designation of Care Manor I, LP and
 18 United for Better Living, Incorporated NFP, or a
 19 related entity, as developer.
 20 Michelle Penar and Katrina Collins
 21 will provide a brief description on behalf of the
 22 Department of Housing.
 23 MS. PENAR: Good morning. Or good afternoon,
 24 Chairwoman Butler and members of the Community

Page 5

1 Development Commission.
 2 For the record, my name is Michelle
 3 Penar, financial planning analyst in the Department
 4 of Housing, Housing Development Finance Division.
 5 With me is Katrina Collins, also a
 6 financial planning analyst, working together on
 7 this project.
 8 Also joining are members of the
 9 development team; Bishop David Whittlely from United
 10 for Better Living and Greg Miller, the attorney and
 11 consultant from Miller Ferguson Law and 1600
 12 Investment Group. And I believe Alderman Ervin is
 13 here, but not present right now, in another
 14 committee meeting.
 15 We are going to present to you today
 16 a request for support for the Care Manor development
 17 located in the 28th Ward in the West Garfield Park
 18 neighborhood.
 19 DOH is seeking approval for the sale
 20 of two City-owned lots located at 4531 and 4533
 21 West Washington Boulevard which would enable the
 22 development of a 44-unit multifamily residential
 23 building. The developer is requesting a write-down
 24 of the price of the two City-owned lots to \$1 each,

Page 6

1 which would enable the project to move forward.
 2 In addition to the City-owned lot,
 3 the development seeks 10 million in financial
 4 support from the Madison/Austin TIF District and
 5 the designation of the Care Manor I, LP and United
 6 for Better Living, Inc. NFP and its affiliates, or
 7 a related party, as the developer.
 8 And here's Katrina.
 9 MS. KATRINA COLLINS: For the record, my name
 10 is Katrina Collins.
 11 Care Manor will be located on
 12 Washington Boulevard and Kenton Avenue. The
 13 proposed structure is four stories and has a total
 14 of 44 units. The building has been designed to
 15 keep with the existing feel of the older buildings
 16 in the neighborhood.
 17 Unit amenities will include a
 18 community room with a kitchen, management office,
 19 and on-site laundry. The project will have on-site
 20 parking spaces and street parking in front.
 21 The two lots in the red are the
 22 City-owned lots and were appraised at \$35,000. And
 23 the five lots in the yellow are the developer-owned
 24 lots.

Page 7

1 Okay. The projects are generally
 2 bound by West Washington Boulevard on the north,
 3 North Kilbourn Avenue on the east, West Madison
 4 Street on the south, and North Kenton Avenue on the
 5 west.
 6 Care Manor is a ministry of
 7 Corinthian Temple Church of God in Christ. The
 8 church's vision is to develop quality affordable
 9 housing for the West Garfield Park community. This
 10 vision addresses the City of Chicago's plan to
 11 combat the shortage of affordable rental housing on
 12 the West Side.
 13 The property consists of, as
 14 mentioned before, the five developer-owned lots
 15 and the two City-owned lots and will sit directly
 16 across the street from the church's community
 17 center. The development is within walking distance
 18 of the Madison corridor, which provides restaurants
 19 and retail stores, schools, religious institutions,
 20 and a library.
 21 Care Manor will bring affordable
 22 housing to a neighborhood that struggles with the
 23 fallout of systemic racism. According to the
 24 Chicago Metropolitan Agency for Planning, CMAP,

Page 8

1 approximately 70 percent of the West Garfield Park
 2 community earns less than \$50,000 annually, which
 3 demonstrates the need for affordable housing in
 4 this community.
 5 Next slide. Thank you.
 6 The project conforms to the goals
 7 and objectives of the Madison/Austin TIF by
 8 creating a new residential building on a vacant
 9 land that creates 100 percent affordable housing
 10 units.
 11 The development will help reduce
 12 vacant and underutilized properties with the use
 13 of the two City-owned land vacant lots.
 14 It is estimated that this
 15 development will create 20 temporary construction
 16 jobs and 1.5 permanent jobs after the construction
 17 is complete.
 18 Next slide.
 19 The developer has had multiple
 20 community meetings regarding the development of
 21 Care Manor. The developer shared the goal is to be
 22 active and intentional in keeping the community
 23 informed and included in the progress of Care
 24 Manor. Their goal is to continue the engagement

Page 9

1 until loan closing and construction begins.
 2 The developer is present and can
 3 share community engagement activities if needed.
 4 Next slide.
 5 This is the final rendering for the
 6 development.
 7 Next slide.
 8 The top image is a street view from
 9 Washington. The bottom image is the back of the
 10 building, which is a view from the parking lot.
 11 Next slide.
 12 The aerial view including the parking
 13 lot and play area along with the landscaping plans.
 14 Next slide.
 15 Care Manor will be located in a
 16 neighborhood of mixed residential homes,
 17 industrial, and commercial uses. The location
 18 is in a low- to moderate-income neighborhood of
 19 Chicago that is in need of new investment.
 20 The addition of new high-quality
 21 apartments will continue to set the tone for
 22 ongoing developments in the area.
 23 And I will pass it back to Michelle.
 24 MS. PENAR: Next slide.

Page 10

1 This table provides a detailed
 2 description of the proposed project. The subject
 3 property will provide a total of 44 rental units
 4 of which 100 percent will be affordable for the
 5 households earning no more than 60 percent of the
 6 area median income. These units will satisfy the
 7 Chicago Affordable Housing Ordinance, which
 8 requires 10 percent affordable units in projects
 9 developed on City-owned -- on land sold by the City
 10 and 20 percent of affordable units in projects
 11 receiving TIF.
 12 There will be 3 one-bedroom, 30
 13 two-bedroom, and 11 three-bedroom units, which is a
 14 majority of family-sized units. Of the 44 units,
 15 there will be 1 one-bedroom rented at the 30
 16 percent AMI and 1 two-bedroom rented at the 15
 17 percent AMI in which the applicants will receive
 18 the subsidy through Chicago Low-Income Housing
 19 Trust Fund.
 20 Next slide.
 21 The development team. This is the
 22 org chart provided by the developer; a limited
 23 partnership between National Equity Fund with 99.99
 24 percent of the partnership and Care Manor with --

Page 12

1 housing.
 2 The attorney is Miller Ferguson and
 3 is a local -- another local BIPOC law firm with
 4 over 25 -- 24 years of attorney experience.
 5 The developers. The mission of
 6 United for Better Living, also UBL, is to make a
 7 positive impact for all of West Garfield residents
 8 who are facing economic, educational, social, and
 9 safety barriers within their daily lives. Their
 10 vision is to be a leading organization that
 11 strengthens and empowers individuals and families
 12 living in West Garfield and its surrounding
 13 communities. UBL is a not-for-profit community
 14 development company which focuses on community
 15 development projects in the West Garfield Park
 16 area of Chicago located across the street from
 17 the proposed development.
 18 UBL has been operating as a
 19 nonprofit since 1983 serving the community for over
 20 30 years. UBL has developed and currently operates
 21 a community center that provides a multiple --
 22 multitude of service-oriented activities and a
 23 vacant Chicago public school that was repurposed
 24 and is now home to a charter school.

Page 11

1 Care Manor, Inc. at .01 percent.
 2 Next slide.
 3 The development team. The general
 4 contractor, GMA, is a minority- and veteran-owned
 5 general contracting, construction, construction
 6 management, and small business headquartered in
 7 Chicago.
 8 The property manager is Five T
 9 Management, which is also a local BIPOC-led
 10 property management company with experiences --
 11 experience that encompasses managing market-rate,
 12 low-income, and multiple different funding sources
 13 and rental units within Chicago's South and West
 14 Sides.
 15 The architect is Triad Consortium,
 16 which is also a BIPOC-led local architecture firm
 17 that has worked on several new construction and
 18 rehab projects with DOH for affordable units -- or
 19 affordable developments.
 20 The consultant is 1600 Investment
 21 Group, which also is a BIPOC-owned local consulting
 22 and development firm specializing in providing
 23 guidance and counsel to faith-based nonprofit
 24 organizations seeking to develop affordable

Page 13

1 Care Manor, LP is a limited
 2 partnership with Care Manor, Inc. and NEF. United
 3 for Better Living, Inc. NFP and its affiliates and
 4 Care Manor I, LP are the developers.
 5 Next slide.
 6 Financing. And in addition to the
 7 two lots and the 10 million in TIF funding, the
 8 development will be financed with equity from tax-
 9 exempt bonds. DOH will provide multiple -- multi-
 10 family loan funds in the amount of 4.2 million.
 11 And the development team will contribute 240,000 in
 12 deferred developer fees. Uses of funds include
 13 134,500 for acquisition of privately owned lots,
 14 18.9 million in construction costs, 938,000 in
 15 contingency. And finally the development will
 16 accrue 5.4 million in soft costs for a total
 17 development cost of \$25.4 million.
 18 Next slide.
 19 Here's our timeline. So November
 20 is CDC. December we plan on going to the Plan
 21 Commission. January we'll be intro'g for full
 22 finance for City Council. February 2024 is Council
 23 passage. Hoping for an estimated March closing.
 24 April 2024 start of the construction. And then

Page 14

1 August 2025 estimated construction complete.
 2 Next slide.
 3 And then our request. We are
 4 requesting support for the disposition of the two
 5 City-owned vacant lots at 4531 and 4533 West
 6 Washington Boulevard, support for the allocation
 7 of \$10 million in TIF funds, and the request to
 8 designate Care Manor I, LP and United for Better
 9 Living, Inc. NFP and its affiliates as the
 10 developer.
 11 Questions? Comments?
 12 CHAIRPERSON BUTLER: Thank you, Michelle and
 13 Katrina.
 14 I would now like to recognize
 15 Alderman Ervin and ask him to make a statement
 16 on the project if he chooses.
 17 ALDERMAN ERVIN: Thank you, Madam Chair.
 18 And, again, as I stated earlier
 19 when we did bond inducement on this project,
 20 this development in West Garfield is the first
 21 affordable development that's broken ground
 22 probably in the last at least 30 to 40 years.
 23 And this is something that is needed in this
 24 particular area.

Page 15

1 As I said previously, this is a --
 2 this was a -- this is and was and won't be an area
 3 that frequented by prostitutes and other ne'er-do-
 4 wells of life. But I think this is going to be a
 5 beacon of hope right in West Garfield Park that is
 6 necessary and needed for the revitalization of the
 7 community and look forward for a positive
 8 recommendation from the Commission.
 9 CHAIRPERSON BUTLER: Thank you, Alderman
 10 Ervin. We really appreciate you taking the time to
 11 join us today.
 12 No written statements from the
 13 public were submitted on this matter. So we can
 14 now move to questions from the Commissioners.
 15 Commissioners, Michelle Penar and
 16 Katrina Collins are here with Bishop Whittlely from
 17 United for Better Living and Care Manor, Inc. and
 18 Greg Miller from Miller Ferguson to help answer any
 19 questions you might have on this project.
 20 Commissioners, do you have questions?
 21 Commissioner Thomas.
 22 COMMISSIONER THOMAS: Thank you, Madam
 23 Chairman.
 24 Just one question. Which entity

Page 16

1 will be paying the real estate taxes?
 2 MS. PENAR: That's a good question. Tamra.
 3 Tamra Collins, my boss, I believe, is here.
 4 MS. TAMRA COLLINS: What's the question?
 5 COMMISSIONER THOMAS: Which entity will be
 6 paying real estate taxes?
 7 MS. TAMRA COLLINS: So this is a for-profit
 8 entity --
 9 CHAIRPERSON BUTLER: I'm sorry. Could you
 10 please introduce yourself for purposes of --
 11 MS. TAMRA COLLINS: I'm sorry. Tamra
 12 Collins --
 13 CHAIRPERSON BUTLER: -- the public record?
 14 MS. TAMRA COLLINS: -- Deputy Commissioner
 15 for the Department of Housing.
 16 This is -- will ultimately be a for-
 17 profit entity -- is that correct? -- that will be
 18 paying property taxes.
 19 COMMISSIONER THOMAS: Which entity is that?
 20 MS. TAMRA COLLINS: Is that the UBL? The
 21 limited partnership, Care Manor, LP.
 22 COMMISSIONER THOMAS: Thank you.
 23 CHAIRPERSON BUTLER: Commissioner Thomas, any
 24 further questions?

Page 17

1 COMMISSIONER THOMAS: No, ma'am. Thank you.
 2 CHAIRPERSON BUTLER: Secretary Chan McKibben.
 3 COMMISSIONER CHAN MCKIBBEN: Thank you.
 4 So my question is in the document it
 5 says that Care Manor is a ministry of Corinthian
 6 Temple Church of God and Christ. So what is the
 7 relationship between the project and the church?
 8 And will the church be providing any social
 9 services or anything to the residents?
 10 MS. PENAR: Bishop Whittlely.
 11 BISHOP WHITTLEY: Good afternoon. My name is
 12 David Todd Whittlely. And I certainly ask for your
 13 forgiveness because this is quite emotional to know
 14 that we've come this far with this project.
 15 My grandfather founded our church
 16 50-some-odd years ago, and he went on to be with
 17 the Lord, and I've been serving as the senior
 18 pastor for the last 19. And he encouraged us to be
 19 a church without walls.
 20 And so this project, which we've
 21 been working on for approximately three to four
 22 years, is a labor of love and a statement of our
 23 faith in an opportunity to better our community.
 24 And so Care Manor is a byproduct of

Page 18

1 a vision that we have to be a modern day Nehemiah
 2 to rebuild the walls of our community. We are
 3 already providing social services to the West
 4 Garfield Park community serving thousands of
 5 individuals on a weekly basis with food. We
 6 provide after-school care for hundreds of kids who
 7 are students in the CPS school system. We provide
 8 adult literacy training to adults who need a second
 9 chance at achieving a goal of graduating from
 10 school. We have computer classes. We do health
 11 and wellness services.
 12 And so the goal was to provide
 13 wraparound services for the residents who will be
 14 living in Care Manor. And so if you really want to
 15 know what an organization or entities will do,
 16 check out what they've already done. And we
 17 already have -- are providing social services, and
 18 we look ready and look forward to providing the
 19 same for those who will be living in Care Manor.
 20 And we've been doing this, again, for the past
 21 30-plus years.
 22 CHAIRPERSON BUTLER: Great. Thank you so
 23 much, Bishop Whittle.
 24 Secretary Chan McKibben, any

Page 19

1 additional questions?
 2 COMMISSIONER CHAN McKIBBEN: No additional
 3 questions.
 4 CHAIRPERSON BUTLER: Okay. Commissioner
 5 Curtis.
 6 COMMISSIONER CURTIS: Yes. Thank you.
 7 Kind of following up on the tax
 8 revenue. Do we have any idea as to the amount of
 9 tax revenue we expect this to -- this project to
 10 generate?
 11 MS. PENAR: Tax revenue. No, we don't -- I
 12 don't have that.
 13 MS. TAMRA COLLINS: No. The amount of
 14 equity, Michelle.
 15 MS. PENAR: Oh, the amount of equity. I'm
 16 sorry. Thank you.
 17 We do have that information.
 18 MS. TAMRA COLLINS: And for clarity, this is
 19 a tax-exempt bond deal, so --
 20 CHAIRPERSON BUTLER: I'm sorry. I'm going to
 21 have to ask you --
 22 MS. TAMRA COLLINS: Tamra Collins --
 23 CHAIRPERSON BUTLER: -- every time you speak
 24 to please --

Page 20

1 MS. TAMRA COLLINS: Okay.
 2 CHAIRPERSON BUTLER: Thank you.
 3 MS. TAMRA COLLINS: My apologies. Tamra
 4 Collins, Deputy Commissioner for the Department of
 5 Housing.
 6 For clarity, this is a 4 percent tax
 7 credit deal versus the 9 percent where the City
 8 actually allocates the credits for this. So this
 9 will generate a sep- -- a different amount of
 10 equity for the project. And that should be shown
 11 up at the top of \$7.8 million.
 12 COMMISSIONER CURTIS: I'm sorry. I'm not
 13 sure I understood that. The tax -- do we know that
 14 that's the amount of real estate tax revenue that
 15 we expect to be generated by the project?
 16 MS. TAMRA COLLINS: Oh, the real estate tax.
 17 Oh, I'm sorry. I thought you said the tax credit
 18 equity. We don't know. I'm sorry.
 19 COMMISSIONER CURTIS: Okay. Do we know the
 20 cost per square foot of the project?
 21 MS. PENAR: Yep. It's approximately -- total
 22 on the cost per square foot is \$393.47.
 23 COMMISSIONER CURTIS: Okay. So when I take
 24 the per unit cost into the 25 million, I get about

Page 21

1 \$578,000 per unit.
 2 MS. PENAR: Yep.
 3 COMMISSIONER CURTIS: Am I doing that
 4 correctly?
 5 MS. PENAR: (Nodding.)
 6 COMMISSIONER CURTIS: Okay. The -- is there
 7 a storefront that will be generating revenue in
 8 this project?
 9 MS. PENAR: No commercial space in the
 10 building.
 11 COMMISSIONER CURTIS: No commercial space at
 12 all. Okay.
 13 And, I'm sorry, the number of square
 14 feet that you're project- -- that the project will
 15 have?
 16 MS. PENAR: That is -- we had it in there.
 17 We removed it.
 18 MS. KATRINA COLLINS: It's 64,600 --
 19 CHAIRPERSON BUTLER: I'm sorry. Could you
 20 please --
 21 MS. KATRINA COLLINS: Sorry. Yes.
 22 CHAIRPERSON BUTLER: -- for purposes of the
 23 public record.
 24 MS. KATRINA COLLINS: For the record, Katrina

Page 22

1 Collins.
 2 The square footage of this project
 3 is 64,664 square feet.
 4 COMMISSIONER CURTIS: Thank you. That's all.
 5 CHAIRPERSON BUTLER: Thank you so much,
 6 Commissioner Curtis.
 7 Are there other questions from
 8 members of the Commission?
 9 (No response.)
 10 And for purposes for the record, I'd
 11 like to acknowledge that Secretary Chan McKibben
 12 and Commissioner Griggs are present. Thank you so
 13 much.
 14 COMMISSIONER GRIGGS: Thank you, Chair.
 15 CHAIRPERSON BUTLER: If there are no further
 16 questions from members of the Commission, I would
 17 now like to invite members of the public who are in
 18 attendance and interested to speak on this item.
 19 Each speaker will be limited to three minutes.
 20 Are there any members of the public
 21 that would like to speak?
 22 (No response.)
 23 If there are no further questions or
 24 comments regarding the matter before us, I will

Page 23

1 call the item to a vote.
 2 The resolution before us, the
 3 Department of Housing is seeking authority to sell
 4 property located at 4531 and 4533 West Washington
 5 Boulevard in the Madison/Austin Tax Increment
 6 Financing Redevelopment Project Area to Better --
 7 to United for Better Living, Inc. NFP, or a related
 8 entity, to negotiate a redevelopment agreement with
 9 United for Better Living, Inc. NFP, or a related
 10 entity, for the redevelopment of the property
 11 located at 4531, 4533 West Washington Boulevard in
 12 the Madison/Austin Tax Increment Financing
 13 Redevelopment Project Area, and to recommend to the
 14 Chicago City Council the designation of Care Manor
 15 I, LP and United for Better Living NFP, or a
 16 related entity, as developer.
 17 If there are no objections by
 18 members of the Commission or abstentions, I move
 19 passage of this item by the same roll call vote
 20 previously used to establish quorum.
 21 Are there any abstentions or --
 22 COMMISSIONER CURTIS: Madam Chair, I think
 23 it's a great project. I'm certainly in favor of
 24 it. I'm uncomfortable approving the project

Page 24

1 without some idea as to the amount of the real
 2 estate taxes that are going to be generated for the
 3 TIF district. So with that in mind, I will vote
 4 against it.
 5 CHAIRPERSON BUTLER: All right. Thank you,
 6 Commissioner Curtis. We have you down as a no.
 7 Hearing no additional objections,
 8 the motion is approved.
 9 MS. PENAR: Thank you.
 10 MS. KATRINA COLLINS: Thank you.
 11 CHAIRPERSON BUTLER: Commissioners, for the
 12 next item of business, the Department of Housing
 13 is seeking authority to negotiate a redevelopment
 14 agreement with Ogden Commons JV, LLC for
 15 redevelopment of the property located at 1312 South
 16 Talman Avenue in the Midwest Tax Increment
 17 Financing Redevelopment Project Area, and to
 18 recommend to the City Council of the City of
 19 Chicago the designation of Ogden Commons JV, LLC
 20 as developer.
 21 Yixiao Shen will provide a brief
 22 description of this change on behalf of the
 23 Department of Housing.
 24 MS. SHEN: Good afternoon, Chair Butler and

Page 25

1 members of the committee. For the record, my name
 2 is Yixiao Shen, financial planning analyst from
 3 Department of Housing. I'm presenting Ogden
 4 Washtenaw A2 Residential project for TIF developer
 5 designation.
 6 Together with me today from the
 7 developer team, Jeff Head, the vice president of
 8 community development, and Lilian Yool, the senior
 9 development manager from The Habitat Company.
 10 Next, please.
 11 The proposed project is located at
 12 1312 South Talman Avenue, Midwest TIF District.
 13 The project is supported by the alderman of 28th
 14 Ward, Jason Ervin.
 15 Next, please.
 16 Ogden Washtenaw A2 Residential is
 17 part of the larger Ogden Commons redevelopment
 18 master plan, which will include a mix of townhomes,
 19 flats, multistory family buildings, and retail
 20 office buildings in the Lawndale neighborhood.
 21 The aerial highlighted in yellow
 22 is the project. It's the second phase of the
 23 residential portion of the plan, which will create
 24 over 300 new units of mixed-income housing. The

Page 26

1 Phase A1 next to the project site is currently
 2 under construction.
 3 Next, please.
 4 The development is a proposed new
 5 construction of a 75-unit, mixed-income building.
 6 The development will share landscaped outdoor areas
 7 with a patio area, a children's play area, and
 8 walkways throughout the entire project area with
 9 Phase A1. Interior project amenities of Phase A2
 10 will include a welcome lobby, a computer room, and
 11 a fitness center.
 12 Next, please.
 13 The proposed site is around one
 14 acre. The land is owned by Chicago Housing
 15 Authority. CHA strongly supports the project,
 16 including financial assistance and entering into a
 17 75-year ground lease at initial financial closing
 18 for the parcel associated with the development for
 19 \$1 per year.
 20 Next, please.
 21 And this is the organizational
 22 chart. The single-purpose entity Ogden Washtenaw
 23 A2 Residential, LP will be the owner. The
 24 developer team and general partner is a joint

Page 27

1 venture among The Habitat Company, Mount Sinai
 2 Hospital, and Lawndale Real Estate. And the
 3 Habitat Ogden Commons will also be the limited
 4 partner.
 5 The Habitat Company has sponsored
 6 recent affordable housing projects in the city like
 7 43 Green. Additionally, from 1987 to 2010, Habitat
 8 served as the court-appointed receiver for new
 9 family housing for the Chicago Housing Authority.
 10 In this capacity, Habitat oversaw and collaborated
 11 with Chicago Housing Authority on all new family
 12 development activities.
 13 Next, please.
 14 The unit mix will consist of 57
 15 units for residents with incomes at or below 60
 16 percent of the area median income and 18 market-
 17 rate units. Of the total units, 30 will receive
 18 rental assistance from the Rental Assistance
 19 Demonstration, RAD, program. Additionally, 6 of
 20 these units will be dedicated to the Statewide
 21 Referral Network, SRN, program, whose income will
 22 be further restricted to not exceed 30 percent of
 23 AMI.
 24 Next.

Page 28

1 The request to the City of Chicago
 2 for financial assistance is up to 9 million in TIF
 3 grant, or 23 percent of the total development cost,
 4 from the Midwest TIF District. It would complete
 5 the capital stack and enable the project to move
 6 forward with development and construction.
 7 Other sources of financing include
 8 a conventional first mortgage and a construction
 9 bridge loan from the private sector, general
 10 partner equity, and a deferred developer fee.
 11 A 10 million capital loan from the Chicago Housing
 12 Authority, the ground lease with CHA will generate
 13 approximately half million of state tax credits for
 14 sale to private taxpayer. The project will also be
 15 financed with 2021 reservation of 9 percent Low-
 16 Income Housing Tax Credits from Illinois Housing
 17 Development Authority to generate approximately
 18 15 million to the equity.
 19 For the uses, 74 percent of the
 20 total cost will be attributed to the hard costs,
 21 3 percent to contingency, and the rest, 23 percent,
 22 for soft costs.
 23 That concludes my presentation. Any
 24 questions?

Page 29

1 CHAIRPERSON BUTLER: Thank you, Yixiao.
 2 I would again like to recognize
 3 Alderman Ervin and ask -- invite him to make a
 4 statement on the project if he chooses.
 5 ALDERMAN ERVIN: Thank you, Madam Chair.
 6 Again, this is the Ogden Commons, LP
 7 project. This is a former CHA development that
 8 we've continued to move forward on. Finished the
 9 commercial portion of it about a year, year and a
 10 half ago that's up and moving between Mount Sinai,
 11 new restaurant, Momentum Coffee Shop, and bank in
 12 the area. This is continuing on the residential
 13 component of this project.
 14 Again, being a former CHA site, the
 15 goal is to put more residential housing back into
 16 the community while at the same time providing
 17 additional amenities and resources for everyone as
 18 well.
 19 This area is roughly bounded by two
 20 of the largest employers in -- on the West Side and
 21 possibly in the city, one being Mount Sinai
 22 Hospital and the other being Cinespace Film
 23 Studios, that provide the backdrop not only for
 24 workforce housing but for affordable housing in the

Page 30

1 area. This is beneficial for the residents who are
 2 primarily in the eastern portion of the North
 3 Lawndale community that I share with Alderman
 4 Monique Scott of the 24th Ward.
 5 And I'm looking for a favorable
 6 recommendation from the Commission.
 7 CHAIRPERSON BUTLER: Thank you, Alderman
 8 Ervin.
 9 No written statements from the
 10 public were submitted on this matter. We can now
 11 move to questions.
 12 Commissioners, Yixiao Shen is here
 13 with Lilian Yool and Jeff Head from The Habitat
 14 Company to help answer any questions that you may
 15 have on this project.
 16 Commissioners, do you have any
 17 questions?
 18 Commissioner Thomas.
 19 COMMISSIONER THOMAS: Thank you, Madam
 20 Chairman.
 21 I just want to confirm that you said
 22 the Ogden Washtenaw A2 Residential, LP will be the
 23 ultimate owner?
 24 MS. SHEN: If we go back to an organizational

Page 31

1 chart. Yes. Ogden Washtenaw A2 Residential, LP.
 2 COMMISSIONER THOMAS: That is a for-profit
 3 entity?
 4 MS. SHEN: Yes, for profit.
 5 COMMISSIONER THOMAS: That will pay real
 6 estate taxes?
 7 MS. SHEN: Yes. Yes.
 8 COMMISSIONER THOMAS: Yes?
 9 MS. SHEN: Um-hmm.
 10 COMMISSIONER THOMAS: Okay. Thank you.
 11 CHAIRPERSON BUTLER: Are there other
 12 questions from members of the Commission?
 13 Vice Chair Wheat.
 14 COMMISSIONER WHEAT: Thank you, Madam Chair.
 15 Question for staff. Some of the
 16 units are -- the 30 percent AMI units, I believe,
 17 were designated for homeless individuals. Are
 18 there vouchers either from CHA, low-income housing,
 19 from the trust fund, or other places that are
 20 designated for those units?
 21 CHAIRPERSON BUTLER: I'm sorry. Could you
 22 please for purposes of the public record introduce
 23 yourself? And can we have her mic turned on?
 24 MS. YOOL: Certainly. Can you hear me now?

Page 32

1 Okay. My name is Lilian Yool, and I
 2 represent The Habitat Company.
 3 Out of 12 SRN units, 6 units will be
 4 supported from CHA rental assistance program, and
 5 the other 6 units will be supported from Chicago
 6 Low-Income Housing Tax Credit rental assistance
 7 program. Thank you.
 8 CHAIRPERSON BUTLER: Vice Chair Wheat,
 9 additional questions?
 10 COMMISSIONER WHEAT: No additional questions.
 11 Thank you, Madam Chair.
 12 CHAIRPERSON BUTLER: Are there other
 13 questions from members of the Commission?
 14 COMMISSIONER CURTIS: Madam Chair.
 15 CHAIRPERSON BUTLER: Commissioner Curtis,
 16 please.
 17 COMMISSIONER CURTIS: The -- can you tell us
 18 the number of square feet of the project?
 19 MS. SHEN: To go back. So it's around 43,000
 20 square footage.
 21 COMMISSIONER CURTIS: Okay. So when I go
 22 through the number of units and the number of
 23 square feet in the chart, I get 51,000. And I
 24 assume that there's more in the commercial space or

Page 33

1 the other -- some of the other space that might be
 2 listed. Am I incorrect?
 3 MS. YOOL: This is Lilian again. I can help
 4 respond to that question.
 5 So the slide that we're seeing here
 6 represents the total square footage of the site.
 7 The total square footage of residential itself is
 8 approximately 68,000 square feet.
 9 COMMISSIONER CURTIS: I'm sorry. How many?
 10 MS. YOOL: 68.
 11 COMMISSIONER CURTIS: Thank you. Thank you.
 12 CHAIRPERSON BUTLER: Commissioner Curtis,
 13 additional questions?
 14 COMMISSIONER CURTIS: The -- not yet. Thank
 15 you.
 16 CHAIRPERSON BUTLER: All right. Are there
 17 additional questions from members of the Commission?
 18 Commissioner Davis.
 19 COMMISSIONER DAVIS: Just a point of
 20 clarification for myself. What, if any, connection
 21 does Mount Sinai Health System have to this
 22 project?
 23 MR. HEAD: Jeff Head, vice president for
 24 affordable development with The Habitat Company.

Page 34

1 This project is a joint venture
 2 that includes Mount Sinai Hospital as one of the
 3 development partners.
 4 COMMISSIONER DAVIS: That's helpful. Thank
 5 you.
 6 CHAIRPERSON BUTLER: Any additional questions
 7 from members of the Commission?
 8 (No response.)
 9 If there are no further questions
 10 from members of the Commission, I would now like to
 11 invite members of the public who are in attendance
 12 and interested to speak on this item. Each speaker
 13 will be limited to three minutes.
 14 Are there any members of the public
 15 that would like to comment on this item?
 16 (No response.)
 17 If there are no further questions or
 18 comments regarding the matter before us, I will
 19 call this item to a vote.
 20 The resolution before us, the
 21 Department of Housing is seeking authority to
 22 negotiate a redevelopment agreement with Ogden
 23 Commons JV, LLC for the redevelopment of the
 24 property located at 1312 South Talman Avenue in

Page 35

1 the Midwest Tax Increment Financing Redevelopment
 2 Project Area, and to recommend to the City Council
 3 of the City of Chicago the designation of Ogden
 4 Commons JV, LLC as developer.
 5 If there are no objections, I move
 6 passage of this item by the same roll call vote
 7 previously used to establish quorum.
 8 Are there any objections or
 9 abstentions?
 10 COMMISSIONER DAVIS: Madam Chair, I have
 11 an abstention. As a board member of Sinai Health
 12 System, I'm going to abstain for the good of the
 13 order.
 14 CHAIRPERSON BUTLER: Thank you, Commissioner
 15 Davis.
 16 Let the record reflect that
 17 Commissioner Davis is abstaining from voting on
 18 this item.
 19 Hearing no further changes, the
 20 motion is approved.
 21 MS. SHEN: Thank you.
 22 CHAIRPERSON BUTLER: Commissioners, for the
 23 next item of business the Department of Housing is
 24 seeking authority to advertise its intention to

Page 36

1 enter into a City Lots for Working Families land
 2 sale and redevelopment agreement with Homan
 3 Housing, LLC for the disposition of the property
 4 located at 3517 West Flournoy Street, 3431 West
 5 Flournoy Street, 3433 West Flournoy Street, 3303
 6 West Flournoy Street, and 3553 West Lexington
 7 Street in the Midwest TIF, to request alternative
 8 proposals, and to approve the sale of the property
 9 to Homan Housing, LLC if no responsive alternative
 10 proposals are received.
 11 Whitney Mungin will provide a brief
 12 description on behalf of the Department of Housing.
 13 MS. MUNGIN: Good afternoon, Chairwoman
 14 Butler and Commission members.
 15 For the record, my name is Whitney
 16 Mungin, representing the Home Ownership Bureau of
 17 the Department of Housing.
 18 Also present today are Eden Hurd-
 19 Smith, IFF vice president of Community Development
 20 Solutions, Smitha Vasan, IFF project manager,
 21 Caitin Hartnett, IFF development associate, and Tim
 22 Swanson, general contractor, founder, and managing
 23 member of Inherent Homes.
 24 24th Ward Alderwoman Monique Scott

Page 37

1 is also present today should you wish to hear from
 2 her.
 3 Next slide.
 4 Today we request your approval
 5 to sell five parcels of land in the Midwest
 6 Redevelopment Project Area to Homan Housing, LLC
 7 under the City Lots for Working Families program
 8 established by an ordinance approved by City
 9 Council in November 2017.
 10 The program allows the Department
 11 of Housing to sell lots to developers for \$1 per
 12 buildable lot to construct for-sale housing which
 13 is within the economic reach of working families.
 14 25 percent of the homes can be sold with no sales
 15 price cap or buyer income restrictions. Some
 16 permit fees are also reduced or waived under the
 17 program. The total value of the five lots under
 18 consideration today is approximately \$68,000.
 19 This Commission was recently briefed
 20 on the Building Neighborhoods and Affordable Homes,
 21 or BNAH, program. Earlier this year City Council
 22 approved a revision to the BNAH program which made
 23 this homebuyer grant program available citywide,
 24 which increased the maximum grant amount to 100,000

Page 38

1 for qualified homebuyers. Recipients must occupy
 2 the home as their primary residence for a period
 3 of ten years. Buyers of these five homes will be
 4 eligible for a BNAH grant.
 5 Next slide.
 6 As you can see, the lots under
 7 consideration, shown here outlined in red, are
 8 in a compact area just south of the Eisenhower
 9 Expressway in East Garfield Park.
 10 Next slide.
 11 The developer also purchased land
 12 from the Cook County Land Bank and will build homes
 13 on those parcels as well. The greater development
 14 effort is under the Reclaiming Chicago banner to
 15 build 1,000 new homes on the West and South Sides
 16 of Chicago.
 17 Homan Housing, LLC is an entity
 18 created for this development by the Illinois
 19 Facilities Fund, IFF.
 20 Next slide.
 21 The proposed development is in the
 22 Midwest Redevelopment Project Area shown here. The
 23 lots are located within the red circle.
 24 The proposed project will meet the

Page 39

1 goals of the Midwest Redevelopment Project Area,
 2 which are to create an improved quality of life in
 3 the community, to increase the real estate tax
 4 base, and to attract new residential development.
 5 The proposed project also conforms
 6 to the plan's land use map which calls for
 7 residential development at the subject sites.
 8 The proposed development is also
 9 within the East Garfield Park community area on
 10 Chicago's West Side. East Garfield Park has a
 11 population of just under 20,000 people, down about
 12 70 percent from its peak in 1960, but essentially
 13 unchanged since 2000. It has a housing mix that
 14 includes 809 single-family detached homes plus 438
 15 attached homes and over 2,200 two-unit homes. 44
 16 percent of all housing stock was built before 1940
 17 while over 13 percent have been built in the last
 18 20 years. In 2021, the median household income in
 19 East Garfield Park was \$25,692.
 20 The City's data portal indicates
 21 that 44 building permits have been issued for the
 22 construction of either a single-family home,
 23 townhome, or two-flat in East Garfield Park since
 24 2016; of these homes, 24 that were issued were for

Page 40

1 modular construction.
 2 The City still owns 177 parcels with
 3 RS or RT zoning in East Garfield Park, which does
 4 not include lots still owned but assigned to a
 5 forthcoming development or other land sale.
 6 Slide. Next slide.
 7 The public benefits of this proposed
 8 development include new for-sale housing for
 9 working families and returning long vacant, tax-
 10 exempt properties to the tax roll.
 11 Next slide.
 12 Here are the sources and uses for
 13 the development, which can also be found in your
 14 staff report. It is essentially a break-even
 15 development, but there's a \$15,000 per home
 16 contingency line in the development budget.
 17 Another reminder about the City lots
 18 program. The department does not set the sales
 19 price. It establishes a maximum sales price. A
 20 developer must meet the market or in some areas
 21 establish a market.
 22 The market in East Garfield Park
 23 shows that the average sales price for a single-
 24 family home -- single-family housing in East

Page 41

1 Garfield Park for the 12 months ending
 2 September 31st, 2023 was just over \$258,000, an
 3 increase at an annual rate of 5.5 percent per year
 4 since August 2016.
 5 The median sale price for single-
 6 family housing for the 12 months ending
 7 September 31st, 2023 was 242,500. Adjusting for
 8 inflation, the median price in East Garfield Park
 9 has increased at an annual rate of 3.9 percent per
 10 year since August 2016.
 11 Next slide.
 12 Now on to the homes. The homes are
 13 three-bedroom, two-bath with a typical living room
 14 on the first floor and with a family room on the
 15 second floor. One of the bedrooms is on the first
 16 floor in the rear. The homes are about 1,450
 17 square feet.
 18 All homes will be delivered by
 19 Inherent L3C to the developer as part of the
 20 reclaiming initiative for Homan Square and are
 21 designed to reflect and respect the existing fabric
 22 of the neighborhood.
 23 Next slide.
 24 Each elevation is designed to align

Page 42

1 with and build upon its immediate neighbors with
 2 the predominantly masonry front facade, bright and
 3 airy windows with cementitious fiberboard and wood
 4 accents, fronted and wrapped by a steel porch.
 5 Next slide.
 6 The Foundation for Homan Square and
 7 IFF, in collaboration with the design studio of
 8 Inherent L3C, will select facade options from the
 9 range of typologies vetted by the Department of
 10 Housing as well as the Department of Planning and
 11 Development.
 12 Next slide.
 13 Contextual options will be presented
 14 to home buyers to provide final selection. These
 15 award-winning homes have been designed to conform
 16 to DOH design guidelines and have been developed in
 17 partnership with community stakeholders and focus
 18 groups.
 19 Next slide.
 20 The factory space where these homes
 21 will be built is in a building owned by the Will
 22 Group at 4647 West Polk in the 24th Ward, about two
 23 miles from this proposed development.
 24 Next slide.

Page 43

1 A thin masonry veneer system will be
 2 applied once the homes are set on the foundations.
 3 Some homes will be a combination of the masonry
 4 along with Hardie board or a similar product. An
 5 attractive front porch is included.
 6 Next slide.
 7 These images are of the first floor.
 8 Next slide.
 9 These images are of the kitchen,
 10 bedroom, and bathroom.
 11 Next slide.
 12 And finally some additional interior
 13 and exterior renderings.
 14 Next slide.
 15 The land sale was approved by the
 16 Chicago Plan Commission in October. If approved
 17 today, a City lots land sale authorizing ordinance
 18 will be introduced at City Council in December.
 19 Next slide.
 20 The Department of Housing has
 21 thoroughly reviewed the proposed project, the
 22 qualifications of the development team, the
 23 financial structure of the project, the need for
 24 public assistance, its public benefits, and the

Page 44

1 project's conformance with the redevelopment area
 2 plan, and DOH recommends that this body approve the
 3 sale of the designated parcels to Homan Housing,
 4 LLC, or to a related entity, for the development
 5 of these homes under the City Lots for Working
 6 Families program.
 7 This concludes the formal
 8 presentation. If you have any questions, I'll be
 9 happy to answer them.
 10 CHAIRPERSON BUTLER: Thank you, Whitney.
 11 If Alderwoman Scott is in
 12 attendance, I would like to recognize her and
 13 invite her to make a statement on the project if
 14 she chooses.
 15 ALDERWOMAN SCOTT: Thank you. Hello. Hi.
 16 So I am very excited about this project. I think
 17 that it does a full circle of our community. The
 18 houses are being made in North Lawndale. The
 19 people that work at that facility are North
 20 Lawndale residents. It's probably about 60 percent
 21 women that are building those homes.
 22 I am -- I am truly excited. And
 23 it's just -- it just goes to the work that Homan
 24 Square continues to do in that community. They

Page 45

1 typically just build within the Homan Square area,
 2 and they're building homes that kind -- that
 3 mirrors the home and also trying to make it
 4 affordable so that we can bring back the residents.
 5 We're probably, like she said, 70 percent less the
 6 people that we've had back in 1968. So this is a
 7 way to continue to grow our community and to build
 8 equity in our community and to bring, like I said,
 9 residents back into our community.
 10 So this is a project that I truly
 11 support, and we need 3,000 more of these projects
 12 because Lawndale sits on 3,000 vacant lots.
 13 CHAIRPERSON BUTLER: Thank you so much,
 14 Alderwoman Scott, for taking time out from your
 15 very busy schedule to join us this afternoon. It's
 16 much appreciated.
 17 No witness states from the public
 18 were submitted on this matter. We can now move to
 19 questions.
 20 Commissioners, Whitney Mungin is here
 21 with Eden Hurd-Smith and Caitin Hartnett from IFF
 22 to help answer any questions that you may have on
 23 this project.
 24 Commissioners, do you have any

Page 46

1 questions?
 2 Yes. Commissioner Gomez.
 3 COMMISSIONER GOMEZ: Thank you.
 4 Just for clarification, you said
 5 these are module homes, they're being built --
 6 they're being built on site? Or ...
 7 MS. MUNGIN: They are modular. They'll be
 8 built in the factory and then delivered to the site
 9 and installed on the slab.
 10 COMMISSIONER GOMEZ: So the factory where the
 11 women are building them --
 12 MS. MUNGIN: Correct.
 13 COMMISSIONER GOMEZ: -- are --
 14 MS. MUNGIN: Yeah.
 15 ALDERWOMAN SCOTT: They're in the 24th Ward.
 16 I think it's in the 4100 block of Polk. It is in
 17 the Will -- the Will Group is also another company,
 18 but they have a facility where they're building the
 19 modular homes there. And they've already dropped
 20 one of the homes that's through the Cook County,
 21 because we're trying to get the lots now. So we're
 22 looking for that favorable vote so that we can
 23 continue because on the county side we have a home
 24 already that we've placed there. And we're looking

Page 47

1 to do the additional -- what is it? -- six.
 2 MS. MUNGIN: We have the five.
 3 ALDERWOMAN SCOTT: Five.
 4 MS. MUNGIN: I'll be back.
 5 ALDERWOMAN SCOTT: Right. We'll be back for
 6 more. Right.
 7 But -- so this is a great start for
 8 what we're doing in the 24th Ward. And I have a
 9 great team of all women with IFF that are doing
 10 this project so I'm excited.
 11 COMMISSIONER GOMEZ: Thank you. Thank you.
 12 And then I just -- a follow-up to
 13 that. Did I understand these are for residential
 14 homes for sale, or is it to rent?
 15 MS. MUNGIN: Correct. For sale.
 16 COMMISSIONER GOMEZ: For sale. Okay.
 17 They're not for renters?
 18 MS. MUNGIN: No.
 19 COMMISSIONER GOMEZ: Okay.
 20 MS. MUNGIN: And the homeowners are required
 21 to be in the house for a minimum of five years.
 22 COMMISSIONER GOMEZ: Five or ten? I thought
 23 I heard you say --
 24 MS. MUNGIN: Ten years if they get the BNAH

Page 48

1 assistance. Five years just under the City Lots
 2 Working Families program.
 3 COMMISSIONER GOMEZ: Got it. Thank you.
 4 ALDERWOMAN SCOTT: And I might add again,
 5 because maybe I'm going over, but they also get a
 6 subsidy, correct, through United Power? So these
 7 are also -- this is also with United Power as well.
 8 So the people that can't typically afford to live
 9 in these homes, United Power offers a subsidy so
 10 that we can make it affordable. Because while the
 11 housing market is growing in the 24th Ward and the
 12 house could be a \$300,000 house, but the subsidy
 13 that they're getting from United Power could be
 14 anywhere up to a hundred thousand dollar subsidy.
 15 COMMISSIONER GOMEZ: That's great.
 16 CHAIRPERSON BUTLER: No questions?
 17 COMMISSIONER GOMEZ: No further questions.
 18 Thank you.
 19 CHAIRPERSON BUTLER: Are there further --
 20 Vice Chair Wheat.
 21 COMMISSIONER WHEAT: Thank you, Madam Chair.
 22 Question for the department. Can
 23 you remind us how the ceiling is set for the
 24 maximum sale price for the property?

Page 49

1 MS. MUNGIN: Sure. So the maximum sales
 2 price for the ones that are -- or the 75 percent is
 3 120 percent AMI. So currently -- because we set it
 4 at the time of sale. So it'll be 2025 when we do
 5 that, but for 2023 for a three-bedroom home it's
 6 approximately \$390,000.
 7 COMMISSIONER WHEAT: All right. Thank you.
 8 No other questions, Madam Chair.
 9 CHAIRPERSON BUTLER: Thank you, Vice Chair
 10 Wheat.
 11 Are there other questions from
 12 members of the Commission?
 13 (No response.)
 14 If there are no further questions, I
 15 would now like to invite members of the public who
 16 are in attendance and interested to speak on this
 17 item. Each speaker will be limited to three
 18 minutes.
 19 Are there any members of the public
 20 that would like to speak?
 21 (No response.)
 22 If there are no further questions or
 23 comments regarding the matter before us, I will
 24 call this item to a vote.

Page 50

1 The resolution before us, the
 2 Department of Housing is seeking authority to
 3 advertise its intention to enter into a City Lots
 4 for Working Families land sale and redevelopment
 5 agreement with Homan Housing, LLC for the
 6 disposition of the property located at 3517 West
 7 Flournoy Street, 3431 West Flournoy Street, 3433
 8 West Flournoy Street, 3303 West Flournoy Street,
 9 and 3553 West Lexington Street in the Midwest TIF,
 10 to request alternative proposals, and to approve
 11 the sale of the property to Homan Housing, LLC if
 12 no responsive alternative proposals are received.
 13 If there are no objections, I move
 14 passage of this item by the same roll call vote
 15 previously used to establish quorum.
 16 Are there any objections or
 17 abstentions on this item?
 18 (No response.)
 19 Hearing none, the motion is
 20 approved.
 21 MS. MUNGIN: Thank you.
 22 ALDERWOMAN SCOTT: Thank you.
 23 CHAIRPERSON BUTLER: Thank you.
 24 Commissioners, for the next item of

Page 52

1 of the parcel for disposition is 4741 South Indiana
 2 Avenue. Total square footage of the lot is 2,736
 3 square feet. The parcel is located in the 3rd Ward
 4 served by Alderman Pat Dowell in the Grand
 5 Boulevard community area.
 6 JD Housing, LLC is the applicant and
 7 is requesting the disposition of a single City lot
 8 in order to develop a total of three parcels to
 9 build two three-story residential buildings. The
 10 project is not seeking City financial assistance,
 11 and this is a market rate sale for the appraised
 12 value of \$59,200. I bring this market rate sale
 13 before you today because the parcel is located in
 14 the 47th and King Drive TIF district and therefore
 15 requires Commission approval.
 16 Next slide.
 17 The applicant is JD Housing, LLC and
 18 is a development entity formed by David Fleishman
 19 and John Cummins, Jr. The development team is
 20 working with Charles Schwartz and his firm, SKI
 21 Architecture, as the designer of the proposal.
 22 JD Housing, LLC has selected Crown Construction
 23 Company as their general contractor. JD Housing,
 24 LLC has completed a number of projects in the

Page 51

1 business, the Department of Planning and Development
 2 is seeking authority to advertise its intention to
 3 enter into a negotiated sale with JD Housing, LLC
 4 for the disposition of the property located at 4741
 5 South Indiana Avenue in the 47th and King Drive Tax
 6 Increment Financing Redevelopment Project Area, to
 7 request alternative proposals, and to approve the
 8 sale of the property to JD Housing, LLC if no
 9 responsive alternative proposals are received.
 10 London Walther will provide a brief
 11 description on behalf of the Department of Planning
 12 and Development.
 13 MR. WALTHER: Good afternoon, Chairwoman
 14 Butler and members of the Commission.
 15 For the record, my name is London
 16 Walther with the Department of Planning and
 17 Development.
 18 As mentioned today, I bring forward
 19 a proposal for a land disposition at 4741 South
 20 Indiana Avenue. Joining me today is David
 21 Fleishman and John Cummins, Jr., owners of JD
 22 Housing, LLC.
 23 Next slide.
 24 As previously mentioned, the address

Page 53

1 Chicago area, including the South Side communities
 2 as seen on the screen.
 3 Next slide.
 4 The project, again, is located just
 5 south of 47th Street and Indiana Avenue less than
 6 two blocks from the 47th Street Green Line station.
 7 Other nearby main roads include State Street to the
 8 west and King Drive to the east.
 9 Next slide.
 10 In this aerial, you can see the
 11 immediate adjacency to other residential housing on
 12 the block.
 13 Next slide.
 14 The City PIN is currently zoned as
 15 RM-5 and will remain as such. You can see the
 16 single City-owned lot is in between two other lots
 17 that are being proposed to be developed as a part
 18 of this project. The applicant already has site
 19 control of the lots to the immediate north and
 20 south of the City-owned lot in question.
 21 Next slide.
 22 Here is a street view of the block
 23 looking north. The left image is the west side of
 24 the block, and the right image is looking on the

Page 54

1 east side of the block.
 2 Next slide.
 3 Here is a close-up of the currently
 4 vacant City lot. You can see it's outlined in red.
 5 Next slide.
 6 Here are the building elevations.
 7 Each building is three stories with a height of
 8 about 37 feet. The facade of the buildings are
 9 made of brick. The architect has worked with our
 10 department on refining the design so that the
 11 parapet now wraps around the corner to complete the
 12 facade.
 13 Next slide.
 14 Here is the site plan. You can see
 15 how the buildings will fit into the three parcels.
 16 The parcel outlined in red is the City-owned lot.
 17 Additionally, the on-site parking is located off
 18 the alley. There's also a trash enclosure located
 19 next to the parking areas. And the backyard is
 20 left as open space.
 21 Next slide.
 22 Here are the floor plans. Each unit
 23 has three bedrooms and two bathrooms with a back
 24 patio accompanying each unit. There are three

Page 55

1 units per building. And these will be rental units
 2 and will be priced at market rate.
 3 Next slide.
 4 Here are the applicant's sources
 5 and uses. The total project cost is a little over
 6 1.5 million. 18 percent of the project will be
 7 financed by the applicant's own equity, the
 8 remainder by secured bank loans.
 9 Next slide.
 10 The Department of Planning and
 11 Development has reviewed the proposed project,
 12 its public benefits, its conformance to the
 13 redevelopment plan, and the development team's
 14 qualifications. The project will meet the
 15 following goals for the department:
 16 It will bring new investment in a
 17 historically divested community.
 18 It will develop a vacant City-owned
 19 parcel and return it to the tax roll.
 20 It will create approximately 20 to
 21 25 temporary construction jobs.
 22 It brings new development near a
 23 historically vibrant commercial corridor served by
 24 the 47th Street bus and within two blocks of the

Page 56

1 47th Street Green Line station.
 2 It will provide new housing options
 3 for the Grand Boulevard community area.
 4 Alderman Pat Dowell has provided a
 5 letter of support for the project.
 6 DPD requests your approval of a
 7 market-rate land sale with JD Housing, LLC.
 8 The development team and City staff
 9 are here to answer any questions.
 10 CHAIRPERSON BUTLER: Thank you, London.
 11 If Alderwoman Dowell is in
 12 attendance -- and I don't believe she is. But if
 13 she is, I would like to recognize her and invite
 14 her to make a statement on the project.
 15 (No response.)
 16 No written statements from the
 17 public were submitted on this matter. We can now
 18 move to questions.
 19 Commissioners, London Walther is
 20 here with David Fleishman from JD Housing to help
 21 answer any questions that you may have on this
 22 project.
 23 Commissioners, do you have any
 24 questions?

Page 57

1 (No response.)
 2 If there are no further questions, I
 3 would now like to invite members of the public who
 4 are in attendance and interested to speak on this
 5 item. Each speaker will be limited to three
 6 minutes.
 7 Are there any members of the public
 8 that would like to make a statement?
 9 (No response.)
 10 If there are no further questions or
 11 comments regarding the matter before us, I will
 12 call this item to a vote.
 13 The resolution before us, the
 14 Department of Planning and Development is seeking
 15 authority to advertise its intention to enter into
 16 a negotiated sale with JD Housing, LLC for the
 17 disposition of the property located at 4741 South
 18 Indiana Avenue in the 47th and King Drive Tax
 19 Increment Financing Redevelopment Project Area, to
 20 request alternative proposals, and to approve the
 21 sale of the property to JD Housing, LLC if no
 22 responsive alternative proposals are received.
 23 If there are no objections, I move
 24 passage of this item by the same roll call vote

Page 58

1 previously used to establish quorum.
 2 Are there any objections or
 3 abstentions from members of the Commission?
 4 (No response.)
 5 Hearing none, the motion is approved.
 6 MR. WALTHER: Thank you.
 7 CHAIRPERSON BUTLER: Commissioners, for the
 8 next item of business, the Department of Planning
 9 and Development is seeking authority to enter into
 10 a land sale with Kildare Block Club Association for
 11 the disposition of the property located at 1256
 12 South Kildare Avenue in the Ogden/Pulaski Tax
 13 Increment Financing Redevelopment Project Area, and
 14 to approve the sale of the property to Kildare
 15 Block Club Association.
 16 Meg Gustafson will provide -- I'm so
 17 sorry, Meg. I always screw up your name.
 18 MS. GUSTAFSON: That's okay.
 19 CHAIRPERSON BUTLER: -- (continuing) will
 20 provide a brief description of this on behalf of
 21 the Department of Planning and Development.
 22 MS. GUSTAFSON: Good afternoon. For the
 23 record, my name's Meg Gustafson, Department of
 24 Planning and Development.

Page 59

1 I have three items here today.
 2 My first one is in the 24th Ward, and we have
 3 aldermanic support. This is the first of our
 4 ChiBlockBuilder land sales for open space.
 5 ChiBlockBuilder opened last
 6 November, and we sold -- it's our new City land
 7 sales platform. We listed about 2,000 lots for
 8 sale. And our period was open from November 2022
 9 to February 2023. And we're working through all
 10 the applications now.
 11 The open space ones were listed.
 12 If the applicant was eligible and provided a good
 13 plan, they're eligible for 10 percent of value.
 14 We had CBRE do the valuations for
 15 over 2,000 properties. And that's -- those were
 16 the numbers we used. So these are the first three
 17 open space ones to go before CDC because these are
 18 located in a TIF.
 19 So the first one, 1256 South
 20 Kildare, this is a block club that's been active on
 21 the site for a while. They -- it's a 4,000 square
 22 foot PIN. The 10 percent of City -- 10 percent of
 23 value would be a \$1,858 sale.
 24 This site is zoned RT-4. We

Page 60

1 acquired it -- the City acquired it in 1982, and
 2 no TIF funds were used for the acquisition.
 3 Next slide, please.
 4 This is the redevelopment area map.
 5 The next one is the location map. And then next I
 6 have the zoning map.
 7 And last I have a picture of the
 8 site and their proposed budget. And then there's
 9 a photo of the group involved. They're proposing
 10 about a \$5,000 budget to -- it's already fenced.
 11 They want to do garden boxes and benches and
 12 continue to operate on the site. Thank you.
 13 CHAIRPERSON BUTLER: Thank you, Meg.
 14 I would again like to recognize
 15 Alderwoman Scott and invite her to make a statement
 16 on the project.
 17 ALDERWOMAN SCOTT: So I won't do many of
 18 these because I'm not a fan of the adjacent lot
 19 program. But this one was fenced, so we don't have
 20 to worry about it being open and a sore eye for
 21 dumping.
 22 And so I approved it because they do
 23 have a reputable block club, and it's not -- it's
 24 no gathering space in that area like parks or

Page 61

1 anything. So it was just add as a gathering space
 2 for the people on the block and in the community.
 3 So it was my approval.
 4 So it -- I -- it was something that
 5 I will recommend only because of the lack of no
 6 gardens. There are not many gardens in that K-Town
 7 area. And they have a -- like I said, they have a
 8 huge support for their block club. But you won't
 9 see many of these from me.
 10 CHAIRPERSON BUTLER: Thank you, Alderwoman
 11 Scott. We appreciate you staying here with us to
 12 express your views on the project and your support.
 13 No written statements from the
 14 public were submitted on this matter. We can now
 15 move to questions.
 16 Commissioners, do you have any
 17 questions about this project?
 18 Yes, Commissioner Gomez.
 19 COMMISSIONER GOMEZ: I think I share a little
 20 bit of the concerns that the alderman shared.
 21 Who's going to be responsible for
 22 ensuring the maintenance and the cleanup? And is
 23 there a rendering of a proposed like how it will
 24 look?

Page 62

1 MS. GUSTAFSON: We did not require
 2 renderings. We did ask for a site plan. And
 3 theirs was a hand-drawn site plan. So I didn't
 4 really include it. But they have to fill out an
 5 EDS. They -- the Kildare Block Club Association is
 6 a nonprofit. They have provided me with their
 7 articles of incorporation and their good standing
 8 certificate.
 9 So there's still -- City Council is
 10 the next step, and then the whole closing process.
 11 So if they decide they can't actually -- there's
 12 still more steps for them, but they are -- they
 13 have articles of incorporation. And the block club
 14 will be the owner. So they'll be responsible for
 15 the taxes and maintenance. It's their -- it will
 16 become their property. Yes.
 17 COMMISSIONER GOMEZ: And -- follow-up?
 18 MS. GUSTAFSON: Sure.
 19 ALDERWOMAN SCOTT: And one thing I can add is
 20 that this block is intentional about -- so I have a
 21 campaign, a litter-free Lawndale, and they do come
 22 around and clean up around the -- my office,
 23 around -- not inside my office, but around the
 24 community. They work heavily with My Block My

Page 63

1 Hood. Is that the name?
 2 MS. GUSTAFSON: Yes.
 3 ALDERWOMAN SCOTT: So they work heavily with
 4 them. And they've actually helped me with -- I
 5 have -- like in the beginning of the summer, I try
 6 to do -- I did a block club meeting where they
 7 added and assisted people on how to have a block
 8 club, how you can get funding for your block. So
 9 they're very -- they're much a great resource. And
 10 that block is intentional about keeping their block
 11 clean.
 12 COMMISSIONER GOMEZ: Yeah. Thank you for
 13 that. That adds a lot of color.
 14 I think for me it was a question
 15 of there is going to be costs associated to the
 16 cleanup and the maintenance and if there was going
 17 to be grass and with the snow and stuff. So I
 18 think, you know, if there's -- if they're able to
 19 share out with you later as -- you know, just how
 20 they're going to -- are they -- you know, they're
 21 generating dollars and how -- what their budget
 22 looks like to be able to maintain the property,
 23 again, to the point we don't want it to become a
 24 sore eye later in the future with they're dumping

Page 64

1 litter, but just to ensure that there's that level
 2 of care, which I hear like -- I hear that there
 3 would be. But it's just good to check for the
 4 financials too.
 5 MS. GUSTAFSON: Thank you.
 6 COMMISSIONER GOMEZ: Thank you, Madam Chair.
 7 CHAIRPERSON BUTLER: Commissioner Davis.
 8 COMMISSIONER DAVIS: Just one question. Who
 9 currently maintains the property?
 10 MS. GUSTAFSON: Well, it's currently City
 11 owned, and this group is doing it.
 12 COMMISSIONER DAVIS: Oh, this group is doing
 13 it.
 14 ALDERWOMAN SCOTT: He does it.
 15 MS. GUSTAFSON: Kenneth Davis.
 16 ALDERWOMAN SCOTT: Kenneth Davis does it.
 17 MS. GUSTAFSON: Kenneth. But he wants to
 18 acquire it with the block club, which --
 19 COMMISSIONER DAVIS: Understood. Because --
 20 I guess that was my question. So the folks who
 21 want to acquire it are already taking care of it.
 22 MS. GUSTAFSON: Yeah. That photo, I think,
 23 looked very good to me.
 24 COMMISSIONER DAVIS: Yeah.

Page 65

1 MS. GUSTAFSON: It looks like a good ...
 2 COMMISSIONER DAVIS: That's helpful. I think
 3 that's worth noting.
 4 MS. GUSTAFSON: Yeah. Thank you.
 5 CHAIRPERSON BUTLER: Thank you, Commissioner
 6 Davis. Any additional questions or comments?
 7 COMMISSIONER DAVIS: No.
 8 CHAIRPERSON BUTLER: Any additional questions
 9 or comments from members of the Commission?
 10 (No response.)
 11 Thank you.
 12 No written statements from the
 13 public were submitted on this matter.
 14 And I would now like to invite
 15 members of the public who are in attendance and
 16 interested to speak on this item. Each speaker
 17 will be limited to three minutes.
 18 Are there any members of the public
 19 who'd like to make a statement?
 20 (No response.)
 21 If there are no further questions or
 22 comments regarding the matter before us, I will now
 23 call this item to a vote.
 24 The resolution before us, the

Page 66

1 Department of Planning and Development is seeking
 2 authority to enter into a land sale with Kildare
 3 Block Club Association for the disposition of the
 4 property located at 1256 South Kildare Avenue in
 5 the Ogden/Pulaski Tax Increment Financing
 6 Redevelopment Project Area, and to approve the sale
 7 of the property to Kildare Block Club Association.
 8 If there are no objections, I move
 9 passage of this item by the same roll call vote
 10 previously used to establish quorum.
 11 Are there any objections or
 12 abstentions?
 13 (No response.)
 14 Hearing none, the motion is
 15 approved.
 16 MS. GUSTAFSON: Thank you.
 17 CHAIRPERSON BUTLER: Commissioners, for the
 18 next item of business, the Department of Planning
 19 and Development is seeking authority to enter into
 20 a land sale with SCMASC NFP for the disposition of
 21 the property located at 3109 East 92nd Street in
 22 the Commercial Avenue Tax Increment Financing
 23 Redevelopment Project Area, and to approve the sale
 24 of the property to SCMASC.

Page 67

1 Meg Gustafson will provide a brief
 2 description of this on behalf of the Department of
 3 Planning and Development.
 4 MS. GUSTAFSON: Thank you. Again, Meg
 5 Gustafson, Department of Planning and Development.
 6 This is our second ChiBlockBuilder
 7 land sale for open space, 3109 East 92nd Street.
 8 The acronym stands for South Chicago Mexican-
 9 American Social Club.
 10 The lot is 5,398 square feet located
 11 in the 10th Ward. We have Alderman Chico's
 12 support.
 13 This is in the Commercial Avenue TIF
 14 redevelopment area, and 10 percent of value is
 15 \$2,159.
 16 Next slide, please.
 17 This is zoned C1-2. It was acquired
 18 by tax deed from Cook County in 2002. TIF funds
 19 were not used for this acquisition. It's currently
 20 vacant.
 21 We can scroll through the maps real
 22 quick. This is the -- I think my little star is
 23 outside the -- anyway. I think this is in the TIF
 24 now that I'm looking at it. I believe it's in the

Page 68

1 TIF.
 2 Next slide, please.
 3 This is the location map. You can
 4 see also that the South Chicago Mexican-American
 5 Social Club owns the building in blue. So they're
 6 a logical buyer. The next map is the zoning map.
 7 And then finally my site photos.
 8 This is right off the 93rd Street
 9 South Chicago Metra stop. As you can see, the
 10 fence -- the site has been paved and fenced. The
 11 cars that are adjacent to the mural, that is not
 12 City owned. And the South Chicago Mexican-American
 13 Social Club is currently in talks with -- in
 14 negotiations to buy that from a private owner. The
 15 bottom picture is the building that they currently
 16 own and operate out of.
 17 The next slide is just a basic site
 18 plan showing the vacant lot.
 19 This group has worked with the SSA
 20 for years. They plan on putting some landscaping
 21 around the perimeter, but they want to keep it
 22 mostly open as a plaza for holiday parties,
 23 benefits, and other social events on this lot.
 24 And I actually have someone here

Page 69

1 from -- from the group to speak if there's any
 2 questions, Daniel Velasquez.
 3 And that's the end of my
 4 presentation. Thank you.
 5 CHAIRPERSON BUTLER: Thank you, Meg.
 6 If he's -- if he is in attendance, I
 7 would like to recognize Alderman Chico and invite
 8 him to make a statement on the project.
 9 (No response.)
 10 No written statements from the
 11 public were submitted on this matter.
 12 We can now move to questions.
 13 Commissioners, Meg is here with Daniel Velasquez
 14 from SCMASC to help answer any questions that you
 15 may have on this project.
 16 Commissioners, do you have any
 17 questions?
 18 Vice Chair Wheat.
 19 COMMISSIONER WHEAT: Thank you, Madam Chair.
 20 If you could go back to the -- maybe
 21 the pictures of the property. Can you help us
 22 understand what the organization owns? What lot
 23 does the organization own today versus the actual
 24 City-owned lot proper? And is there something in

Page 70

1 between that's not owned by either?
 2 MS. GUSTAFSON: Correct. They only own the
 3 building on the bottom right, which is also the
 4 building on the top left with the mural.
 5 The site in between where those cars
 6 are parked is owned by -- I'm forgetting his
 7 name -- a private owner. And then the one that's
 8 adjacent to the tracks is City owned.
 9 COMMISSIONER WHEAT: So it appears that that
 10 area is currently fenced.
 11 MS. GUSTAFSON: Correct.
 12 COMMISSIONER WHEAT: So what happens to the
 13 fence?
 14 MS. GUSTAFSON: I believe the group will be
 15 leaving the fence.
 16 COMMISSIONER WHEAT: Okay.
 17 MS. GUSTAFSON: And maintaining it. And
 18 probably putting in a new gate. But we're not
 19 totally sure who fenced and paved this years ago.
 20 And there's been -- there was an illegal towing
 21 company running -- running it for a while. 3-1-1's
 22 been called many times. Alderman Garza was trying
 23 to get them off for years. Alderman Chico is in
 24 support of this plan because of the site control of

Page 71

1 the building already and the negotiations that are
 2 currently under way with the South Chicago Mexican-
 3 American Social Club.
 4 COMMISSIONER WHEAT: So I guess -- I mean, it
 5 goes from the City's problem to their problem.
 6 But, yeah, an understanding of how that will be
 7 negotiated and managed would be ideal.
 8 MS. GUSTAFSON: How what would be managed?
 9 The -- once the land sale happens, then the --
 10 COMMISSIONER WHEAT: Right. So before we
 11 vote on this, then I'm concerned that a City-owned
 12 lot -- that someone just put up a fence around a
 13 City-owned lot that I assume the City didn't put
 14 up, but I guess like -- I guess this is your
 15 problem now because now it's -- the fence cordoned
 16 off an area that you want access to that it doesn't
 17 appear, at least by these pictures, that they do
 18 have any like area of egress, I guess. But maybe
 19 I'm looking at the picture wrong.
 20 MS. GUSTAFSON: I'm not sure about the
 21 egress. And I think if it's a plaza, there should
 22 not be any cars on it and it will be fenced off.
 23 If there's any structure or parking lot going in,
 24 they would have to come to the City for permits.

Page 72

1 So -- and that is not the plan we're approving
 2 today. This is to be a plaza. So those are things
 3 to consider. But there would need to be a permit
 4 for any kind of parking lot even though someone did
 5 build a fence.
 6 COMMISSIONER WHEAT: Understood.
 7 No further questions. Thank you,
 8 Madam Chair.
 9 CHAIRPERSON BUTLER: Thank you.
 10 Commissioner Gomez.
 11 COMMISSIONER GOMEZ: Thank you, Madam Chair.
 12 I think along the lines of just
 13 understanding, knowing that it's going to be a
 14 plaza, so no structural building's going on there.
 15 I have more of a -- from a safety concern of just
 16 it's literally right up against the train. And so
 17 is the fence planned to be removed? Is the City
 18 responsible for removing it? And then how to
 19 ensure safety. I mean, I -- I know it's no longer
 20 going to be the City's, but it just -- it appears
 21 to be a real safety concern. Are they going to
 22 have to work with Metra? I think it's Metra.
 23 Or if there's going to be gatherings,
 24 large gatherings and people passing by, just -- I

Page 73

1 think of -- I view it from a safety perspective.
 2 Is there a plan, a safety plan or --
 3 MS. GUSTAFSON: I can defer to Daniel. But I
 4 would say that right now the fence is on City-owned
 5 land and it's going to stay.
 6 But I'll let Daniel ...
 7 MR. VELASQUEZ: Good afternoon. This is
 8 Daniel Velasquez.
 9 Our plan is to remove the current
 10 fence that's there along the Metra and put up a new
 11 fence, which would be about a six-foot fence, and
 12 that would prevent anybody from walking or climbing
 13 over into the Metra tracks.
 14 COMMISSIONER GOMEZ: Do you need to seek
 15 approval? It's going to be on the property that's
 16 currently the City, right, not Metra --
 17 MR. VELASQUEZ: It would be on the City
 18 property currently right now.
 19 MS. GUSTAFSON: Good question. Yes. Sorry,
 20 forgot you were going to remove that fence and put
 21 up a different fence. But it will not -- I mean,
 22 I don't know what Met- -- it will be on their
 23 property if we transfer it to you.
 24 MR. VELASQUEZ: Correct.

Page 74

1 MS. GUSTAFSON: So I don't know what the
 2 protocol is with Metra. But I can find out.
 3 COMMISSIONER GOMEZ: Yeah. I'm just --
 4 again, it's so close to it that if they have to be
 5 on this side of the fence to install it or to do
 6 anything to it, then you're now on a different
 7 property line.
 8 MS. GUSTAFSON: Right. Oh, right, they might
 9 need access to install it at the very least. Okay.
 10 Thank you.
 11 CHAIRPERSON BUTLER: Are there additional
 12 questions or comments from the members of the
 13 Commission?
 14 (No response.)
 15 If there are no further questions, I
 16 would like now to invite members of the public who
 17 are in attendance and interested to speak on this
 18 item. Each speaker will be limited to three
 19 minutes.
 20 Are there any members of the public
 21 that would care to speak?
 22 (No response.)
 23 If there are no further questions or
 24 comments regarding the matter before us, I will

Page 75

1 call this item to a vote.
 2 The resolution before us, the
 3 Department of Planning and Development is seeking
 4 authority to enter into a land sale with SCMASC NFP
 5 for the disposition of the property located at 3109
 6 East 92nd Street in the Commercial Avenue Tax
 7 Increment Financing Redevelopment Project Area, and
 8 to approve sale of the property to SCMASC.
 9 If there are no objections, I move
 10 passage of this item by the same roll call vote
 11 previously used to establish quorum.
 12 Are there any objections or
 13 abstentions?
 14 (No response.)
 15 Hearing none, the motion is
 16 approved.
 17 Commissioners, for the final item of
 18 this meeting's agenda, the Department of Planning
 19 and Development is seeking authority to enter into
 20 a land sale with Grow Greater Englewood, Inc. for
 21 the disposition of the property located at 7027 and
 22 7029 South Princeton in the 67th/Wentworth Tax
 23 Increment Financing Redevelopment Project Area, and
 24 to approve the sale of the property to Grow Greater

Page 76

1 Englewood, Inc.
 2 Meg Gustafson will provide a brief
 3 description on behalf of the Department of Planning
 4 and Development.
 5 MS. GUSTAFSON: Hi again. For the record,
 6 Meg Gustafson, Department of Planning.
 7 We have another garden here before
 8 you. This is in Alderman Hall's ward, and we have
 9 his approval.
 10 This is 7029 South Princeton. Some
 11 of you may be familiar with Grow Greater Englewood.
 12 The Department of Planning works with them a lot.
 13 We're working on the Englewood line and various
 14 other gardens and urban agriculture sites.
 15 But this one is two PINs located in
 16 Greater Grand Crossing 67th and Wentworth TIF. 10
 17 percent of the value of each PIN would be \$2,113
 18 each.
 19 Next slide, please.
 20 They are the same square feet. They
 21 were both acquired in 1998. And no TIF was used at
 22 that time. They're zoned RT-4. You can see where
 23 it's located in the redevelopment area map. And
 24 then our location map. And then the zoning map.

Page 77

1 There's actually a garden operating
 2 there now, so we'd like to formalize this. Grow
 3 Greater Englewood has been tending to this land
 4 for -- I think through -- a few years. I don't
 5 have the year in front me.
 6 Next slide, please.
 7 This is the mission of Grow Greater
 8 Englewood if you aren't familiar. They were
 9 established in 2017. And work to empower residents
 10 to -- community health and wealth is a great -- I
 11 like that slogan that they have.
 12 Next slide, please.
 13 This is their site plan. I don't
 14 think all of this exists right now. This is what
 15 the \$19,000 would fund on top of what's already
 16 there. So new fencing, trees, shrubs. The
 17 acquisition costs are in there. And then new
 18 raised beds. So their budget is \$19,476.
 19 And that is the end of my
 20 presentation. Thank you.
 21 CHAIRPERSON BUTLER: Thank you, Meg.
 22 If he is in attendance, I would like
 23 to recognize Alderman Hall and invite him to make a
 24 statement on the project.

Page 78

1 (No response.)

2 No written statements from the

3 public were submitted on this matter. We can now

4 move to questions.

5 Commissioners, do you have any

6 questions about this project?

7 (No response.)

8 If there are no further questions, I

9 would now like to ask -- I would now like to invite

10 members of the public who are in attendance and

11 interested to speak on this item. Each speaker

12 will be limited to three minutes.

13 Are there any members of the public

14 who would care to comment on this item?

15 (No response.)

16 If there are no further questions or

17 comments regarding the matter before us, I will

18 call this item to a vote.

19 The resolution before us, the

20 Department of Planning and Development is seeking

21 authority to enter into a land sale with Grow

22 Greater Englewood, Inc. for the disposition of the

23 property located at 7027 and 7029 South Princeton

24 in the 67th/Wentworth Tax Increment Financing

Page 79

1 Redevelopment Project Area, and to approve the sale

2 of the property to Grow Greater Englewood, Inc.

3 If there are no objections, I move

4 passage of this item by the same roll call vote

5 previously used to establish quorum.

6 Are there any objections or

7 abstentions?

8 (No response.)

9 Hearing none, the motion is

10 approved.

11 Commissioners, that was our last

12 item on today's agenda. If there are no further

13 questions or comments, I move to adjourn the

14 November meeting of the Community Development

15 Commission by the same roll call vote previously

16 used to establish quorum.

17 (No response.)

18 Hearing none, we are adjourned.

19 (The proceedings adjourned at

20 2:24 p.m.)

21

22

23

24

Page 80

1

2

REPORTER'S CERTIFICATE

3

4 I, Nick D. Bowen, do hereby certify that

5 I reported in shorthand the proceedings of said

6 hearing as appears from my stenographic notes so

7 taken and transcribed under my direction.

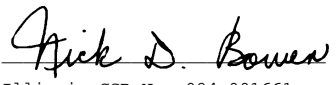
8

9 IN WITNESS WHEREOF, I have hereunto set my

10 hand and affixed my seal of office at Chicago,

11 Illinois, this 27th day of November 2023.

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14 Illinois CSR No. 084-001661

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MEETING, 11/14/2023

	12 32:3 41:1,6	24 12:4 39:24
<hr/> \$ <hr/>	120 49:3	240,000 13:11
\$1 5:24 26:19 37:11	1256 58:11 59:19 66:4	242,500 41:7
\$1,858 59:23	13 39:17	24th 30:4 36:24 42:22 46:15 47:8 48:11 59:2
\$10 14:7	1312 24:15 25:12 34:24	25 12:4 20:24 37:14 55:21
\$15,000 40:15	134,500 13:13	28th 5:17 25:13
\$19,000 77:15	14th 2:2,14	2:24 79:20
\$19,476 77:18	15 10:16 28:18	<hr/> 3 <hr/>
\$2,113 76:17	1600 5:11 11:20	3 10:12 28:21
\$2,159 67:15	177 40:2	3,000 45:11,12
\$25,692 39:19	18 27:16 55:6	3-1-1's 70:21
\$25.4 13:17	18.9 13:14	3.9 41:9
\$258,000 41:2	19 17:18	30 10:12,15 12:20 14:22 27:17,22 31:16
\$300,000 48:12	1940 39:16	30-plus 18:21
\$35,000 6:22	1960 39:12	300 25:24
\$390,000 49:6	1968 45:6	3109 66:21 67:7 75:5
\$393.47 20:22	1982 60:1	31st 41:2,7
\$5,000 60:10	1983 12:19	33 4:6,13
\$50,000 8:2	1987 27:7	3303 36:5 50:8
\$578,000 21:1	1998 76:21	3431 36:4 50:7
\$59,200 52:12	<hr/> 2 <hr/>	3433 36:5 50:7
\$68,000 37:18	2,000 59:7,15	3517 36:4 50:6
\$7.8 20:11	2,200 39:15	3553 36:6 50:9
<hr/> 0 <hr/>	2,736 52:2	37 54:8
01 11:1	20 8:15 10:10 39:18 55:20	3rd 52:3
<hr/> 1 <hr/>	20,000 39:11	<hr/> 4 <hr/>
1 10:15,16	2000 39:13	4 20:6
1,000 38:15	2002 67:18	4,000 59:21
1,450 41:16	2010 27:7	4.2 13:10
1.5 8:16 55:6	2016 39:24 41:4,10	40 14:22
10 6:3 10:8 13:7 28:11 59:13,22 67:14 76:16	2017 37:9 77:9	4100 46:16
100 8:9 10:4	2021 28:15 39:18	43 27:7
100,000 37:24	2022 59:8	43,000 32:19
10th 3:17 67:11	2023 41:2,7 49:5 59:9	438 39:14
11 10:13	2024 13:22,24	
	2025 14:1 49:4	
	23 28:3,21	

MEETING, 11/14/2023

44 6:14 10:3,14 39:15,21		address 51:24
44-unit 5:22	<hr/> 9 <hr/>	addresses 7:10
4531 4:6,13 5:20 14:5 23:4,11	9 20:7 28:2,15	adds 63:13
4533 5:20 14:5 23:4,11	92nd 66:21 67:7 75:6	adjacency 53:11
4647 42:22	938,000 13:14	adjacent 60:18 68:11 70:8
4741 51:4,19 52:1 57:17	93rd 68:8	adjourn 79:13
47th 51:5 52:14 53:5,6 55:24 56:1 57:18	99.99 10:23	adjourned 79:18,19
<hr/> 5 <hr/>	9th 2:11	Adjusting 41:7
5,398 67:10	<hr/> A <hr/>	adult 18:8
5.4 13:16	A1 26:1,9	adults 18:8
5.5 41:3	A2 25:4,16 26:9,23 30:22 31:1	advertise 35:24 50:3 51:2 57:15
50-some-odd 17:16	abstain 35:12	aerial 9:12 25:21 53:10
51,000 32:23	abstaining 35:17	affiliates 6:6 13:3 14:9
57 27:14	abstention 35:11	afford 48:8
<hr/> 6 <hr/>	abstentions 23:18,21 35:9 50:17 58:3 66:12 75:13 79:7	affordable 7:8,11,21 8:3,9 10:4,7, 8,10 11:18,19,24 14:21 27:6 29:24 33:24 37:20 45:4 48:10
6 27:19 32:3,5	accents 42:4	after-school 18:6
60 10:5 27:15 44:20	access 71:16 74:9	afternoon 2:1 4:23 17:11 24:24 36:13 45:15 51:13 58:22 73:7
64,600 21:18	accompanying 54:24	Agency 7:24
64,664 22:3	accrue 13:16	agenda 2:10 3:15 75:18 79:12
67th 76:16	achieving 18:9	agreement 4:10 23:8 24:14 34:22 36:2 50:5
67th/wentworth 75:22 78:24	acknowledge 22:11	agriculture 76:14
68 33:10	acquire 64:18,21	airy 42:3
68,000 33:8	acquired 60:1 67:17 76:21	alderman 5:12 14:15,17 15:9 25:13 29:3,5 30:3,7 52:4 56:4 61:20 67:11 69:7 70:22,23 76:8 77:23
<hr/> 7 <hr/>	acquisition 13:13 60:2 67:19 77:17	aldermanic 59:3
70 8:1 39:12 45:5	acre 26:14	Alderwoman 36:24 44:11,15 45:14 46:15 47:3,5 48:4 50:22 56:11 60:15,17 61:10 62:19 63:3 64:14,16
7027 75:21 78:23	acronym 67:8	align 41:24
7029 75:22 76:10 78:23	active 8:22 59:20	alley 54:18
74 28:19	activities 9:3 12:22 27:12	allocates 20:8
75 49:2	actual 69:23	allocation 14:6
75-unit 26:5	add 48:4 61:1 62:19	alternative 36:7,9 50:10,12 51:7,9 57:20,22
75-year 26:17	added 63:7	amenities 6:17 26:9 29:17
<hr/> 8 <hr/>	addition 6:2 9:20 13:6	
809 39:14	additional 19:1,2 24:7 29:17 32:9, 10 33:13,17 34:6 43:12 47:1 65:6,8 74:11	
	Additionally 27:7,19 54:17	

MEETING, 11/14/2023

American 67:9 71:3	assisted 63:7	beds 77:18
AMI 10:16,17 27:23 31:16 49:3	associate 36:21	beginning 63:5
amount 13:10 19:8,13,15 20:9,14 24:1 37:24	Association 58:10,15 62:5 66:3,7	begins 9:1
analyst 5:3,6 25:2	assume 32:24 71:13	behalf 4:21 24:22 36:12 51:11 58:20 67:2 76:3
annual 41:3,9	attached 39:15	benches 60:11
annually 8:2	attendance 22:18 34:11 44:12 49:16 56:12 57:4 65:15 69:6 74:17 77:22 78:10	beneficial 30:1
apartments 9:21	attorney 5:10 12:2,4	benefits 40:7 43:24 55:12 68:23
apologies 20:3	attract 39:4	BIPOC 12:3
appears 70:9 72:20	attractive 43:5	BIPOC-LED 11:9,16
applicant 52:6,17 53:18 59:12	attributed 28:20	BIPOC-OWNED 11:21
applicant's 55:4,7	August 14:1 41:4,10	Bishop 5:9 15:16 17:10,11 18:23
applicants 10:17	authority 4:5 23:3 24:13 26:15 27:9,11 28:12,17 34:21 35:24 50:2 51:2 57:15 58:9 66:2,19 75:4,19 78:21	bit 61:20
applications 59:10	authorizing 43:17	block 46:16 53:12,22,24 54:1 58:10,15 59:20 60:23 61:2,8 62:5, 13,20,24 63:6,7,8,10 64:18 66:3,7
applied 43:2	Avenue 6:12 7:3,4 24:16 25:12 34:24 51:5,20 52:2 53:5 57:18 58:12 66:4,22 67:13 75:6	blocks 53:6 55:24
appraised 6:22 52:11	average 40:23	blue 68:5
appreciated 45:16	award-winning 42:15	BNAH 37:21,22 38:4 47:24
approval 3:16 5:19 37:4 52:15 56:6 61:3 73:15 76:9		board 35:11 43:4
approve 36:8 44:2 50:10 51:7 57:20 58:14 66:6,23 75:8,24 79:1	<hr/> B <hr/>	body 44:2
approved 4:2 24:8 35:20 37:8,22 43:15,16 50:20 58:5 60:22 66:15 75:16 79:10	back 9:9,23 29:15 30:24 32:19 45:4,6,9 47:4,5 54:23 69:20	bond 14:19 19:19
approving 23:24 72:1	backdrop 29:23	bonds 13:9
approximately 8:1 17:21 20:21 28:13,17 33:8 37:18 49:6 55:20	backyard 54:19	boss 16:3
April 13:24	bank 29:11 38:12 55:8	bottom 9:9 68:15 70:3
architect 11:15 54:9	banner 38:14	Boulevard 4:7,14 5:21 6:12 7:2 14:6 23:5,11 52:5 56:3
architecture 11:16 52:21	barriers 12:9	bound 7:2
area 4:8,15 9:13,22 10:6 12:16 14:24 15:2 23:6,13 24:17 26:7,8 27:16 29:12,19 30:1 35:2 37:6 38:8,22 39:1,9 44:1 45:1 51:6 52:5 53:1 56:3 57:19 58:13 60:4,24 61:7 66:6,23 67:14 70:10 71:16,18 75:7, 23 76:23 79:1	base 39:4	bounded 29:19
areas 26:6 40:20 54:19	basic 68:17	boxes 60:11
articles 62:7,13	basis 18:5	break-even 40:14
assigned 40:4	bathroom 43:10	brick 54:9
assistance 26:16 27:18 28:2 32:4, 6 43:24 48:1 52:10	bathrooms 54:23	bridge 28:9
	beacon 15:5	briefed 37:19
	bedroom 43:10	bright 42:2
	bedrooms 41:15 54:23	bring 7:21 45:4,8 51:18 52:12 55:16
		brings 55:22
		broken 14:21
		budget 40:16 60:8,10 63:21 77:18

MEETING, 11/14/2023

Buford 3:1
build 38:12,15 42:1 45:1,7 52:9 72:5
buildable 37:12
building 5:23 6:14 8:8 9:10 21:10 26:5 37:20 39:21 42:21 44:21 45:2 46:11,18 54:6,7 55:1 68:5,15 70:3, 4 71:1
building's 72:14
buildings 6:15 25:19,20 52:9 54:8, 15
built 39:16,17 42:21 46:5,6,8
Bureau 36:16
bus 55:24
business 4:4 11:6 24:12 35:23 51:1 58:8 66:18
busy 45:15
Butler 2:1,4,23 3:5,7,9,13 4:24 14:12 15:9 16:9,13,23 17:2 18:22 19:4,20,23 20:2 21:19,22 22:5,15 24:5,11,24 29:1 30:7 31:11,21 32:8,12,15 33:12,16 34:6 35:14,22 36:14 44:10 45:13 48:16,19 49:9 50:23 51:14 56:10 58:7,19 60:13 61:10 64:7 65:5,8 66:17 69:5 72:9 74:11 77:21
buy 68:14
buyer 37:15 68:6
buyers 38:3 42:14
byproduct 17:24

C

C1-2 67:17
Caitin 36:21 45:21
call 2:13,15,19 3:20 23:1,19 34:19 35:6 49:24 50:14 57:12,24 65:23 66:9 75:1,10 78:18 79:4,15
called 2:17 70:22
calls 39:6
campaign 62:21
cap 37:15
capacity 27:10
capital 28:5,11
care 4:17 5:16 6:5,11 7:6,21 8:21, 23 9:15 10:24 11:1 13:1,2,4 14:8 15:17 16:21 17:5,24 18:6,14,19 23:14 64:2,21 74:21 78:14
cars 68:11 70:5 71:22
CBRE 59:14
CDC 2:5,11 13:20 59:17
ceiling 48:23
cementitious 42:3
center 7:17 12:21 26:11
certificate 62:8
CHA 26:15 28:12 29:7,14 31:18 32:4
Chair 2:21 14:17 22:14 23:22 24:24 29:5 31:13,14 32:8,11,14 35:10 48:20,21 49:8,9 64:6 69:18, 19 72:8,11
Chairman 15:23 30:20
CHAIRPERSON 2:1,23 3:5,7,9,13 14:12 15:9 16:9,13,23 17:2 18:22 19:4,20,23 20:2 21:19,22 22:5,15 24:5,11 29:1 30:7 31:11,21 32:8, 12,15 33:12,16 34:6 35:14,22 44:10 45:13 48:16,19 49:9 50:23 56:10 58:7,19 60:13 61:10 64:7 65:5,8 66:17 69:5 72:9 74:11 77:21
Chairwoman 2:5 4:24 36:13 51:13
Chambers 2:7
Chan 2:23 17:2,3 18:24 19:2 22:11
chance 18:9
change 24:22
Charles 52:20
chart 10:22 26:22 31:1 32:23
charter 12:24
check 18:16 64:3
Chiblockbuilder 59:4,5 67:6
Chicago 2:3 4:16 7:24 9:19 10:7, 18 11:7 12:16,23 23:14 24:19 26:14 27:9,11 28:1,11 32:5 35:3 38:14,16 43:16 53:1 67:8 68:4,9,12 71:2
Chicago's 7:10 11:13 39:10
Chico 69:7 70:23
Chico's 67:11
children's 26:7
chooses 14:16 29:4 44:14
Christ 7:7 17:6
church 7:7 17:6,7,8,15,19
church's 7:8,16
Cinespace 29:22
circle 38:23 44:17
city 2:7,12 4:16 7:10 10:9 13:22 20:7 23:14 24:18 27:6 28:1 29:21 35:2,3 36:1 37:7,8,21 40:2,17 43:17,18 44:5 48:1 50:3 52:7,10 53:14 54:4 56:8 59:6,22 60:1 62:9 64:10 68:12 70:8 71:13,24 72:17 73:16,17
City's 39:20 71:5 72:20
City-owned 5:20,24 6:2,22 7:15 8:13 10:9 14:5 53:16,20 54:16 55:18 69:24 71:11,13 73:4
citywide 37:23
clarification 33:20 46:4
clarity 19:18 20:6
classes 18:10
clean 62:22 63:11
cleanup 61:22 63:16
climbing 73:12
close 74:4
close-up 54:3
closing 9:1 13:23 26:17 62:10
club 58:10,15 59:20 60:23 61:8 62:5,13 63:6,8 64:18 66:3,7 67:9 68:5,13 71:3
CMAP 7:24
Coffee 29:11
collaborated 27:10
collaboration 42:7
Collins 4:20 5:5 6:9,10 15:16 16:3, 4,7,11,12,14,20 19:13,18,22 20:1, 3,4,16 21:18,21,24 22:1 24:10
color 63:13
combat 7:11
combination 43:3

MEETING, 11/14/2023

comment 34:15 78:14	concludes 28:23 44:7 77:17	
comments 14:11 22:24 34:18 49:23 57:11 65:6,9,22 74:12,24 78:17 79:13	confirm 30:21	Council 2:7 4:17 13:22 23:14 24:18 35:2 37:9,21 43:18 62:9
commercial 9:17 21:9,11 29:9 32:24 55:23 66:22 67:13 75:6	conform 42:15	counsel 11:23
Commission 2:3,15 5:1 13:21 15:8 22:8,16 23:18 30:6 31:12 32:13 33:17 34:7,10 36:14 37:19 43:16 49:12 51:14 52:15 58:3 65:9 74:13 79:15	conformance 44:1 55:12	county 38:12 46:20,23 67:18
Commissioner 2:22 3:1,3,4,5,6,7, 8,9,11,12 15:21,22 16:5,14,19,22, 23 17:1,3 19:2,4,6 20:4,12,19,23 21:3,6,11 22:4,6,12,14 23:22 24:6 30:18,19 31:2,5,8,10,14 32:10,14, 15,17,21 33:9,11,12,14,18,19 34:4 35:10,14,17 46:2,3,10,13 47:11,16, 19,22 48:3,15,17,21 49:7 61:18,19 62:17 63:12 64:6,7,8,12,19,24 65:2,5,7 69:19 70:9,12,16 71:4,10 72:6,10,11 73:14 74:3	conforms 8:6 39:5	court-appointed 27:8
Commissioners 2:16 3:14,17 4:3 15:14,15,20 24:11 30:12,16 35:22 45:20,24 50:24 56:19,23 58:7 61:16 66:17 69:13,16 75:17 78:5 79:11	connection 33:20	CPS 18:7
committee 5:14 25:1	consideration 37:18 38:7	create 8:15 25:23 39:2 55:20
Commons 24:14,19 25:17 27:3 29:6 34:23 35:4	consist 27:14	created 38:18
communities 12:13 53:1	consists 7:13	creates 8:9
community 2:3,14 4:24 6:18 7:9, 16 8:2,4,20,22 9:3 12:13,14,19,21 15:7 17:23 18:2,4 25:8 29:16 30:3 36:19 39:3,9 42:17 44:17,24 45:7, 8,9 52:5 55:17 56:3 61:2 62:24 77:10 79:14	Consortium 11:15	creating 8:8
compact 38:8	construct 37:12	credit 20:7,17 32:6
company 11:10 12:14 25:9 27:1,5 30:14 32:2 33:24 46:17 52:23 70:21	construction 8:15,16 9:1 11:5,17 13:14,24 14:1 26:2,5 28:6,8 39:22 40:1 52:22 55:21	credits 20:8 28:13,16
complete 8:17 14:1 28:4 54:11	consultant 5:11 11:20	Crossing 76:16
completed 52:24	consulting 11:21	Crown 52:22
component 29:13	Contextual 42:13	Cummins 51:21 52:19
computer 18:10 26:10	contingency 13:15 28:21 40:16	current 73:9
concern 72:15,21	continue 8:24 9:21 45:7 46:23 60:12	Curtis 3:3,4 19:5,6 20:12,19,23 21:3,6,11 22:4,6 23:22 24:6 32:14, 15,17,21 33:9,11,12,14
concerned 71:11	continued 29:8	
concerns 61:20	continues 44:24	<hr/> D <hr/>
	continuing 29:12 58:19	daily 12:9
	contracting 11:5	Daniel 69:2,13 73:3,6,8
	contractor 11:4 36:22 52:23	data 39:20
	contribute 13:11	David 5:9 17:12 51:20 52:18 56:20
	control 53:19 70:24	Davis 3:5,6 33:18,19 34:4 35:10, 15,17 64:7,8,12,15,16,19,24 65:2, 6,7
	conventional 28:8	day 18:1
	Cook 38:12 46:20 67:18	deal 19:19 20:7
	cordoned 71:15	December 13:20 43:18
	Corinthian 7:7 17:5	decide 62:11
	corner 54:11	dedicated 27:20
	correct 16:17 46:12 47:15 48:6 70:2,11 73:24	deed 67:18
	corrections 3:19	defer 73:3
	correctly 21:4	deferred 13:12 28:10
	corridor 7:18 55:23	delivered 41:18 46:8
	cost 13:17 20:20,22,24 28:3,20 55:5	demonstrates 8:3
	costs 13:14,16 28:20,22 63:15	

MEETING, 11/14/2023

Demonstration 27:19	divested 55:17	end 69:3 77:19
department 2:8 4:4,22 5:3 16:15 20:4 23:3 24:12,23 25:3 34:21 35:23 36:12,17 37:10 40:18 42:9, 10 43:20 48:22 50:2 51:1,11,16 54:10 55:10,15 57:14 58:8,21,23 66:1,18 67:2,5 75:3,18 76:3,6,12 78:20	Division 5:4	ending 41:1,6
Deputy 16:14 20:4	document 17:4	engagement 8:24 9:3
description 4:21 10:2 24:22 36:12 51:11 58:20 67:2 76:3	DOH 5:19 11:18 13:9 42:16 44:2	Englewood 75:20 76:1,11,13 77:3,8 78:22 79:2
design 42:7,16 54:10	dollar 48:14	ensure 64:1 72:19
designate 14:8	dollars 63:21	ensuring 61:22
designated 31:17,20 44:3	Dowell 52:4 56:4,11	enter 36:1 50:3 51:3 57:15 58:9 66:2,19 75:4,19 78:21
designation 4:17 6:5 23:14 24:19 25:5 35:3	DPD 56:6	entering 26:16
designed 6:14 41:21,24 42:15	Drive 51:5 52:14 53:8 57:18	entire 26:8
designer 52:21	dropped 46:19	entities 18:15
detached 39:14	dumping 60:21 63:24	entity 4:9,12,19 15:24 16:5,8,17,19 23:8,10,16 26:22 31:3 38:17 44:4 52:18
detailed 10:1	<hr/> E <hr/>	equity 10:23 13:8 19:14,15 20:10, 18 28:10,18 45:8 55:7
develop 7:8 11:24 52:8 55:18	earlier 14:18 37:21	Ervin 5:12 14:15,17 15:10 25:14 29:3,5 30:8
developed 10:9 12:20 42:16 53:17	earning 10:5	essentially 39:12 40:14
developer 4:19 5:23 6:7 8:19,21 9:2 10:22 13:12 14:10 23:16 24:20 25:4,7 26:24 28:10 35:4 38:11 40:20 41:19	earns 8:2	establish 2:19 3:21 23:20 35:7 40:21 50:15 58:1 66:10 75:11 79:5, 16
developer-owned 6:23 7:14	east 7:3 38:9 39:9,10,19,23 40:3, 22,24 41:8 53:8 54:1 66:21 67:7 75:6	established 37:8 77:9
developers 12:5 13:4 37:11	eastern 30:2	establishes 40:19
development 2:3,9,14 5:1,4,9,16, 22 6:3 7:17 8:11,15,20 9:6 10:21 11:3,22 12:14,15,17 13:8,11,15,17 14:20,21 25:8,9 26:4,6,18 27:12 28:3,6,17 29:7 33:24 34:3 36:19,21 38:13,18,21 39:4,7,8 40:5,8,13,15, 16 42:11,23 43:22 44:4 51:1,12,17 52:18,19 55:11,13,22 56:8 57:14 58:9,21,24 66:1,19 67:3,5 75:3,19 76:4 78:20 79:14	economic 12:8 37:13	estate 16:1,6 20:14,16 24:2 27:2 31:6 39:3
developments 9:22 11:19	Eden 36:18 45:21	estimated 8:14 13:23 14:1
directly 7:15	EDS 62:5	events 68:23
disposition 14:4 36:3 50:6 51:4, 19 52:1,7 57:17 58:11 66:3,20 75:5,21 78:22	educational 12:8	exceed 27:22
distance 7:17	effort 38:14	excited 44:16,22 47:10
district 6:4 24:3 25:12 28:4 52:14	egress 71:18,21	exempt 13:9 40:10
	Eisenhower 38:8	existing 6:15 41:21
	elevation 41:24	exists 77:14
	elevations 54:6	expect 19:9 20:15
	eligible 38:4 59:12,13	experience 11:11 12:4
	emotional 17:13	experiences 11:10
	employers 29:20	express 61:12
	empower 77:9	Expressway 38:9
	empowers 12:11	exterior 43:13
	enable 5:21 6:1 28:5	eye 60:20 63:24
	enclosure 54:18	
	encompasses 11:11	
	encouraged 17:18	

MEETING, 11/14/2023

F	
fabric 41:21	financial 5:3,6 6:3 25:2 26:16,17 28:2 43:23 52:10
facade 42:2,8 54:8,12	financials 64:4
Facilities 38:19	financing 4:8,15 13:6 23:6,12 24:17 28:7 35:1 51:6 57:19 58:13 66:5,22 75:7,23 78:24
facility 44:19 46:18	find 74:2
facing 12:8	Finished 29:8
factory 42:20 46:8,10	firm 11:16,22 12:3 52:20
faith 17:23	fit 54:15
faith-based 11:23	fitness 26:11
fallout 7:23	flats 25:19
familiar 76:11 77:8	Fleishman 51:21 52:18 56:20
families 12:11 36:1 37:7,13 40:9 44:6 48:2 50:4	floor 41:14,15,16 43:7 54:22
family 13:10 25:19 27:9,11 40:24 41:6,14	Flournoy 36:4,5,6 50:7,8
family-sized 10:14	focus 42:17
fan 60:18	focuses 12:14
favor 23:23	folks 64:20
favorable 30:5 46:22	follow-up 47:12 62:17
February 13:22 59:9	food 18:5
fee 28:10	foot 20:20,22 59:22
feel 6:15	footage 22:2 32:20 33:6,7 52:2
fees 13:12 37:16	for- 16:16
feet 21:14 22:3 32:18,23 33:8 41:17 52:3 54:8 67:10 76:20	for-profit 16:7 31:2
fence 68:10 70:13,15 71:12,15 72:5,17 73:4,10,11,20,21 74:5	for-sale 37:12 40:8
fenced 60:10,19 68:10 70:10,19 71:22	forgetting 70:6
fencing 77:16	forgiveness 17:13
Ferguson 5:11 12:2 15:18	forgot 73:20
fiberboard 42:3	formal 44:7
fill 62:4	formalize 77:2
Film 29:22	formed 52:18
final 9:5 42:14 75:17	forthcoming 40:5
finally 13:15 43:12 68:7	forward 6:1 15:7 18:18 28:6 29:8 51:18
finance 5:4 13:22	found 40:13
financed 13:8 28:15 55:7	Foundation 42:6
	foundations 43:2
	founded 17:15
	founder 36:22
	frequented 15:3
	front 6:20 42:2 43:5 77:5
	fronted 42:4
	full 13:21 44:17
	fund 10:19,23 31:19 38:19 77:15
	funding 11:12 13:7 63:8
	funds 13:10,12 14:7 60:2 67:18
	future 63:24
	G
	garden 60:11 76:7 77:1
	gardens 61:6 76:14
	Garfield 5:17 7:9 8:1 12:7,12,15 14:20 15:5 18:4 38:9 39:9,10,19,23 40:3,22 41:1,8
	Garza 70:22
	gate 70:18
	gathering 60:24 61:1
	gatherings 72:23,24
	general 11:3,5 26:24 28:9 36:22 52:23
	generally 7:1
	generate 19:10 20:9 28:12,17
	generated 20:15 24:2
	generating 21:7 63:21
	GMA 11:4
	goal 8:21,24 18:9,12 29:15
	goals 8:6 39:1 55:15
	God 7:7 17:6
	Gomez 3:7,8 46:2,3,10,13 47:11, 16,19,22 48:3,15,17 61:18,19 62:17 63:12 64:6 72:10,11 73:14 74:3
	good 2:1 4:23 16:2 17:11 24:24 35:12 36:13 51:13 58:22 59:12 62:7 64:3,23 65:1 73:7,19
	graduating 18:9
	Grand 52:4 56:3 76:16
	grandfather 17:15
	grant 28:3 37:23,24 38:4

MEETING, 11/14/2023

grass 63:17	heard 47:23	hundreds 18:6
great 18:22 23:23 47:7,9 48:15 63:9 77:10	Hearing 4:1 24:7 35:19 50:19 58:5 66:14 75:15 79:9,18	Hurd- 36:18
greater 38:13 75:20,24 76:11,16 77:3,7 78:22 79:2	heavily 62:24 63:3	Hurd-smith 45:21
Green 27:7 53:6 56:1	height 54:7	<hr/>
Greg 5:10 15:18	held 2:6 3:17	I
Griggs 3:9 22:12,14	helped 63:4	<hr/>
ground 14:21 26:17 28:12	helpful 34:4 65:2	idea 19:8 24:1
group 5:12 11:21 42:22 46:17 60:9 64:11,12 68:19 69:1 70:14	high-quality 9:20	ideal 71:7
groups 42:18	highlighted 25:21	IFF 36:19,20,21 38:19 42:7 45:21 47:9
grow 45:7 75:20,24 76:11 77:2,7 78:21 79:2	historically 55:17,23	illegal 70:20
growing 48:11	holiday 68:22	Illinois 28:16 38:18
guess 64:20 71:4,14,18	Homan 36:2,9 37:6 38:17 41:20 42:6 44:3,23 45:1 50:5,11	image 9:8,9 53:23,24
guidance 11:23	home 12:24 36:16 38:2 39:22 40:15,24 42:14 45:3 46:23 49:5	images 43:7,9
guidelines 42:16	homebuyer 37:23	impact 12:7
Gustafson 58:16,18,22,23 62:1,18 63:2 64:5,10,15,17,22 65:1,4 66:16 67:1,4,5 70:2,11,14,17 71:8,20 73:3,19 74:1,8 76:2,5,6	homebuyers 38:1	improved 39:2
Gwendolyn 2:4	homeless 31:17	include 6:17 13:12 25:18 26:10 28:7 40:4,8 53:7 62:4
<hr/>	homeowners 47:20	included 8:23 43:5
H	homes 9:16 36:23 37:14,20 38:3, 12,15 39:14,15,24 41:12,16,18 42:15,20 43:2,3 44:5,21 45:2 46:5, 19,20 47:14 48:9	includes 34:2 39:14
<hr/>	Hood 63:1	including 9:12 26:16 53:1
Habitat 25:9 27:1,3,5,7,10 30:13 32:2 33:24	hope 15:5	income 10:6 27:16,21 28:16 37:15 39:18
half 28:13 29:10	Hoping 13:23	incomes 27:15
Hall 2:7,12 77:23	Hospital 27:2 29:22 34:2	Incorporated 4:11,18
Hall's 76:8	house 47:21 48:12	incorporation 62:7,13
hand-drawn 62:3	household 39:18	incorrect 33:2
happy 44:9	households 10:5	increase 39:3 41:3
hard 28:20	houses 44:18	increased 37:24 41:9
Hardie 43:4	housing 4:5,22 5:4 7:9,11,22 8:3,9 10:7,18 12:1 16:15 20:5 23:3 24:12,23 25:3,24 26:14 27:6,9,11 28:11,16 29:15,24 31:18 32:6 34:21 35:23 36:3,9,12,17 37:6,11, 12 38:17 39:13,16 40:8,24 41:6 42:10 43:20 44:3 48:11 50:2,5,11 51:3,8,22 52:6,17,22,23 53:11 56:2,7,20 57:16,21	Increment 4:7,14 23:5,12 24:16 35:1 51:6 57:19 58:13 66:5,22 75:7,23 78:24
Hartnett 36:21 45:21	huge 61:8	Indiana 51:5,20 52:1 53:5 57:18
Hatten 2:4	hundred 48:14	individuals 12:11 18:5 31:17
Head 25:7 30:13 33:23		inducement 14:19
headquartered 11:6		industrial 9:17
health 18:10 33:21 35:11 77:10		inflation 41:8
hear 31:24 37:1 64:2		information 19:17
		informed 8:23
		Inherent 36:23 41:19 42:8

MEETING, 11/14/2023

initial 26:17		Lexington 36:6 50:9
initiative 41:20		library 7:20
inside 62:23		life 15:4 39:2
install 74:5,9		Lilian 25:8 30:13 32:1 33:3
installed 46:9		limited 10:22 13:1 16:21 22:19 27:3 34:13 49:17 57:5 65:17 74:18 78:12
institutions 7:19		lines 72:12
intention 35:24 50:3 51:2 57:15		listed 33:2 59:7,11
intentional 8:22 62:20 63:10		literacy 18:8
interested 22:18 34:12 49:16 57:4 65:16 74:17 78:11	<hr/> K <hr/>	literally 72:16
interior 26:9 43:12	K-TOWN 61:6	litter 64:1
intro'g 13:21	Katrina 4:20 5:5 6:8,9,10 14:13 15:16 21:18,21,24 24:10	litter-free 62:21
introduce 16:10 31:22	keeping 8:22 63:10	live 48:8
introduced 43:18	Kenneth 64:15,16,17	lives 12:9
investment 5:12 9:19 11:20 55:16	Kenton 6:12 7:4	living 4:9,11,18 5:10 6:6 12:6,12 13:3 14:9 15:17 18:14,19 23:7,9,15 41:13
invite 22:17 29:3 34:11 44:13 49:15 56:13 57:3 60:15 65:14 69:7 74:16 77:23 78:9	kids 18:6	LLC 24:14,19 34:23 35:4 36:3,9 37:6 38:17 44:4 50:5,11 51:3,8,22 52:6,17,22,24 56:7 57:16,21
involved 60:9	Kilbourn 7:3	loan 9:1 13:10 28:9,11
issued 39:21,24	Kildare 58:10,12,14 59:20 62:5 66:2,4,7	loans 55:8
item 3:15,20 4:4 22:18 23:1,19 24:12 34:12,15,19 35:6,18,23 49:17,24 50:14,17,24 57:5,12,24 58:8 65:16,23 66:9,18 74:18 75:1, 10,17 78:11,14,18 79:4,12	kind 19:7 45:2 72:4	lobby 26:10
items 2:20 59:1	King 51:5 52:14 53:8 57:18	local 11:9,16,21 12:3
	kitchen 6:18 43:9	located 4:6,13 5:17,20 6:11 9:15 12:16 23:4,11 24:15 25:11 34:24 36:4 38:23 50:6 51:4 52:3,13 53:4 54:17,18 57:17 58:11 59:18 66:4, 21 67:10 75:5,21 76:15,23 78:23
	knowing 72:13	location 9:17 60:5 68:3 76:24
	<hr/> L <hr/>	logical 68:6
	L3c 41:19 42:8	London 51:10,15 56:10,19
	labor 17:22	long 40:9
	lack 61:5	longer 72:19
	land 8:9,13 10:9 26:14 36:1 37:5 38:11,12 39:6 40:5 43:15,17 50:4 51:19 56:7 58:10 59:4,6 66:2,20 67:7 71:9 73:5 75:4,20 77:3 78:21	looked 64:23
	landscaped 26:6	Lord 17:17
	landscaping 9:13 68:20	lot 6:2 9:10,13 37:12 52:2,7 53:16, 20 54:4,16 60:18 63:13 67:10 68:18,23 69:22,24 71:12,13,23 72:4 76:12
	large 72:24	lots 5:20,24 6:21,22,23,24 7:14,15 8:13 13:7,13 14:5 36:1 37:7,11,17
	larger 25:17	
	largest 29:20	
	laundry 6:19	
	law 5:11 12:3	
	Lawndale 25:20 27:2 30:3 44:18, 20 45:12 62:21	
	leading 12:10	
	lease 26:17 28:12	
	leaving 70:15	
	left 53:23 54:20 70:4	
	letter 56:5	
	level 64:1	
	<hr/> J <hr/>	
January 13:21		
Jason 25:14		
JD 51:3,8,21 52:6,17,22,23 56:7,20 57:16,21		
Jeff 25:7 30:13 33:23		
jobs 8:16 55:21		
John 51:21 52:19		
join 15:11 45:15		
joining 5:8 51:20		
joint 26:24 34:1		
Jr 51:21 52:19		
JV 24:14,19 34:23 35:4		

MEETING, 11/14/2023

38:6,23 40:4,17 43:17 44:5 45:12
46:21 48:1 50:3 53:16,19 59:7

love 17:22

low- 9:18 28:15

low-income 10:18 11:12 31:18
32:6

LP 4:17 6:5 13:1,4 14:8 16:21
23:15 26:23 29:6 30:22 31:1

M

Madam 14:17 15:22 23:22 29:5
30:19 31:14 32:11,14 35:10 48:21
49:8 64:6 69:19 72:8,11

made 37:22 44:18 54:9

Madison 7:3,18

Madison/austin 4:7,14 6:4 8:7
23:5,12

main 53:7

maintain 63:22

maintaining 70:17

maintains 64:9

maintenance 61:22 62:15 63:16

majority 10:14

make 12:6 14:15 29:3 44:13 45:3
48:10 56:14 57:8 60:15 65:19 69:8
77:23

managed 71:7,8

management 6:18 11:6,9,10

manager 11:8 25:9 36:20

managing 11:11 36:22

Manor 4:17 5:16 6:5,11 7:6,21
8:21,24 9:15 10:24 11:1 13:1,2,4
14:8 15:17 16:21 17:5,24 18:14,19
23:14

map 39:6 60:4,5,6 68:3,6 76:23,24

maps 67:21

March 13:23

market 40:20,21,22 48:11 52:11,
12 55:2

market- 27:16

market-rate 11:11 56:7

masonry 42:2 43:1,3

master 25:18

matter 15:13 22:24 30:10 34:18
45:18 49:23 56:17 57:11 61:14
65:13,22 69:11 74:24 78:3,17

maximum 37:24 40:19 48:24 49:1

Mckibben 2:23 17:2,3 18:24 19:2
22:11

median 10:6 27:16 39:18 41:5,8

meet 38:24 40:20 55:14

meeting 2:2,6,10,14 3:17 5:14
63:6 79:14

meeting's 75:18

meetings 8:20

Meg 58:16,17,23 60:13 67:1,4
69:5,13 76:2,6 77:21

member 35:11 36:23

members 4:24 5:8 22:8,16,17,20
23:18 25:1 31:12 32:13 33:17 34:7,
10,11,14 36:14 49:12,15,19 51:14
57:3,7 58:3 65:9,15,18 74:12,16,20
78:10,13

mentioned 7:14 51:18,24

Met- 73:22

Metra 68:9 72:22 73:10,13,16 74:2

Metropolitan 7:24

Mexican- 67:8 71:2

Mexican-american 68:4,12

mic 31:23

Michelle 4:20 5:2 9:23 14:12 15:15
19:14

Midwest 24:16 25:12 28:4 35:1
36:7 37:5 38:22 39:1 50:9

miles 42:23

Miller 5:10,11 12:2 15:18

million 6:3 13:7,10,14,16,17 14:7
20:11,24 28:2,11,13,18 55:6

mind 24:3

minimum 47:21

ministry 7:6 17:5

minority- 11:4

minutes 3:16,18,23 22:19 34:13
49:18 57:6 65:17 74:19 78:12

mirrors 45:3

mission 12:5 77:7

mix 25:18 27:14 39:13

mixed 9:16

mixed-income 25:24 26:5

moderate-income 9:18

modern 18:1

modular 40:1 46:7,19

module 46:5

Momentum 29:11

Monique 30:4 36:24

months 41:1,6

morning 4:23

mortgage 28:8

motion 4:1 24:8 35:20 50:19 58:5
66:14 75:15 79:9

Mount 27:1 29:10,21 33:21 34:2

move 3:19 6:1 15:14 23:18 28:5
29:8 30:11 35:5 45:18 50:13 56:18
57:23 61:15 66:8 69:12 75:9 78:4
79:3,13

moving 4:3 29:10

multi- 13:9

multifamily 5:22

multiple 8:19 11:12 12:21 13:9

multistory 25:19

multitude 12:22

Mungin 36:11,13,16 45:20 46:7,
12,14 47:2,4,15,18,20,24 49:1
50:21

mural 68:11 70:4

N

name's 58:23

National 10:23

ne'er-do- 15:3

nearby 53:7

needed 9:3 14:23 15:6

NEF 13:2

negotiate 4:10 23:8 24:13 34:22

MEETING, 11/14/2023

68:18,20 70:24 72:1 73:2,9 77:13	privately 13:13	providing 11:22 17:8 18:3,17,18 29:16
plan's 39:6	problem 71:5,15	public 12:23 15:13 16:13 21:23 22:17,20 30:10 31:22 34:11,14 40:7 43:24 45:17 49:15,19 55:12 56:17 57:3,7 61:14 65:13,15,18 69:11 74:16,20 78:3,10,13
planned 72:17	proceedings 79:19	purchased 38:11
planning 2:8 5:3,6 7:24 25:2 42:10 51:1,11,16 55:10 57:14 58:8,21,24 66:1,18 67:3,5 75:3,18 76:3,6,12 78:20	process 62:10	purposes 16:10 21:22 22:10 31:22
plans 9:13 54:22	product 43:4	put 29:15 71:12,13 73:10,20
platform 59:7	profit 16:17 31:4	putting 68:20 70:18
play 9:13 26:7	program 27:19,21 32:4,7 37:7,10, 17,21,22,23 40:18 44:6 48:2 60:19	
plaza 68:22 71:21 72:2,14	progress 8:23	<hr/> Q <hr/>
point 33:19 63:23	project 4:8,15 5:7 6:1,19 8:6 10:2 14:16,19 15:19 17:7,14,20 19:9 20:10,15,20 21:8,14 22:2 23:6,13, 23,24 24:17 25:4,11,13,22 26:1,8, 9,15 28:5,14 29:4,7,13 30:15 32:18 33:22 34:1 35:2 36:20 37:6 38:22, 24 39:1,5 43:21,23 44:13,16 45:10, 23 47:10 51:6 52:10 53:4,18 55:5, 6,11,14 56:5,14,22 57:19 58:13 60:16 61:12,17 66:6,23 69:8,15 75:7,23 77:24 78:6 79:1	qualifications 43:22 55:14
Polk 42:22 46:16	project's 44:1	qualified 38:1
population 39:11	project- 21:14	quality 7:8 39:2
porch 42:4 43:5	projects 7:1 10:8,10 11:18 12:15 27:6 45:11 52:24	question 15:24 16:2,4 17:4 31:15 33:4 48:22 53:20 63:14 64:8,20 73:19
portal 39:20	proper 69:24	questions 14:11 15:14,19,20 16:24 19:1,3 22:7,16,23 28:24 30:11,14,17 31:12 32:9,10,13 33:13,17 34:6,9,17 44:8 45:19,22 46:1 48:16,17 49:8,11,14,22 56:9, 18,21,24 57:2,10 61:15,17 65:6,8, 21 69:2,12,14,17 72:7 74:12,15,23 78:4,6,8,16 79:13
portion 25:23 29:9 30:2	properties 8:12 40:10 59:15	quick 67:22
positive 12:7 15:7	property 4:5,12 7:13 10:3 11:8,10 16:18 23:4,10 24:15 34:24 36:3,8 48:24 50:6,11 51:4,8 57:17,21 58:11,14 62:16 63:22 64:9 66:4,7, 21,24 69:21 73:15,18,23 74:7 75:5, 8,21,24 78:23 79:2	quorum 3:13,21 23:20 35:7 50:15 58:1 66:10 75:11 79:5,16
possibly 29:21	proposal 51:19 52:21	<hr/> R <hr/>
posted 2:11	proposals 36:8,10 50:10,12 51:7, 9 57:20,22	racism 7:23
Power 48:6,7,9,13	proposed 6:13 10:2 12:17 25:11 26:4,13 38:21,24 39:5,8 40:7 42:23 43:21 53:17 55:11 60:8 61:23	RAD 27:19
predominantly 42:2	proposing 60:9	raised 77:18
present 2:17 3:12 5:13,15 9:2 22:12 36:18 37:1	prostitutes 15:3	range 42:9
presentation 28:23 44:8 69:4 77:20	protocol 74:2	rate 27:17 41:3,9 52:11,12 55:2
presented 42:13	provide 4:21 10:3 13:9 18:6,7,12 24:21 29:23 36:11 42:14 51:10 56:2 58:16,20 67:1 76:2	reach 37:13
presenting 25:3	provided 10:22 56:4 59:12 62:6	ready 18:18
president 25:7 33:23 36:19		real 16:1,6 20:14,16 24:1 27:2 31:5 39:3 67:21 72:21
prevent 73:12		rear 41:16
previous 3:16		
previously 3:20 15:1 23:20 35:7 50:15 51:24 58:1 66:10 75:11 79:5, 15		
price 5:24 37:15 40:19,23 41:5,8 48:24 49:2		
priced 55:2		
primarily 30:2		
primary 38:2		
Princeton 75:22 76:10 78:23		
private 28:9,14 68:14 70:7		

MEETING, 11/14/2023

rebuild 18:2	removed 21:17 72:17	rest 28:21
receive 10:17 27:17	removing 72:18	restaurant 29:11
received 36:10 50:12 51:9 57:22	rendering 9:5 61:23	restaurants 7:18
receiver 27:8	renderings 43:13 62:2	restricted 27:22
receiving 10:11	rent 47:14	restrictions 37:15
recent 27:6	rental 7:11 10:3 11:13 27:18 32:4, 6 55:1	retail 7:19 25:19
recently 37:19	rented 10:15,16	return 55:19
Recipients 38:1	renters 47:17	returning 40:9
reclaiming 38:14 41:20	report 40:14	revenue 19:8,9,11 20:14 21:7
recognize 14:14 29:2 44:12 56:13 60:14 69:7 77:23	represent 32:2	review 3:18
recommend 4:16 23:13 24:18 35:2 61:5	representing 36:16	reviewed 43:21 55:11
recommendation 15:8 30:6	represents 33:6	revision 37:22
recommends 44:2	repurposed 12:23	revitalization 15:6
record 5:2 6:9 16:13 21:23,24 22:10 25:1 31:22 35:16 36:15 51:15 58:23 76:5	reputable 60:23	RM-5 53:15
red 6:21 38:7,23 54:4,16	request 5:16 14:3,7 28:1 36:7 37:4 50:10 51:7 57:20	roads 53:7
redevelopment 4:8,10,12,15 23:6,8,10,13 24:13,15,17 25:17 34:22,23 35:1 36:2 37:6 38:22 39:1 44:1 50:4 51:6 55:13 57:19 58:13 60:4 66:6,23 67:14 75:7,23 76:23 79:1	requesting 5:23 14:4 52:7	roll 2:15,19 3:20 23:19 35:6 40:10 50:14 55:19 57:24 66:9 75:10 79:4, 15
reduce 8:11	requests 3:16 56:6	room 6:18 26:10 41:13,14
reduced 37:16	require 62:1	roughly 29:19
Referral 27:21	required 47:20	RS 40:3
refining 54:10	requires 10:8 52:15	RT 40:3
reflect 35:16 41:21	reservation 28:15	RT-4 59:24 76:22
regular 2:2	residence 38:2	running 70:21
rehab 11:18	residential 5:22 8:8 9:16 25:4,16, 23 26:23 29:12,15 30:22 31:1 33:7 39:4,7 47:13 52:9 53:11	
related 4:9,11,19 6:7 23:7,9,16 44:4	residents 12:7 17:9 18:13 27:15 30:1 44:20 45:4,9 77:9	<hr/> S <hr/>
relationship 17:7	resolution 23:2 34:20 50:1 57:13 65:24 75:2 78:19	safety 12:9 72:15,19,21 73:1,2
religious 7:19	resource 63:9	sale 5:19 28:14 36:2,8 40:5 41:5 43:15,17 44:3 47:14,15,16 48:24 49:4 50:4,11 51:3,8 52:11,12 56:7 57:16,21 58:10,14 59:8,23 66:2,6, 20,23 67:7 71:9 75:4,8,20,24 78:21 79:1
remain 53:15	resources 29:17	sales 37:14 40:18,19,23 49:1 59:4, 7
remainder 55:8	respect 41:21	satisfy 10:6
remind 48:23	respond 2:17 33:4	schedule 45:15
reminder 40:17	response 2:24 3:2,10,24 22:9,22 34:8,16 49:13,21 50:18 56:15 57:1, 9 58:4 65:10,20 66:13 69:9 74:14, 22 75:14 78:1,7,15 79:8,17	school 12:23,24 18:7,10
remove 73:9,20	responsible 61:21 62:14 72:18	schools 7:19
	responsive 36:9 50:12 51:9 57:22	Schwartz 52:20

MEETING, 11/14/2023

SCMASC 66:20,24 69:14 75:4,8
Scott 30:4 36:24 44:11,15 45:14
 46:15 47:3,5 48:4 50:22 60:15,17
 61:11 62:19 63:3 64:14,16
screen 53:2
screw 58:17
scroll 67:21
Secretary 2:23 17:2 18:24 22:11
sector 28:9
secured 55:8
seek 73:14
seeking 4:5 5:19 11:24 23:3 24:13
 34:21 35:24 50:2 51:2 52:10 57:14
 58:9 66:1,19 75:3,19 78:20
seeks 6:3
select 42:8
selected 52:22
selection 42:14
sell 4:5 23:3 37:5,11
senior 17:17 25:8
sep- 20:9
September 41:2,7
served 27:8 52:4 55:23
service-oriented 12:22
services 17:9 18:3,11,13,17
serving 12:19 17:17 18:4
set 9:21 40:18 43:2 48:23 49:3
share 9:3 26:6 30:3 61:19 63:19
shared 8:21 61:20
Shen 24:21,24 25:2 30:12,24 31:4,
 7,9 32:19 35:21
Shop 29:11
shortage 7:11
showing 68:18
shown 20:10 38:7,22
shows 40:23
shrubs 77:16
side 7:12 29:20 39:10 46:23 53:1,
 23 54:1 74:5
Sides 11:14 38:15
similar 43:4
Sinai 27:1 29:10,21 33:21 34:2
 35:11
single 52:7 53:16
single- 40:23 41:5
single-family 39:14,22 40:24
single-purpose 26:22
sit 7:15
site 26:1,13 29:14 33:6 46:6,8
 53:18 54:14 59:21,24 60:8,12 62:2,
 3 68:7,10,17 70:5,24 77:13
sites 39:7 76:14
sits 45:12
six-foot 73:11
SKI 52:20
slab 46:9
slide 8:5,18 9:4,7,11,14,24 10:20
 11:2 13:5,18 14:2 33:5 37:3 38:5,
 10,20 40:6,11 41:11,23 42:5,12,19,
 24 43:6,8,11,14,19 51:23 52:16
 53:3,9,13,21 54:2,5,13,21 55:3,9
 60:3 67:16 68:2,17 76:19 77:6,12
slogan 77:11
small 11:6
Smith 36:19
Smitha 36:20
snow 63:17
social 12:8 17:8 18:3,17 67:9 68:5,
 13,23 71:3
soft 13:16 28:22
sold 10:9 37:14 59:6
Solutions 36:20
sore 60:20 63:24
sources 11:12 28:7 40:12 55:4
south 7:4 11:13 24:15 25:12 34:24
 38:8,15 51:5,19 52:1 53:1,5,20
 57:17 58:12 59:19 66:4 67:8 68:4,
 9,12 71:2 75:22 76:10 78:23
space 21:9,11 32:24 33:1 42:20
 54:20 59:4,11,17 60:24 61:1 67:7
spaces 6:20
speak 19:23 22:18,21 34:12 49:16,
 20 57:4 65:16 69:1 74:17,21 78:11
speaker 22:19 34:12 49:17 57:5
 65:16 74:18 78:11
specializing 11:22
sponsored 27:5
square 20:20,22 21:13 22:2,3
 32:18,20,23 33:6,7,8 41:17,20 42:6
 44:24 45:1 52:2,3 59:21 67:10
 76:20
SRN 27:21 32:3
SSA 68:19
stack 28:5
staff 31:15 40:14 56:8
stakeholders 42:17
standing 62:7
stands 67:8
star 67:22
start 13:24 47:7
state 28:13 53:7
stated 14:18
statement 14:15 17:22 29:4 44:13
 56:14 57:8 60:15 65:19 69:8 77:24
statements 15:12 30:9 56:16
 61:13 65:12 69:10 78:2
states 45:17
Statewide 27:20
station 53:6 56:1
stay 73:5
staying 61:11
steel 42:4
step 62:10
steps 62:12
stock 39:16
stop 68:9
storefront 21:7
stores 7:19
stories 6:13 54:7
streamed 2:8
street 6:20 7:4,16 9:8 12:16 36:4,
 5,6,7 50:7,8,9 53:5,6,7,22 55:24
 56:1 66:21 67:7 68:8 75:6
strengthens 12:11

MEETING, 11/14/2023

strongly 26:15	team's 55:13	trash 54:18
structural 72:14	Temple 7:7 17:6	trees 77:16
structure 6:13 43:23 71:23	temporary 8:15 55:21	Triad 11:15
struggles 7:22	ten 38:3 47:22,24	trust 10:19 31:19
students 18:7	tending 77:3	turned 31:23
studio 42:7	thin 43:1	two-bath 41:13
Studios 29:23	thing 62:19	two-bedroom 10:13,16
stuff 63:17	things 72:2	two-flat 39:23
subject 10:2 39:7	Thomas 3:11,12 15:21,22 16:5,19, 22,23 17:1 30:18,19 31:2,5,8,10	two-unit 39:15
submitted 15:13 30:10 45:18 56:17 61:14 65:13 69:11 78:3	thought 20:17 47:22	typical 41:13
subsequent 2:19	thousand 48:14	typically 45:1 48:8
subsidy 10:18 48:6,9,12,14	thousands 18:4	typologies 42:9
summer 63:5	three-bedroom 10:13 41:13 49:5	<hr/>
support 5:16 6:4 14:4,6 45:11 56:5 59:3 61:8,12 67:12 70:24	three-story 52:9	U
supported 25:13 32:4,5	TIF 6:4 8:7 10:11 13:7 14:7 24:3 25:4,12 28:2,4 36:7 50:9 52:14 59:18 60:2 67:13,18,23 68:1 76:16, 21	UBL 12:6,13,18,20 16:20
supports 26:15	Tim 36:21	ultimate 30:23
surrounding 12:12	time 15:10 19:23 29:16 45:14 49:4 76:22	ultimately 16:16
Swanson 36:22	timeline 13:19	Um-hmm 31:9
system 18:7 33:21 35:12 43:1	times 70:22	unchanged 39:13
systemic 7:23	today 5:15 15:11 25:6 36:18 37:1, 4,18 43:17 51:18,20 52:13 59:1 69:23 72:2	uncomfortable 23:24
<hr/>	today's 2:6,10 79:12	understand 47:13 69:22
T	Todd 17:12	understanding 71:6 72:13
<hr/>	tone 9:21	understood 20:13 64:19 72:6
table 10:1	top 9:8 20:11 70:4 77:15	underutilized 8:12
taking 15:10 45:14 64:21	total 6:13 10:3 13:16 20:21 27:17 28:3,20 33:6,7 37:17 52:2,8 55:5	unit 6:17 20:24 21:1 27:14 54:22, 24
talks 68:13	totally 70:19	United 4:8,10,18 5:9 6:5 12:6 13:2 14:8 15:17 23:7,9,15 48:6,7,9,13
Talman 24:16 25:12 34:24	towing 70:20	units 6:14 8:10 10:3,6,8,10,13,14 11:13,18 25:24 27:15,17,20 31:16, 20 32:3,5,22 55:1
Tamra 16:2,3,4,7,11,14,20 19:13, 18,22 20:1,3,16	townhome 39:23	urban 76:14
tax 4:7,14 19:7,9,11 20:6,13,14,16, 17 23:5,12 24:16 28:13,16 32:6 35:1 39:3 40:10 51:5 55:19 57:18 58:12 66:5,22 67:18 75:6,22 78:24	townhomes 25:18	<hr/>
tax- 13:8 40:9	tracks 70:8 73:13	V
tax-exempt 19:19	train 72:16	vacant 8:8,12,13 12:23 14:5 40:9 45:12 54:4 55:18 67:20 68:18
taxes 16:1,6,18 24:2 31:6 62:15	training 18:8	valuations 59:14
taxpayer 28:14	transfer 73:23	Vasan 36:20
team 5:9 10:21 11:3 13:11 25:7 26:24 43:22 47:9 52:19 56:8		Velasquez 69:2,13 73:7,8,17,24

MEETING, 11/14/2023

veneer 43:1
venture 27:1 34:1
versus 20:7 69:23
veteran-owned 11:4
vetted 42:9
vibrant 55:23
vice 2:21 25:7 31:13 32:8 33:23
 36:19 48:20 49:9 69:18
view 9:8,10,12 53:22 73:1
views 61:12
vision 7:8,10 12:10 18:1
vote 2:18,19 3:20 23:1,19 24:3
 34:19 35:6 46:22 49:24 50:14
 57:12,24 65:23 66:9 71:11 75:1,10
 78:18 79:4,15
voting 35:17
vouchers 31:18

W

waived 37:16
walking 7:17 73:12
walkways 26:8
walls 17:19 18:2
Walther 51:10,13,16 56:19 58:6
ward 5:17 25:14 30:4 36:24 42:22
 46:15 47:8 48:11 52:3 59:2 67:11
 76:8
Washington 4:6,13 5:21 6:12 7:2
 9:9 14:6 23:4,11
Washtenaw 25:4,16 26:22 30:22
 31:1
wealth 77:10
website 2:11
weekly 18:5
wellness 18:11
wells 15:4
Wentworth 76:16
west 4:6,13 5:17,21 7:2,3,5,9,12
 8:1 11:13 12:7,12,15 14:5,20 15:5
 18:3 23:4,11 29:20 36:4,5,6 38:15
 39:10 42:22 50:6,7,8,9 53:8,23
Wheat 2:21,22 31:13,14 32:8,10
 48:20,21 49:7,10 69:18,19 70:9,12,
 16 71:4,10 72:6
Whitni 36:11,15 44:10 45:20
Whittley 5:9 15:16 17:10,11,12
 18:23
who'd 65:19
windows 42:3
women 44:21 46:11 47:9
wood 42:3
work 44:19,23 62:24 63:3 72:22
 77:9
worked 11:17 54:9 68:19
workforce 29:24
working 5:6 17:21 36:1 37:7,13
 40:9 44:5 48:2 50:4 52:20 59:9
 76:13
works 76:12
worry 60:20
worth 65:3
wraparound 18:13
wrapped 42:4
wraps 54:11
write-down 5:23
written 15:12 30:9 56:16 61:13
 65:12 69:10 78:2
wrong 71:19

Y

year 26:19 29:9 37:21 41:3,10 77:5
years 12:4,20 14:22 17:16,22
 18:21 38:3 39:18 47:21,24 48:1
 68:20 70:19,23 77:4
yellow 6:23 25:21
Yixiao 24:21 25:2 29:1 30:12
Yool 25:8 30:13 31:24 32:1 33:3,10

Z

zoned 53:14 59:24 67:17 76:22
zoning 40:3 60:6 68:6 76:24