

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting, 1:00 PM
March 5, 2024

MINUTES FOR APPROVAL

I. ROLL CALL OF COMMISSIONERS

Chair Butler called the March 5, 2024 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
Ciere Boatright, DPD Commissioner
Dwight Curtis
Jacqueline Gomez
Latasha Thomas

Late

Grace Chan McKibben, Secretary

Absent

Robert Buford
Leslie Davis
Cornelius Griggs

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 DECEMBER 12TH MEETING

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

Approved 5-0-0

Yay: Hatten Butler, Boatright, Curtis, Gomez, Thomas
No: None
Abstain: None

III. APPOINTMENT OF ASSISTANT SECRETARY

Chair Butler addressed the need to appoint a new Assistant Secretary to assist the CDC Secretary with the record-keeping functions of the Commission, due to the staff changes within the Department of Planning and Development. Chair Butler recommended that Coordinator of Economic Development, Bailey Mitchell, serve as the new Assistant Secretary, and moved due passage of this item by the same roll call vote previously used to establish quorum.

No Commissioners present voiced any rejections to the appointment.

IV. NEW BUSINESS

A. ROSELAND/MICHIGAN AVENUE REDEVELOPMENT PROJECT AREA AND 119TH/HALSTED REDEVELOPMENT PROJECT AREA (WARD 9)

Request authority to advertise the Department of Housing's intention to enter into a City Lots for Working Families land sale with Hope Center Foundation, or to a related entity, for the disposition of the property located at 11707 S Michigan Avenue; 11709 S Michigan Avenue; 11808 S Michigan Avenue; 11810 S Michigan Avenue; 11801 S Michigan Avenue; 11805 S Michigan Avenue; 11819 S Michigan Avenue; 11853 S Michigan Avenue; and 11938 S Michigan Avenue in the Roseland/Michigan Avenue Redevelopment Project Area; and at 28 E 119th Street; 25 E 119th Street; and 27 E 119th Street in the 119th and Halsted Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Hope Center Foundation, or to a related entity, if no responsive alternative proposals are received.

Brian O'Donnell
24-CDC-01

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

Approved 6-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Curtis, Gomez, Thomas

No: None

Abstain: None

B. ROOSEVELT/CICERO REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Steans Family Foundation for redevelopment of the property located at 4100 W. Fillmore Street in the Roosevelt/Cicero Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Steans Family Foundation as Developer.

Antionette Maxwell
24-CDC-02

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

Approved 6-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Curtis, Gomez, Thomas

No: None

Abstain: None

C. MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority for the Department of Planning and Development's intention to enter into a negotiated sale with "Work of His Hands" Ministries, NFP for the disposition of the properties located at 1314-1316 S. Pulaski Rd. in the Midwest Tax Increment Financing Redevelopment Project Area.

Ernest Bellamy

24-CDC-03

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

Approved 6-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Curtis, Gomez, Thomas

No: None

Abstain: None

D. MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority for the Department of Planning and Development's intention to enter into a negotiated sale with Cocina Compartida De Trabajadores Cooperativistas, LWCA, LLC, for the disposition of the property located at 3652, 3658 W 16th Street in the Midwest Tax Increment Financing Redevelopment Project Area.

Ernest Bellamy

24-CDC-04

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

Approved 6-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Curtis, Gomez, Thomas

No: None

Abstain: None

E. NORTHWEST INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority for the Department of Planning and Development's intention to enter into a negotiated sale with Lake Keeler, LLC, for the disposition of parcels of city-owned property located between 4204 and 4232 W Lake Street in the Northwest Industrial Corridor Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Lake Keeler, LLC if no responsive alternative proposals are received.

Ernest Bellamy
24-CDC-05

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

Approved 6-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Curtis, Gomez, Thomas

No: None

Abstain: None

F. MIDWEST REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority for Department of Planning and Development's intention to enter into a land sale with Tamekia Jenkins, for the disposition of the property located at 4441 W. Adams Street in the Midwest Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Tamekia Jenkins.

Meg Gustafson
24-CDC-06

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

Approved 6-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Curtis, Gomez, Thomas

No: None

Abstain: None

G. MADISON-AUSTIN CORRIDOR REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority for Department of Planning and Development's intention to enter into a land sale with Nehemiah Group, for the disposition of the property located at 3927 W. Adams Street in the Madison-Austin Corridor Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Nehemiah Group.

Meg Gustafson
24-CDC-07

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

Approved 6-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Curtis, Gomez, Thomas

No: None

Abstain: None

H. MIDWEST REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority for Department of Planning and Development's intention to enter into a land sale with Bryan Ramson, for the disposition of the property located at 352 S. Kostner Avenue in the Midwest Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Bryan Ramson.

Meg Gustafson

24-CDC-08

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

Approved 6-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Curtis, Gomez, Thomas

No: None

Abstain: None

I. MIDWEST REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority for Department of Planning and Development's intention to enter into a land sale with Victoria Giddens, for the disposition of the property located at 4236 W. Monroe Street in the Midwest Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Victoria Giddens.

Meg Gustafson

24-CDC-09

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

Approved 6-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Curtis, Gomez, Thomas

No: None

Abstain: None

V. ADJOURNMENT

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

Approved 6-0-0

Yay: Hatten Butler, Chan McKibben, Boatright, Curtis, Gomez, Thomas

No: None

Abstain: None

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

9 City Hall-Council Chambers
10 121 North LaSalle Street
Chicago, Illinois

11 Tuesday, March 5, 2024
12 1:04 p.m.
13

14 PRESENT:

15 GWENDOLYN HATTEN BUTLER, CHAIRPERSON
16 GRACE CHAN MCKIBBEN, SECRETARY
17 CIERE BOATRIGHT
18 DWIGHT CURTIS
19 JACQUELINE GOMEZ
20 LATASHA THOMAS
21
22

23 Reported by: Nick D. Bowen
24

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1 CHAIRPERSON BUTLER: Good afternoon, and
 2 welcome to the March 5th regular meeting of the
 3 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 it's also being
 8 streamed by the Department of Planning and
 9 Development.
 10 The agenda for today's meeting was
 11 posted on February 29th, 2024 both on the CDC
 12 website and physically at City Hall.
 13 I will now call to order the
 14 March 5th 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." Please
 18 note this vote will be used to establish the roll
 19 call vote for subsequent items.
 20 Secretary Chan McKibben.
 21 (No response.)
 22 Commissioner Boatright.
 23 COMMISSIONER BOATRIGHT: Present.
 24 CHAIRPERSON BUTLER: Welcome to your first

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1 meeting.
 2 COMMISSIONER BOATRIGHT: Thank you.
 3 CHAIRPERSON BUTLER: Commissioner Buford.
 4 (No response.)
 5 Commissioner Curtis.
 6 COMMISSIONER CURTIS: Present.
 7 CHAIRPERSON BUTLER: Commissioner Davis.
 8 (No response.)
 9 Commissioner Gomez.
 10 COMMISSIONER GOMEZ: Present.
 11 CHAIRPERSON BUTLER: Commissioner Griggs.
 12 (No response.)
 13 Commissioner Thomas.
 14 COMMISSIONER THOMAS: Present.
 15 CHAIRPERSON BUTLER: Chair Butler is present.
 16 We have a quorum.
 17 Thank you, Commissioners.
 18 The first item on our agenda is the
 19 approval of the minutes from our previous meeting
 20 held on December 12th, 2023.
 21 The Commissioners have had an
 22 opportunity to review the minutes, and if there are
 23 no corrections, I move passage of this item by the
 24 same roll call vote previously used to establish

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1 quorum.
 2 Are there any changes or objections?
 3 (No response.)
 4 Hearing no objections or changes,
 5 the motion is approved.
 6 The next item on our agenda is the
 7 appointment of the assistant secretary. Article 2
 8 of the CDC bylaws provides for the CDC secretary to
 9 be assisted in the recordkeeping functions of the
 10 Commission by the Department of Planning and
 11 Development.
 12 The bylaws also allow for an
 13 assistant secretary who need not be a member of the
 14 Commission to be elected to perform the functions
 15 of secretary at the discretion of the Commission.
 16 Tim Jeffries, Managing Deputy
 17 Commissioner, most recently served as the assistant
 18 secretary for this body. But recently DPD hired
 19 Bailey Mitchell to coordinate all CDC administrative
 20 functions.
 21 My recommendation is to nominate
 22 Bailey Mitchell to serve as assistant secretary for
 23 this body.
 24 Are there any objections or other

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1 recommendations from the Commissioners on this
 2 matter?
 3 (No response.)
 4 Hearing none, I move passage of this
 5 item by the same roll call vote previously used to
 6 establish quorum.
 7 (No response.)
 8 Hearing no objections, the motion is
 9 approved.
 10 Congratulations, Bailey.
 11 Commissioners, for the first item of
 12 new business the Department of Housing is seeking
 13 authority to advertise its intent to enter into a
 14 City Lots for Working Families land sale with Hope
 15 Center Foundation, or a related entity, for the
 16 disposition of various properties on the 11700 and
 17 11800 block of South Michigan Avenue in the
 18 Roseland/Michigan Avenue Redevelopment Project Area
 19 and on the 100 block of East 119th Street in the
 20 119th/Halsted Redevelopment Project Area, to
 21 request alternative proposals, and to approve the
 22 sale of the property to Hope Center Foundation, or
 23 a related entity, if no responsive alternative
 24 proposals are received.

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1 Commissioners, I'll note that
 2 the specific locations of these addresses are
 3 identified in both the resolution and the staff
 4 reports.
 5 Brian O'Donnell will provide a
 6 brief description of this change on behalf of the
 7 Department of Housing.
 8 MR. O'DONNELL: Good afternoon, Chairwoman
 9 Butler and members of the Commission.
 10 For the record, my name is Brian
 11 O'Donnell representing the Home Ownership Bureau
 12 of the Department of Housing.
 13 Also present today to my right is
 14 Shenita Muse, executive director of the Hope Center
 15 Foundation. And off to the right there is David
 16 Doig, president of Chicago Neighborhood Initiatives.
 17 Alderman Beale was informed of the
 18 meeting. He's supportive of the development, but
 19 I do not see him, so ...
 20 Today we request your approval to
 21 sell twelve parcels of land in West Pullman, nine
 22 in the Roseland/Michigan Redevelopment Project Area
 23 and three in the 119th/Halsted Redevelopment
 24 Project Area, to the Hope Center Foundation under

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1 the City Lots for Working Families program. The
 2 program, which was established by City Council in
 3 November 2017, allows the department to sell lots
 4 to developers for \$1 per buildable lot to encourage
 5 the construction of for-sale housing which is
 6 within the economic reach of working families.
 7 The total value of the twelve lots
 8 under consideration today is approximately
 9 \$132,000. For informational purposes, you will
 10 find included in your staff report 22 other lots
 11 which are not in any TIF area and which have a
 12 value of about \$247,000.
 13 As you can see, the lots under
 14 consideration today -- the yellow dots within the
 15 light blue and purple shaded areas -- are in a
 16 compact area in West Pullman on the Southeast Side
 17 of Chicago. It is expected that a Red Line station
 18 will be located at 116th and Michigan when the Red
 19 Line extension occurs.
 20 West Pullman is generally bounded by
 21 East 115th Street on the north, the Cal Sag Channel
 22 on the south, Halsted Street and Justine on the
 23 west, and Front Avenue on the east. In 2020, West
 24 Pullman had a population of just over 26,000

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1 people. It has a housing mix that includes 8100
 2 single-family detached homes plus 320 single-family
 3 attached homes and over 1800 two-unit homes. Well
 4 over half of the entire housing stock was built
 5 before 1940. In 2021, the median income in West
 6 Pullman was about \$49,000.
 7 A search of the City's data portal
 8 indicates that 38 building permits have been issued
 9 for the construction of either a single-family
 10 home, townhome, or two-flat in West Pullman since
 11 2017. Eight of these 38 permits were issued late
 12 last year to this development team for lots already
 13 owned by Hope Center Foundation.
 14 I don't know how many of you were on
 15 the Commission in 2018, but another nine were for a
 16 development approved by this body for a now
 17 completed City lots development undertaken by
 18 Habitat for Humanity Chicago near 119th and Union.
 19 Three of the lots under
 20 consideration today are in the 119th/Halsted
 21 Redevelopment Project Area shown on the left with
 22 the lots being within the red circle. The proposed
 23 land sale and subsequent development would help
 24 meet these goals of the 119th/Halsted Project Area:

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1 Reduce or eliminate deleterious
 2 conditions within the project area;
 3 Increase affordable housing, both
 4 for-sale and rental, including market-rate housing
 5 set-aside of 20 percent;
 6 And to enhance the tax base of the
 7 project area.
 8 The implementation strategy for
 9 achieving the plan's goals envisions the sale of
 10 City land for residential development. The
 11 proposed project also conforms to the plan's land
 12 use map which calls for residential development at
 13 the project site.
 14 Nine of the lots under consideration
 15 today are in the Roseland/Michigan Redevelopment
 16 Project Area shown on the right with the lots being
 17 within the green oval toward the bottom.
 18 The proposed would meet these goals
 19 within the Roseland/Michigan project area:
 20 An improved quality of life in the
 21 project area and surrounding community;
 22 An environment which will contribute
 23 more positively to the health, safety, and general
 24 welfare for residents in the project area and the

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1 surrounding community;

2 And a mix of housing styles, rental

3 costs and sales prices, and densities that meet the

4 needs of the Roseland and West Pullman communities,

5 including rental and ownership opportunities for

6 very-low and moderate-income residents.

7 The implementation strategy for

8 achieving the plan's goals envisions the sale of

9 City land for residential development. The

10 proposed project also conforms to the plan's land

11 use map which calls for mixed-use development at

12 the project site.

13 The public benefits of this proposal

14 include new for-sale housing for working families

15 and returning long vacant, tax-exempt properties to

16 the tax roll.

17 The real estate market in the area

18 shows that the average sale price for single-

19 family housing in West Pullman for the 12 months

20 ending December 31st, 2023 was just over \$155,000,

21 an inflation-adjusted annual increase of 6.3

22 percent per year since August 2016. The median

23 sale price for single-family housing for the 12 --

24 for the same period was \$160,000. Adjusting for

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1 inflation, the median price in West Pullman has

2 increased at an annual rate of 9.8 percent per year

3 since August 2016.

4 Below the sales data are the sources

5 and uses for the development, which can also be

6 found in your staff report. A revolving

7 construction loan means that about 12 homes could

8 be under development at a single time.

9 The profit analysis table found on

10 page 7 of your staff report shows that, like the

11 previously mentioned Habitat for Humanity Chicago

12 development in West Pullman, the developer will

13 have to fundraise to offset some of the development

14 costs.

15 A reminder about the City Lots

16 program. The department only establishes a maximum

17 sales price. A developer must meet the market or,

18 in some areas, establish a market price. Should

19 the sales price established by this developer be

20 lower than the City Lots maximum, their fundraising

21 requirement would grow.

22 As a City Lots development,

23 homebuyers will be eligible for a BNAH grant of up

24 to \$100,000. I think you all know the BNAH grant

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1 by now. Additionally, as a member of the

2 Reclaiming Chicago effort led by United Power for

3 Action and Justice, who is also here today, the

4 developer will have access to grant money acquired

5 by that group.

6 Now I'm on to the modular homes

7 built by Kinexx in their Chicago -- in Chicago in

8 their Archer Heights factory.

9 The almost 1700 square foot homes

10 are three-bedroom, two bathrooms with the typical

11 living room in the front of the first floor, and a

12 grand kitchen, dining, and living area in the first

13 floor rear. Three bedrooms are located on the

14 second floor. There are two bathrooms, one in the

15 primary bedroom and another downstairs.

16 Although many of the blocks where

17 these lots are located have high vacancies, the

18 homes have been designed to respect the existing

19 fabric of the broader neighborhood. The developer

20 will offer varied facade treatments on each block,

21 and all homes were designed to conform to the

22 City's design guidelines.

23 Here we see some images of the first

24 floor. And some kitchen and bathroom images. And

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1 finally some additional interior shots.

2 The land sale was approved by the

3 Chicago Plan Commission in February. If all goes

4 well here today, a City Lots land sale authorizing

5 ordinance could be introduced at City Council in

6 April and voted on in May.

7 The Department of Housing has

8 thoroughly reviewed the proposed project, the

9 qualifications of the development team, the

10 financial structure of the project, the need for

11 public assistance, its public benefits, and the

12 project's conformance with the redevelopment area

13 plans, and DOH recommends that this body approve

14 the sale of the designated parcels to Hope Center

15 Foundation, or to a related entity, for the

16 development of these homes under the City Lots for

17 Working Families program.

18 This concludes the formal

19 presentation. If you have any questions, I or

20 Shenita or David will attempt to answer them.

21 Thank you.

22 CHAIRPERSON BUTLER: Thank you, Brian.

23 And I don't believe that Alderman

24 Beale has joined us. But you have a better view of

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1 the auditorium than I do.

2 MR. O'DONNELL: No.

3 CHAIRPERSON BUTLER: All right. Great.

4 Thank you.

5 We can now move to questions.

6 Commissioners, Brian is here to help

7 answer any questions that you may have on this

8 project.

9 Do you have any questions?

10 Commissioner Gomez.

11 COMMISSIONER GOMEZ: Thank you, Chair.

12 A question about the modular homes

13 and how they're being built. Are they already

14 going to be ready built with -- I'm thinking of

15 workforce here.

16 MR. O'DONNELL: Sure. So we have two modular

17 developers in Chicago. One is Inherent Homes, not

18 involved in this, where they bring an entire floor

19 out to a site like one floor at a time. They do a

20 two-story home currently.

21 Kinexx builds parts -- so they bring

22 out like smaller sections and assemble them on site.

23 COMMISSIONER GOMEZ: Assembled on site.

24 And so -- and plumbing, electrical.

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1 MR. O'DONNELL: A lot of that is done in the

2 factory. The finishing work will be done when the

3 components are assembled.

4 COMMISSIONER GOMEZ: And any opportunity for

5 a workforce development type of program that

6 involves the community?

7 MS. MUSE: I can answer that question. For

8 the record, my name is Shenita Muse, and I'm

9 executive director of the Hope Center Foundation.

10 The core of the work that the Hope

11 Center Foundation embarks upon is workforce

12 development for adults as well as youth. So jobs

13 are being created during this construction process.

14 We are also embarking on additional

15 training programs and partnerships to ensure that

16 we are currently working with and continue to work

17 with and outsource minority contractors, suppliers,

18 workers, and the like.

19 COMMISSIONER GOMEZ: Thank you.

20 CHAIRPERSON BUTLER: Are there other

21 questions?

22 Commissioner Boatright.

23 COMMISSIONER BOATRRIGHT: Yeah. I have a

24 question just in terms of your timing. Are all of

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1 the projects going -- all the developments under

2 construction at one time? Can you talk a little

3 bit about the phasing?

4 MS. MUSE: I'm sorry. Can you ask the

5 question again?

6 COMMISSIONER BOATRRIGHT: The phasing, are all

7 of the units going up at the same time? Can you

8 talk a little bit about delivery?

9 MS. MUSE: Okay. Fair enough. So Hope

10 Center Foundation owns --

11 CHAIRPERSON BUTLER: I'm sorry. Just for

12 purposes of the public meeting, you have to

13 introduce yourself every time you respond to a

14 question.

15 MS. MUSE: Every time. Okay. My apologies.

16 CHAIRPERSON BUTLER: No, no. That's fine.

17 Thank you.

18 MS. MUSE: For the record, I am Shenita Muse,

19 the executive director of the Hope Center

20 Foundation.

21 The Hope Center Foundation currently

22 owns 15 lots. We have 11 homes that are in

23 production currently. Our goal is affordability,

24 square footage, making sure that we're meeting the

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1 needs of the community.

2 So in order for us to build at

3 scale, we really need the lots that we have

4 requested because these lots will be completed in

5 June, and then we would like to move on. So if we

6 work with the timing that Brian indicated, we would

7 like to begin construction on those homes in the

8 summer.

9 We have homebuyers that are ready.

10 They have committed to the 11 homes. And we would

11 be excited to give them these additional addresses

12 to select from as we begin to continue to build

13 additional homes. But we have a pipeline of home-

14 buyers that are ready right now to purchase these

15 homes, and we're excited about that.

16 CHAIRPERSON BUTLER: Hi. This is Chair

17 Butler. I just have a question.

18 How is the pipeline of buyers

19 established? Could you talk a bit about that

20 process?

21 MS. MUSE: Absolutely. I am, for the record,

22 Shenita Muse, executive director of the Hope Center

23 Foundation.

24 We have done a series of community

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1 meetings within the community to help them to
 2 understand the program and what we are doing. We
 3 have received \$10 million grant from the state for
 4 homebuyer subsidies. So we are here to support
 5 our residents that are renters that want to be
 6 homeowners. There are residents that were life-
 7 long residents of Roseland that want to move back.
 8 So there is a lot of interest, buzz, and excitement
 9 around the program.
 10 We do have a process in place where
 11 they have to go through HUD-certified counseling as
 12 well as a series of financial courses before they
 13 can select a potential home to purchase.
 14 So as a community-based
 15 organization, we work with our residents in many
 16 areas beyond housing. We also work with them in
 17 workforce development, which is the core of what we
 18 do. So a lot of the clients that come through the
 19 Hope Center Foundation are introduced to home-
 20 ownership and financial literacy. And so beyond
 21 just the marketing and communication that we have
 22 done in the community around this initiative, our
 23 clients are also coming through our workforce
 24 development programs as they move through a better

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1 job, a better situation, and then moving into
 2 homeownership.
 3 CHAIRPERSON BUTLER: So I have a follow-up
 4 question. And I don't -- you don't have to
 5 reintroduce yourself since I'm going right back to
 6 you.
 7 You know, if you could have
 8 everything that you wanted, what is your capacity
 9 at any one given -- one time in terms of, you know,
 10 putting people in the homes? You know, we've got a
 11 limited number of homes here. You're working on
 12 some now. But what's your wish list? What can you
 13 do if you had all the resources that you needed?
 14 MS. MUSE: Yeah. I think that's a great
 15 question.
 16 So the Reclaiming Chicago initiative
 17 is to build a thousand homes on the Far South Side.
 18 The Hope Center Foundation is the anchor
 19 institution doing that work. We have requested, as
 20 a Reclaiming Chicago group, 500 lots, 125 per the
 21 four communities that we're building on. So I
 22 would say as a member of Reclaiming Chicago, 500
 23 lots.
 24 CHAIRPERSON BUTLER: Thank you.

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1 Are there other questions, members
 2 of the Commission?
 3 Commissioner Curtis.
 4 COMMISSIONER CURTIS: Thank you.
 5 Just to help me understand, this is
 6 not asking for TIF funding. This is a transfer of
 7 property; is that correct?
 8 MS. MUSE: For the record, Shenita Muse,
 9 executive director of the Hope Center Foundation.
 10 That is correct. We are not
 11 requesting TIF funding.
 12 COMMISSIONER CURTIS: Thank you.
 13 MS. MUSE: You're welcome.
 14 MR. O'DONNELL: To expound a bit more --
 15 Brian O'Donnell for the record -- the City Lots
 16 program doesn't allow any additional funding to
 17 developers other than the sale of the lot for a
 18 dollar and fee waivers.
 19 COMMISSIONER CURTIS: Got it. Thanks.
 20 CHAIRPERSON BUTLER: Are there other
 21 questions from members of the Commission?
 22 If there are no --
 23 COMMISSIONER THOMAS: Madam Chair.
 24 CHAIRPERSON BUTLER: I'm sorry. Commissioner

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1 Thomas.
 2 COMMISSIONER THOMAS: Does the alderman have
 3 a support letter on file?
 4 MR. O'DONNELL: The alderman introduced his
 5 own ordinance to expedite the sale of these lots.
 6 So he's in full support.
 7 Unfortunately, when Housing does it,
 8 we have to go to Plan Commission and CDC to get
 9 your approval. So he's fully supportive.
 10 COMMISSIONER THOMAS: Thank you, Madam Chair.
 11 CHAIRPERSON BUTLER: Thank you.
 12 If there are no further questions, I
 13 would now like to invite members of the public who
 14 are in attendance and interested to speak on this
 15 item. Each speaker will be limited to three
 16 minutes.
 17 Are there any members of the public
 18 who would care to speak on this item?
 19 (No response.)
 20 If there are no further questions or
 21 comments regarding the matter before us, I will
 22 call this item to a vote.
 23 The resolution before us, the
 24 Department of Housing is seeking authority to

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1 advertise its intent to enter into a City Lots
 2 for Working Families land sale with Hope Center
 3 Foundation, or a related entity, for the
 4 disposition of various properties on the 11700 and
 5 11800 block of South Michigan Avenue in the
 6 Roseland/Michigan Avenue Redevelopment Project
 7 Area, and on the 100 block of East 119th Street in
 8 the 119th/Halsted Redevelopment Project Area, to
 9 request alternative proposals, and to approve the
 10 sale of the property to Hope Center Foundation, or
 11 a related entity, if no responsive alternative
 12 proposals are received.
 13 If there are no objections from
 14 members of the Commission, I move passage of this
 15 item by the same roll call vote previously used to
 16 establish quorum.
 17 And I'd like to note that Secretary
 18 Chan McKibben is here with us for this vote. Thank
 19 you.
 20 Are there any objections?
 21 (No response.)
 22 Hearing none, the motion is approved.
 23 MS. MUSE: Thank you.
 24 MR. O'DONNELL: Thank you very much.

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1 CHAIRPERSON BUTLER: Thank you.
 2 Commissioners, for the next item of
 3 business the Department of Planning and Development
 4 is seeking authority to negotiate a redevelopment
 5 agreement with Steans Family Foundation for
 6 redevelopment of the property located at 4100 West
 7 Fillmore Street in the Roosevelt/Cicero Tax
 8 Increment Financing Redevelopment Project Area, and
 9 to recommend to the City Council of the City of
 10 Chicago the designation of Steans Family Foundation
 11 as developer.
 12 Antionette Maxwell will provide a
 13 brief description of this change on behalf of the
 14 Department of Planning and Development.
 15 MS. MAXWELL: Good afternoon, Chairwoman
 16 Butler and members of the Commission.
 17 For the record, my name is
 18 Antionette Maxwell, financial planning analyst with
 19 the Department of Planning and Development. With
 20 me today I have Tim Jeffries, Managing Deputy
 21 Commissioner in the Department of Planning and
 22 Development, as well as members of the Steans
 23 Family Foundation development team, who are here
 24 to answer any other questions that you may have.

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1 The resolution before you requests
 2 authorization for the Department of Planning and
 3 Development to negotiate a redevelopment agreement
 4 with Steans Family Foundation for the redevelopment
 5 of the property located at 4100 West Fillmore
 6 Street in the Roosevelt/Cicero Tax Increment
 7 Financing Redevelopment Project Area, and to
 8 recommend to the City Council of the City of
 9 Chicago the designation of Steans Family Foundation
 10 as developer.
 11 The proposed project is in the North
 12 Lawndale community area, the 24th Ward, again,
 13 Roosevelt/Cicero TIF District. The district was
 14 established in February 1998 with the goals to
 15 stimulate new development and concentrate
 16 commercial uses.
 17 The proposed project will satisfy
 18 the following goals of the area's redevelopment
 19 plan:
 20 Opportunity cost spurring investment
 21 and job creation in the North Lawndale community;
 22 Community benefit enhancing
 23 minority-owned businesses;
 24 Stimulating the local economy and

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1 fostering community wealth;
 2 And promotes equity by creating
 3 a community asset with the opportunity for shared
 4 ownership and economic stabilization.
 5 The implementation strategy for
 6 achieving the plan's goals envisions the need
 7 for -- to provide TIF financial assistance for the
 8 development of 4100 West Fillmore Street. And the
 9 proposed project also conforms to the plan's land
 10 use map which calls for 4100 West Fillmore Street
 11 development at the subject site.
 12 And DPD have received a letter of
 13 support from the Alderwoman Monique Scott.
 14 Okay. Here's just a -- the project
 15 is located at the northeast corner of West Fillmore
 16 Street and South Karlov Avenue. And here's an
 17 aerial view of the location.
 18 And this is the current condition of
 19 the exterior of the commercial building, which has
 20 been predominantly vacant for over ten years. It's
 21 a 168,000 square feet industrial, five-story brick
 22 building, which was constructed in 1913. And it is
 23 located on roughly 3.5 acres. And the building
 24 itself was once home of the Calumet Baking Powder

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1 Company.
 2 Okay. So this slide gives a little
 3 bit more on the project overview. Steans Family
 4 Foundation, doing business as Renew Lawndale
 5 Acquisitions, acquired the property in November of
 6 2022. Approximately 27,000 square feet was
 7 occupied at the time, but the majority of the
 8 building has been vacant for over ten years. And
 9 so the developer proposes to renovate and repurpose
 10 this property. The building will be named the
 11 Fillmore Center and is expected to house the
 12 Fillmore Linen Services, which is a 45,000 square
 13 foot commercial laundry facility for the medical
 14 district, and is expected to generate roughly 175
 15 jobs over the next three years as they come up to
 16 full capacity. It will also house small MBE
 17 neighborhood businesses, including a coffee
 18 roasting and packaging facility, a wholesale flower
 19 distribution center, a packaging facility, and a
 20 construction company. The overall total
 21 development is expected to generate roughly 300
 22 jobs.
 23 Total project cost is roughly 40.5
 24 million with the City's contribution of up to 10

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1 the intention of creating a revenue-generating
 2 asset that will be later transferred to a community
 3 benefits trust directly controlled by the residents.
 4 Fillmore Linen Service, LLC will be
 5 a tenant in the Fillmore Center, but is jointly
 6 owned and operated with Forgea Management, which
 7 has significant operational experience in the
 8 commercial laundry sector.
 9 Okay. And here we have the budget,
 10 the project budget. So this slide shows the
 11 project budget, a cost of 40.5 million. The
 12 sources, 10 million in equity, 7.5 million in New
 13 Market Tax Credits being sought from Dudley
 14 Ventures, private donations of 13 million, and TIF
 15 funds up to 10 million, which is approximately 25
 16 percent of the total project costs.
 17 The structure and the requirements
 18 for the City funds is on the slide. DPD intends to
 19 negotiate a tax increment financing redevelopment
 20 agreement with the developer. The City intends to
 21 provide the developer with TIF assistance in an
 22 amount not to exceed \$10 million, or 25 percent of
 23 the total project cost. And the City funds will be
 24 provided, again, from the Roosevelt/Cicero TIF

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1 million in TIF.
 2 Renovation is expected to begin the
 3 second quarter of 2024 and is expected to be
 4 complete in the fourth quarter of 2024, this year.
 5 Thank you.
 6 Okay. So the Steans Family
 7 Foundation, SFF, is deeply committed to the
 8 economic revitalization of North Lawndale, Chicago.
 9 They've harnessed existing community networks to
 10 bolster education, employment, and safety, all
 11 crucial factors in sustainable economic
 12 development. With initiatives like the Career
 13 Readiness and Job Placement program and the North
 14 Lawndale Business Expansion Initiative, the SFF
 15 aims to enhance job prospects for North Lawndale
 16 residents and support the expansion of black-owned
 17 businesses, stimulating the local economy, and
 18 fostering community wealth. Through such targeted
 19 economic strategies like this development, the
 20 foundation is aiding North Lawndale in its path
 21 towards prosperity. And in 2021, they contributed
 22 roughly 14 million in community investment.
 23 SFF will own -- owns 4100 West
 24 Fillmore Avenue and is acting as the developer with

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1 district, and it will be provided in two payments;
 2 first payment 7 million paid upon certificate of
 3 completion; the remaining 3 million will be a
 4 variable amount subject to the amount of funding
 5 provided by any state and federal grants such that
 6 the more funding they secure from these other
 7 sources, the less City funds will be provided.
 8 And although it is anticipated that
 9 the Fillmore Linen Services will ramp up at full
 10 capacity to generate or create 175 jobs, the
 11 developer is required to maintain no less than 100
 12 full-time jobs. And there is an occupancy covenant
 13 as well of no less than 75 percent of leasable
 14 space for ten years.
 15 And additionally, there will be the
 16 standard construction compliance requirements of
 17 prevailing wage, MBE, WBE, and City residency.
 18 Okay. Here's a proposed rendering
 19 of the Fillmore Center post redevelopment. This is
 20 a visual that they provided for -- it's a likening
 21 of what they would expect for the facility to look
 22 like post redevelopment.
 23 And so the recommendation rationale.
 24 The proposed project will allow the following

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1 benefits to be realized:
 2 It does address the longstanding
 3 leakage of the commercial laundry facility in the
 4 Chicago market for medical districts -- for the
 5 medical district.
 6 The project provides multiple
 7 avenues to establish community-based wealth,
 8 including through a community benefits trust and
 9 employee ownership of Fillmore Linens yielding
 10 profits -- profit interests.
 11 And it creates a significant number
 12 of high-paying jobs as well as opportunities for
 13 local entrepreneurs.
 14 And it does, in fact, stabilize
 15 an aging industrial building that has been
 16 significantly vacant for a long time, for over a
 17 decade.
 18 Okay. So our recommendation, I
 19 believe that -- okay. So DPD has thoroughly
 20 reviewed the proposed project, the qualifications
 21 of the development team, the financial structure of
 22 the project, and the project's conformance with the
 23 redevelopment area plan, and DPD recommends that
 24 the CDC recommend to the City Council for DPD to

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1 negotiate a redevelopment agreement with the Steans
 2 Family Foundation for the redevelopment of the
 3 property at 4100 West Fillmore and providing TIF
 4 funds, and to recommend to the City Council of the
 5 City of Chicago the designation of Steans Family
 6 Foundation as developer.
 7 And that concludes my formal
 8 presentation. Thank you. Welcome any questions
 9 that you may have.
 10 CHAIRPERSON BUTLER: Thank you, Antionette.
 11 You indicated in your remarks that
 12 Alderwoman Scott does support the project and has
 13 provided a letter of support?
 14 MS. MAXWELL: Yes.
 15 CHAIRPERSON BUTLER: Is she present? And if
 16 she is, I invite her to make a statement on the
 17 project.
 18 MS. MAXWELL: I do not -- I do not see her at
 19 this time.
 20 CHAIRPERSON BUTLER: All right. Thank you.
 21 No written statements from the
 22 public were submitted on this matter. We can now
 23 move to questions.
 24 Commissioners, Antionette is here to

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1 help answer any questions that you may have on this
 2 project. Do you have any questions?
 3 Okay. Commissioner Thomas, we'll
 4 start with you.
 5 COMMISSIONER THOMAS: Thank you, Madam
 6 Chairman.
 7 When you look at the project budget,
 8 I was wondering where the developer is with the
 9 private funding, fundraising. There's 32 percent
 10 of the budget is private fundraising at 13 million.
 11 MS. MAXWELL: I would really like to have the
 12 developer speak to where their -- the progress of
 13 their fundraising at this time.
 14 MS. FORD: Good afternoon. And thank you
 15 for the opportunity to present our project to you
 16 today.
 17 I'm Patricia Ford, and I serve as
 18 the executive director of the Steans Family
 19 Foundation.
 20 And so we were recently awarded a
 21 \$1.25 million grant from the Chicago Community
 22 Trust, their We Rise program. And so that official
 23 announcement, I believe, happened yesterday. So we
 24 were pleased to receive that support.

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1 We have other proposals that are
 2 pending with some of our local colleagues. And
 3 then we are also going to seek national funding.
 4 So to date our private contributions
 5 have totaled the 1.25 million. The foundation has
 6 also contributed equity, as you heard from
 7 Antionette's overview. And so our fundraising
 8 goals are in progress, and we will, you know, keep
 9 the City apprised of any awards that we get.
 10 COMMISSIONER THOMAS: Thank you, Madam
 11 Chairman.
 12 CHAIRPERSON BUTLER: Thank you.
 13 Commissioner Curtis.
 14 COMMISSIONER CURTIS: Yes. Thank you.
 15 Can you help me understand again the
 16 equity portion of the sources of the funds, where
 17 that equity is coming from?
 18 MS. MAXWELL: That will be coming from the
 19 Steans Family Foundation.
 20 COMMISSIONER CURTIS: Is that the entire
 21 amount? There's a \$10 million equity line.
 22 MS. FORD: Yes. Patricia Ford, executive
 23 director of the Steans Family Foundation.
 24 And, yes, that entire line is coming

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1 from the foundation.
 2 COMMISSIONER CURTIS: Thank you.
 3 CHAIRPERSON BUTLER: Thank you.
 4 Secretary Chan McKibben.
 5 COMMISSIONER CHAN McKIBBEN: Hello. My
 6 question is probably to the foundation. Curious
 7 about the project itself. Other than the laundry
 8 service -- other than the Fillmore Linen Services,
 9 the other small businesses that you plan to house,
 10 the coffee roasting and packaging facility, the
 11 wholesale flower distribution center, packaging
 12 facility, and construction company, can you speak
 13 to the history and sustainability of these
 14 businesses?
 15 MS. FORD: Yeah. So a couple of the
 16 businesses were already --
 17 CHAIRPERSON BUTLER: Could you introduce
 18 yourself again? Sorry.
 19 MS. FORD: Sorry about that. Patricia Ford,
 20 executive director of the Steans Family Foundation.
 21 So a couple of the businesses were
 22 already located in the building prior to our
 23 purchase of the building. So the Kribi Coffee
 24 Company, the air roasting company, they have

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1 Patricia Ford, executive director of the Steans
 2 Family Foundation.
 3 So the foundation has a long history
 4 of partnership in North Lawndale. We've been
 5 awarding grants and partnering with community
 6 residents since 1997. We give extensively to
 7 workforce development in general. It's one of our
 8 primary areas. We have several partners that are
 9 helping to make certain that we have a viable
 10 pipeline that's ready for employment.
 11 Notably Skills for Chicagoland's
 12 Future will serve as our recruitment partner. They
 13 have a long history in Chicago of providing
 14 pipeline support to other projects of note. The
 15 Discover Center in Chatham, they were one of the
 16 partners for, you know, that project. So they'll
 17 serve as recruiter. They'll be working with our
 18 West Side workforce development partners to make
 19 certain that residents are ready.
 20 We also have other extensive
 21 networks in the community since we've been there
 22 for so long. Education is our north star, so we'll
 23 be recruiting from some of our partner schools that
 24 we work with. We work with mentoring organizations.

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1 facilities in both Forest Park and Oak Park. They
 2 plan to extend their business by increasing
 3 wholesale sales. And so they've been in business
 4 like -- I'm not quite sure of the actual year. I'm
 5 looking to my colleague to the right. So for the
 6 past five years. And so we are interested in
 7 helping their, you know, business grow.
 8 And then South Side Bloom on the
 9 South Side, been in business for a number of years.
 10 And so they're interested in increasing their
 11 footprint and bringing support to young people on
 12 the West Side. So this would be an extension of
 13 their ongoing good work.
 14 COMMISSIONER CHAN McKIBBEN: Thank you.
 15 CHAIRPERSON BUTLER: Are there other
 16 questions from members of the Commission?
 17 Yes, Commissioner Boatright.
 18 COMMISSIONER BOATRIGHT: Thank you.
 19 Can you speak a little bit about the
 20 jobs? 175 jobs over -- as you all build up. But
 21 can you talk about workforce partners? Or how do
 22 you ensure local hiring opportunities for West Side
 23 residents?
 24 MS. FORD: Sure. Thank you for that question.

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1 So families and parents from those organizations
 2 will also have an opportunity.
 3 In addition, the North Lawndale
 4 Employment Network, which is housed in North
 5 Lawndale, they're a long-term partner, and so
 6 they'll be providing retention support to
 7 employees.
 8 We want to make certain -- we've
 9 learned a lot over the, you know, past couple
 10 decades, and we want to make certain that we're
 11 providing retention support on site at the Fillmore
 12 Center. So North Lawndale Employment Network will
 13 be providing that to make certain that we're
 14 removing any barriers that employees are facing as
 15 they are, you know, working. Right? And so there
 16 will be case management support. There'll also be
 17 therapeutic support that's on site at the facility.
 18 And then lastly, West Side United is
 19 also a partner, and they will convene our community
 20 partners as well as convene our employers. We want
 21 to create a learning community with our employers
 22 to make certain that the businesses that are in the
 23 Fillmore Center are great places to work and that
 24 they're learning from one another. So we're going

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1 to develop, you know, a network.
 2 In addition, we have Chicago CRED as
 3 a partner. They have a lot of local presence in
 4 the community. UCAN, also one of our nonprofit
 5 partners that are working -- they're working in the
 6 violence prevention and intervention area. So
 7 they'll be also helping to source candidates for
 8 employment.
 9 COMMISSIONER BOATRIGHT: Thank you.
 10 CHAIRPERSON BUTLER: I have a question for
 11 the foundation. One of the benefits mentioned was
 12 the establishment of a trust on behalf of the
 13 community as it relates to this particular center.
 14 Can you speak a bit about what that
 15 entails and what the foundation's experience has
 16 been in establishing trusts for the benefit of the
 17 community? And just give us the timeline as to
 18 when you anticipate that might occur.
 19 MS. FORD: Sure. Patricia Ford, executive
 20 director of the Steans Family Foundation.
 21 So this is new, you know, for us.
 22 So this is, you know, the first time that we're
 23 going to establish a community benefit trust. And
 24 so a community benefit trust is a community

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1 investment vehicle. As part of our ongoing
 2 strategy and mission to increase community wealth,
 3 we wanted to make certain that we passed on this
 4 tremendous -- this tremendous asset to residents.
 5 And so officially the property can
 6 pass on after our New Market Tax Credit expires in
 7 seven years. And so we are seeking New Market Tax
 8 Credits for this project as you saw and heard in
 9 Antionette's overview.
 10 And so over the next several-year
 11 period, we'll be working with residents to provide
 12 opportunities for them to collaborate with one
 13 another, and we'll be helping to create the
 14 infrastructure so that once the community -- once
 15 the property transfers, then they've had plenty of
 16 opportunity to utilize a pot of funds to determine
 17 the greater community benefit.
 18 So, for example, the Chicago
 19 Community Trust has awarded \$200,000 as a pilot for
 20 us to begin some of that work with residents. And
 21 then the foundation will be adding to that, you
 22 know, pot over the, you know, next several years.
 23 And so -- but officially the
 24 project -- the property will transfer at the end of

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1 the New Market Tax Credit, you know, period, and so
 2 they'll have -- the community will inherit a
 3 building that's been fully renovated. They'll
 4 inherit a building that's full of businesses that
 5 are paying rent. And they'll inherit a building
 6 that's full of employees from the community that
 7 are doing good work. So ...
 8 CHAIRPERSON BUTLER: Thank you for that
 9 explanation.
 10 I have a follow-up question. And,
 11 Patricia, you don't have to reintroduce yourself
 12 since I'm following directly up with you.
 13 So are there examples of a similar
 14 structure either in Chicago or nationally that we
 15 could look to to see what it actually looks like
 16 once the -- in terms of the community benefits
 17 trust, once it's transferred to the community post
 18 the expiration of the New Markets Tax Credits? Are
 19 you emulating this on, you know, a structure that
 20 you've seen either here or someplace else in the
 21 country?
 22 MS. FORD: Yes. And I'm also going to invite
 23 my colleague, Reginald Jones, to answer that too.
 24 And so this community investment

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1 vehicle work is fairly new. The Chicago Community
 2 Trust is leading a lot of the local work, and there
 3 are a few groups in Chicago that are experiencing --
 4 that are experimenting with different forms of
 5 community benefit trusts. And so we are looking
 6 to, you know, learn from some of our, you know,
 7 local, you know, partners that are doing this work.
 8 And there are a couple that are doing some work on
 9 the national level. But, again, this is still
 10 fairly new to pass on like wealth to community.
 11 So Reginald Jones, who serves as --
 12 well, you introduce yourself.
 13 MR. JONES: Good afternoon, Commission. I'm
 14 Reginald Jones, and I serve as senior fellow for
 15 the Steans Family Foundation and leading the
 16 economic development opportunity work that we're
 17 conducting in the community.
 18 As my colleague, Ms. Ford, has
 19 indicated, community benefit trust initiative is
 20 fairly new across the country. This is a new wave
 21 in the philanthropic world of foundations, in fact,
 22 creating assets, giving the community an
 23 opportunity to invest in or own these assets and
 24 that they generate a profit for the community in

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1 perpetuity.
 2 I've had the pleasure of leading
 3 a major community ownership initiative, just
 4 returning into the role at Steans from my work in
 5 San Diego. I led the work of the Jacobs Family
 6 Foundation that, in fact, created one of the first
 7 IPO, individual public offerings, that provided
 8 residents an opportunity to buy into a mall complex
 9 there in San Diego returning dividends on the
 10 profits of the mall back to the community. That's
 11 just one example. That's an example where, in
 12 fact, we engage residents in investment.
 13 There are also vehicles which, as a
 14 model that we're going to apply, that require no
 15 investment on the part of residents, but we will
 16 build a fiduciary that can adequately manage the
 17 real estate asset as we transfer it over to
 18 community ownership.
 19 So we are actually on the front end
 20 of the trend, and the trend is certainly becoming
 21 more popular post the George Floyd death where
 22 philanthropies are looking at new ways, in fact, to
 23 build investment into communities. But not only to
 24 continue to invest in communities, but give

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1 communities an opportunity to own a piece of the
 2 rock by decolonizing, if you will, philanthropic
 3 wealth.
 4 MS. FORD: And I'll just add, you know, to
 5 that too that we are trailblazers. We're hoping
 6 that other foundations will learn from our effort,
 7 and we hope that in Chicago there'll be lots more
 8 opportunities. And we are willing to step out
 9 first to bequeath a huge asset to North Lawndale.
 10 CHAIRPERSON BUTLER: Sure. Just an editorial
 11 comment from me. You know, this is quite
 12 innovative, and, you know, we're hopeful that you
 13 will be very successful. And I personally think
 14 this is a great tradeoff for, you know, providing,
 15 you know, New Market Tax Credits and other TIF
 16 financing which will ultimately result in the
 17 economic betterment of the community. So it's a
 18 full circle opportunity for Chicago. And I'm
 19 wishing you, and I'm sure the other members of the
 20 Commission wish you well, assuming we pass this,
 21 great success in making that happen.
 22 All right. Any other questions or
 23 comments from members of the Commission?
 24 (No response.)

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1 Thank you.
 2 No written questions from the public
 3 were submitted on this matter. We've answered and
 4 asked all the questions from the Commissioners. If
 5 there are no further questions, I would now like to
 6 invite members of the public who are in attendance
 7 and interested to speak on this item. Each speaker
 8 will be limited to three minutes.
 9 Are there any members of the public
 10 who would care to make a comment on this item?
 11 (No response.)
 12 If there are no further questions or
 13 comments regarding the matter before us, I will
 14 call this item to a vote.
 15 The resolution before us, the
 16 Department of Planning and Development is seeking
 17 authority to negotiate a redevelopment agreement
 18 with Steans Family Foundation for redevelopment of
 19 the property located at 14 -- excuse me, 4100 West
 20 Fillmore Street in the Roosevelt/Cicero Tax
 21 Increment Financing Redevelopment Project Area, and
 22 to recommend to the City Council of the City of
 23 Chicago the designation of Steans Family Foundation
 24 as developer.

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1 If there are no objections, I move
 2 passage of this item by the same roll call vote
 3 previously used to establish quorum.
 4 Are there any objections from
 5 members of the Commission?
 6 (No response.)
 7 Hearing none, the motion is approved.
 8 Thank you.
 9 MS. MAXWELL: Thank you, Commission.
 10 CHAIRPERSON BUTLER: Commissioners, for the
 11 next item of business, the Department of Planning
 12 and Development is seeking authority to enter into
 13 a negotiated sale with Work of His Hands
 14 Ministries, NFP for the disposition of the
 15 properties located at 1314 and 1316 South Pulaski
 16 Road in the Midwest Tax Increment Financing
 17 Redevelopment Project Area.
 18 Ernest Bellamy will provide a brief
 19 description of this change on behalf of the
 20 Department of Planning and Development.
 21 MR. BELLAMY: Good afternoon. Good
 22 afternoon, Chairwoman Butler and members of the
 23 Commission.
 24 For the record, my name is Ernest

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1 Bellamy with the Department of Planning and
 2 Development.
 3 As mentioned, today I bring forward
 4 a proposal for a land disposition of 1314 through
 5 16 South Pulaski Road. The address range consists
 6 of two parcels for disposition. To be concise, the
 7 individual parcel numbers are noted on the above
 8 screen.
 9 The sum total square footage for
 10 these parcels are 6,288 square feet. They are
 11 located in the 24th Ward, Alderwoman Monique Scott,
 12 in the North Lawndale community area. The parcels
 13 are also located within the Midwest TIF.
 14 The developer is Work of His Hands
 15 Ministries, non-for-profit, who started to engage
 16 the department in January 2021 with their interest
 17 in creating a non-accessory parking lot adjacent to
 18 an existing one-story building which they actively
 19 operate out of.
 20 Total development costs are
 21 approximately \$73,000.
 22 For the disposition, Alderwoman
 23 Scott has issued a letter of support, which is
 24 included in my staff report.

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1 Additionally in attendance here
 2 today is Pastor Frank Brim.
 3 Prominent aspects of the project
 4 details are as listed on screen. To be concise,
 5 the non-for-profit of Work of His Hands Ministries
 6 is the applicant, and the total project costs are
 7 \$73,000.
 8 The parcels are located within the
 9 northwest portion of the North Lawndale community
 10 area.
 11 In closer context, the parcels are
 12 within the city block south of West 13th Street in
 13 between South Pulaski Road and the north/south
 14 alleyway due west of South Pulaski Road.
 15 Fronting South Pulaski Road, the
 16 vacant parcels are within a predominantly
 17 commercial characterized corridor with vacant and
 18 open space within the North Lawndale community
 19 area.
 20 As represented by the 3D aerial
 21 of the neighborhood, you can see the immediate
 22 adjacent uses, which include other vacant City
 23 lots, a community garden, and a car wash.
 24 The proposed development is

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1 represented in the following site plan. It
 2 consists of twelve parking spaces. The proposal
 3 will be designed in accordance with applicable
 4 zoning and landscape requirements.
 5 In conclusion, having reviewed the
 6 materials submitted by the applicant, the
 7 Department of Planning and Development recommends
 8 that the CDC approve the disposition of 1314
 9 through 16 South Pulaski Road.
 10 From here, I would like to pause for
 11 any questions from the Commission.
 12 CHAIRPERSON BUTLER: Thank you, Ernest.
 13 I believe you mentioned -- you
 14 indicated that Alderwoman Scott supports this
 15 project and has provided a letter of support; is
 16 that correct?
 17 MR. BELLAMY: Yes, this is correct.
 18 CHAIRPERSON BUTLER: And you can see the
 19 audience better than me. Is Alderwoman Scott here,
 20 or is she --
 21 MR. BELLAMY: She is not --
 22 CHAIRPERSON BUTLER: -- not present?
 23 MR. BELLAMY: -- in attendance today.
 24 CHAIRPERSON BUTLER: Okay. Great. Thank you.

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1 No written statements from the
 2 public were submitted on this matter.
 3 We can now move to questions.
 4 Commissioners, Ernest is here to help answer any
 5 questions that you may have on this project. Do
 6 you have any questions?
 7 COMMISSIONER GOMEZ: Just one.
 8 CHAIRPERSON BUTLER: Commissioner Gomez.
 9 COMMISSIONER GOMEZ: Thank you.
 10 I don't know if I missed it. Is
 11 there a -- is it a free parking lot or -- and --
 12 yeah. Is it a free parking lot?
 13 PASTOR BRIM: Yes. Pastor Frank Brim, Work
 14 of His Hands Ministries.
 15 It is a free parking lot.
 16 COMMISSIONER GOMEZ: Any restrictions on who
 17 can park there?
 18 PASTOR BRIM: Well, we're going to have it
 19 gated.
 20 COMMISSIONER GOMEZ: Okay.
 21 PASTOR BRIM: So more than anything what
 22 we're trying to do is make sure that the occupants
 23 are safe. We've had a lot of break-ins on Pulaski.
 24 So we just want to make sure that the cars are

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1 secure.

2 COMMISSIONER GOMEZ: No further questions.

3 Thank you.

4 CHAIRPERSON BUTLER: Any further questions

5 from members of the Commission?

6 Commissioner Curtis.

7 COMMISSIONER CURTIS: I'm just curious. Can

8 you tell me the number of congregants at the

9 church?

10 PASTOR BRIM: Of the church?

11 COMMISSIONER CURTIS: Um-hmm.

12 PASTOR BRIM: Frank Brim, pastor of Work of

13 His Hands Ministries.

14 My church is 750 people.

15 COMMISSIONER CURTIS: I'm looking at the --

16 PASTOR BRIM: Can I finish?

17 COMMISSIONER CURTIS: -- building. Is there

18 another building besides what I see on line here?

19 PASTOR BRIM: Absolutely. I just want to

20 answer that as respectful as I can. That building,

21 we have maybe on a regular Sunday or a Saturday or

22 a Tuesday, whatever day we're having service, we

23 may have 45 people there. But that building is

24 used every day of the week because currently the

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1 director of operations for the BASE Chicago, which

2 has 750 kids in our baseball/softball after-school

3 program; also 600 kids over at Leif Ericson Grammar

4 School.

5 So what happens is that we utilize

6 that building, but we understand that we're not in

7 that community just for that building. We're not

8 in that community just for what happens in that

9 building. We're reaching all over the community

10 because we're trying to transform the underserved

11 people in that community with what's necessary to

12 live a successful life. And so whatever that

13 takes, Work of His Hands Ministries is willing to

14 do that.

15 COMMISSIONER CURTIS: And the parking -- the

16 land that you're acquiring is for parking; is that

17 correct?

18 PASTOR BRIM: Correct.

19 COMMISSIONER CURTIS: And how many parking

20 spots are you anticipating out of that?

21 PASTOR BRIM: We have twelve parking spots

22 available.

23 COMMISSIONER CURTIS: Okay. Thank you.

24 PASTOR BRIM: Thank you.

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1 CHAIRPERSON BUTLER: Just for point of

2 clarification, Ernest, this is a market-rate sale,

3 correct?

4 MR. BELLAMY: Correct, this is a market-rate

5 sale.

6 CHAIRPERSON BUTLER: Thank you.

7 Any other questions from members of

8 the Commission?

9 (No response.)

10 If there are no further questions, I

11 would now like to invite members of the public who

12 are in attendance and interested to speak on this

13 item. Each speaker will be limited to three

14 minutes.

15 Are there any members of the public

16 who would wish to speak on this item?

17 (No response.)

18 If there are no further questions or

19 comments regarding the matter before us, I will

20 call this item to a vote.

21 The resolution before us, the

22 Department of Planning and Development is seeking

23 authority to enter into a negotiated sale with Work

24 of His Hands Ministries, NFP for the disposition of

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1 the properties located at 1314 and 1316 South

2 Pulaski Road in the Midwest Tax Increment Financing

3 Redevelopment Project Area.

4 If there are no objections, I move

5 passage of this item by the same roll call vote

6 previously used to establish quorum.

7 Are there any objections from

8 members of the Commission?

9 (No response.)

10 Hearing none, the motion is approved.

11 PASTOR BRIM: Thank you.

12 CHAIRPERSON BUTLER: Thank you.

13 Commissioners, for the next item

14 of business, the Department of Planning and

15 Development is seeking authority to enter into

16 a negotiated sale with Cocina Compartida de

17 Trabajadores Cooperativistas -- I'm so sorry.

18 Commissioner Gomez, help me out here -- LWCA, LLC

19 for the disposition of the property located at

20 3652, 3658 West 16th Street in the Midwest Tax

21 Increment Financing Redevelopment Project Area.

22 Ernest Bellamy will provide a brief

23 description of this on behalf of the Department of

24 Planning and Development. And my apologies to the

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1 organization for my not very legible Spanish. So
 2 sorry.
 3 MR. BELLAMY: Good afternoon again,
 4 Chairwoman Butler and members of the Commission.
 5 For the record, my name is Ernest
 6 Bellamy with the Department of Planning and
 7 Development.
 8 As mentioned, today I bring forward
 9 a proposal for land disposition at 3652 and 3658
 10 West 16th Street.
 11 The address range consists of two
 12 parcels for disposition. To be concise, the
 13 individual parcel numbers are noted on the screen
 14 above.
 15 The sum total square footage of
 16 these parcels are 6,146 square feet. They are
 17 located in the 24th Ward, Alderwoman Monique Scott,
 18 in the North Lawndale community area. The parcels
 19 are also located within the Midwest TIF.
 20 The developers are Cocina Compartida
 21 de Trabajadores Cooperativistas, LWCA, who started
 22 to engage the department in April of 2022 with
 23 their interest in creating a one-story and two-
 24 story commercial building addition to their

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1 existing one-story commercial building which they
 2 actively operate out of.
 3 Total development cost is
 4 approximately 4.6 million for this phase of
 5 development.
 6 For this disposition, Alderwoman
 7 Scott has issued a letter of support, which is
 8 included in my staff report.
 9 The Street Vendors Association of
 10 Chicago opened a shared kitchen location in the
 11 North Lawndale community area in 2016. The kitchen
 12 eventually became a cooperative called Cocina
 13 Compartida de Trabajadores Cooperativistas, CCTC
 14 for short, where the street vendors take turns
 15 preparing food in an inspected and certified
 16 kitchen to be sold across the city. The City
 17 inspected and certified shared kitchen provides a
 18 space that various Chicago street vendors utilize
 19 to prepare their goods daily for sale across the
 20 city.
 21 In accordance -- in attendance --
 22 pardon. In attendance here today are two of the
 23 members of CCTC, Rozanna Rivera and Philip Jones,
 24 who are eager to elaborate on CCTC upon request by

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1 the Commission.
 2 Prominent aspects of the project
 3 details are listed on the screen above. To be
 4 concise, Cocina Compartida de Trabajadores
 5 Cooperativistas, LWCA, LLC is the applicant.
 6 And, again, the total project cost
 7 for this phase of development is approximately
 8 4.6 million.
 9 The parcels are located within the
 10 center of the North Lawndale community area.
 11 Zoomed in is a neighborhood aerial
 12 showing where the parcels rest due east and due
 13 west of the applicant parcel which they currently
 14 operate out of.
 15 Represented here in the street view
 16 are the City parcels for disposition located,
 17 again, due east and west of the applicant's
 18 parcels. And zooming out, you can see the nature
 19 of the block and surrounding context, which is
 20 predominantly a mix of commercial and residential
 21 parcels as well as vacant land along West 16th
 22 Street.
 23 The applicant proposes a first phase
 24 of development the proposed development that you

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1 see on screen, which represents an expansion of
 2 their shared kitchen activities as well as a
 3 restaurant and a market.
 4 And this next slide is a site plan
 5 showing the full build-out of this current phase of
 6 development. And going underneath the roof, we can
 7 see the first and second floors of the development's
 8 build-out showing, again, the expanded shared
 9 kitchen facilities, restaurant space as well as
 10 market space for the community as well as a small
 11 green roof where there will be grown some local
 12 fruits and vegetables for the shared kitchen uses
 13 as well as office space.
 14 The following slides represent the
 15 south elevation, which will be shown on West 16th
 16 Street, as well as the side elevation where the
 17 restaurant predominantly lays.
 18 Having reviewed the materials
 19 submitted by the applicant, the Department of
 20 Planning and Development recommends that the CDC
 21 approve the land disposition of 3652 and 3658 West
 22 16th Street.
 23 At this time I would like to pause
 24 for any questions from the Commission.

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1 CHAIRPERSON BUTLER: Thank you, Ernest.
 2 If present, I would like to
 3 recognize Alderwoman Scott and invite her to make
 4 a statement on the project. I don't believe she's
 5 joined us. Is that correct?
 6 MR. BELLAMY: That is correct. She's not
 7 here.
 8 CHAIRPERSON BUTLER: But she has -- she is in
 9 support of this project and has provided a letter
 10 of support; is that correct?
 11 MR. BELLAMY: Yes, that is correct.
 12 CHAIRPERSON BUTLER: Thank you.
 13 No written statements from the
 14 public were submitted on this matter. We can now
 15 move to questions.
 16 Commissioners, Ernest is here to
 17 help answer any questions that you may have on this
 18 project.
 19 Commissioners, do you have any
 20 questions?
 21 Commissioner Boatright.
 22 COMMISSIONER BOATRIGHT: Yeah. Just curious.
 23 How do vendors apply to work in the shared kitchen?
 24 MS. RIVERA: For the record, my name is

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1 Rozanna Rivera. I am the representative for the
 2 Cocina Compartida de Trabajadores Cooperativistas,
 3 for short and moving forward would like to continue
 4 with CCTC.
 5 So they would actually come to one
 6 of the meetings and apply to be one of the co-op --
 7 to one of the cooperative shared owners. You can
 8 either apply to work and become part of the Cocina
 9 Compartida or just become part of the cooperative.
 10 But we do encourage street vendors to be in
 11 compliance with the law and become part of
 12 cooperative so that they can share the benefits of
 13 the shared kitchen.
 14 COMMISSIONER BOATRIGHT: Yes. And an
 15 additional question. With the expansion, are you
 16 able to create more jobs? And can you explain --
 17 can you speak on how many additional jobs you're
 18 able to create?
 19 MS. RIVERA: Absolutely. Once again, Rozanna
 20 Rivera, representative of CCTC.
 21 We are expected to have about 40 to
 22 60 job developings. Some will be for cooperative
 23 owner/operators and also extended to the community
 24 whether they are shared -- whether they are street

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1 vendors or not.
 2 COMMISSIONER BOATRIGHT: Thank you.
 3 MS. RIVERA: You're welcome.
 4 CHAIRPERSON BUTLER: Commissioner Gomez.
 5 COMMISSIONER GOMEZ: Thank you.
 6 I just wanted to comment first, then
 7 a question.
 8 First, I really, really love the
 9 concept. I love that you have the greenhouse up
 10 there. It's very just wholistic, brings it all
 11 together.
 12 MS. RIVERA: Thank you.
 13 COMMISSIONER GOMEZ: And second question. So
 14 is this -- the rendering seems like it could be
 15 open for the public. Is it open to the public?
 16 MS. RIVERA: Once again, Rozanna Rivera,
 17 representative of CCTC.
 18 Yes, it is open to the public. The
 19 restaurant is actually the component that we
 20 encourage for people to come and apply and be
 21 frequented.
 22 On the other side, we have a
 23 greenhouse fresh market. So we would anticipate
 24 that people will come and get their produce fresh,

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1 in also conjunction with the ten community gardens.
 2 So we encourage people to do apothecary products
 3 and other value added products from North Lawndale.
 4 COMMISSIONER GOMEZ: Thank you.
 5 CHAIRPERSON BUTLER: Any other questions from
 6 members of the Commission?
 7 Commissioner Thomas.
 8 COMMISSIONER THOMAS: Thank you, Madam
 9 Chairman.
 10 This is a great idea. And, Ernest,
 11 I just have to say I'm proud of how you --
 12 MR. BELLAMY: Thank you.
 13 COMMISSIONER THOMAS: Very good. Very good,
 14 Ernest.
 15 As it relates to the project
 16 funding, it was stated that the funding of the
 17 project is entirely through grants and that you
 18 have about 35 percent, which is about 1.6. So you
 19 have another 3 million that you need to raise. And
 20 you're going to do that through grants, correct?
 21 MS. RIVERA: Rozanna Rivera, representative
 22 of CCTC.
 23 Yes. So we are -- the cooperative
 24 members are part of the Street Vendors Association

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1 of Chicago, which I'm the economic developer as
 2 well, and we are continuously seeking grant
 3 funding. Also we help develop cooperatives. So
 4 that is part of our job, is to continue to seek
 5 funding for cooperative developments. And because
 6 this is part of a larger project called Turning Red
 7 Lines Green, we also will be registering the land
 8 as a community land trust. And so it will be a
 9 cooperative -- a collection of cooperatives. So
 10 that's where most of the funding will be coming
 11 from, is private organizations as well as the
 12 development costs -- I'm sorry, the new appraisal
 13 for the -- because we are community wealth building
 14 recipients and NOF recipients. So with the new
 15 renovations that we just had, the new appraisal
 16 amounts will also provide assets for us to seek
 17 more funding.
 18 COMMISSIONER THOMAS: Okay. So some of the
 19 funding --
 20 MS. RIVERA: So we -- I'm sorry.
 21 COMMISSIONER THOMAS: That's okay.
 22 Some of the funding will occur
 23 through probably some debt, not just grants. I'm
 24 just -- I'm trying to figure out when -- if the

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1 timing for the other anticipated funding on this
 2 project is about 3 million.
 3 MS. RIVERA: Rozanna Rivera from --
 4 COMMISSIONER THOMAS: We're going back and
 5 forth.
 6 MS. RIVERA: Okay. No problem.
 7 Yeah. So we have already been --
 8 I've been continuously seeking funding. So we do
 9 anticipate to have it in the next couple months.
 10 COMMISSIONER THOMAS: Oh, excellent.
 11 3 million in the next couple of months, you need to
 12 be fundraising for a lot of people.
 13 MS. RIVERA: We have a lot of community
 14 support. We have a lot of foundational support.
 15 We're really excited to work with our community
 16 partners and the other organizations working in the
 17 Lawndale -- North Lawndale.
 18 COMMISSIONER THOMAS: Thank you, Madam
 19 Chairman.
 20 CHAIRPERSON BUTLER: Thank you.
 21 Any other members of the Commission
 22 have questions or comments?
 23 (No response.)
 24 If there are no further questions, I

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1 would now like to invite members of the public who
 2 are in attendance and interested to speak on this
 3 item. Each speaker will be limited to three
 4 minutes. And if you would care to speak on the
 5 item, you can step to the mic.
 6 (No response.)
 7 If there are no further questions or
 8 comments regarding the matter before us, I will
 9 call this item to a vote.
 10 The resolution before us, the
 11 Department of Planning and Development is seeking
 12 authority to enter into a negotiated sale with
 13 Cocina Compartida de Trabajadores Cooperativistas,
 14 LWCA, LLC for the disposition of the property
 15 located at 3652 and 3658 West 16th Street in the
 16 Midwest Tax Increment Financing Redevelopment
 17 Project Area.
 18 If there are no objections, I move
 19 passage of this item by the same roll call vote
 20 previously used to establish quorum.
 21 Are there any objections from
 22 members of the Commission?
 23 (No response.)
 24 Hearing none, the motion is approved.

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1 Commissioners, for our next item
 2 of business, the Department of Planning and
 3 Development is seeking authority to enter into a
 4 negotiated sale with Lake Keeler, LLC for the
 5 disposition of parcels of City-owned property
 6 located between 4204 and 4232 West Lake Street in
 7 the Northwest Industrial Corridor Tax Increment
 8 Financing Redevelopment Project Area, to request
 9 alternative proposals, and to approve the sale of
 10 the property to Lake Keeler, LLC if no responsive
 11 alternative proposals are received.
 12 Ernest Bellamy will provide a brief
 13 description on behalf of the Department of Planning
 14 and Development.
 15 MR. BELLAMY: Good afternoon again,
 16 Chairwoman Butler and members of the Commission.
 17 For the record, my name is Ernest
 18 Bellamy with the Department of Planning and
 19 Development.
 20 As mentioned, today I bring forward
 21 a proposal for a land disposition of seven parcels
 22 roughly at the address range 4204 through 32 West
 23 Lake Street. Again, the address range consists of
 24 seven parcels for disposition. To be concise, the

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1 individual parcel numbers are noted on the above
 2 screen.
 3 The sum total square footage for
 4 these parcels is 49,452 square feet. They are
 5 located in the 28th Ward, Alderman Jason Ervin, in
 6 the West Garfield Park community area. The parcels
 7 are also located within the Northwest Industrial
 8 Corridor TIF.
 9 The developers are Lake Keeler, LLC,
 10 who started to engage the department in September
 11 2020 with their interest in creating a non-
 12 accessory -- pardon, an industrial building
 13 development. Total development costs are roughly
 14 \$5.9 million.
 15 For this disposition, Alderman Ervin
 16 has issued a letter of support, which is included
 17 in my staff report.
 18 Prominent aspects of the project
 19 details are listed on the screen above. To be
 20 concise, Lake Keeler, LLC is the applicant, total
 21 project costs are 5.9 million. And the tenants are
 22 not known at this time. However, Mr. Paul Goodman,
 23 the manager of -- the managing member of Lake
 24 Keeler, LLC, is present to answer specific

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1 questions regarding future tenants at the
 2 conclusion of this presentation.
 3 The parcels are located within
 4 the northern portion of the West Garfield Park
 5 community area. The parcels are within the city
 6 block north of West Lake Street in between North
 7 Keeler Avenue westward approximately 357 feet.
 8 Fronting West Lake Street, the
 9 vacant parcels are within a predominantly vacant
 10 lot and industrial character area of the West
 11 Garfield Park community area. The proposed -- and
 12 here is a 3D aerial showing further that context.
 13 The proposed layout of the spec
 14 industrial building is shown above. Lake Keeler,
 15 LLC will combine the seven City parcels with a
 16 private parcel they currently own to create a
 17 one-story, 44,000 square foot industrial building
 18 designed in accordance with applicable zoning and
 19 landscape requirements. The capacity for the
 20 parking lot will be 30 vehicles of which the
 21 parking lot is on the western portion of the total
 22 site.
 23 The following are elevations for the
 24 proposed industrial building of which the facade

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1 materiality will be precast concrete.
 2 Having reviewed the materials
 3 submitted by the applicant, the Department of
 4 Planning and Development recommends that the CDC
 5 approve the disposition of 4204 through 32 West
 6 Lake Street.
 7 In conclusion, I would like to
 8 pause here for any additional questions from the
 9 Commission.
 10 CHAIRPERSON BUTLER: Thank you, Ernest.
 11 If present, I would like to
 12 recognize Alderman Ervin and invite him to make a
 13 statement on the project. I don't believe he is
 14 present.
 15 Is that correct, Ernest?
 16 MR. BELLAMY: That is correct. He is not
 17 present.
 18 CHAIRPERSON BUTLER: And for the record, the
 19 alderman supports this project and has provided a
 20 letter of support?
 21 MR. BELLAMY: Yes.
 22 CHAIRPERSON BUTLER: Thank you.
 23 No written statements from the
 24 public were submitted on this matter. We can now

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1 move to questions.
 2 Commissioners, Ernest is here to
 3 help answer any questions that you may have on this
 4 project.
 5 Commissioners, do you have any
 6 questions?
 7 COMMISSIONER CURTIS: Madam Chair.
 8 CHAIRPERSON BUTLER: Yes. Commissioner
 9 Curtis.
 10 COMMISSIONER CURTIS: Do you know how long
 11 the property's been vacant?
 12 MR. BELLAMY: I don't have an immediate --
 13 COMMISSIONER CURTIS: Just curious.
 14 MR. BELLAMY: -- answer on that, but I can
 15 respond --
 16 COMMISSIONER CURTIS: It's not necessary.
 17 I was just curious.
 18 MR. BELLAMY: Okay.
 19 COMMISSIONER CURTIS: Thank you.
 20 CHAIRPERSON BUTLER: Commissioner Curtis, any
 21 additional questions?
 22 COMMISSIONER CURTIS: No. Thank you.
 23 CHAIRPERSON BUTLER: And, Ernest, just to
 24 confirm, this is a market-rate disposition?

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1 MR. BELLAMY: Correct, this a market-rate
 2 disposition.
 3 CHAIRPERSON BUTLER: Thank you.
 4 If there are no further questions
 5 from members of the Commission, I would now like to
 6 invite members of the public who are in attendance
 7 and interested to speak on this item. Each speaker
 8 will be limited to three minutes. And if you would
 9 care to speak, please go to the mic.
 10 (No response.)
 11 If there are no further questions or
 12 comments regarding the matter before us, I will
 13 call this item to a vote.
 14 The resolution before us, the
 15 Department of Planning and Development is seeking
 16 authority to enter into a negotiated sale with Lake
 17 Keeler, LLC for the disposition of parcels of
 18 City-owned property located between 4204 and 4232
 19 West Lake Street in the Northwest Industrial
 20 Corridor Tax Increment Financing Redevelopment
 21 Project Area, to request alternative proposals, and
 22 to approve the sale of the property to Lake Keeler,
 23 LLC if no responsive alternative proposals are
 24 received.

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1 If there are no objections, I move
 2 passage of this item by the same roll call vote
 3 previously used to establish quorum.
 4 Are there any objections from
 5 members of the Commission?
 6 (No response.)
 7 Hearing none, the motion is approved.
 8 MR. BELLAMY: Thank you.
 9 CHAIRPERSON BUTLER: Thank you.
 10 Commissioners, for our next item of
 11 business, the Department of Planning and
 12 Development is seeking authority to enter into a
 13 land sale with Tamekia Jenkins for the disposition
 14 of the property located at 4441 West Adams Street
 15 in the Midwest Tax Increment Financing
 16 Redevelopment Project Area, and to approve the sale
 17 of the property to Tamekia Jenkins.
 18 Meg Gustafson will provide a brief
 19 description on behalf of the Department of Planning
 20 and Development.
 21 MS. GUSTAFSON: Good afternoon. Thank you.
 22 For the record, Meg Gustafson,
 23 Department of Planning.
 24 I have comparatively easy ones after

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1 all these. These are all -- all four of mine are
 2 receiving no TIF, but they're in TIF districts.
 3 4441 West Adams -- oh, also these --
 4 all four of these are in Alderman Ervin's ward, and
 5 he supports these. We have a letter on file.
 6 Tamekia has lived directly next door
 7 to this lot for over ten years. She plans on
 8 fencing the property, removing illegally parked
 9 cars, and opening it up for neighborhood children
 10 to play. She has a budget of about \$1200 to start.
 11 This property was acquired by a tax
 12 sale in 2002. No TIF funds were used in the
 13 acquisition.
 14 I'll go through my slides real quick
 15 here.
 16 These will be sold for open space
 17 for 10 percent of value. That would be \$913 for
 18 this particular property. Here's the location
 19 within the TIF, the zoning map and a location map,
 20 and a photo of the site.
 21 That concludes my presentation for
 22 the first one.
 23 CHAIRPERSON BUTLER: Thank you.
 24 Just for the record --

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1 MS. GUSTAFSON: Are there any questions?
 2 CHAIRPERSON BUTLER: Just for the record,
 3 Alderman Ervin is not here, but he is -- supports
 4 this as well as the other three presentations that
 5 Meg will make.
 6 No written statements from the
 7 public were submitted on this matter. We can now
 8 move to questions.
 9 Commissioners, Meg is here to help
 10 answer any questions you may have on this project.
 11 Commissioners, do you have any
 12 questions?
 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. If you'd like to make a comment, please
 19 come to the mic.
 20 (No response.)
 21 If there are no further questions or
 22 comments regarding the matter before us, I will
 23 call this item to a vote.
 24 The resolution before us, the

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1 Department of Planning and Development is seeking
 2 authority to enter into a land sale with Tamekia
 3 Jenkins for the disposition of the property located
 4 at 4441 West Adams Street in the Midwest Tax
 5 Increment Financing Redevelopment Project Area, and
 6 to approve the sale of the property to Tamekia
 7 Jenkins.
 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 from
 12 members of the Commission?
 13 (No response.)
 14 Hearing none, the motion is approved.
 15 Meg, please proceed.
 16 MS. GUSTAFSON: Thank you very much.
 17 My second land sale is a proposed
 18 land sale to Nehemiah Group, 3927 West Adams. It's
 19 a large site; 7,000 square feet. Alderman Jason
 20 Ervin's ward, the Madison/Austin TIF redevelopment
 21 area. 10 percent of this -- value of this land
 22 would be \$2,104.
 23 There is its location, the location
 24 map. Next I have the PIN number. And the zoning

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1 is RM5. It was acquired by a judicial deed in
 2 2001. No TIF funds were used.
 3 Also, all four of these have been
 4 cleared by 2FM, environmentally cleared, to sell.
 5 Here's the redevelopment map,
 6 location map and zoning map, and the plans for the
 7 property.
 8 Let's see. Nehemiah Group is the
 9 Chicago Eco House. That's one of their other
 10 names. But the name on the deed will be Nehemiah
 11 Group. They are a nonprofit. They've been
 12 operating on this site as an urban farm since 2018.
 13 They use solar-powered rainwater catchment
 14 irrigation system. They've already fenced the
 15 site. They plan to grow flowers and sell them.
 16 They have already been maintaining it for five
 17 years and have the alderman's approval.
 18 And that's my last slide for this
 19 presentation.
 20 CHAIRPERSON BUTLER: Thank you, Meg.
 21 We'd like just to acknowledge that
 22 Alderman Ervin is not present, but he does support
 23 this project.
 24 No written statements from the

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1 public were submitted on this matter. We can now
 2 move to questions.
 3 Commissioners, Meg is here to help
 4 answer any questions you may have on this project.
 5 Commissioners, do you have any
 6 questions?
 7 Commissioner Gomez.
 8 COMMISSIONER GOMEZ: Thank you.
 9 So I understand -- so they've
 10 been -- they have already been operating on this
 11 site. So they just now are asking for ownership?
 12 MS. GUSTAFSON: They want to formalize the
 13 site. Yeah. This happens a lot. And we don't
 14 suggest people do this. They're squatting
 15 currently. But we -- they have worked with the
 16 alderman and with us to formalize this. Correct.
 17 COMMISSIONER GOMEZ: No more questions.
 18 Thank you.
 19 CHAIRPERSON BUTLER: Any other questions from
 20 members of the Commission?
 21 (No response.)
 22 If there are no further questions, I
 23 would now like to invite members of the public who
 24 are in attendance and interested to speak on this

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1 item. Each speaker will be limited to three
 2 minutes. And if you care to make a comment, please
 3 step to the mic.
 4 (No response.)
 5 If there are no further questions or
 6 comments regarding the matter before us, I will
 7 call this item to a vote.
 8 The resolution before us, the
 9 Department of Planning and Development is seeking
 10 authority to enter into a land sale with Nehemiah
 11 Group for the disposition of the property located
 12 at 3927 West Adams Street in the Madison/Austin
 13 Corridor Tax Increment Financing Redevelopment
 14 Project Area, and to approve the sale of the
 15 property to Nehemiah Group.
 16 If there are no objections, I move
 17 passage of this item by the same roll call vote
 18 previously used to establish quorum.
 19 Are there any objections from
 20 members of the Commission?
 21 (No response.)
 22 Hearing none, the motion is approved.
 23 Meg, please proceed.
 24 MS. GUSTAFSON: Thank you very much.

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1 For my last land sale, it is a
 2 proposed land sale to Victoria Giddens, 4236 West
 3 Monroe. Did I? Oh, that's not my last one. I did
 4 skip one. Thank you. Double-sided has bit me.
 5 Let's see. My next one is 300 --
 6 sorry, 352 South Kostner. This land sale is
 7 proposed to Bryan Ramson. It is in the West
 8 Garfield Park community area, Jason Ervin's ward.
 9 10 percent of value would be \$882. Bryan Ramson --
 10 so it's zoned RT4.
 11 And Bryan Ramson is proposing --
 12 I'll skip through these maps real quick. He's
 13 proposing to fence the lot with a ranch-style
 14 fence, landscape it with wildflowers, and keep it
 15 clean for the community. He lives around the
 16 block. And he'll program the site with his block
 17 club. We've had a few of these. Sometimes the
 18 block club wants to apply for the land in their
 19 name or their nonprofit. In this case, it's Bryan
 20 Ramson on behalf of the block club.
 21 Through the ChiBlockBuilder program,
 22 people are required to own it for five years before
 23 they can sell it.
 24 Let's see. His budget is about

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1 \$5700.
 2 And that concludes my presentation
 3 for Bryan Ramson, 352 South Kostner.
 4 CHAIRPERSON BUTLER: Thank you, Meg.
 5 We'd like to just acknowledge that
 6 this is also in Alderman Ervin's ward. And while
 7 he is not here, he is in support of this project.
 8 No written statements from the
 9 public were submitted on this matter. We can now
 10 move to questions.
 11 Commissioners, Meg is here to help
 12 answer any questions that you may have on this
 13 project.
 14 Commissioners, do you have any
 15 questions?
 16 (No response.)
 17 If there are no further questions, I
 18 would now like to invite members of the public who
 19 are in attendance and interested to speak on this
 20 item. Each speaker will be limited to three
 21 minutes.
 22 (No response.)
 23 If there are no further questions or
 24 comments regarding the matter before us, I will

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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 Bryan
 5 Ramson for the disposition of the property located
 6 at 352 South Kostner Avenue in the Midwest Tax
 7 Increment Financing Redevelopment Project Area,
 8 and to approve the sale of the property to Bryan
 9 Ramson.
 10 If there are no objections, I move
 11 passage of this item by the same roll call vote
 12 previously used to establish quorum.
 13 Are there any objections from
 14 members of the Commission?
 15 (No response.)
 16 Hearing none, the motion is approved.
 17 Meg, for our final item of business,
 18 the Department of Planning and Development is
 19 seeking authority to enter into a land sale with
 20 Victoria Giddens for the disposition of the
 21 property located at 4236 West Monroe Street in the
 22 Midwest Tax Increment Financing Redevelopment
 23 Project Area, and to approve the sale of the
 24 property to Victoria Giddens.

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1 Meg Gustafson will provide a brief
 2 description on behalf of the Department of Planning
 3 and Development.
 4 MS. GUSTAFSON: Thank you very much.
 5 Victoria Giddens has lived two doors
 6 down from this site at 4228 West Monroe for over
 7 ten years. Her plan for the site is to fence it,
 8 plant flowers, maintain a lawn with benches for
 9 community use.
 10 Here is the -- let's see if there's
 11 any other information we didn't already read. 10
 12 percent of the value of this lot would be \$915.
 13 It's, of course, been cleared by 2FM. Location
 14 map. Here's her site plan. And her budget is
 15 approximately \$3300. And it's a pretty
 16 straightforward land sale to Victoria Giddens.
 17 If anyone has any questions, I can
 18 answer them now.
 19 CHAIRPERSON BUTLER: Thank you, Meg.
 20 And we'd just like to confirm that
 21 Alderman Ervin, while he's not here, is in support
 22 of this project.
 23 No written statements from the
 24 public were submitted on this matter. We can now

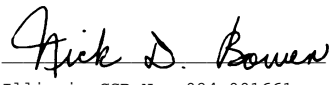
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1 move to questions. Commissioners, Meg is here to
 2 help answer any questions that you may have on this
 3 project.
 4 Commissioners, do you have any
 5 questions?
 6 (No response.)
 7 If there are no further questions, I
 8 would now like to invite members of the public who
 9 are in attendance and interested to speak on this
 10 item. Each speaker will be limited to three
 11 minutes.
 12 (No response.)
 13 If there are no further questions or
 14 comments regarding the matter before us, I will
 15 call this item to a vote.
 16 The resolution before us, the
 17 Department of Planning and Development is seeking
 18 authority to enter into a land sale with Victoria
 19 Giddens for the disposition of the property located
 20 at 4236 West Monroe Street in the Midwest Tax
 21 Increment Financing Redevelopment Project Area, and
 22 to approve the sale of the property to Victoria
 23 Giddens.
 24 If there are no objections, I move

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1 passage of this item by the same roll call vote
 2 previously used to establish quorum.
 3 Any objections from members of the
 4 Commission?
 5 (No response.)
 6 Hearing none, the motion is approved.
 7 MS. GUSTAFSON: Thank you so much.
 8 CHAIRPERSON BUTLER: Thank you, Meg.
 9 Commissioners, that was our last
 10 item on today's agenda. If there are no further
 11 questions or comments, I move to adjourn the --
 12 this says January; we are now in March -- to
 13 adjourn the March meeting of the Community
 14 Development Commission by the same roll call vote
 15 previously used to establish quorum.
 16 (No response).
 17 Hearing none, we are adjourned.
 18 And I'd just like to thank the members of the
 19 Commission for your flexibility in terms of
 20 rescheduling the February meeting. Thank you so
 21 much.
 22 (The proceedings adjourned at
 23 2:34 p.m.)
 24

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 2
 3 REPORTER'S CERTIFICATE
 4 I, Nick D. Bowen, do hereby certify that
 5 I reported in shorthand the proceedings of said
 6 hearing as appears from my stenographic notes so
 7 taken and transcribed under my direction.
 8
 9 IN WITNESS WHEREOF, I have hereunto set my
 10 hand and affixed my seal of office at Chicago,
 11 Illinois, this 26th day of March 2024.
 12
 13 
 14 Illinois CSR No. 084-001661
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