

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street, Chicago, IL in 201A**  
**Regular Meeting, 1:00 PM**  
**May 14, 2024**

**MEETING MINUTES**

**I. ROLL CALL**

The Community Development Commission (CDC) Chairperson Butler called the meeting to order at 1:05 p.m. and then undertook a call of the roll to establish the presence of a quorum.

*Present*

Gwendolyn Hatten Butler, Chair  
Grace Chan McKibben, Secretary  
Ciere Boatright, DPD Commissioner  
Leslie Davis  
Jacqueline Gomez  
Latasha Thomas

*Absent*

Robert Buford  
Dwight Curtis  
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 THE MINUTES OF THE APRIL 9th MEETING**

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, Davis, Gomez, Thomas  
No: None  
Abstain: None

### III. OLD BUSINESS

#### A. SOUTH CHICAGO TIF REDEVELOPMENT PROJECT AREA (WARD 10)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Pilgrim Baptist Church of South Chicago, Inc. for the disposition of the property located at 9121 South Burley Avenue in the South Chicago Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Pilgrim Baptist Church of South Chicago, Inc. if no responsive alternative proposals are received.

**James Michaels**

**24-CDC-15**

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

Approved 5-0-1

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

No: None

Abstain: Davis

### IV. NEW BUSINESS

#### A. NEAR NORTH REDEVELOPMENT PROJECT AREA (WARD 27)

Request authority to designate BMD-I, LLC as the successful respondent and to reject all other responses to the Request for Proposals (RFP) issued by the Department of Planning and Development on behalf of The Chicago Housing Authority (CHA) on December 31, 2015, for the redevelopment of property located at 537-545 West Oak Street / 993 North Larrabee Street in the Near North Redevelopment Project Area, and request authority to negotiate a redevelopment agreement with Oak-Larrabee, LLC and to recommend to the City Council of the City of Chicago the designation of Oak-Larrabee, LLC as Developer.

**Anna Booth**

**24-CDC-16**

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, Davis, Gomez, Thomas

No: None

Abstain: None

**B. ENGLEWOOD REDEVELOPMENT PROJECT AREA (WARD 16)**

Request authority for Department of Planning and Development to enter into a land sale with Gloria Allen, for the disposition of the property located at 6337 S. Carpenter Street in the Englewood Neighborhood Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Gloria Allen.

**Meg Gustafson**

**24-CDC-17**

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, Davis, Gomez, Thomas

No: None

Abstain: None

**C. CHICAGO/CENTRAL PARK REDEVELOPMENT PROJECT AREA (WARD 37)**

Request authority for Department of Planning and Development to enter into a land sale with Alees Edwards, for the disposition of the property located at 1055 N. Harding Avenue in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area, and to approve the sale of the property to Alees Edwards.

**Meg Gustafson**

**24-CDC-18**

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, Davis, Gomez, Thomas

No: None

Abstain: None

**V. ADJOURNMENT**

Chair Butler moved to adjourn by the same roll call vote previously used to establish quorum.

Approved 6-0-0

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

No: None

Abstain: None

Meeting adjourned at 2:25 p.m.

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

9 City Hall - Room 201-A  
10 121 North LaSalle Street  
11 Chicago, Illinois

12 Tuesday, May 14, 2024  
13 1:05 p.m.

14 PRESENT:

15 GWENDOLYN HATTEN BUTLER, CHAIRPERSON  
16 GRACE CHAN MCKIBBEN, SECRETARY  
17 CIERE BOATRIGHT  
18 LESLIE DAVIS  
19 JACQUELINE GOMEZ  
20 LATASHA THOMAS

21  
22  
23 Reported by: Nick D. Bowen  
24

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1 CHAIRWOMAN BUTLER: Again, good afternoon,  
 2 and welcome to the May 14th, 2024 regular meeting  
 3 of the Community Development Commission of Chicago.  
 4 I am Gwendolyn Hatten Butler,  
 5 Chairwoman of the CDC. Today's meeting is being  
 6 held at City Hall, Room 201-A, and is also being  
 7 streamed by the Department of Planning and  
 8 Development.  
 9 The agenda for today's meeting was  
 10 posted on May 11th both on the CDC website and  
 11 physically at City Hall.  
 12 I will now call to order the May 14th,  
 13 2024 meeting of the Community Development Commission  
 14 with a call of the roll.  
 15 Commissioners, when your name is  
 16 called, please respond by saying "present." Please  
 17 note this vote will be used to establish the roll  
 18 call vote for subsequent items.  
 19 Secretary Grace Chan McKibben.  
 20 COMMISSIONER CHAN McKIBBEN: Present.  
 21 CHAIRWOMAN BUTLER: Commissioner Ciere  
 22 Boatright.  
 23 COMMISSIONER BOATRIGHT: Present.  
 24 CHAIRWOMAN BUTLER: Commissioner Buford.

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1 (No response.)  
 2 Commissioner Curtis.  
 3 (No response.)  
 4 Commissioner Davis.  
 5 COMMISSIONER DAVIS: Here.  
 6 CHAIRWOMAN BUTLER: Commissioner Gomez.  
 7 COMMISSIONER GOMEZ: Present.  
 8 CHAIRWOMAN BUTLER: Commissioner Griggs.  
 9 (No response.)  
 10 Commissioner Thomas.  
 11 COMMISSIONER THOMAS: Present.  
 12 CHAIRWOMAN BUTLER: And Chair Butler is present.  
 13 We have a quorum.  
 14 Thank you, Commissioners. And I  
 15 guess ladies rule the Commission meeting today.  
 16 The first item on our agenda  
 17 requests approval of the minutes from our previous  
 18 meeting held on April 9th, 2024. The Commissioners  
 19 have had an opportunity to review the minutes, and  
 20 if there are no corrections, I move passage of this  
 21 item by the same roll call vote previously used to  
 22 establish quorum.  
 23 Are there any changes or objections  
 24 to the minutes?

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1 (No response.)  
 2 Hearing no objections or changes,  
 3 the motion is approved.  
 4 Commissioners, for the first item of  
 5 old business on today's agenda, the Department of  
 6 Planning and Development is seeking authority to  
 7 advertise the Department of Planning and  
 8 Development's intention to enter into a negotiated  
 9 sale with Pilgrim Baptist Church of South Chicago,  
 10 Incorporated for the disposition of the property  
 11 located at 9121 South Burley Avenue in the South  
 12 Chicago Tax Increment Financing Redevelopment  
 13 Project Area, to request alternative proposals, and  
 14 to approve the sale of the property to Pilgrim  
 15 Baptist Church of South Chicago, Inc. if no  
 16 responsive alternative proposals are received.  
 17 James Michaels will provide a brief  
 18 description on behalf of the Department of Planning  
 19 and Development.  
 20 MR. MICHAELS: Good afternoon, Chairwoman and  
 21 members of the committee. My name is James  
 22 Michaels for the record from the land sales  
 23 department, planning and development.  
 24 This item is a fair market sale for

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1 the unimproved City-owned parcel located at 9121  
 2 South Burley Avenue to Pilgrim Baptist Church of  
 3 South Chicago at 3235 East 91st Street founded in  
 4 1917.  
 5 In 2020, the church purchased  
 6 9127-31 South Burley to house the youth church,  
 7 administrative wing, classrooms, and a rental  
 8 venue to openly share with the community with a  
 9 commitment to revitalization of the community.  
 10 The property is zoned RS-2 in the South Chicago  
 11 community area.  
 12 The parcel will be used as a non-  
 13 accessory parking lot for the church. The  
 14 appraised market value is \$4,750, and the sale  
 15 price is \$4,750. The vacant lot dimensions is  
 16 25 by 140, or 3500 square feet approximately.  
 17 In addition, the department has  
 18 obtained AIS clearance on the parcel, and we have  
 19 support from 10th Ward Alderman Peter Chico.  
 20 So the City parcel is in red there.  
 21 And the church owns both the parcels in yellow.  
 22 They're looking to combine it assemblage for a  
 23 parking lot.  
 24 That concludes my presentation.

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1 CHAIRWOMAN BUTLER: Thank you, James.  
 2 If present, I would like to invite  
 3 Alderman Chico to make a statement on the project.  
 4 (No response.)  
 5 Thank you.  
 6 No written statements from the  
 7 public were submitted on this matter. We can now  
 8 move to questions.  
 9 Commissioners, do you have any  
 10 questions for James regarding this request by  
 11 the Department of Planning and Development?  
 12 (No response.)  
 13 Commissioners, any questions?  
 14 (No response.)  
 15 The Commissioners do not have  
 16 questions, so now we'll move to public comment. I  
 17 would like to invite members of the public who are  
 18 in attendance and interested to speak on this item.  
 19 Each speaker will be limited to three minutes.  
 20 And if you need a mic, you're  
 21 welcome to come here and sit and speak if you feel  
 22 you need a mic. Or, I'm sorry, there's a mic  
 23 there. Great. Thank you.  
 24 Would anyone like -- care to speak?

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1 Mr. Blakemore wants to comment.  
 2 Thank you. Thank you, Mr. Blakemore.  
 3 MR. BLAKEMORE: Thank you, Chairwoman. I  
 4 just love the way you conduct your meetings. You  
 5 make everyone welcome.  
 6 Now, at the last time this was on  
 7 the agenda, I would say -- I say Chico and this is  
 8 Pilgrim Baptist Church, I think this was seen as a  
 9 Gaza ward. So this is a mix -- a racial mix ward,  
 10 the 10th Ward.  
 11 This church is one of our historical  
 12 landmarks, and I think that they're going to  
 13 receive additional property for their congregation,  
 14 a parking lot.  
 15 It was very important. Last time  
 16 the young man, Mr. Sims, spoke, and he wasn't aware  
 17 of what was going on there, so -- at Pilgrim  
 18 Baptist Church. So what's going on to the public  
 19 is that they need additional land for the church.  
 20 Also, it's very important that tax  
 21 incentive money is going there. This is still TIF,  
 22 tax incentive, so -- and also I invited Ms. Theresa  
 23 here to speak on how do we get these contracts  
 24 whoever going to pave that street. That street,

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1 Mr. Blakemore, that's a parking lot. You getting  
 2 old and senile.  
 3 I expect to see black workers. I  
 4 expect to see black workers when it comes to that  
 5 parking lot. Because we only get 2 percent of the  
 6 contracts and procurement go to black people. 22  
 7 percent goes to Hispanic. 76 percent to whites.  
 8 Only 2 percent. So, Mr. Blakemore, it's only  
 9 \$4,000. We got to get whatever we can.  
 10 Somebody going to be working, pave  
 11 with that lot there for the church. I want to see  
 12 black people. And this is the extent of my  
 13 conversation.  
 14 And I was appalled to hear that the  
 15 sergeant of arms say no public input, the public  
 16 can't speak. He knows that the public can speak  
 17 here. Why would he -- why would he tell that  
 18 police lady that? Because we got black faces in  
 19 high places selling black people out.  
 20 Thank you again.  
 21 CHAIRWOMAN BUTLER: Thank you, Mr. Blakemore.  
 22 Are there other members of the  
 23 public who would care to speak on this item? If  
 24 you do, please raise your hand high so we can get

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1 the mic to you.  
 2 Yes, ma'am. And thank you for  
 3 joining us.  
 4 MS. HUGHES: Hi.  
 5 CHAIRWOMAN BUTLER: Could you give us your  
 6 name?  
 7 MS. HUGHES: My name is Theresa "TJ" Hughes.  
 8 I'm very happy to be here. I see my sister in the  
 9 back telling me to stand up. Okay. I'm old, and  
 10 I'm a senior, so ...  
 11 Now, I just -- first of all, thank  
 12 George for inviting me today. My history is with  
 13 the City of Chicago. I know Jackie and my girl  
 14 over there in the back, Counselor.  
 15 So my -- my role in this is I am an  
 16 advocate for black women and men contractors. I  
 17 have worked in the city for over 30 years in  
 18 procurement. And we had a great, great record for  
 19 being fair across the board with what we had to be  
 20 fair with.  
 21 I am so appalled at 30 years later  
 22 all the hard work that Mayor Washington and Sawyer  
 23 and Daley and procurement First Deputy Troy Ratliff  
 24 and Carnice put into this and me as their ombudsman

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1 to help get our people these contracts even though  
 2 they're like -- were small things with the pavement  
 3 and stuff like that. We need to see more black  
 4 contractors.  
 5       It is my duty and my passion to make  
 6 sure that the 2 percent is null and void and that  
 7 the procurement -- current procurement -- chief  
 8 procurement officer is out. She needs to go.  
 9       MR. BLAKEMORE: Yes.  
 10      MS. HUGHES: Because what she's doing is  
 11 blatantly racist. And she doesn't even come to our  
 12 community meetings, you know. That's a slap in the  
 13 face. So I hope that you all will consider that  
 14 when you're making your decisions.  
 15       And I do -- I don't have a problem  
 16 with Alderman Chico. He's cool. I like him.  
 17       So that's what I have to say on this.  
 18      CHAIRWOMAN BUTLER: Thank you so much for  
 19 your comments. Appreciate it.  
 20       Are there any more public comments?  
 21 We have a gentleman in the back who needs the mic.  
 22       Please introduce yourself. And just  
 23 a reminder, your comments are hopefully limited to  
 24 three minutes.

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1       MR. SIMS: That's all it'll take, it should.  
 2 Good morning -- well, good afternoon. My name is  
 3 Tiwon Sims.  
 4       And though I'm not speaking to this  
 5 issue -- I spoke on it. This was the church that  
 6 need -- I visit that church once before and sang in  
 7 that church.  
 8       I have a business community  
 9 development, and right now I'm at 11001 South  
 10 Michigan. It's a location that is -- was supposed  
 11 to be slated as a community center. However, all  
 12 of the pipes was stolen, which is, what, copper  
 13 pipes stolen out of the building which makes --  
 14 it's not functioning now.  
 15       It's home to BIBS, Burst into Books.  
 16 The executive director is Jurema Gorham, and I'm  
 17 like a representative of hers.  
 18       But to be in this location, to be  
 19 where I'm at right now in the South Side -- Far  
 20 South Side, it's amazing to see how underdeveloped.  
 21 It's not even underdeveloped. I don't even know  
 22 how to explain it. That slot right there is what  
 23 most of the geography look like. And it's crazy.  
 24 To imagine that human beings, people, black-

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1 American people live in this condition daily. But  
 2 even what's worse is watching the children walk  
 3 through these conditions. So that's mental abuse.  
 4       And however we're here to speak  
 5 about community development, what about this area?  
 6 We put so much into everything else. The new  
 7 arrivals. We put so much into development. Even  
 8 the development, the contractors out there; when  
 9 these children walk past these developments, they  
 10 don't see anybody black, not black men working on  
 11 those sites. Which purposes them in the future to  
 12 say, You know what? I want to be -- I want to be  
 13 a construction man. I want to be a construction  
 14 worker. You don't. So there's no hope in that.  
 15 It's a hopeless situation when we talking community  
 16 development.  
 17       I'm glad the church will get a  
 18 parking lot. However, what about the situation of  
 19 the neighborhood, the community in a whole? If we  
 20 developing anything, the kids. Gwendolyn Brooks,  
 21 the area around Gwendolyn Brooks is gated like a  
 22 prison. That's disturbing to me because it's like  
 23 practice. It's like you all practice to stay  
 24 behind gates. But it's a school. There's a large

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1 track area that I'm going to have to jump the gate  
 2 to run on, but I'm going to do it because it  
 3 influences the children to want to come work out.  
 4 But if they see it being done, they going to do it.  
 5 However, if you're barred from doing it, then why  
 6 did you all build those?  
 7       And it's amazing, the treatment.  
 8 It's amazing. No lie.  
 9       So all the women in the box, I know  
 10 you all compassionate. I know you all think about  
 11 children, hopefully. I hope you all think about  
 12 the development of their minds, their awareness.  
 13 So that's what I want to speak to.  
 14      CHAIRWOMAN BUTLER: Great. Thank you so much.  
 15       Are there any additional members of  
 16 the public who care to speak on this item?  
 17       (No response.)  
 18       If there are no further questions  
 19 or comments regarding the matter before us, I will  
 20 call this item to a vote.  
 21      COMMISSIONER DAVIS: I have a comment,  
 22 Chairwoman.  
 23      CHAIRWOMAN BUTLER: I'm sorry?  
 24      COMMISSIONER DAVIS: I have a comment.

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1 CHAIRWOMAN BUTLER: Okay. I'm sorry.  
 2 COMMISSIONER DAVIS: I know you can't see me  
 3 because I'm behind you.  
 4 So my comment is this. I --  
 5 CHAIRWOMAN BUTLER: Could you let people know  
 6 who you are?  
 7 COMMISSIONER DAVIS: I am Commissioner Leslie  
 8 Davis. And I am a member of Pilgrim Baptist Church  
 9 of South Chicago. So I am happy to provide some  
 10 understanding as to what would happen with this  
 11 parcel.  
 12 I'm going to recuse myself from this  
 13 vote because I'm a member of the church. But I  
 14 think I would be remiss if I didn't say that Pastor  
 15 Corwin Lasenby, Sr. would be happy to have you come  
 16 to the church and be participating in any of the  
 17 things that are going on. If you know anything  
 18 about that church, you know that they hold all  
 19 kinds of community forums, they hold all kinds of  
 20 programs for the people in that community. He is  
 21 a tireless servant for that community. And so I  
 22 think it's important to speak about all kinds of  
 23 things, but I think it's important to be very clear  
 24 about those in the community who are doing the

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1 kinds of things that are responsible.  
 2 And so if you look at any of the  
 3 work that has been done there and any of the things  
 4 that he is doing, he's always thinking about  
 5 minority contractors, women contractors. And so I  
 6 think it is important to give some credence to the  
 7 folks who are doing that and not take every  
 8 opportunity to say that something is wrong.  
 9 Because something is right going on right there at  
 10 91st and Burley, and I can speak to that directly.  
 11 And so that is why I'm doing that.  
 12 And so it's not to in any way take  
 13 anything away from anything that anybody has said.  
 14 But what's right is right. And when you see  
 15 something going right, you need to bring that up  
 16 too. And so that is why I bring this to the  
 17 attention of the body and to the attention of  
 18 Mr. Blakemore and anybody else who is wondering  
 19 about that particular parcel of land. You will see  
 20 contractors who look like the people in that area,  
 21 and you will see that church uplifting the  
 22 community. And so I wanted to make sure that was a  
 23 part of this record as well.  
 24 CHAIRWOMAN BUTLER: Thank you so much,

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1 Commissioner Davis.  
 2 Actually I've closed the public  
 3 comments part of this, and we've moved on. I'll  
 4 make sure that everyone gets a chance to speak  
 5 during the course of this meeting, though. Thank  
 6 you.  
 7 The resolution before us, the  
 8 Department of Planning and Development is seeking  
 9 authority to advertise the Department of Planning  
 10 and Development's intention to enter into a  
 11 negotiated sale with Pilgrim Baptist Church of  
 12 South Chicago, Inc. for the disposition of the  
 13 property located at 9121 South Burley Avenue in the  
 14 South Chicago Tax Increment Financing Redevelopment  
 15 Project Area, to request alternative proposals, and  
 16 to approve the sale of the property to Pilgrim  
 17 Baptist Church of South Chicago, Inc. if no  
 18 responsive alternative proposals are received.  
 19 Noting Commissioner Davis'  
 20 abstention, if there are no objections, I move  
 21 passage of this item by the same roll call vote  
 22 previously used to establish quorum.  
 23 (No response.)  
 24 Hearing none, the motion is approved.

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1 Thank you, James.  
 2 MR. MICHAELS: Thank you.  
 3 CHAIRWOMAN BUTLER: And please let the record  
 4 reflect formally that Commissioner Davis is  
 5 abstaining from voting on this item.  
 6 Commissioners, for the first item of  
 7 new business on today's agenda, the Department of  
 8 Planning and Development is seeking authority to  
 9 designate BMD-I, LLC as the successful respondent  
 10 and to reject all other responses to the request  
 11 for proposals issued by the Department of Planning  
 12 and Development on behalf of the Chicago Housing  
 13 Authority on December 31, 2020 -- excuse me, 2015 --  
 14 let me say that again -- December 31st, 2015 for  
 15 the redevelopment of property located at 537  
 16 through 545 West Oak Street and 993 North Larrabee  
 17 Street in the Near North Redevelopment Project  
 18 Area, and request authority to negotiate a  
 19 redevelopment agreement with Oak-Larrabee, LLC, and  
 20 to recommend to the City Council of the City of  
 21 Chicago the designation of Oak-Larrabee, LLC as  
 22 developer.  
 23 Anna Booth will provide a brief  
 24 description on behalf of the Department of Planning



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1 and Development.

2 MS. BOOTH: Thank you.

3 Good afternoon, Chairwoman Butler

4 and members of the Commission. For the record, my

5 name is Anna Booth from the Department of Housing.

6 Joining me today is vice president

7 of Brinshore Development Michael Roane, regional

8 vice president of Michaels Development Greg Olson,

9 principal of JLL Construction Services, Inc. Jerry

10 Lewis, director of development at the CHA Ahlam

11 Khouri, and the CHA project manager Shaobo Lyu.

12 As Chairwoman Butler stated, the

13 proposed project before you requests the authority

14 to designate BMD-I, LLC as the successful

15 respondent, reject all other responses to a request

16 for proposals issued by the Department of Planning

17 and Development on behalf of the Chicago Housing

18 Authority on December 31st, 2015 for the

19 redevelopment of property located at 537 to 545

20 West Oak Street, 993 North Larrabee Street in the

21 Near North Redevelopment Project Area, and to

22 request authority to negotiate a redevelopment

23 agreement with Oak-Larrabee, LLC, and to recommend

24 to the City Council of the City of Chicago the

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1 designation of Oak-Larrabee, LLC as developer.

2 On December 8th, 2015, the CDC

3 granted the Department of Planning and Development

4 authority to issue a request for proposals on

5 behalf of the CHA for the development of three

6 sites in the Near North Redevelopment Area.

7 Proposals for all three sites were due back on

8 June 29, 2016.

9 Development teams were chosen for

10 two of the sites, and the RFP for the third site

11 was rescinded and will be reissued at a later time.

12 For the Oak and Larrabee site, which

13 is the site I'm presenting today, the specific

14 development goal was to have a two-phase project

15 consisting of mixed-income rental for phase 1 and

16 for-sale condominium/townhome combinations for

17 phase 2.

18 A presubmission conference was held

19 on February 5th, 2016, and final responses were due

20 June 29th, 2016.

21 A total of six development teams

22 submitted proposals for the Oak and Larrabee site.

23 An evaluation committee was assembled to review the

24 proposals, and the BMD-I, LLC team was chosen as

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1 the successful respondent for the development

2 project.

3 Once chosen, the Brinshore and

4 Michaels team spent time finalizing the master

5 development agreement with the CHA and preparing

6 applications for various funding rounds.

7 Additionally, the team began negotiations with the

8 nonprofit M/WBE Cabrini-Green Local Advisory

9 Council Community Development Corporation to become

10 co-developers/partners of this transaction.

11 The Cabrini-Green LAC CDC is a non-

12 profit entity that was formed in 2005 to provide

13 housing and services to residents of the redeveloped

14 Cabrini-Green area. Since inception, they have

15 partnered with real estate development firms and

16 private businesses to assist residents in obtaining

17 training and employment opportunities. Additionally,

18 they actively participate in the Near North working

19 group and the Near North Unity Program.

20 Brinshore-Michaels applied in

21 the City's 2019 and 2021 competitive Qualified

22 Allocation Plan funding rounds for financial

23 assistance, but due to the amount of applications

24 received and the limited amount of public funding

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1 and tax credits available, they were not chosen to

2 move forward at that time. However, Brinshore-

3 Michaels also applied to the Illinois Housing

4 Development Authority, better known as IHDA, and

5 was rewarded 9 percent Low-Income Housing Tax

6 Credits and financing from IHDA in 2021. Once

7 secured, the team returned to the City for TIF

8 assistance to help construct Oak and Larrabee.

9 So BMD-I, LLC, as you heard me say,

10 is comprised of Brinshore Development, LLC and The

11 Michaels Development Company, LLC.

12 Brinshore has been in business since

13 1994 and is active in 17 states currently managing

14 a portfolio that exceeds 11,000 residential units.

15 Their headquarters is located in Evanston, Illinois.

16 The Michaels Development Company was

17 founded in 1963 and has developed mixed-income,

18 mixed-use structures in 35 states plus Washington,

19 D.C. and the U.S. Virgin Islands producing over

20 55,000 units across 425 communities. Although

21 headquartered in New Jersey, The Michaels Company

22 has had Chicago offices and a presence for the past

23 23 years.

24 Together Brinshore and Michaels have

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1 completed several projects utilizing City  
 2 assistance. Clybourn 1200, which is also a Near  
 3 North development at Clybourn and Division Street,  
 4 Westhaven Park, which is the former Henry Horner  
 5 Apartments, Robert Taylor Homes, and Legends South  
 6 are just to name a few. Each entity has also  
 7 completed individual transactions utilizing City  
 8 resources as well.

9           So the ownership structure for Oak  
 10 and Larrabee is quite lengthy, but I want to point  
 11 out that Oak-Larrabee, LLC will be the owner of  
 12 which Oak-Larrabee Manager, LLC will be the  
 13 managing member. At closing, a to-be-determined  
 14 entity will be admitted as the investor member.  
 15 The Oak-Larrabee Manager, LLC members are the  
 16 Cabrini-Green LAC CDC, Brinshore PL, LLC, and  
 17 Michaels Chicago Holding Company 2, LLC. All of  
 18 the LLCs just mentioned are Illinois limited  
 19 liability companies.

20           Additionally, as with any  
 21 transaction applying for City assistance, DOH's  
 22 policy requires a minimum of three competitive  
 23 general contractor bids which include minority-  
 24 owned firms. For this transaction, the team

Page 23

1 secured six general contractor bids and is looking  
 2 to move forward with a joint venture of William  
 3 Randolph and JLL Construction Services, Inc.

4           William Randolph is a commercial  
 5 contractor originated in 1958 and has worked on  
 6 various types of construction, including  
 7 residential, retail, industrial, and office  
 8 facilities.

9           JLL Construction Services, Inc. is  
 10 an MBE firm started in 2008 specializing in, but  
 11 not limited to, concrete, earthwork, lifts,  
 12 elevators, and project management and coordination  
 13 oversight.

14           The architect for this development  
 15 is Pappageorge Haymes. Pappageorge Haymes was  
 16 established in 1981 and is known for their  
 17 collaborative client-oriented approach to building  
 18 types. They are well known to DOH and have worked  
 19 on several of the CHA transformation mixed-income  
 20 transactions and other multifamily City-assisted  
 21 transactions as well.

22           So the site is located in the 27th  
 23 Ward's Near North community area, within the Near  
 24 North Tax Increment Financing District. The area

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1 is also known as Cabrini. And the Near North TIF  
 2 area is generally bound by North Avenue to the  
 3 north, Orleans Street to the east, Oak Street to  
 4 the south, and Larrabee Street to the west.

5           It should be noted that the original  
 6 Cabrini-Green development was built over a 20-year  
 7 period spanning from Division Street on the north,  
 8 Halsted Street on the west, Chicago Avenue on the  
 9 south, and Orleans Street on the east. At the time  
 10 it produced 3,500 housing units and at its peak was  
 11 home to 15,000 people. Today the Francis Cabrini  
 12 row homes are the only remaining structures of the  
 13 Cabrini-Green development.

14           Past transactions that have received  
 15 TIF financing include the CHA Plan Forward phases  
 16 of Parkside of Old Town, which spans the south side  
 17 of Division Street from Larrabee on the west to  
 18 Orleans on the east, original expansion of Seward  
 19 Park located at Division and Orleans, the 18th  
 20 District police station, the Jenner Academy of  
 21 Arts, which is now the Ogden International School  
 22 of Chicago Jenner campus, and the commercial space  
 23 northeast of this proposed site, which is anchored  
 24 by a Jewel Food Store.

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1           Oak and Larrabee is a CHA Plan  
 2 Forward transaction to be developed on the  
 3 southeast corner of Larrabee and Oak Streets. The  
 4 land is all vacant CHA land, and CHA will enter  
 5 into a long-term ground lease with the developer at  
 6 closing.

7           This phase will consist of a single  
 8 seven-story elevator building that will contain 78  
 9 mixed-income studio, one-, two-, and three-bedroom  
 10 rental units, a fitness center, tenant community  
 11 spaces on the ground and second floors, 39 indoor  
 12 parking spaces, and 45 indoor bicycle spaces. The  
 13 main entry will be on Larrabee Street, and access  
 14 to the parking will be via the public alley, which  
 15 will be located on the east side of the building.

16           Floors 2 through 7 will house the  
 17 units. And this is a rendering of the second floor  
 18 that will contain outdoor community space, grill  
 19 stations, raised flower beds, and small indoor  
 20 amenity space.

21           The development team has been active  
 22 in the neighborhood and has met on several  
 23 occasions with the Near North Working Group, Near  
 24 North Unity Project, and residents of the

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1 community. Additionally, the team has presented  
 2 updates on the project on several occasions to  
 3 the above-mentioned committees as well as the  
 4 community.

5 The total project cost for phase 1  
 6 is a little over 54 million, which will be funded  
 7 with various sources. TIF assistance in the amount  
 8 of 14 million represents 26 percent of the  
 9 financing and will be used to pay or reimburse the  
 10 developer for TIF-eligible project costs. TIF  
 11 assistance will come from areawide increment in the  
 12 Near North TIF and from project's PINs. There will  
 13 be payments made during construction and at  
 14 certificate of completion.

15 As mentioned, the team did secure  
 16 9 percent Low-Income Housing Tax Credits of  
 17 1.5 million from IHDA, which will generate  
 18 approximately 13.5 million of equity for the  
 19 benefit of the transaction. They also secured an  
 20 IHDA mortgage and loan funds of 6 million 270 and  
 21 2.3 million respectively.

22 The CHA will provide loan funds of  
 23 10 million 890, and IHDA as well as the City will  
 24 provide Illinois Affordable Housing Tax Credits,

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1 also known as Donation Tax Credits. The tax  
 2 credits are discounted to 50 percent of the donated  
 3 value, and in this transaction, the CHA land lease  
 4 is viewed as the donation, and 50 percent of the  
 5 land value, or 2.1 million, is the amount of  
 6 Donation Tax Credits to be sold to generate the  
 7 1,935,906 of equity for the benefit of the project.  
 8 A deferred developer fee of 625,000 and 10,100  
 9 equity contributions from the developer and sponsor  
 10 will round out the sources.

11 And then here are just a few more  
 12 slides of the building. As you're standing on the  
 13 west side of Larrabee Street, you're looking east  
 14 where the main entry is on Larrabee Street.  
 15 Larrabee is the north/south street. Also standing  
 16 on the west side of Larrabee Street, you see the  
 17 full frontal of the building. And then standing on  
 18 the northwest corner, you see the southeast corner  
 19 of Oak and Larrabee Street.

20 So the project -- the proposed  
 21 project will provide the following public benefits:  
 22 78 new mixed-income rental units of  
 23 which 54, or 69 percent, will rent to CHA public  
 24 housing and affordable individuals and families.

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1 Indoor/outdoor community spaces,  
 2 raised garden beds, grilling area, fitness center,  
 3 and approximately 39 off-street parking spaces and  
 4 45 indoor bicycle spaces.

5 The development team will achieve  
 6 Enterprise Green Communities, incorporate  
 7 environmentally friendly features, and comply with  
 8 all M/WBE, city residency, and prevailing wage  
 9 requirements.

10 And as mentioned, they will partner  
 11 and co-develop with the Cabrini-Green LAC CDC and  
 12 produce approximately 100 temporary construction  
 13 jobs and two and a half permanent jobs.

14 This proposed project is located in  
 15 the Near North Tax Increment Financing Redevelopment  
 16 Project Area, and the project conforms to the  
 17 plan's stated goals and the plan's land use map,  
 18 which calls for residential, institutional, and  
 19 commercial redevelopment.

20 Oak-Larrabee will also satisfy the  
 21 following:

22 Increase the number of rental units  
 23 for a variety of income levels that will attract a  
 24 diverse range of incomes and backgrounds to

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1 continue to help foster a cohesive mixed-income  
 2 community and employ project area residents.

3 Based on the foregoing, the  
 4 Department of Housing respectfully requests that  
 5 the CDC recommend to the City Council the  
 6 designation of BMD-I, LLC as the successful  
 7 respondent and to reject all other responses to a  
 8 request for proposals issued by the Department of  
 9 Planning and Development on behalf of the Chicago  
 10 Housing Authority on December 31st, 2015 for the  
 11 redevelopment of property located at 537 to 545  
 12 West Oak Street, 993 North Larrabee Street in the  
 13 Near North Redevelopment Project Area, and to  
 14 request authority to negotiate a redevelopment  
 15 agreement with Oak-Larrabee, LLC, and to recommend  
 16 to the City Council of the City of Chicago the  
 17 designation of Oak-Larrabee, LLC as developer.

18 27th Ward Alderman Walter Burnett,  
 19 Jr. endorses this action and has provided a support  
 20 letter, which is attached to your report. And he  
 21 is present with us today.

22 Additionally, as mentioned, members  
 23 of the development team -- additionally, as  
 24 mentioned, members of the development team and

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1 representatives from CHA are in attendance to  
 2 answer any questions you may have regarding this  
 3 transaction. Thank you.  
 4 CHAIRWOMAN BUTLER: Thank you, Anna.  
 5 And I'd like just to remind the  
 6 members of the public, we're in a small, intimate  
 7 room, and I know in City Council chambers sometimes  
 8 we make remarks and they aren't heard by everyone  
 9 because we're in a big space. But we're in a small  
 10 space today. So if I could just ask you to refrain  
 11 from making comments. It's a bit distracting.  
 12 And, you know, for the members of  
 13 the Commission, we're here to listen to the  
 14 presentations and also to listen to you. So if you  
 15 would just hold your comments -- believe me, we  
 16 will give you an opportunity to speak. But if you  
 17 would hold your comments until you're given time to  
 18 speak, that would really be helpful to us. We're  
 19 trying to give everyone the appropriate attention  
 20 that they deserve, including members of the City  
 21 staff. So thank you.  
 22 And Alderman Burnett has joined us.  
 23 So thank you for joining us, and I'd love for you  
 24 to make a statement on the project if you choose.

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1 ALDERMAN BURNETT: Testing, testing.  
 2 Thank you, Madam Chairman, and thank  
 3 you, ladies, especially those of you who's not on  
 4 the City payroll, for your civic duty. We really  
 5 appreciate you all.  
 6 What did you all do with all the  
 7 guys, though? That's what I'm wondering. What  
 8 happened to all the guys? The sisters come to  
 9 work, right? You all efficient. Okay. But thank  
 10 you all very much.  
 11 So, of course, you know, we extended  
 12 this TIF. So that you all know, we extended this  
 13 TIF for ten more years, but we still have a lot  
 14 more land over there to finish up, and we need to  
 15 hurry up. So I need help getting CHA to hurry up  
 16 before the TIF is gone, and then we won't be able  
 17 to do anything with all of the vacant CHA land  
 18 that's over there.  
 19 So this is long overdue. You know,  
 20 we really appreciate Brinshore-Michaels. They're  
 21 a great developer. They did a lot of stuff on  
 22 Westhaven. They did a project on Clybourn and  
 23 Division, very beautiful project. They got a bank  
 24 on the first floor. You know, it's a very good

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1 mixed-income development. And we appreciate the  
 2 fact that they partner with the residents. Over in  
 3 this community, the LAC CDC is partners in the  
 4 developments. And most of the developments in this  
 5 community, the people from the neighborhood, my  
 6 homies from Cabrini-Green, are part owners of the  
 7 properties over there, and they would be part  
 8 owners of this. And I'm very proud of that, for  
 9 that to be part of my legacy of helping folks that  
 10 I grew up with to be owners of the property.  
 11 But also they're hiring a contractor  
 12 who's joint venturing with a black contractor.  
 13 Jerry Lewis right there is a black contractor  
 14 that's joint venturing with William A. Randolph,  
 15 which is a good contractor. So we're very proud of  
 16 that. And they're going to be working with the  
 17 community to make sure they get jobs on it.  
 18 You know, this is just long overdue.  
 19 I'm very excited about it. Can't wait to do the  
 20 groundbreaking. As I told all the aldermen  
 21 earlier, it's all about groundbreakings and ribbon  
 22 cuttings. Right? And so we're just adding another  
 23 groundbreaking to our repertoire.  
 24 So I ask for you all to support

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1 this. And we need to support this and other  
 2 projects over here before all the TIF money is gone  
 3 and we won't have any public support in order to  
 4 make these things happen.  
 5 Thank you very much.  
 6 CHAIRWOMAN BUTLER: Thank you, Alderman  
 7 Burnett.  
 8 No written statements from the  
 9 public were submitted on this matter. We can --  
 10 we can now move to questions.  
 11 Just one moment, members of the  
 12 public. I note that you all have comments, but I  
 13 have to give my fellow Commissioners -- they get to  
 14 go first.  
 15 So, Commissioners, do you have any  
 16 questions for the Department of Planning and  
 17 Development and Department of Housing regarding  
 18 this request?  
 19 COMMISSIONER GOMEZ: Madam Chair.  
 20 CHAIRWOMAN BUTLER: So we're going to start  
 21 to my right.  
 22 Commissioner Gomez.  
 23 COMMISSIONER GOMEZ: Thank you, Chair.  
 24 Well, first of all, the alderman

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1 answered one of my questions. I did want to know  
 2 if there was a contractor already selected. So  
 3 it's nice to see that there's a minority contractor  
 4 involved.  
 5 I do -- I did also note -- so  
 6 there's going to be approximately about a hundred  
 7 temporary construction jobs, which is great. What  
 8 is the plan for ensuring that there will be  
 9 minority contractors, women contractors,  
 10 specifically diverse contractors on this project?  
 11 Is there a game plan? Are you working with  
 12 Cabrini-Green nonprofit for this? Can you explain  
 13 a little bit that process?  
 14 MR. ROANE: Sure. Hello, Commissioners.  
 15 Good afternoon. My name is Michael Roane, and  
 16 I am with Brinshore-Michaels. I'm part of the  
 17 development team.  
 18 To your question, Commissioner, we  
 19 are working with the CDC LAC as our partner.  
 20 They're the 51 percent owner of the project. We're  
 21 working with them on a daily, weekly, monthly basis  
 22 to do local hiring for both MBE, WBE. We know that  
 23 we need to meet the 26 and 6 requirements of the  
 24 City. Brinshore always exceeds that no matter

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1 what.  
 2 As far as Section 3 hiring, we  
 3 always work with the CDC LAC that we partner with.  
 4 We're going to be working with them. We also work  
 5 with the alderman's office. We've also hired a  
 6 consultant, Rachel Ivy, to help us with outreach.  
 7 So we're well -- we're well versed  
 8 and prepared to meet these goals.  
 9 COMMISSIONER GOMEZ: Thank you. I don't have  
 10 any other questions.  
 11 CHAIRWOMAN BUTLER: All right. Thank you,  
 12 Commissioner Gomez.  
 13 Commissioner Thomas.  
 14 COMMISSIONER THOMAS: Thank you, Madam  
 15 Chairman. My questions are twofold.  
 16 One, is the length of time that it's  
 17 taken from the RFP and now related to getting your  
 18 sources of funding?  
 19 MR. ROANE: I could speak to that. It is.  
 20 CHAIRWOMAN BUTLER: Could you --  
 21 MR. ROANE: Yeah. My name -- my name is  
 22 Michael Roane, Brinshore-Michaels, part of the  
 23 development team and owner.  
 24 It is. We've made multiple

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1 applications to the City for 9 percent tax credits.  
 2 I think we did -- I think we did two applications  
 3 to the City and then one finally to IHDA where we  
 4 were awarded those tax credits.  
 5 So it takes time just to get the  
 6 financing organized and secured. And that is the  
 7 reason why it took so long.  
 8 COMMISSIONER THOMAS: Okay. Thank you.  
 9 MR. ROANE: Yeah.  
 10 CHAIRWOMAN BUTLER: Any additional questions,  
 11 Commissioner Thomas?  
 12 COMMISSIONER THOMAS: No. Thank you. He  
 13 answered both of my questions in one answer.  
 14 CHAIRWOMAN BUTLER: Great. Thank you,  
 15 Commissioner.  
 16 I have a question.  
 17 MR. ROANE: Yeah.  
 18 CHAIRWOMAN BUTLER: What's the timeline from  
 19 now to occupancy?  
 20 MR. ROANE: Sure. So we hope to close --  
 21 CHAIRWOMAN BUTLER: Introduce yourself.  
 22 MR. ROANE: I'm sorry. Michael Roane,  
 23 Brinshore Development -- Brinshore-Michaels,  
 24 developer and owner.

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1 So we plan to close hopefully  
 2 October of 2024. And usually that -- we're  
 3 planning on a 19-month construction schedule.  
 4 So that puts us in mid 2026 for construction  
 5 completion. And then lease up probably takes about  
 6 another six months from there. So end of 2026 for  
 7 full lease up.  
 8 CHAIRWOMAN BUTLER: So just to note for the  
 9 record, given the issuance of the RFP and the  
 10 awarding of the RFP, it's been, Anna, approximately,  
 11 what, a ten-year time horizon from the start to  
 12 actual residents in the building?  
 13 MS. BOOTH: About eight years.  
 14 CHAIRWOMAN BUTLER: About eight years.  
 15 MS. BOOTH: Um-hmm.  
 16 CHAIRWOMAN BUTLER: That's significant  
 17 holding cost for developers during that period of  
 18 time --  
 19 MR. ROANE: It is.  
 20 CHAIRWOMAN BUTLER: -- just from my  
 21 experience. So we appreciate your perseverance.  
 22 MR. ROANE: Thank you.  
 23 CHAIRWOMAN BUTLER: If there are no further  
 24 questions from members of the Commission, I would

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1 now like to invite members of the public who are in  
 2 attendance and interested to speak on this item.  
 3 Each speaker will be limited to three minutes.  
 4 And I thought I saw hands raised.  
 5 So if there are those who would like to speak --  
 6 okay. Mr. Blakemore, we're going to go to you last  
 7 because I went to you first. Okay.  
 8 So can we start with the individual,  
 9 you have your hand raised, if you wouldn't mind  
 10 standing up and then introducing yourself. Thank  
 11 you.  
 12 MS. LEIGH: My name is Zoe. And I'm -- I've  
 13 been coming to these meetings for the last year and  
 14 a half, and this one is CDC.  
 15 My issue is the 17th Ward, the City  
 16 knocked down my building. Okay. It was a  
 17 commercial building with four apartments. Okay.  
 18 My mother has a nonprofit. She got  
 19 everything that all these people keep coming. She  
 20 has nonprofits for veterans. She started asking  
 21 for the TIF money. All of a sudden they ain't had  
 22 no TIF money. Okay. My mother has her own  
 23 contractors. She has her own architect. She had  
 24 all of that. My mother been fighting the City to

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1 get compensated because they illegally demolished  
 2 it, which is eminent domain, but because the City  
 3 of Chicago is so corrupt, they know how to  
 4 manipulate the Fifth Amendment and say, Well,  
 5 technically it was not the Fifth Amend- -- I mean,  
 6 the Fifth Amendment because a roadway or a railroad  
 7 didn't go through.  
 8 So then there's a law called the  
 9 blighted property act. Right? And the blighted  
 10 property act is if you feel like your property is  
 11 any type of blighted, you go to the governor. Once  
 12 you go to the governor, the governor has to go to  
 13 the attorney general, and then they have to eminent  
 14 domain it. But you still have to compensate the  
 15 person.  
 16 So I'm in federal court now pro se  
 17 because you can't find a lawyer to take the case.  
 18 So I have to be the lawyer on it, and I have to do  
 19 this research and all this because my mother's 75  
 20 and this is what the City does. The City likes to  
 21 go and find some white developers to go into our  
 22 communities and go shopping. And then the  
 23 aldermen, like Walter Burnett and people like that,  
 24 get their little kickbacks, and then we have to

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1 deal with what we have to deal with. So that's  
 2 what I'm currently going through.  
 3 And I have an issue with that  
 4 because I sit in here for the last year to watch  
 5 all of these projects coming here when my mother  
 6 had a project and she did everything correct,  
 7 everything correct. That was my generational  
 8 wealth.  
 9 So I'm asking you, Ms. Boatright,  
 10 because I know you're new, but this is a corrupt  
 11 city. This is a corrupt -- this is all corrupt.  
 12 And all they do is keep continue to pass it down,  
 13 pass it down, pass it down.  
 14 We are young, and we are black, and  
 15 we should not -- we should have our own developers.  
 16 We should have our own construction companies. All  
 17 these multimillion dollar construction companies  
 18 that come in here, and we get one little developer  
 19 here and there. I come from alone -- I came from  
 20 alone; I had to come back here to fight the City.  
 21 And I see all those black construction companies,  
 22 all those black construction companies with the  
 23 City of Chicago, we got to get pennies? That's not  
 24 fair.

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1 So I'm asking -- I'm asking someone --  
 2 I have my -- I still got my land. I still got my  
 3 land, but I don't have no building. My mother  
 4 still got her blueprints. My mother has everything.  
 5 So what does she have to do to get -- to get right  
 6 here? What she got to do to get right here?  
 7 Because we got everything. She minority. She have  
 8 everything. She got everything. She crossed every  
 9 check. This is not fair.  
 10 CHAIRWOMAN BUTLER: Excuse me, Zoe. Can I  
 11 ask you to wrap up your comments, please? You can  
 12 take a few more seconds.  
 13 MS. LEIGH: I'm asking as black women, as  
 14 black seniors for my mother, there's a situation in  
 15 Chicago with black properties being taken in our  
 16 communities and we can't get any help. So I'm  
 17 asking to help me, help Ms. Jessica, and help  
 18 plenty of other seniors that'll keep coming in  
 19 here. And we're coming here for -- we can't get no  
 20 help. So help us.  
 21 CHAIRWOMAN BUTLER: Thank you.  
 22 So for, Zoe --  
 23 MS. LEIGH: Z-o-e and L-e-i-g-h. My first  
 24 name is Zoe, Z-o-e. My last name is Leigh,

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1 L-e-i-g-h.  
 2 CHAIRWOMAN BUTLER: Thank you.  
 3 All right. I saw -- that young  
 4 woman sitting next to you now has the mic. Would  
 5 you mind standing up?  
 6 MS. JACKSON: So if you comment right here,  
 7 you can't comment again?  
 8 CHAIRWOMAN BUTLER: You can comment on the  
 9 next matter. You have three minutes for this  
 10 matter.  
 11 MS. JACKSON: For this matter?  
 12 CHAIRWOMAN BUTLER: Yes.  
 13 MS. JACKSON: Okay. Perfect. I just wanted  
 14 to be sure.  
 15 CHAIRWOMAN BUTLER: That's fine. We're here  
 16 to help. Thank you.  
 17 MS. JACKSON: Clarify. My name is Jessica  
 18 Jackson. And my comment is, you know, it's amazing  
 19 to see the quickness that these type of  
 20 redevelopments can go up. You know, when -- I live  
 21 on the South Side by Lake Shore Drive. And to see  
 22 all those empty lots and abandoned buildings that  
 23 have been over there for decades, and I just don't  
 24 understand how can property go up for plans for

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1 things like that this fast all of a sudden since we  
 2 got these, quote, unquote, new arrivals here, these  
 3 illegal immigrants. Now all of a sudden there's an  
 4 urgency for Chicago to make housing. And all this  
 5 housing that they talking about putting up is this  
 6 low-income, subsidized housing.  
 7 Where -- I didn't know until a few  
 8 minutes ago that William Burnett even could speak.  
 9 I didn't even know he could talk. Because we're in  
 10 City Hall all the time, in these meetings all the  
 11 time talking about how our property is being taken.  
 12 The way that I came to know about  
 13 this is through the probate process when my mother  
 14 passed in 2016. And she had a building, part of  
 15 her estate, that has been paid for since I was 15.  
 16 Anybody can look at me and see that's been a long  
 17 time ago. My mother had no debt. She owed no one;  
 18 not a credit card, not a medical bill, no past  
 19 taxes, none of that. None of that.  
 20 But the probate process, through  
 21 hired estate attorneys, come in, cause confusion,  
 22 bypassed her will, because she had an authentic  
 23 will, make sure I say that, and jumped her estate  
 24 into public administration. Now make that make

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1 sense.  
 2 Then I'm looking at a stenographer  
 3 here that's taking notes in here about to make sure  
 4 that these developers have things on record about  
 5 how they going to get this property and the  
 6 contracts that's going to be made and you're going  
 7 to hold them to it because you got them on record;  
 8 whereas, probate, there's no stenographers in  
 9 probate. Come on. So there's no record as to how  
 10 it is that they steal your property. No record of  
 11 how these hired estate -- keep typing -- how these  
 12 hired estate attorneys, in my case, Attorney David  
 13 Feldman, can get in a courtroom of an incompetent  
 14 judge, Judge Terrence McGuire, and lead that judge  
 15 around by the nose and make him just make a mess of  
 16 my mother's estate until the point where I have to  
 17 fight. And I have to fight to keep this public  
 18 administration from straight up stealing my  
 19 mother's building that's been in our family for 61  
 20 years.  
 21 But I'm looking at how fast, how  
 22 fast this type of stuff can go up. And I've been  
 23 fighting since 2016 to get this straight with the  
 24 probate department.

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1 CHAIRWOMAN BUTLER: Thank you.  
 2 MS. JACKSON: But this can go up in a couple  
 3 of years.  
 4 CHAIRWOMAN BUTLER: Thank you. Thank you  
 5 very much.  
 6 Okay. I'm sorry. There was -- you  
 7 were -- I'm sorry. Okay. Okay. Great. Thank  
 8 you.  
 9 MS. SAUNDERS: So I'll make this quick.  
 10 CHAIRWOMAN BUTLER: I'm sorry. Could you  
 11 please introduce yourself?  
 12 MS. SAUNDERS: I am.  
 13 CHAIRWOMAN BUTLER: Okay. Great. Thank you.  
 14 MS. SAUNDERS: My name is Kimberly Saunders,  
 15 and my grandmother is Mary Saunders. She was --  
 16 she had a Near South peer group on the South Side.  
 17 She had a not-for-profit. She used to hold peace  
 18 treaty meetings for the El Rukns and Del Vikings.  
 19 She owned three greystones, which was taken from me  
 20 through probate, which my lawyer is Mitchell Asher,  
 21 which is Daley's best friend, and I'm his  
 22 goddaughter. And he always tell me about the  
 23 corruption of the City. So I am a person that can  
 24 bridge some of these gaps with the corruption.

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1 For one, I ended up with one of my  
 2 grandmother's buildings, but the one next door the  
 3 alderman lives there. She took the building  
 4 through probate. And my godfather lawyer, which is  
 5 Italian, say, This is what your people do in your  
 6 community. If these aldermen and these politicians  
 7 that have been in office that has torn down our  
 8 community that use these -- they -- no offense.  
 9 They put you guys in the middle of the BS. But  
 10 they've already took all the money out of our  
 11 community. They've already bought the properties,  
 12 made the property value go up, lost the value.  
 13 And right now I'm currently  
 14 rebuilding Englewood, and I'm turning it into  
 15 Lincoln Park. I own three properties that I paid  
 16 cash out my pocket. I'm spending my money right  
 17 now out my pocket to redevelop Englewood. And I  
 18 want my people to know that we don't -- don't  
 19 nobody owe us nothing. No. We need to recuperate  
 20 from some of them drug dealers' money, some of  
 21 these corrupt politicians, and put that money back  
 22 in the community. The City don't owe us nothing.  
 23 We got every community. The Hispanic, the Chinese,  
 24 everybody got they own mob. Everybody got they own

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1 thing. Chicago has been one of the most segregated  
 2 cities in the world, and that's why we have the  
 3 problems that we have. And until the black  
 4 community hold up -- pull up by our bootstraps, put  
 5 our money together, and that's why I'm in the room,  
 6 because I live over in Atrium Village. I was in  
 7 the newspaper. I am the reason why they found out  
 8 Daley disbanded affordable housing in '08. I  
 9 ruffled so many feathers because of my name. But  
 10 it wasn't because I have the people in the Gold  
 11 Coast that back me, some of the richest people --  
 12 because my kids go to British International. I'm  
 13 saying all these name droppings saying that I'm in  
 14 the room with all -- of everybody. And you know  
 15 what I see? A bunch of BS. Everybody pointing  
 16 fingers. Let's start being held accountable for  
 17 our own communities.  
 18 And my question is for this Cabrini-  
 19 Green situation, I just want to know how much --  
 20 because I've been sitting in meetings with  
 21 Ms. What's Her Name. Walter Burnett know me.  
 22 That's why he ran up out of here. Because he was  
 23 in the newspaper with me going against Arnie; then  
 24 he took a half a million dollars from Arnie. So

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1 what side you on, Walter? You got to pick a side.  
 2 See, that's the problem.  
 3 And I'm a person that I'm afraid to  
 4 speak. But the reason why I'm speaking now because  
 5 I'm tired, and I'm currently running for state rep  
 6 in my area so I can help my people. And I am a  
 7 Republican. Because my grandma was the old black  
 8 Democrat. These new Democrats, that's not what  
 9 we -- that's not what we come from. And that's the  
 10 problem now. We got to clean the slate. Everybody  
 11 got to say, Okay, I done stole all the money, I'm  
 12 wrong, I done put all the drugs in the community  
 13 because didn't nobody tell the drug dealers to sell  
 14 to our communities. We got to start being held  
 15 accountable for this and start pointing the fingers.  
 16 So my thing with this Cabrini-Green,  
 17 I would love to be a developer. I am a Section 3  
 18 vendor. I would love to be a developer on this  
 19 take. I am a part of affordable housing. I'm big  
 20 on keeping affordable housing because a person like  
 21 myself -- I'm not a poor black woman. I have five  
 22 kids. I was a domestic violence survivor. My  
 23 husband's family is the biggest drug dealers in the  
 24 city. But I don't have family here, not one blood

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1 family.  
 2 So the city protected me. They put  
 3 me in this program. And these are the programs  
 4 that I have to tell my community, No, they didn't  
 5 put you in a program because you got a million  
 6 cousins here. But for somebody like me, they have  
 7 those programs.  
 8 CHAIRWOMAN BUTLER: Wrap up.  
 9 THE WITNESS: Yes. But overall I would just  
 10 love to make sure it's balanced out, that not only  
 11 black people get the contracts, that some Indians,  
 12 some Chinese because I'm just tired of like -- I  
 13 love my people, but I'm Choctaw Indian, and I'm  
 14 going to take that side before I take the American  
 15 black because we don't have no empathy. Just  
 16 remember that too.  
 17 CHAIRWOMAN BUTLER: All right. Thank you so  
 18 much for your comments.  
 19 Are there other members of the  
 20 public who would wish to speak? We have a  
 21 gentleman over here with his hand up. Let's give  
 22 him the mic, please. And please introduce  
 23 yourself. And we're going a bit over the three  
 24 minutes because we have a lighter agenda than



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1 usual, but, please, if you could keep your  
 2 comments, everyone that has yet to speak, closer  
 3 to three minutes, that would be really helpful.  
 4 MR. LEWIS: Thank you. Thank you, Madam  
 5 Chair.  
 6 My name's Jerry Lewis, and I am an  
 7 owner of JLL Construction.  
 8 And there's a lot of negative things  
 9 that are going around that I'm hearing. And I  
 10 apologize and I hate to hear the stories about your  
 11 parents losing things and losing property.  
 12 I just -- I hate to hear -- my mom's  
 13 90 years old -- 91 years old, and she's been a  
 14 resident in the City of Chicago all her life, since  
 15 she was 16 years old, migrated from the South, and  
 16 raised five kids that are not in trouble. They're  
 17 all graduates from college and work really hard.  
 18 We -- over the past 20 years, we've  
 19 worked very, very hard in the 27th Ward to bring  
 20 African-American business to large developments.  
 21 And we've worked with each and every black  
 22 contractor in the City of Chicago. And all of them  
 23 has been a part of the development process  
 24 throughout the city.

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1 Over the past 15 years, I've  
 2 personally and some of those guys have personally  
 3 worked with Brinshore-Michaels. And out of the  
 4 fairness of the other side of what -- the good side  
 5 of what's been happening over the years, when we --  
 6 from the time we built the Target right there on  
 7 Larrabee and Division, there were -- there were  
 8 gang members that were hired, gang leaders that  
 9 were hired on that project. And they all came  
 10 together and brought individuals from Cabrini-  
 11 Green, throughout the city, and they collaborated  
 12 with each other to make it a successful project.  
 13 They were also part of the project with -- that did  
 14 the massive housing project there where there was  
 15 several African-Americans that were on that  
 16 project. With the Related Midwest project, they  
 17 also hire a great degree.  
 18 So over the past years and working  
 19 in the 27th Ward, we put to work over 750  
 20 individuals to work on union jobs. And several of  
 21 those jobs -- that Clybourn project with Brinshore-  
 22 Michaels is one.  
 23 We've also -- we've also taken 15  
 24 previously incarcerated gang leaders and helped

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1 them start their own business. And they are the  
 2 companies that are working on these individual  
 3 projects, and they are the ones that are hiring  
 4 from the community to assure that the violence is  
 5 reduced, that there's, you know, high-paying jobs  
 6 with the unions. We've sponsored them into the  
 7 unions.  
 8 So there's a positive side to a lot  
 9 of those comments that are happening on a day-to-  
 10 day basis. So I don't -- I'm not -- I can't  
 11 condone the negative side because I've always been  
 12 able to do so, and I think we have a high success  
 13 ratio. Thank you.  
 14 CHAIRWOMAN BUTLER: Thank you for your  
 15 comments.  
 16 I'm sorry. You know what? I'm  
 17 going to ask members of the public, please, if you  
 18 could just be a bit more respectful and not -- you  
 19 know, the public utterances are not really  
 20 conducive to making this whole process go smoothly.  
 21 Once again, I know that we typically are in a much  
 22 larger space. So if you have something you want to  
 23 say to yourself that it's not -- we can't hear, but  
 24 we can -- we're in a small space here. So let's

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1 just be as respectful as we can. Everyone's going  
 2 to get a chance to speak and say what they need to  
 3 say.  
 4 All right. I'm sorry. Who has the  
 5 mic? Okay. Great. Great. Thank you. I know  
 6 you've spoken before, but if you -- you know the  
 7 protocol.  
 8 MS. HUGHES: I am TJ Hughes.  
 9 CHAIRWOMAN BUTLER: Thank you.  
 10 MS. HUGHES: Resident of the City of Chicago  
 11 for over 50 years. I'm a senior. I'm 68.  
 12 My -- housing is very important to  
 13 me because my mom was regional administrator for  
 14 U.S. Department of Housing and Urban Development.  
 15 And the fact that -- she grew up in the projects in  
 16 Florida. I'm a southern girl, a grits girl, a girl  
 17 raised in the South.  
 18 So the -- I would like to speak on  
 19 this particular ward because Alderman Burnett, I  
 20 remember when he didn't have all this beautiful  
 21 Cabrini-Green area kind of stuff. And he was a  
 22 different kind -- and I wish he was here so I could  
 23 be telling to his face he was a different kind of  
 24 alderman. He was a person that was really kind of

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1 quiet, and he really didn't -- he wasn't as  
 2 obnoxious a little bit now, I would say, as he is  
 3 because he didn't have the -- what's her name?  
 4 Jackie? What's her name? Jackie? Anyway, you  
 5 know who I'm talking about that married the  
 6 developer and they got all that property over  
 7 there. Hosting, yeah. She's a friend.  
 8 But now they got all that beautiful  
 9 stuff over there. And he's gotten to be kind of a  
 10 little bit arrogant when it comes to our people.  
 11 But our people are the ones that actually put him  
 12 in office. So he needs to take care of our people  
 13 more so than looking out for these people and these  
 14 big developers who are coming into the communities,  
 15 taking the moneys out of the community, out of the  
 16 city, back to the suburbs, or wherever they live,  
 17 and, you know, our people are starving.  
 18 So I hope that you -- when this lady  
 19 said you had all these -- that you wanted to have  
 20 them to not consider these other people who signed  
 21 on to do the work -- and you, sir, you said that  
 22 you work with a lot of black contractors. But I'd  
 23 like to get some of those names because I'd like to  
 24 talk to them to see what they have to say about

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1 what you're saying. Because the black contractors  
 2 that I'm talking about -- that I have been talking  
 3 to are very much disappointed and very upset that  
 4 for them to be here --  
 5 CHAIRWOMAN BUTLER: Excuse me, Ms. Hughes.  
 6 30 more seconds, please.  
 7 MS. HUGHES: Okay. We want them to -- we  
 8 want our contractors to go way beyond 2 percent.  
 9 That's the bottom line. This 2 percent is just  
 10 totally bull and needs to start from the top  
 11 chopping off heads -- like my grandmother used to  
 12 say with the snakes, Don't chop them in the middle  
 13 because they'll go together. Don't chop their tail  
 14 off because they'll grow another. Chop their heads  
 15 off so that you can get new people.  
 16 So I hope that you would consider  
 17 the fact that it doesn't just start down below. It  
 18 starts at the top and works it way through.  
 19 CHAIRWOMAN BUTLER: Thank you, Ms. Hughes.  
 20 Mr. Blakemore, you're going to have  
 21 the last word. There's a gentleman behind  
 22 Ms. Hughes that'd like to speak.  
 23 Sir, thank you for joining us today.  
 24 If you could introduce yourself and limit your

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1 comments to three minutes hopefully.  
 2 MR. FLOURNOY: Hello. My name is Mr. Michael  
 3 Flournoy. I'm seeking lateralship for DNC 2024.  
 4 And before I go on, I give you a brief orientation.  
 5 DNC 2024 is not being represented.  
 6 The guy that they chose, the President chose, from  
 7 South Carolina has not even been to Chicago. He's  
 8 not doing -- he hasn't done anything or raised any  
 9 issues. I suspect that these -- one of the  
 10 characters is Nikki Haley, the ex-governor of South  
 11 Carolina, where they are from, has got a foot on  
 12 his neck and saying, No, that's not going to happen.  
 13 Also, Mike Johnson, the House  
 14 Speaker, from North Carolina has his foot on his  
 15 neck. That's not going to happen.  
 16 Even Tim Scott, a black man, is  
 17 saying, No, this -- I don't know why they did this.  
 18 So what I'm suggesting is I'm  
 19 working with Illinois intel to develop a program  
 20 that would get me the opportunity to post myself as  
 21 a deputy Democratic National Committee chairman and  
 22 executive director just for a year as a lateral  
 23 Illinois fellow, White House fellow, and a  
 24 Democratic fellow. With this we can put the

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1 contract together. I'm saying that the President's  
 2 failed to report it. I have a situation Governor  
 3 J.B. Pritzker can speak on Monday, Mr. Obama can  
 4 speak on Tuesday, and honoring Mr. Carter, our 39th  
 5 President, who will be 100 in October, can speak on  
 6 Wednesday and be celebrated, and then the Vice  
 7 President, Ms. Kamala Harris, can take her  
 8 nomination on Thursday, and then the President, Joe  
 9 Biden, can take his nomination on Friday.  
 10 Okay. All this said, this is what's  
 11 going to be happening in town in the middle of  
 12 August when the Congress is closed. There's  
 13 several people I'm working with, of course, are  
 14 black administration, including Danny K. Davis, and  
 15 Tammy Duckworth, Richard Durbin, and Jan Schakowsky.  
 16 CHAIRWOMAN BUTLER: I'd like to ask you --  
 17 you have another 30 seconds. Thank you.  
 18 MR. FLOURNOY: Okay. Regarding the black  
 19 construction and my good friend of advice,  
 20 Mr. Walter Burnett, that Greektown, the Near West,  
 21 what is called River City, since Oprah has  
 22 developed enormously, they're doing great things.  
 23 They need to have -- I have a paper I got from  
 24 Operation PUSH over the weekend that there is a guy

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1 that they gave the poor man J. Randolph Award to  
 2 that supposedly stabbed him in the back. He's a  
 3 Mexican guy, engineer. Any labor problems, the  
 4 black man is --  
 5 CHAIRWOMAN BUTLER: Thank you. Thank you so  
 6 much.  
 7 MR. FLOURNOY: The last thing he did was a  
 8 civic court.  
 9 CHAIRWOMAN BUTLER: Thank you so much for  
 10 your comments. Thank you.  
 11 Mr. Blakemore.  
 12 MR. BLAKEMORE: Thank you very much. To the  
 13 gentleman said that he's a developer --  
 14 CHAIRWOMAN BUTLER: Mr. Blakemore, would you  
 15 mind, please, just introducing yourself for the  
 16 record?  
 17 MR. BLAKEMORE: Okay. My name is George  
 18 Blakemore, and I'm a concerned citizen.  
 19 And I have invited some activists to  
 20 be present.  
 21 Anyway, this is a game that you  
 22 playing, that CHA is playing. That's a federal  
 23 government land giving it to private people, rich,  
 24 white, private developer. That's right. A game.

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1 CHA, the audacity to close down all  
 2 public housing under the disguise of affordable  
 3 housing. And then to have a black man -- how much  
 4 money are you putting into that developer? How  
 5 much money? This is this white man's money. So  
 6 he's going to control the jobs, goods, and the  
 7 contractors and the services. Not you. Not you.  
 8 So you can play a game, but you  
 9 can't play a game with me, a black face. We always  
 10 have these so-called black partnership, but the  
 11 white man is putting up the money. That's their  
 12 money. But it's our money.  
 13 The public housing, that was for us.  
 14 They getting out of public housing and now going  
 15 into affordable housing where white folks can get  
 16 rentals. White rentals. Black labor.  
 17 And there's something wrong with  
 18 black people, black people that sit in high places  
 19 and let this go on. You told me -- I brought you  
 20 up here. You told me it was a black developer.  
 21 You didn't say that when you spoke. And then you  
 22 say now this white developer got it. This is white  
 23 folks running this.  
 24 So don't go there. We got black on

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1 these boards. We got black even speaking. But the  
 2 white man is in control. White power. White lives  
 3 matter. And the federal government, it's a part of  
 4 their duty too. They getting out of public housing  
 5 turning it over to their own people. So it's  
 6 something wrong here. There's something evil here.  
 7 But it's America here. America  
 8 brought us here as slaves, and they are doing  
 9 exactly what they always do to black people, abuse  
 10 them. And then they use another black person, say,  
 11 I had 15 people develop. You can't develop a  
 12 chicken coop. You got -- you don't even have the  
 13 equipment. You don't even have the finance. You  
 14 don't even have the knowledge. You don't even have  
 15 the will. So don't go there with me as a black  
 16 contractor. Just a purse snatcher, this white man  
 17 that's developing this for all this money.  
 18 So, Mr. Blakemore, you over your  
 19 three minutes. I brought you here. You should  
 20 have made a better presentation. You didn't do  
 21 what you -- I thought you were going to do. But I  
 22 got the mic. And thank you. And let us go over  
 23 here to this next meeting.  
 24 CHAIRWOMAN BUTLER: Thank you so much,

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1 Mr. Blakemore.  
 2 MR. BLAKEMORE: I'm going to this next  
 3 meeting over here. And we don't need Walter  
 4 Burnett. He's a sellout.  
 5 CHAIRWOMAN BUTLER: If there are no further  
 6 questions or comments regarding the matter before  
 7 us, I will call this item to a vote.  
 8 The resolution before us, the  
 9 Department of Planning and Development is seeking  
 10 authority to designate BMD-I, LLC as the successful  
 11 respondent and to reject all other responses to the  
 12 request for proposals issued by the Department of  
 13 Planning and Development on behalf of the Chicago  
 14 Housing Authority on December 31st, 2015 for the  
 15 redevelopment of property located at 537 through  
 16 545 West Oak Street and 993 North Larrabee Street  
 17 in the Near North Redevelopment Project Area, and  
 18 to request authority to negotiate a redevelopment  
 19 agreement with Oak-Larrabee, LLC, and to recommend  
 20 to the City Council of the City of Chicago the  
 21 designation of Oak-Larrabee, LLC as developer.  
 22 If there are no objections, I move  
 23 passage of this item by the same roll call vote  
 24 previously used to establish quorum.

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1 Are there any objections from  
 2 members of the Commission?  
 3 (No response.)  
 4 Hearing none, the motion is approved.  
 5 MS. BOOTH: Thank you.  
 6 ALDERMAN BURNETT: Thank you, everyone.  
 7 MR. ROANE: Thank you, Commissioners.  
 8 ALDERMAN BURNETT: I know you all don't  
 9 believe this, but we have to listen to this stuff  
 10 like ten times a day, man, every day. May God  
 11 bless you all.  
 12 CHAIRWOMAN BUTLER: Commissioners, for the  
 13 next item, the Department of Planning and  
 14 Development is seeking authority to enter into a  
 15 land sale with Gloria Allen for the disposition of  
 16 the property located at 6337 South Carpenter Street  
 17 in the Englewood Neighborhood Tax Increment  
 18 Financing Redevelopment Project Area, and to  
 19 approve the sale of the property to Gloria Allen.  
 20 Meg Gustafson will provide a brief  
 21 description on behalf of the Department of Planning  
 22 and Development.  
 23 MS. GUSTAFSON: Good afternoon. Thanks,  
 24 everyone. My name for the record is Meg Gustafson,

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1 Department of Planning and Development. I have two  
 2 land sales here before you today.  
 3 This first one's in the 16th Ward.  
 4 It was part of our ChiBlockBuilder first round.  
 5 And it is located at 6337 South Carpenter.  
 6 I put this slide in here today in  
 7 case anyone had questions about the ChiBlockBuilder  
 8 platform. For my part of ChiBlockBuilder, I manage  
 9 the open space. And to submit an application, we  
 10 have to be in an open application period, which  
 11 there is one now until, I think, the end of the  
 12 week. And then there's going to be one in the  
 13 fall, but we don't have a date yet.  
 14 To even be considered and have a  
 15 full application, you need to submit a budget,  
 16 maintenance plan for your open space, and some kind  
 17 of site plan. Also community support from your  
 18 neighbors.  
 19 Once your land sale is approved by  
 20 City Council, the plan that you submitted must be  
 21 completed within one year of closing. It cannot be  
 22 sold for at least five years. You are responsible  
 23 for the property taxes, and you must maintain the  
 24 property.

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1 Gloria Allen lives in Englewood.  
 2 She owns the lot one lot over from 6337 South  
 3 Carpenter Street. It's about 3,000 square feet.  
 4 And 10 percent of the value of the land is \$1,573,  
 5 which would be the sale price. Here's the PIN  
 6 number. And the zoning is RS-3. Here is where  
 7 it's located within the TIF, the red star.  
 8 Location map and zoning map. You can see all the  
 9 other City-owned land in orange on the zoning map.  
 10 Here's the plan she submitted. She  
 11 has already fenced the lot. So she now has an  
 12 approximate \$1500 budget to execute the rest of her  
 13 plan, which is to have a passive open space with  
 14 benches and a lawn.  
 15 So that is the last slide of my  
 16 presentation for this one. Thank you.  
 17 CHAIRWOMAN BUTLER: Thank you, Meg.  
 18 If present, I would like to invite  
 19 Alderman Coleman to make a statement on the  
 20 project.  
 21 (No response.)  
 22 No written statements from the  
 23 public were submitted on this matter. We can now  
 24 move to questions.

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1 Commissioners, do you have any  
 2 questions for Meg regarding this request by the  
 3 Department of Planning and Development?  
 4 COMMISSIONER DAVIS: I have a question.  
 5 CHAIRWOMAN BUTLER: Commissioner Davis.  
 6 COMMISSIONER DAVIS: So I see the plans for  
 7 it, and it seems fine. But what happens -- I think  
 8 I ask this question every time because I don't know  
 9 that I really understand. So what happens in the  
 10 event that she doesn't keep it up and it gets  
 11 overwrought and all of that kind of thing? Once  
 12 it's sold, it just is what it is versus now the  
 13 City keeps it up, right? No?  
 14 MS. GUSTAFSON: No.  
 15 COMMISSIONER DAVIS: Not really. So I guess  
 16 I just always want to make sure that we're not  
 17 creating something that is worse. So what's the  
 18 safeguards for that?  
 19 MS. GUSTAFSON: Good question. For the  
 20 record, Meg Gustafson, Department of Planning.  
 21 Because she's already demonstrated  
 22 she's kept up the lot, we feel even more  
 23 comfortable than we would. But that's not always  
 24 the case. And I think our failsafe would be that

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1 if you are tax delinquent, the property -- it can  
 2 be sold at a tax sale or bought by the Cook County  
 3 Land Bank. There is not technically a reverter  
 4 clause, but there are -- if you don't pay your  
 5 taxes, there are consequences. And I think that's  
 6 our safeguard for this.  
 7       And she can't sell it for five  
 8 years, which is not -- it's sort of the flip side  
 9 of your question. Could someone be land banking  
 10 these and not doing anything? And we think five  
 11 years of maintenance is a good amount of time to  
 12 prove that you're invested in the neighborhood.  
 13       And then like any other land sale,  
 14 you should be able to sell your land; if you're  
 15 selling your house and you want to sell the land  
 16 next to it, yeah. So that's sort of our policy for  
 17 that.  
 18       And all of this is on  
 19 chiblockbuilder.com. If you want to look up more  
 20 of the details, there's a FAQs section.  
 21       COMMISSIONER DAVIS: Thank you. That's  
 22 helpful.  
 23       CHAIRWOMAN BUTLER: Commissioner Davis, any  
 24 additional questions?

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1       COMMISSIONER DAVIS: No. That's good. Thank  
 2 you.  
 3       CHAIRWOMAN BUTLER: If there are no further  
 4 questions from members of the Commission, I would  
 5 now like to invite members of the public who are in  
 6 attendance and interested to speak on this item.  
 7 Each speaker will be limited to three minutes. And  
 8 if you care to speak on this item, please raise  
 9 your hand so we can get a microphone to you.  
 10       (No response.)  
 11       I don't see any hands raised.  
 12       So if there are no further questions  
 13 or 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 enter into a land sale with Gloria  
 18 Allen for the disposition of the property located  
 19 at 6337 South Carpenter Street in the Englewood  
 20 Neighborhood Tax Increment Financing Redevelopment  
 21 Project Area, and to approve the sale of this  
 22 property to Gloria Allen.  
 23       If there are no objections, I move  
 24 passage of this item by the same roll call vote

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1 previously used to establish quorum.  
 2       Are there any objections or  
 3 abstentions?  
 4       (No response.)  
 5       Hearing none, the motion is approved.  
 6       Meg, would you like to take the next  
 7 and final item?  
 8       MS. GUSTAFSON: Yes.  
 9       CHAIRWOMAN BUTLER: Thank you.  
 10       MS. GUSTAFSON: My final item is another open  
 11 space land sale, 1055 North Harding in the 37th  
 12 Ward.  
 13       I forgot to say for the other one we  
 14 have support letters for everything that we take  
 15 through this process.  
 16       CHAIRWOMAN BUTLER: And, Meg, if I could just  
 17 interrupt you for a moment because I skipped my  
 18 part.  
 19       MS. GUSTAFSON: Oh, sure. Sorry.  
 20       CHAIRWOMAN BUTLER: Sorry.  
 21       So, Commissioners, for the next  
 22 item, the Department of Planning and Development  
 23 is seeking authority to enter into a land sale with  
 24 Alees Edwards for the disposition of the property

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1 located at 1055 North Harding Avenue in the  
 2 Chicago/Central Park Tax Increment Financing  
 3 Redevelopment Project Area, and to approve the  
 4 sale of the property to Alees Edwards.  
 5       Meg will now provide a brief  
 6 description of this opportunity on behalf of  
 7 the Department of Planning and Development.  
 8       MS. GUSTAFSON: Great. Thank you.  
 9       For the record, Meg Gustafson,  
 10 Department of Planning.  
 11       This is a land sale to Alees  
 12 Edwards. She lives directly across the street from  
 13 this lot. She has Alderman Emma Mitts' support.  
 14       It is a little bit larger than our  
 15 usual sites; it's about 9,000 square feet. And the  
 16 sale price is 10 percent of value, \$3,998.  
 17       It is zoned RS-3. The City acquired  
 18 it in 1972.  
 19       Here is the location within the TIF  
 20 map. The location map. And you can see the size  
 21 of the site on the zoning map here.  
 22       Alees plans to fence the lot, and  
 23 she is -- like I said, she lives across the street.  
 24 She wants to stem the crime in her neighborhood and

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1 prevent this as a cut-through. She's secured funds  
 2 from the My Block My Hood program. And the  
 3 alderman's office does small grants for  
 4 beautification, so she has received about \$500 from  
 5 the alderman's office. And she has a budget of  
 6 about \$13,000.  
 7 And that concludes my presentation.  
 8 Thank you.  
 9 CHAIRWOMAN BUTLER: Thank you.  
 10 If present, I would like to invite  
 11 Alderwoman Mitts to make a statement on the  
 12 project.  
 13 (No response.)  
 14 No written statements from the  
 15 public were submitted on this matter.  
 16 We can now move to questions.  
 17 Commissioners, do you have any  
 18 questions for Meg regarding this request by the  
 19 Department of Planning and Development?  
 20 (No response.)  
 21 No questions from members of the  
 22 Commission?  
 23 (No response.)  
 24 Okay. Great. Thank you.


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1 If there are no further questions, I  
 2 would now like to invite members of the public who  
 3 are in attendance and interested to speak on this  
 4 item. Each speaker will be limited to three  
 5 minutes.  
 6 Are there any members of the public  
 7 who wish to speak? If so, please indicate so by  
 8 raising your hand, and we'll get a mic to you.  
 9 (No response.)  
 10 If there are no further questions or  
 11 comments regarding this matter before us, I will  
 12 call this item to a vote.  
 13 The resolution before us, the  
 14 Department of Planning and Development is seeking  
 15 authority to enter into a land sale with Alees  
 16 Edwards for the disposition of the property located  
 17 at 1055 North Harding Avenue in the Chicago/Central  
 18 Park Tax Increment Financing Redevelopment Project  
 19 Area, and to approve the sale of the property to  
 20 Alees Edwards.  
 21 If there are no objections or  
 22 abstentions, I move passage of this item by the  
 23 same roll call vote previously used to establish  
 24 quorum.

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1 Are there any objections or  
 2 abstentions?  
 3 (No response.)  
 4 Hearing none, the motion is approved.  
 5 Commissioners, that was our last  
 6 item on today's agenda. If there are no questions  
 7 or comments, I move to adjourn the May 14th, 2024  
 8 meeting of the Community Development Commission  
 9 by the same roll call vote previously used to  
 10 establish quorum.  
 11 (No response.)  
 12 Hearing no objections, we are now  
 13 adjourned. Thank you so much.  
 14 (The proceedings adjourned at  
 15 2:25 p.m.)  
 16  
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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 28th day of May 2024.  
 12  
 13  
 14   
 15 Illinois CSR No. 084-001661  
 16  
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