

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, IL in Council Chambers
Regular Meeting, 1:00 PM
September 10, 2024

MEETING MINUTES

I. ROLL CALL

The Community Development Commission (CDC) Vice-Chairperson Thomas 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

Latasha Thomas, Vice Chair
Grace Chan-McKibben, Secretary
Ciere Boatright, DPD Commissioner
Dwight Curtis
Leslie Davis
Cornelius Griggs
John Zayas

Absent

Gwendolyn Hatten-Butler, Chair
Robert Buford
Jacqueline Gomez

A court reporter was also present to record the proceedings, and members of the public were allowed to participate in the live meeting.

The CDC provided an opportunity for members of the public to submit written statements up to twenty-four (24) hours prior to the meeting through the CDC email; written public statements are on kept file with the Department of Planning and Development.

II. APPROVAL OF THE MINUTES OF THE AUGUST 13, 2024 MEETING

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

Approved 7-0-0

Yay: Thomas, Chan-McKibben, Boatright, Curtis, Davis, Griggs, Zayas

No: None

Abstain: None

III. NEW BUSINESS

A. ENGLEWOOD NEIGHBORHOOD REDEVELOPMENT PROJECT AREA (WARD 16) 63RD/ASHLAND REDEVELOPMENT PROJECT AREA (WARD 15 & 16)

Request authority to acquire all or part of 23 properties located within the limits of the Englewood Nature Trail between 59th Street and 58th Street and Hoyne Avenue and Lowe Street, in the Englewood Neighborhood & 63rd/Ashland Tax Increment Financing Redevelopment Project Areas.

Lubica Benak

24-CDC-36

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

Approved 7-0-0

Yay: Thomas, Chan-McKibben, Boatright, Curtis, Davis, Griggs, Zayas

No: None

Abstain: None

B. PILSEN INDUSTRIAL REDEVELOPMENT PROJECT AREA (WARD 25)

Request authority for the Department of Housing to negotiate a redevelopment agreement with LECLAIRE PARTNERS A—NORTH JV LP or related entity for redevelopment of the property located at 4400-4458 S. Cicero Avenue in the Cicero/Stevenson Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of LECLAIRE PARTNERS A—NORTH JV LP or related entity as Developer.

Vonetta Jones

24-CDC-37

Vice-Chair Thomas moved passage of this item by the same roll call vote previously used to establish quorum. Commissioner Curtis voted no on the motion.

Approved 6-1-0

Yay: Thomas, Chan-McKibben, Boatright, Davis, Griggs, Zayas
No: Curtis
Abstain: None

IV. ADJOURNMENT

Vice-Chair Thomas moved to adjourn by the same roll call vote previously used to establish quorum.

Meeting adjourned at 2:06 p.m.

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MEETING
OF THE
COMMUNITY DEVELOPMENT COMMISSION

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

Tuesday, September 10, 2024
1:05 p.m.

- PRESENT:
- LATASHA THOMAS, VICE CHAIRPERSON
 - GRACE CHAN McKIBBEN, SECRETARY
 - CIERE BOATRIGHT
 - DWIGHT CURTIS
 - LESLIE DAVIS
 - CORNELIUS GRIGGS
 - JOHN ZAYAS

Reported by: Nick D. Bowen

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1 VICE CHAIRPERSON THOMAS: Good afternoon, and
 2 welcome to the September 10th regular meeting of
 3 the Community Development Commission of Chicago.
 4 I am Latasha Thomas, Vice Chairman
 5 of the CDC.
 6 Today's meeting is being held at
 7 City Hall, City Council chambers, and is also
 8 being streamed by the Department of Planning and
 9 Development.
 10 The agenda for today's meeting was
 11 posted on September 5th both on the CDC website and
 12 physically in City Hall.
 13 I will now call the order of the
 14 September 10th meeting of the Community Development
 15 Commission with a call of the roll.
 16 Commissioners, when your name is
 17 called, please respond by "present." Please note
 18 this vote will be used to establish the roll call
 19 to vote on subsequent items.
 20 Commissioner Chan McKibben.
 21 COMMISSIONER CHAN MCKIBBEN: Present.
 22 VICE CHAIRPERSON THOMAS: Commissioner
 23 Boatright.
 24 COMMISSIONER BOATRIGHT: Present.

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1 VICE CHAIRPERSON THOMAS: Commissioner Buford.
 2 (No response.)
 3 Commissioner Curtis.
 4 COMMISSIONER CURTIS: Present.
 5 VICE CHAIRPERSON THOMAS: Commissioner Davis.
 6 COMMISSIONER DAVIS: Present.
 7 VICE CHAIRPERSON THOMAS: Commissioner Gomez.
 8 (No response.)
 9 Commissioner Griggs.
 10 COMMISSIONER GRIGGS: Present.
 11 VICE CHAIRPERSON THOMAS: Commissioner Zayas.
 12 COMMISSIONER ZAYAS: Present.
 13 VICE CHAIRPERSON THOMAS: Did I say your name
 14 right?
 15 COMMISSIONER ZAYAS: Yes.
 16 VICE CHAIRPERSON THOMAS: I did. Okay.
 17 Thank you, Commissioners. We have a
 18 quorum.
 19 First item on the agenda is the
 20 approval of the minutes from our previous meeting
 21 held on August 13th. 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 (No response.)
 3 Hearing no objections, the motion is
 4 approved.
 5 Item A in new business. Englewood
 6 Neighborhood Redevelopment Project Area, which is
 7 in Ward 16, 63rd and Ashland Redevelopment Project
 8 Area, Ward 15 and 16.
 9 Commissioners, for the first item
 10 of new business, the Chicago Department of
 11 Transportation is seeking authority to acquire all
 12 or part of 23 properties located within the limits
 13 of the Englewood Nature Trail between 59th and
 14 58th, Hoyne Avenue, and Lowe Street in the
 15 Englewood Neighborhood and 63rd/Ashland TIF
 16 Redevelopment Project Area.
 17 Ms. Benak will provide a brief
 18 description of this change on behalf of CDOT.
 19 MS. BENAK: Thank you.
 20 Good afternoon, Vice Chairperson
 21 Thomas and Commission members. My name is Lubica
 22 Benak. I am with the Chicago Department of
 23 Transportation. And I will be presenting to you an
 24 acquisition request for the Englewood Nature Trail

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1 project.
 2 The Englewood Nature Trail is a
 3 proposed trail project along the former elevated
 4 railroad embankment between Hoyne Avenue on the
 5 west, Lowe Avenue on the east, 58th Street on the
 6 north, and 59th Street on the south extending
 7 approximately 1.75 miles. It is located within
 8 the 15th and 16th Wards. The project is being
 9 developed in coordination with both aldermen, and
 10 both aldermen have been briefed on the acquisition
 11 needed, and both aldermen are in support of the
 12 project.
 13 The project and related properties
 14 for acquisition are in the West Englewood and
 15 Englewood community areas.
 16 The properties for acquisition fall
 17 within the 63rd/Ashland and Englewood Neighborhood
 18 TIF Redevelopment Project Areas.
 19 The Englewood Nature Trail has been
 20 envisioned for many years and has been reflected in
 21 multiple planning efforts. The trail project is a
 22 continuation of the values established in the agro-
 23 eco district land use plan and will provide many
 24 benefits in the area once built. Shown on this

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1 slide are images of the railroad embankment today.
 2 The project will convert an
 3 abandoned railroad embankment into a shared use
 4 path creating a new community asset. The project
 5 will act as a major catalyst for inclusive
 6 revitalization, be a connector of opportunity
 7 linking active living, access to nature and the
 8 outdoors and urban agriculture, provide significant
 9 safety, health, and climate benefits by providing
 10 a dedicated right-of-way for people walking and
 11 biking, and is driven by and directly benefits
 12 neighborhood residents.
 13 The project objectives are in line
 14 with both TIF redevelopment area plans. The
 15 improvements will create the infrastructure to
 16 support new residential and commercial investments
 17 adjacent to the path. The path will encourage the
 18 continued development of an urban agricultural
 19 district in the area, which generates job
 20 opportunities by fostering neighborhood stability
 21 and creating a signature destination within the
 22 area. The project will also provide an equity-
 23 focused investment in economic development of
 24 the Englewood neighborhood, which aligns with

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1 grassroots initiatives to use the trail not just as
 2 a physical connector, but also as a connector of
 3 opportunity along the corridor.
 4 This slide shows the typical section
 5 of the proposed trail design. The trail will be 12
 6 feet wide and 5 feet wide flat shoulders. This
 7 best fits within the existing flat area at the top
 8 of the embankment and will require the least amount
 9 of embankment and tree impacts while also providing
 10 the most comfortable space for users. Where width
 11 allows, there will also be programmed areas along
 12 the trail as shown by the two renderings on the
 13 right.
 14 There are 12 proposed access points
 15 along the trail that will be ADA compliant.
 16 This slide shows a rendered ADA-
 17 compliant access point with a ramp going up to the
 18 elevated trail. Also pictured is an example of an
 19 existing access ramp along the Sauganash Trail as
 20 well as a perspective of an access point along the
 21 Englewood Nature Trail.
 22 Property acquisitions are needed for
 23 the construction of the Englewood Nature Trail and
 24 include full property takes, partial temporary

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1 construction easements, and partial permanent
 2 construction easements.
 3 Seven parcels are for full property
 4 takes required for an access point and ramp and for
 5 general construction needs. Only vacant lots will
 6 be fully acquired.
 7 Fourteen parcels are for partial
 8 temporary construction easements required to access
 9 adjacent private properties to perform the
 10 necessary repairs and reconstruction of existing
 11 retaining walls.
 12 Two parcels are for partial
 13 permanent construction easements, and they are
 14 required to access adjacent private properties to
 15 maintain access for future repair and maintenance
 16 of retaining calls.
 17 All efforts were made in this
 18 project to minimize negatively impacting the
 19 surrounding properties. There are no relocations
 20 required for this project, and the temporary and
 21 permanent construction easements are small and are
 22 not expected to infringe on the active living space
 23 of the private properties.
 24 All property owners will be

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1 compensated.
 2 Shown here are the property
 3 acquisitions within the TIFs. The TIF boundaries
 4 are shown in light green. The dark green shows the
 5 City-owned property for the proposed trail. Full
 6 take is shown in red, temporary easements are shown
 7 in light blue, and the permanent easements are
 8 shown in yellow. Please note the exhibit is not to
 9 scale and is for illustrative purposes only.
 10 Shown here are five of the seven
 11 full take parcels required for an access ramp south
 12 of the embankment between Damen and Winchester.
 13 These are all within the 63rd and Ashland TIF,
 14 totaling 24,612 square feet, or .57 acres. All
 15 properties are vacant today.
 16 Shown here are the remaining -- hold
 17 on. Thank you. Shown here are the remaining two
 18 full take parcels required for retaining wall
 19 reconstruction at Peoria. This vacant land is
 20 owned by the Cook County Land Bank Authority. And
 21 these are within the Englewood Neighborhood TIF,
 22 totaling 9,333 square feet, or .21 acres.
 23 Many existing retaining walls along
 24 the trail embankment are in poor condition or have

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1 failed. Access to adjacent private properties is
 2 required to perform the necessary repairs and/or
 3 reconstruction of the existing retaining walls.
 4 Shown here is an example of the
 5 temporary construction easements needed for the
 6 repair or reconstruction of these retaining walls.
 7 The properties will be restored after construction.
 8 There are two temporary construction
 9 easements required in the 63rd and Ashland TIF and
 10 twelve in the Englewood Neighborhood TIF. The
 11 width of these easements will range between 2 to 16
 12 feet, totaling 17,052 square feet, or .39 acres.
 13 Two permanent construction easements
 14 are required within a commercial parking lot to
 15 repair the existing retaining wall as well as to
 16 maintain future access to the wall. This is within
 17 the 63rd and Ashland TIF. The easement width is
 18 5 feet and totals 2,918 square feet, or .07 acres.
 19 The project budget is estimated at
 20 \$91.4 million. \$42.3 million has been allocated
 21 from the Federal Transportation Alternatives
 22 program, \$3 million from the Illinois
 23 Transportation Enhancement program, 407,000 from
 24 the Illinois Department of Natural Resources Open

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1 Space Lands Acquisition and Development grant, and
 2 \$30.7 million from local general obligation bond.
 3 A grant application for \$15 million for the Federal
 4 Active Transportation Infrastructure Investment
 5 program was been submitted for. There is zero
 6 dollars from the 63rd and Ashland TIF and zero
 7 dollars from the Englewood Neighborhood TIF.
 8 Phase I preliminary engineering and
 9 environmental studies for the project started in Q3
 10 of 2022 and was completed in Q4 of 2023. Phase II
 11 detailed engineering started in Q1 of 2024 and is
 12 anticipated to be completed in Q4 of 2025.
 13 Public engagement has been ongoing
 14 throughout both phases. A public hearing was held
 15 on November 15, 2023, at which time the proposed
 16 acquisition was presented. Recently all property
 17 owners received certified letters regarding this
 18 acquisition. Construction is anticipated to start
 19 Q2 of 2026 and be completed by end of 2028.
 20 The Chicago Department of
 21 Transportation requests authority to acquire all or
 22 part of 23 properties, 7 full takes, 14 temporary
 23 easements, and 2 permanent easements, located
 24 within the limits of the Englewood Nature Trail

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1 between 59th Street and 58th Street and Hoyne
 2 Avenue and Lowe Street in the Englewood
 3 Neighborhood and 63rd Street -- 63rd and Ashland
 4 Tax Increment Financing Redevelopment Project
 5 Areas.
 6 Thank you. I'm available for any
 7 questions now.
 8 VICE CHAIRPERSON THOMAS: Thank you, Lubica.
 9 Before we move to questions, please
 10 let the record reflect that Vice Chair Thomas
 11 should be noted as present for the roll call and
 12 voted as yes to approve the previous meeting
 13 minutes.
 14 I would like to recognize Alderman
 15 Lopez and invite him to make a statement if he so
 16 chooses.
 17 ALDERMAN LOPEZ: Thank you. And good
 18 afternoon, members of the Commission.
 19 I originally had planned on
 20 testifying in support of this project. The
 21 Englewood Trail is something, as was mentioned
 22 previously by Lubica, we have been discussing since
 23 Rahm Emanuel was mayor. And I think we've gone
 24 from 2 billion to a hundred million to whatever

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1 millions we're at with this project.
 2 This is a wonderful project for
 3 Englewood, both Englewood proper as well as West
 4 Englewood. But I just received a message from my
 5 office, and, in my opinion, it is directly related
 6 to the improvements that we're doing here and
 7 discussing today. And that is, as Commissioner
 8 Boatright undoubtedly knows, that we are planning
 9 in the city to sell many vacant properties through
 10 ChiBlockBuilder in October. And all of the 300
 11 properties that were provided to the department for
 12 sale with emphasis on local ownership have been
 13 rejected by the department for being put up for
 14 sale.
 15 Put another way, nobody in West
 16 Englewood is going to be able to purchase any of
 17 the vacant lots that are next to their homes. I
 18 was told right now that because of an individual
 19 who retired, none of the lots can be properly
 20 surveyed, assessed, or sold. I cannot allow for
 21 the vacant lots to be sold for this process if the
 22 other lots are not available to my community.
 23 I would gladly defer and deal with
 24 the Commissioner on this. But if this is not

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1 rectified, then I would ask that this matter be
 2 held until I get a proper answer from my community
 3 because I have many, many seniors, many, many
 4 homeowners in West Englewood who've been asking and
 5 inquiring ever since the dollar lot program was
 6 decimated by the previous administration to gain
 7 access to these lots. And to find out as I'm
 8 literally sitting here right now that in our
 9 monthly DPD meeting, we were just told everything
 10 that we had provided is not going to happen, that
 11 only -- that only 9 out of 300 lots will be up
 12 for sale in the October selling is completely
 13 unacceptable to me.
 14 So I would ask the Commission --
 15 and, Commissioners, I did not mean to do this to
 16 you, but as I'm getting it, we're bringing it up.
 17 I would ask if we can -- if you would entertain the
 18 motion amongst yourselves to hold this item until
 19 we can get clarification, otherwise to table this
 20 to next month's meeting.
 21 VICE CHAIRPERSON THOMAS: Commissioner
 22 Boatright.
 23 COMMISSIONER BOATRIGHT: Yes. So I'm
 24 actually happy to provide -- Commissioner

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1 Boatright, Department of Planning and Development.
 2 I can provide clarification right
 3 now. ChiBlockBuilder, we work directly with our
 4 alders to determine which lots are available for
 5 sale, and that will not change. We're going to
 6 work with you to determine which lots we move
 7 forward on October 1st.
 8 I just want to remind us this is
 9 kind of separate from the for sale, for rental,
 10 open space kind of process on ChiBlockBuilder. We
 11 would not be doing it in isolation of you and your
 12 priorities or the community's priorities. So --
 13 ALDERMAN LOPEZ: No, no. Forgive me. I
 14 didn't say that you're doing it separate from us.
 15 We were working together.
 16 COMMISSIONER BOATRIGHT: Yes.
 17 ALDERMAN LOPEZ: And, again, I --
 18 COMMISSIONER BOATRIGHT: And we'll continue I
 19 guess is what I'm getting at. And while we haven't
 20 finalized our list, it will be in collaboration
 21 with you. And so I want to have you rest assured
 22 knowing that the list is not final. We're working
 23 with you and your team to determine which ones we
 24 list for sale and for what redevelopment purposes.

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1 And that hasn't changed. That won't change. It
 2 hasn't changed from any other ChiBlockBuilder
 3 listings. And, again, it won't change for
 4 October 1st. And so whether it's six, whether it's
 5 nine, whether it's twenty, we want to make sure
 6 that we're prioritizing As and Bs that have been
 7 kind of cleaner than other lots to move forward.
 8 It could be just a question on what's available,
 9 what's already been tested before we decide what
 10 goes forward.
 11 I mean, I would have been happy to
 12 answer this in real time before the meeting, but,
 13 again, it has not been determined which lots we're
 14 moving forward.
 15 ALDERMAN LOPEZ: Well, I appreciate that,
 16 Commissioner. And as I said, I did not plan on
 17 walking in here and making this announcement. I
 18 literally got it as I'm sitting here from my office
 19 and from Nolan in your office, who just sent me the
 20 list.
 21 So I would renew my request to this
 22 Commission that this be deferred either to later
 23 till she can get an answer or till the next meeting
 24 when we get a more appropriate response from the

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1 issues I just raised.
 2 VICE CHAIRPERSON THOMAS: Thank you, Alderman
 3 Lopez.
 4 Is there anyone here for Alderman
 5 Coleman?
 6 (No response.)
 7 Did you receive a letter of support
 8 from Alderman Coleman?
 9 MS. BENAK: Not a letter. Verbal.
 10 VICE CHAIRPERSON THOMAS: Thank you.
 11 No written statements from the
 12 public were submitted in this matter. However, the
 13 public will have their opportunity to make comments
 14 after the Commissioners' questions.
 15 We now move to questions.
 16 Commissioners, Lubica is here to help answer any
 17 questions that you may have on this project.
 18 Does anyone have any questions?
 19 Okay. Commissioner.
 20 COMMISSIONER CURTIS: Yes. Dwight Curtis.
 21 I'm wondering when we talk about
 22 construction access, is there interruption to
 23 private property as part of that construction
 24 progress -- process?

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1 MS. BENAK: For -- well, to access for the
 2 retaining wall reconstruction, there will be some
 3 interruption, yes.
 4 COMMISSIONER CURTIS: And how significant is
 5 that? Will that interrupt the businesses, or how
 6 is that --
 7 MS. BENAK: It should not, no.
 8 COMMISSIONER CURTIS: Okay. So it is just
 9 access on residential property?
 10 MS. BENAK: Yes. There are existing
 11 retaining walls that we have to reconstruct. We
 12 are attempting to move all of them onto what will
 13 be City property or the embankment so that it will
 14 no longer reside on private property.
 15 COMMISSIONER CURTIS: Thank you.
 16 VICE CHAIRPERSON THOMAS: Questions?
 17 Commissioner Davis.
 18 COMMISSIONER DAVIS: My question is a
 19 question of process given what was just said. Is
 20 there any reason why we can't get more clarity and
 21 more answers as it relates to the other properties
 22 that Alderman Lopez brought up before -- bringing
 23 this before just to get, I mean, more clarity and
 24 get a better understanding since we just got this?

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1 COMMISSIONER BOATRIGHT: Commissioner
 2 Boatright, DPD.
 3 I think the lots that Alderman Lopez
 4 is referring to are -- it's a different process.
 5 These are ChiBlockBuilder lots. These are City-
 6 owned lots that we typically market for sale. Some
 7 of them are for open space. Some of them are for
 8 side yards. Some of them are for single-family
 9 development. It just depends on what the alder's
 10 priorities are for the development.
 11 We work very closely with community.
 12 We want to compliment existing corridor plans and
 13 larger kind of master plans underway. And so it's
 14 a separate kind of process for the land.
 15 This is specifically tied to the
 16 Englewood Nature Trail, and so the lots that are
 17 shown here are separate and apart from the lots
 18 that are being listed on October 1st.
 19 COMMISSIONER DAVIS: No. I understand that.
 20 I guess my question is -- and I appreciate that
 21 because that is clear. But I guess the part of the
 22 comment which was the fact that the other lots are
 23 being held up, so to speak, is a concern to the
 24 community, whereas we're kind of ready to move

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1 forward with something else. Just wondering out
 2 loud, you know, just in terms of being in lockstep
 3 with the community if it makes sense to just
 4 understand better what that process is in order to,
 5 you know, make it more, I guess, appealable that we
 6 would be doing something like this to help the
 7 community and to do what's necessary to upgrade the
 8 community in some respects, but also not forgoing
 9 the concerns that the community has about other
 10 things.
 11 COMMISSIONER BOATRIGHT: Yeah. So, again,
 12 Commissioner Boatright.
 13 We absolutely do not forgo community
 14 priorities or concerns of the community. I think
 15 what we're talking about is a list of lots that has
 16 not been finalized, first, that will be finalized
 17 before the October 1st listing. And so this list
 18 isn't final. It's not public. They're not
 19 marketed yet. Right now we're going through our
 20 due diligence and working with each of the aldermen
 21 to determine how many lots are listed, what the
 22 priorities are from those lots, as I mentioned,
 23 based off larger plans that are underway. And it
 24 hasn't been finalized.

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1 I mean, I'm hearing it real time
 2 just like you are right now. And so I would need
 3 to kind of sit down -- and actually I have Kathy
 4 Dickhut, who manages all of our ChiBlockBuilder
 5 developments and the disposition strategy, to kind
 6 of speak to where we are on the process.
 7 But, again, for the third time, and
 8 I'll continue to say it, it has not been finalized.
 9 We do not make decisions in isolation of our
 10 aldermen. We are collaborative with every single
 11 alderman on what lot is listed and when it is
 12 listed. And it's in response to the community's
 13 priorities.
 14 And so, again, I don't know how else
 15 to kind of articulate -- you know, the lots that
 16 you saw here, the City property, the private
 17 property are specifically tied to Englewood Trail.
 18 What's happening in October 1st is for community
 19 development, neighborhood development. That's
 20 still being reviewed. That is in collaboration
 21 with our alders.
 22 VICE CHAIRPERSON THOMAS: Questions?
 23 COMMISSIONER BOATRIGHT: And Kathy Dickhut,
 24 who manages all of our disposition, is here if we

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1 just want to kind of address this in real time so
 2 not to delay a pending approval or to give you
 3 comfort, Alderman, on next steps for the
 4 ChiBlockBuilder-related issues. And I know it's
 5 not CDC specific, but given that it's raised now at
 6 CDC, I felt like it was appropriate for Kathy to
 7 respond in real time.
 8 VICE CHAIRPERSON THOMAS: Can you state your
 9 name and title before you speak?
 10 MS. DICKHUT: Yes. Kathy Dickhut, Deputy
 11 Commissioner, Department of Planning and
 12 Development.
 13 And, yes, we -- my team manages
 14 ChiBlockBuilder. We are in the process, and we
 15 have been for two months, of meeting with all the
 16 alders and going over lots to market starting
 17 October 1st. So all the lots that we're marketing
 18 have -- you know, we vetted them with the alders.
 19 They've selected what the lots are going to be for.
 20 The lots here are for the Englewood
 21 Trail, which, again, we vetted all of those with
 22 Alderman Coleman and Alderman Lopez. But as to the
 23 Commissioner's point, we're in the process of
 24 getting ready, and if there are any other lots that

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1 alders have not told any of the their regional
 2 planners or us, we will certainly look to put those
 3 on. But that is a process that we're following.
 4 We are working with the alders and the regional
 5 planners to identify what is ready to go, what is
 6 the -- what are the priorities of the community.
 7 And also I would just want to stress what the lots
 8 should be marketed for; side yards, open space,
 9 affordable housing, a market development. So we're
 10 making those decisions every month with the alders.
 11 Are there questions?
 12 (No response.)
 13 VICE CHAIRPERSON THOMAS: Okay. I'll take
 14 public comment, but we will move the item for a
 15 vote after the second item to see if there's a
 16 resolution before.
 17 COMMISSIONER BOATRIGHT: Second.
 18 VICE CHAIRPERSON THOMAS: I'm just going to
 19 move it.
 20 Okay. If there are no further
 21 questions, I would now like to invite members of
 22 the public who are in attendance and interested in
 23 speaking on this item to please step up to the mic.
 24 Each speaker will have a limit --

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1 will be limited to three minutes and asked to keep
 2 their -- any statements relevant to the item before
 3 us.
 4 When you step up, please state your
 5 name.
 6 MR. BLAKEMORE: George Blakemore. And it's
 7 just another dog and pony show with these vacant
 8 lots, and they're using the County Land Bank to
 9 steal people in the city's lots. So it's just a
 10 game. It's a dirty game. So that game was going
 11 on before Ciere got here and probably will be going
 12 on after. This is politics in Chicago. Just
 13 politics in Chicago.
 14 And most of these lots that will be
 15 stolen will be from black people in the black
 16 community. They don't do that to the whites.
 17 So I'm amazed and I'm just
 18 frustrated with government to just see what has
 19 happened to the black man and black woman. When
 20 they -- when you are being shown racism and your
 21 South on the plantation where master made the
 22 nigger. But we got to make ourself strong black
 23 men and women.
 24 It's a game. It's nothing but a

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1 game. And black people know the game, and
 2 sometimes they are silent because they're getting
 3 paid. They getting money to be silent. They have
 4 no allegiance to their blackness. No allegiance to
 5 the ancestors. It's a game. And I'm gonna have to
 6 check on my lot too. Uh-huh. Because it used to
 7 just be in the city. Now the land bank, they all
 8 69'g each other, a kind of land bank. Or it's
 9 something else. It is something else.
 10 And you got black faces in high
 11 places selling black people out. In fact, my mama,
 12 with her nappy hair, she hated that hair because
 13 she was an antebellum little girl, and she didn't
 14 see herself as she -- because she fell in love with
 15 the oppressors. Just like Patty Hearst fell in
 16 love with her captors who raped her. She said, If
 17 I can look like them and love them, maybe they
 18 would accept me. Love their natural hair. Thank
 19 you. Thank you.
 20 MS. LEIGH: All right. We speak about lots.
 21 And I'm currently fighting the City of Chicago --
 22 well, I'm not even fighting. We won this case. My
 23 mother is suing for \$3 billion because the City of
 24 Chicago unlawfully demolished the Sandpiper Lounge.

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1 And, Latasha Thomas, you were the
 2 alderman. You born and raised over there. You
 3 knew exactly when I first came in here and I
 4 started talking about -- when I started talking
 5 about the Sandpiper Lounge. You know the Singleton
 6 brothers own that lot, that building, that whole
 7 block since 1965. You let -- you sold that lot to
 8 Quackenbush and them so they could have put -- so
 9 they could put that Save A Lot on there. And they
 10 didn't pay -- didn't pay my mother -- didn't pay my
 11 family at all for that. You let them put a Save A
 12 Lot on there, run it on there. And then they
 13 closed in 2020. And now they're trying to put a
 14 government-run owned grocery store, Yellow Banana,
 15 on there.
 16 But it's because of you and Terry
 17 Peterson. You and Terry Peterson, chief of staff.
 18 Then Terry Peterson -- and then Daley went and put
 19 him up for CHA. They started stealing CHA money.
 20 Then they put you in there as the alderman. And
 21 you asked my godfather to go across -- to take
 22 his -- to -- before your -- before he died decide
 23 to just -- just completely knock it down, for him
 24 to switch lots from across the street when Bill was

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1 the alderman at that time for Operation Push
 2 knowing that that wasn't worth anything. But that
 3 block was worth a lot. And because -- you're the
 4 people -- you're the type of people that sell us
 5 out. You talking about them lots that Alderman
 6 Lopez is worried about. You sold my godfather out.
 7 You the reason why that building is no longer
 8 Sandpiper Lounge. You had the -- you had the
 9 City -- you had the police go in there, you paid
 10 the police to go in there to take the license off
 11 because you had already had plans.
 12 Now I got the little 20-year plan
 13 of what you all were going to do over there in
 14 the name of affordable housing racket and the
 15 government-run grocery store. But people like you,
 16 because probably the old Democratic machine that's
 17 broke in half, because -- you know, I'm going to
 18 see what I can do to you legally, because I know
 19 you're an attorney too, so I know that you know
 20 what you were doing was fraud, public corruption.
 21 All because of you and Daley -- because of Daley.
 22 You, Daley -- Daley part of the machine. You part
 23 of the machine. Terry Peterson part of the
 24 machine. And then you all let it fall on David

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1 Moore. And David Moore just wasn't man enough to
 2 put it on you.
 3 Now, he's added to the lawsuit.
 4 He's added to the lawsuit. We're going to win our
 5 lawsuit. It's already a billion dollar deficit
 6 because of you all. I mean, it's already a billion
 7 dollar deficit. So now it's going to be \$4 billion
 8 because we're not settling. I technically own the
 9 City of Chicago. So I'm going to see what I can do
 10 to you legally and see if you take your ass to jail
 11 too.
 12 VICE CHAIRPERSON THOMAS: Thank you.
 13 Next comment.
 14 MS. JACKSON: My name is Jessica Jackson.
 15 And I want to direct my question to the minister
 16 that bought the house for the illegals, his church
 17 that bought the house for the illegals. And I know
 18 you haven't got to that yet, but after I finish
 19 speaking, I need to go eat.
 20 Here's the thing. I'm 61 years old,
 21 black, born and raised in the inner city of Chicago
 22 and then Los Angeles. And what we saw happening in
 23 the '80s was the crack epidemic. And when that
 24 crack epidemic hit, because that was a black issue

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1 at that time, you saw the black churches jump into
 2 it. And they got 501(c)3s, and they end up buying
 3 up all type of stuff. And they end up getting
 4 money from the government in order to build
 5 transitional housing, rehab. And next thing you
 6 know, all the, quote, unquote, small front churches
 7 end up being these great big ol' shrines.
 8 Well, what we're seeing now with
 9 immigration is that the churches have gotten
 10 involved again. Now, Catholic churches are getting
 11 involved because the majority of these illegal
 12 immigrants are Hispanic and, therefore, they're
 13 Catholic.
 14 Now, we all know that Catholic
 15 churches have always had a part in organized crime
 16 with the Italians, the Mafia, and all that, so
 17 we're not new to that. Okay?
 18 So here's another situation now
 19 where due to these immigrants, now the Catholic
 20 churches are getting ready to get in on this money,
 21 and they getting ready to hook up these illegal
 22 immigrants with houses and stuff just like what
 23 they did with that family that was on the news the
 24 other day, that they been here for all of two

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1 years, and now they got -- with the help of that
 2 Catholic church, they got a four-bedroom house.
 3 Now, he wants me with my black self
 4 to think that all we got to do is go and apply and
 5 we'll get it just like they got it. Well, we know
 6 that that's not true.
 7 We also know that just like how
 8 Zoe's mother have her issue with her building,
 9 that's the reason why I'm here, because my building
 10 has been in our family for 61 years. And due to
 11 the probate process with the help of the City and
 12 the county, they trying to get that building that
 13 was paid to zero since I was 15 years old. So this
 14 thieving that's getting ready to come through the
 15 Catholic church with these immigrants to grab up
 16 property, that's what that man right there
 17 represents. And it doesn't matter what his mouth
 18 is going to say because we already lived through
 19 it, and we already know how the Catholic churches
 20 get down. And we already know how the churches
 21 grab at money by way of the government.
 22 So we got our eyes on them, and
 23 we're going to do what we got to do especially when
 24 Trump get in office and come and confiscate all

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1 that bogus stuff.
 2 VICE CHAIRPERSON THOMAS: Thank you.
 3 Any further comments?
 4 MS. LEWIS: Good afternoon. My name is Doris
 5 Lewis.
 6 And it's absolutely amazing to me.
 7 I have watched in this city for the last 30 or 40
 8 years how black people have just been pushed out of
 9 these communities. There shouldn't be anything
 10 going on, going up in Englewood that does not
 11 include 100 percent black because historically
 12 that's a black community. So here we go again with
 13 the gentrification. But this time it's going to be
 14 illegal economic immigrants that Brandon Johnson
 15 has brought in here from all over the world.
 16 Gentrification, again, running black
 17 people off the land, stealing land. I mean, you
 18 all are such criminals. But you know what this
 19 reminds me of? It reminds me of the Jim Crow era,
 20 the Jim Crow era that I grew up under. But the
 21 difference here is that under the Jim Crow era, we
 22 had to drink out of white water fountain -- a
 23 colored water fountain. But you know what? During
 24 that Jim Crow era, we were not run off the land.

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1 We were not run out of our communities.
 2 So you all are just like the racist
 3 southerners during Jim Crow in terms of what you're
 4 doing here in Chicago; taking land from black
 5 people, running black people out of the city.
 6 Black people losing their homes. They're being
 7 evicted. Everything.
 8 And you all are doing everything you
 9 can to help illegal economic immigrants at our
 10 expense, our tax dollars. You're criminals. You
 11 are disgusting criminals. All of you have such a
 12 disdain for black people. And you have black women
 13 who will sit at these tables and carry on this
 14 discussion with you criminals. How dare you. Our
 15 ancestors fought for you to be where you are, and
 16 you don't have the courage to stand up for your
 17 people. You go along with this BS with these
 18 people, running these people out of their
 19 neighborhoods, their communities. Black women are
 20 crying, I don't know where I'm going to go. They
 21 got the immigrants all over this city primarily in
 22 our communities.
 23 You women should be ashamed of
 24 yourselves. You didn't get where you are by

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1 yourself. There was a struggle, people fought, and
 2 now you're giving everything away. You have given
 3 everything away. Then you come in here and try to
 4 fool people with all these statistics, these
 5 numbers. You're disgusting. You're absolutely
 6 disgusting, all of you, and you should be ashamed
 7 of yourselves. You are a disgrace to the
 8 ancestors.
 9 VICE CHAIRPERSON THOMAS: Thank you for your
 10 comment.
 11 Please proceed.
 12 MR. YOUNG-BEY: Disgrace is surely what she
 13 is. Disgrace is surely who you are.
 14 VICE CHAIRPERSON THOMAS: Please state your
 15 name before you start speaking.
 16 MR. YOUNG-BEY: It's wrong --
 17 VICE CHAIRPERSON THOMAS: Sir, can you
 18 identify yourself, please?
 19 MR. YOUNG-BEY: I can say my name at the end.
 20 It ain't no time limit when I give my name.
 21 VICE CHAIRPERSON THOMAS: Actually for the
 22 court reporter we need to --
 23 MR. YOUNG-BEY: They'll get it in my speech.
 24 You wasting my time. Right. And I ain't got --

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1 VICE CHAIRPERSON THOMAS: Sir, just give me
 2 your comment. Thank you.
 3 MR. YOUNG-BEY: Okay. Thank you. Can you
 4 continue with my time? What's her name? What's
 5 her name?
 6 A VOICE: Latasha Thomas.
 7 MR. YOUNG-BEY: Oh, that's Latasha Thomas.
 8 First of all, I'm a grown man. You
 9 don't tell me when to say my name. If I want to
 10 give my name. I got the freedom of speech. Don't
 11 try to violate that. I just got on somebody. I
 12 get on you too, Crusty. Don't play with me. And I
 13 say that all the time, and that's what I mean.
 14 I'll get down on you. I'll lash out on this mic on
 15 you.
 16 Now, I done had a good day today.
 17 People say I spoke good at the last meeting, so I'm
 18 going to show your ignorant self some slack.
 19 But that's the mentality of these
 20 fools to keep doing this to they own people.
 21 Because, see, what you doing now, it may not affect
 22 you now, but you will have grandchildren or nieces
 23 or whomever, you know, grandbabies, great, great
 24 grandbabies, et cetera. What you do today reflects

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1 on the people tomorrow. And it may be someone in
 2 your line of generation that lose they property to
 3 corruption. It may be your family that lose they
 4 life to corruption. It may be your family that
 5 loses to hatred of self, because that's all you
 6 hating on is yourself. You's an ignorant fool to
 7 do the things that you do. You got to be retarded.
 8 Look up the word "retarded," retardation. Abnormal.
 9 Morbid. It's a sickness of the mind for you to do
 10 the things that you do to where you trying to even
 11 go back and forth with somebody that's expressing
 12 they freedom of speech. Like you got some control
 13 or command like I supposed to bow down like, Yes,
 14 ma'am, I say my name for you. No, because you's an
 15 idiot fool, and I don't respect you.
 16 VICE CHAIRPERSON THOMAS: Thank you.
 17 Commissioners, before we call this
 18 item for a vote, I think that Alderman Lopez has
 19 additional comments.
 20 ALDERMAN LOPEZ: Thank you again. And I
 21 would like to first off request that my motion to
 22 hold does not need to proceed. I thank you for
 23 your consideration. But Commissioner Boatright and
 24 I were able to get to the heart of the issue with

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1 regards to the vacant lots that are for sale as
 2 it pertains to the residents in the surrounding
 3 community.
 4 And now with that being fully
 5 rectified in a way that I think will be beneficial
 6 to the community, which I wish they would have
 7 stayed to hear, I'm in full support of this moving
 8 forward today, and again want to thank Commissioner
 9 Boatright for jumping in and making sure that we
 10 get this squared away so we can move forward today
 11 and in the future. Thank you.
 12 VICE CHAIRPERSON THOMAS: Thank you,
 13 Alderman.
 14 If there are no further questions or
 15 comments regarding the matter before us, I will
 16 call this item to a vote.
 17 The resolution before us, the
 18 Chicago Department of Transportation is seeking
 19 authority to acquire all or part of 23 properties
 20 located within the limits of the Englewood Nature
 21 Trail between 59th Street and 58th Street, Hoyne
 22 Avenue, and Lowe Street in the Englewood
 23 Neighborhood and 63rd/Ashland TIF Project Areas.
 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 (No response.)
 4 Hearing none, the motion is
 5 approved. Thank you.
 6 MS. BENAK: Thank you.
 7 VICE CHAIRPERSON THOMAS: Item B, Pilsen
 8 Industrial Redevelopment Project Area in Ward 25.
 9 Commissioners, the last item of
 10 business today, the Department of Housing is
 11 seeking authority to negotiate a redevelopment
 12 agreement with Casa Yucatan, LP and Casa Yucatan 4,
 13 LP, or a related entity, for the redevelopment of
 14 the property located at 2136 South Ashland Avenue
 15 in the Pilsen Industrial Corridor TIF Project Area,
 16 and to recommend to the City of Chicago City
 17 Council the designation of Casa Yucatan, LP and
 18 Casa Yucatan 4, LP, or a related entity, as
 19 developer.
 20 Ms. Jones will provide a brief
 21 description of this change on behalf of the
 22 Department of Housing.
 23 Ms. Jones.
 24 MS. JONES: Thank you, ma'am.

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1 Good afternoon, Vice Chair Thomas
 2 and other members of the committee.
 3 I am presenting to you today a
 4 request for support for the Casa Yucatan
 5 development located in the 25th Ward. This
 6 development is in the Lower West Side community
 7 area. We have also received a letter of support
 8 from Alderman Sigcho-Lopez.
 9 Today we are here to request support
 10 for the allocation of up to \$23 million in TIF
 11 funds and request to designate Casa Yucatan, LP and
 12 Casa Yucatan, LP4 as the developer. I'm sorry,
 13 Casa Yucatan 4, LP.
 14 This is an IHDA -- this is an IHDA
 15 twin deal; therefore, there will be two separate
 16 entities. However, this will be just considered as
 17 one deal for the City.
 18 Listed are the public benefits for
 19 this development. The proposed development will be
 20 a new construction, eight-story, mid-rise building.
 21 The development will contain a total of 98 units
 22 for one- to three-bedroom units with 20 parking
 23 spaces.
 24 Additional public benefits include a

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1 community space along the Ashland corridor that
 2 includes a multipurpose room and training center.
 3 While the planned uses of the training room has not
 4 yet been finalized, the developer anticipates using
 5 the space for health and fitness activities and
 6 programming.
 7 This will create approximately 250
 8 to 300 temporary construction jobs along with 5 to
 9 10 permanent jobs.
 10 This development aligns with the
 11 Pilsen Industrial Corridor TIF goal by improving
 12 the quality of life in the project area and
 13 surrounding community.
 14 This development is also 100 percent
 15 affordable.
 16 The project has held extensive
 17 community engagement meetings from 2022 through
 18 2024. The May 4th meeting alone had over 200
 19 community residents in attendance. There will also
 20 be an additional community engagement done in
 21 coordination with the alderman's office.
 22 The upcoming development will
 23 produce a 98 new mixed-income, mid-rise building.
 24 There will be 20 parking spaces along with 98 bike

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1 parking. The building will have secure entry,
 2 elevators, onsite management, laundry facilities,
 3 and storage. It will feature 2500 square feet of
 4 community amenity space along the Ashland corridor
 5 that includes a multipurpose room, mailroom, and a
 6 training center.
 7 The project is being designed to
 8 Enterprise Green standards, which will satisfy the
 9 City of Chicago sustainability requirements. They
 10 have elected to pursue the LEED gold certification
 11 as well.
 12 The proposed transaction will be
 13 located in the 25th Ward in the Pilsen Industrial
 14 Corridor TIF District located in the Lower West
 15 Side community area. This development qualifies
 16 for ETOD as it will be within a half mile of the
 17 Pink Line CTA stop and within one-fourth of a mile
 18 of two high-frequency bus routes along Cermak and
 19 Ashland.
 20 This is the current site plan
 21 showing the onsite parking lot, the playscape,
 22 along with the onsite property management, laundry
 23 room, and community rooms.
 24 This slide shows you the current

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1 views of the site. The site is currently a vacant
 2 lot with a gas station adjacent to the lot. They
 3 are currently working on Phase II of their IEPA
 4 report. They do have additional work to do, but
 5 they are still in this process and will have --
 6 they have also established the need to have an NFR
 7 prior to residents moving in.
 8 This development was selected in the
 9 IHDA 2021 QAP round. This will be considered as an
 10 IHDA twin deal, hence the two separate structures
 11 listed; however, again, this will be considered as
 12 just one deal for the City.
 13 The proposed units range from one-
 14 to three-bedroom units for a total of 98 units.
 15 The 4 percent structure will have 70 units reserved
 16 for households earning 30 to 60 percent AMI. The
 17 9 percent structure will have 28 units reserved for
 18 households earning 15 to 60 percent AMI. This will
 19 give a total -- they will also have a total of 10
 20 units at 15 percent AMI, 25 at 30 percent AMI, 51
 21 units at 60 percent, and 12 units at 70 percent
 22 AMI.
 23 There will be a total of 20 units
 24 that will receive subsidy from the Chicago Low-

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1 Income Housing Trust Fund, which are also notated
 2 by the asterisk on the 9 percent structure.
 3 This development will be -- I'm
 4 sorry. The development team will be The
 5 Resurrection Project, TRP, which is a BIPOC
 6 developer. There will not be a co-developer for
 7 this project.
 8 Listed is the consulting team. TRP
 9 Realty will be the property management, Design
 10 Bridge as their architect, and Applegate & Thorne-
 11 Thomsen as their counsel and bond counsel.
 12 Their lender is CIBC, and syndicator
 13 will be Enterprise Community Investment.
 14 They have selected GCs Crane & Co.,
 15 GC Blackwood, which is also BIPOC led.
 16 As stated, this is considered -- I'm
 17 sorry. So much -- IHDA deal; therefore, there will
 18 be two budgets listed separately as well as
 19 consolidated.
 20 The project will receive up to \$25
 21 million in bonds and soft funds totalling 6.1
 22 million both coming from IHDA. They will also
 23 receive other grants from ComEd and FHL Bank
 24 affordable housing program. They have a buy-in

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1 rate at 86 cents for the 4 percent structure and
 2 86-1/2 cents for the 9 percent structure.
 3 The City will be providing up to
 4 23 million in TIF funds and up to \$2.5 million in
 5 multifamily funds to be given as either a grant or
 6 a loan.
 7 Uses of funds include \$46.4 million
 8 in construction costs. The development will accrue
 9 approximately 12.7 million in soft costs for a
 10 total development cost of \$61.9 million. Other
 11 sources -- our sources for the City will be split
 12 amongst the development.
 13 Listed is the estimated timeline.
 14 If approved is -- approval is received today, this
 15 development will be introduced into City Council
 16 for full financing next week with passage in
 17 October. My estimated closing will be for December
 18 of this year.
 19 This concludes my presentation.
 20 I just wanted to state that DOH has thoroughly
 21 reviewed and supports the actions of this project
 22 and that we have also received Alderman Sigcho-
 23 Lopez's letter of support for this deal.
 24 Today I have with me Guacolda Reyes

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1 of TRP and Andrew Geer of Blue Eddy to answer any
 2 questions that you may have.
 3 VICE CHAIRPERSON THOMAS: Thank you,
 4 Ms. Jones.
 5 I'd like to recognize anyone from
 6 the alderman's -- Sigcho-Lopez's office or the
 7 alderman.
 8 (No response.)
 9 Okay. Thank you.
 10 No written comments from the public
 11 were submitted on this matter.
 12 We can move to questions now.
 13 Commissioners, Ms. Jones is here to help answer
 14 any questions that you may have on this project.
 15 Are there any questions?
 16 COMMISSIONER DAVIS: I have a question.
 17 VICE CHAIRPERSON THOMAS: Commissioner Davis.
 18 COMMISSIONER DAVIS: Thank you. Commissioner
 19 Davis.
 20 This is just a question just for
 21 clarity for me. When you say a hundred percent
 22 affordable -- and we see a lot of things come
 23 through here that are not a hundred percent
 24 affordable. Can you break it down for me in terms

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1 of how this is able to be a hundred percent
 2 affordable? How are the moneys -- I guess who is
 3 taking on the other lion's share of the \$62 million
 4 cost?
 5 Because when I see something that's
 6 a hundred percent affordable, which is good, I
 7 guess, but I don't see very many things that come
 8 through that are a hundred percent affordable. I
 9 just don't understand how some can be and some
 10 can't be. So it's really just a point of trying to
 11 educate me a little bit about that, please.
 12 MS. JONES: Sure. And I can answer that.
 13 And also I will have them, the developers, up to
 14 answer. But just to keep in mind, also remember
 15 that we have some developments that are under the
 16 Chicago Low-Income Housing Trust Fund. So they
 17 will be getting an annual subsidy for that as well.
 18 They will also have other grants from ComEd, a
 19 substantial -- a substantial amount, along with the
 20 FHLB affordable housing program that will also give
 21 them an allotted amount as well.
 22 And then anything else you would
 23 like to add from the development team?
 24 VICE CHAIRPERSON THOMAS: Please state your

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1 name and the name of your company -- your position
 2 and the company before you speak.
 3 MS. REYES: Yes. Guacolda Reyes with The
 4 Resurrection Project. I'm the chief real estate
 5 development officer.
 6 I think the -- what allows The
 7 Resurrection Project to make these projects truly
 8 affordable is the fact that we have a significant
 9 amount of money that is called equity. And as
 10 Ms. Jones mentioned it early, we have a combination
 11 of what is called 9 percent and 4 percent Low-
 12 Income Housing Tax Credits. So those credits allow
 13 us to receive equity, money that comes to the deal
 14 free. We don't have to pay debt service for that.
 15 And in combination -- and that is almost \$26 million
 16 out of the 61.
 17 Another significant piece is going
 18 to be the TIF contribution from the City of
 19 Chicago. Right? And so -- and then we have
 20 smaller grants like the Federal Home Loan Bank.
 21 And the loan from IHDA, which is a little over
 22 6 million, also is going to have very low interest
 23 rate. And I am assuming the 2.5 from the
 24 Department of Housing either is going to be a grant

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1 or is going to have zero percent interest rate.
 2 So this is how we're able to deduce
 3 rents that are truly affordable, because as you
 4 might probably -- I don't know if you know, but I
 5 think it's important to say that a lot of these
 6 units are dedicated to the Hispanic community and
 7 the Pilsen community that's been suffering
 8 significant gentrification in the last eight to ten
 9 years.
 10 I am a Pilsen resident. I've been
 11 there for more than 25 years. I've been working
 12 for The Resurrection Project also for more than 25
 13 years. So I can tell you firsthand how our
 14 community's changing. We're not able to deduce
 15 this level of affordability. It's going to be gone
 16 pretty soon.
 17 COMMISSIONER DAVIS: Thank you. That's
 18 helpful.
 19 VICE CHAIRPERSON THOMAS: Any further
 20 questions?
 21 (No response.)
 22 Thank you.
 23 If there are no further questions,
 24 I would now like to invite members of the public

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1 who are in attendance and interested in speaking on
 2 this item. Each speaker will be limited to three
 3 minutes and asked to keep any statement relevant to
 4 the request that is before us.
 5 (No response.)
 6 If there are no public comments and
 7 no further questions regarding this matter before
 8 us, I will call this item to a vote.
 9 The resolution before us, the
 10 Department of Housing is seeking authority to
 11 negotiate a redevelopment agreement with Casa
 12 Yucatan, LP and Casa Yucatan 4, LP, or a related
 13 entity, for the redevelopment of the property
 14 located at 2136 South Ashland Avenue in the Pilsen
 15 Industrial Corridor Tax Increment Financing
 16 Redevelopment Project Area, and to recommend to the
 17 City -- Chicago City Council the designation of
 18 Casa Yucatan, LP and Casa Yucatan 4, LP, or a
 19 related entity, as the developer.
 20 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 COMMISSIONER CURTIS: I will vote no. I
 24 believe that -- I continue to believe that \$600,000

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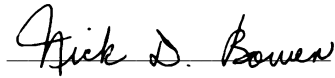
1 is too much for low-income housing. I think that
 2 we need to find another solution. And I think that
 3 there's a challenge, but I think that the
 4 Department of Housing has that challenge and they
 5 need to find another solution rather than spend
 6 \$600,000 for low-income housing. No.
 7 VICE CHAIRPERSON THOMAS: Thank you,
 8 Commissioner Curtis.
 9 Hearing no other objections, the
 10 motion is approved.
 11 MS. JONES: Thank you.
 12 VICE CHAIRPERSON THOMAS: Commissioners, that
 13 was our last item on today's agenda. If there are
 14 no further questions or comments, I move to adjourn
 15 the September 10th meeting of the Community
 16 Development Commission by the same roll call vote
 17 previously used to establish quorum.
 18 (No response.)
 19 Hearing no objections, we are
 20 adjourned.
 21 (The proceedings adjourned at
 22 2:06 p.m.)
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REPORTER'S CERTIFICATE

I, Nick D. Bowen, do hereby certify that I reported in shorthand the proceedings of said hearing as appears from my stenographic notes so taken and transcribed under my direction.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Chicago, Illinois, this 23rd day of September 2024.



Illinois CSR No. 084-001661

MEETING, 09/10/2024

\$	2	5
\$15 11:3	2 10:11 11:23 12:24	5 7:6 10:18 39:8
\$2.5 43:4	2,918 10:18	501(c)3s 29:2
\$23 38:10	2.5 46:23	51 41:20
\$25 42:20	20 38:22 39:24 41:23	57 9:14
\$26 46:15	20-year 27:12	58th 4:14 5:5 12:1 36:21
\$3 10:22 25:23	200 39:18	59th 4:13 5:6 12:1 36:21
\$30.7 11:2	2020 26:13	5th 2:11
\$4 28:7	2021 41:9	6
\$42.3 10:20	2022 11:10 39:17	6 46:22
\$46.4 43:7	2023 11:10,15	6.1 42:21
\$600,000 48:24 49:6	2024 11:11 39:18	60 41:16,18,21
\$61.9 43:10	2025 11:12	61 28:20 30:10 46:16
\$62 45:3	2026 11:19	63rd 4:7 9:13 10:9,17 11:6 12:3
\$91.4 10:20	2028 11:19	63rd/ashland 4:15 5:17 36:23
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07 10:18	2136 37:14 48:14	7
1	23 4:12 11:22 36:19 43:4	7 11:22
1.75 5:7	24,612 9:14	70 41:15,21
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100 31:11 39:14	250 39:7	80s 28:23
10th 2:2,14 49:15	2500 40:3	86 43:1
12 7:5,14 41:21	25th 38:5 40:13	86-1/2 43:2
12.7 43:9	28 41:17	9
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