

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street**  
**Council Chambers, City Hall**  
**Regular Meeting**  
**July 12, 2016**

**MINUTES**

**I. ROLL CALL OF COMMISSIONERS**

Chairman Jorge Perez called the meeting to order at 1:09 p.m. and then undertook a roll call to establish the presence of a quorum.

**Present**

Jorge Perez, Chairman  
Philip Alphonse  
Robert Buford  
Dwight Curtis  
Nicholas Delgado  
Cornelius Griggs  
Celena Roldan Moreno  
Shirley Newsome  
David Reifman  
Eileen Rhodes

**Not Present**

Roxanne Ward, Secretary  
Gwendolyn Butler  
Adela Cepeda  
Leslie Davis  
Mae C. Whiteside

A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of this Regular Meeting of the Community Development Commission.

**II. APPROVE MINUTES OF THE JUNE 14<sup>TH</sup> MEETING**

Motioned by Moreno, seconded by Newsome. Voice vote, all yeas.

### III. OLD BUSINESS

#### A. **PROPOSED DIVERSEY/CHICAGO RIVER TIF REDEVELOPMENT PROJECT AREA (WARD 1)**

Recommend approval of the redevelopment plan for the proposed Diversey/Chicago River Tax Increment Financing Redevelopment Project Area, recommend designation of the area as a Tax Increment Financing Redevelopment Project Area, and recommend adoption of Tax Increment Financing for the area.

**Project Manager: Terrence Johnson**

Motioned by Newsome, seconded by Alphonse. Approved 10-0. Yeas: Alphonse, Buford, Curtis, Delgado, Griggs, Moreno, Newsome, Reifman, Rhodes and Perez.  
**16-CDC-18**

### IV. NEW BUSINESS

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

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Jackson & Pulaski Plaza, Inc. for the disposition of the property located at 3947-49 W. Jackson Boulevard in the Madison/Austin Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Jackson & Pulaski Plaza, Inc. if no responsive alternative proposals are received.

**Project Manager: Michelle Nolan**

Motioned by Reifman, seconded by Buford. Approved 10-0. Yeas: Alphonse, Buford, Curtis, Delgado, Griggs, Moreno, Newsome, Reifman, Rhodes and Perez.  
**16-CDC-19**

#### B. **47<sup>TH</sup>/KING DRIVE TIF REDEVELOPMENT PROJECT AREA (WARD 3)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with PGS Bronzeville III, LP for redevelopment of the property located at 401 E. Bowen Avenue in the 47<sup>th</sup>/King Drive Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of PGS Bronzeville III, LP as Developer.

**Project Manager: Barbara Taylor**

Motioned by Newsome, seconded by Delgado. Approved 10-0. Yeas: Alphonse, Buford, Curtis, Delgado, Griggs, Moreno, Newsome, Reifman, Rhodes and Perez.  
**16-CDC-20**

### V. ADJOURNMENT

Motion to adjourn made by Newsome. Voice vote, all yeas.  
Meeting adjourned at 2:22 p.m.