

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street**  
**Council Chambers, Second Floor, City Hall**  
**Regular Meeting**  
**March 13, 2018**

**MINUTES**

**I. ROLL CALL OF COMMISSIONERS**

Chairman Jorge Perez called the meeting to order at 1:07 p.m. and then undertook a roll call to establish the presence of a quorum.

**Present**

Shirley Newsome, Vice Chairman  
Philip Alphonse  
Robert Buford  
Adela Cepeda  
David Reifman  
Eileen Rhodes

**Not Present**

Roxanne Ward, Secretary  
Marc Brooks  
Gwendolyn Butler  
Dwight Curtis  
Leslie Davis  
Nicholas Delgado  
Cornelius Griggs  
Celena Roldan

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 FEBRUARY 13, 2018 MEETING**

Motioned by Newsome, seconded by Alphonse. Reifman not present. Voice vote, all yeas.

### III. NEW BUSINESS

#### A. EDGEWATER/ASHLAND TIF REDEVELOPMENT PROJECT AREA (WARD 40)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with the Chicago Park District for the disposition of the property located at 5700 N. Ashland Avenue in the Edgewater/Ashland Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to the Chicago Park District if no responsive alternative proposals are received.

**Project Manager: Nelson Chueng**

Motioned by Newsome, seconded by Buford. Approved 7-0. Yeas: Alphonse, Buford, Cepeda, Newsome, Reifman, Rhodes and Perez.

**18-CDC-4**

#### B. COMMERCIAL AVENUE, 107<sup>TH</sup>/HALSTED AND NORTH PULLMAN TIF REDEVELOPMENT PROJECT AREAS (WARDS 7, 34 AND 9)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with the Chicago Park District for the disposition of the property located at 2505 E. 83<sup>rd</sup> Street in the Commercial Avenue TIF, 227 W. 110<sup>th</sup> Place in the 107<sup>th</sup>/Halsted TIF, and 10440 S. Corliss Avenue in the North Pullman TIF, to request alternative proposals, and to approve the sale of the property to the Chicago Park District if no responsive alternative proposals are received.

**Project Manager: Nelson Chueng**

Motioned by Newsome, seconded by Buford. Approved 7-0. Yeas: Alphonse, Buford, Cepeda, Newsome, Reifman, Rhodes and Perez.

**18-CDC-5**

#### C. 35<sup>TH</sup>/HALSTED, BRONZEVILLE, MADDEN WELLS, AND 43<sup>RD</sup>/COTTAGE GROVE TIF REDEVELOPMENT PROJECT AREAS (WARDS 3, 4, AND 11)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with the Chicago Park District for the disposition of the property located at 3159 S. Halsted Street in the 35<sup>th</sup>/Halsted Tax Increment Financing Redevelopment Project Area, 3940 S. Indiana Avenue in the Bronzeville TIF, 3906 S. Lake Park Avenue in the Madden Wells TIF, and 4153 S. Vincennes Avenue in the 43<sup>rd</sup>/Cottage Grove TIF, to request alternative proposals, and to approve the sale of the property to the Chicago Park District if no responsive alternative proposals are received.

**Project Manager: Nelson Chueng**

Motioned by Newsome, seconded by Cepeda. Approved 7-0. Yeas: Alphonse, Buford, Cepeda, Newsome, Reifman, Rhodes and Perez.

**18-CDC-6**

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

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with The Guichard Project, LLC for the disposition of the property located at 446 E. 47<sup>th</sup> Street in the 47<sup>th</sup>/King Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to The Guichard Project, LLC if no responsive alternative proposals are received.

**Project Manager: Korene E. J. Smith**

Motioned by Cepeda, seconded by Newsome. Approved 7-0. Yeas: Alphonse, Buford, Cepeda, Newsome, Reifman, Rhodes and Perez.

**18-CDC-7**

**E. STOCKYARDS ANNEX TIF REDEVELOPMENT PROJECT AREA (WARD 11)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with MICO Express, LLC for the disposition of the property located at 4001 S. Normal Avenue in the Stockyards Annex Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to MICO Express, LLC if no responsive alternative proposals are received.

**Project Manager: John Molloy**

This item was chaired by Vice Chairman Newsome in the absence of Chairman Perez. Motioned by Cepeda, seconded by Rhodes. Approved 6-0. Yeas: Alphonse, Buford, Cepeda, Reifman, Rhodes and Newsome. Perez recused.

**18-CDC-8**

**F. 35<sup>TH</sup>/HALSTED TIF REDEVELOPMENT PROJECT AREA (WARD 11)**

Request authority to acquire the property located at 3506 and 3508-3516 S. Halsted Street, in the 35<sup>th</sup>/Halsted Tax Increment Financing Redevelopment Project Area.

**Project Manager: Michelle Nolan**

Motioned by Newsome, seconded by Rhodes. Approved 6-0. Yeas: Alphonse, Buford, Newsome, Reifman, Rhodes and Perez. Cepeda not present.

**18-CDC-9**

- G. FOSTER/EDENS TIF REDEVELOPMENT PROJECT AREA (WARD 39)**  
Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Foster Edens, LLC for redevelopment of the property located at 4635 and 4711 W. Foster Avenue in the Foster/Edens Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Foster Edens, LLC as Developer.

**Project Manager: Terrence Johnson**

Motioned by Rhodes, seconded by Newsome. Approved 6-0. Yeas: Alphonse, Buford, Newsome, Reifman, Rhodes and Perez. Cepeda not present.

**18-CDC-10**

#### **IV. ADJOURNMENT**

Motion to adjourn made by Newsome. Voice vote, all yeas.  
Meeting adjourned at 2:55 p.m.