

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Room 201A, Second Floor, City Hall
Regular Meeting
November 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
Adela Cepeda
Dwight Curtis
Leslie Davis
David Reifman
Eileen Rhodes

Not Present

Marc Brooks
Robert Buford
Gwendolyn Butler
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 OCTOBER 9TH MEETING

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

III. NEW BUSINESS

A. **47TH/STATE 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 Lake Park Associates, Inc., for the disposition of property located at 335-347 E. Garfield Boulevard in the 47th/State Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Lake Park Associates, Inc., if no responsive alternative proposals are received Request authority for the Department of Planning and Development to enter into a negotiated sale with A Safe Haven Foundation for the disposition of the property located at 2908-12 and 2916-20 W. Roosevelt Road and 1143 S. Richmond Street in the Midwest Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to A Safe Haven Foundation if no responsive alternative proposals are received.

Project Manager: Lorielle Turner

Motioned by Newsome, seconded by Cepeda. Approved 8-0. Yeas: Alphonse, Cepeda, Curtis, Davis, Newsome, Reifman, Rhodes and Perez.

18-CDC-25

B. **HUMBOLDT PARK COMMERCIAL TIF REDEVELOPMENT PROJECT AREA (WARD 26)**

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Paseo Boricua Arts, LLC and its related or affiliated entities for redevelopment of the property located at 2709-15 W. Division Street in the Humboldt Park Commercial Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Paseo Boricua Arts, LLC and its related or affiliated entities as Developer.

Project Manager: Tamra Collins

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

18-CDC-26

C. CHICAGO/CENTRAL PARK TIF REDEVELOPMENT PROJECT AREA (WARD 27)

Request authority to acquire the property located at 3345 W. Rice Street from the Salvation Army and to advertise the Department of Planning and Development's intention to enter into a negotiated sale with The Salvation Army for the disposition of the property located at 830, 838 and 842 N. Christiana Avenue, all located in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to The Salvation Army if no responsive alternative proposals are received.

Project Manager: Michael Berkshire

Motioned by Cepeda, seconded by Curtis. Approved 8-0. Yeas: Alphonse, Cepeda, Curtis, Davis, Newsome, Reifman, Rhodes and Perez.

18-CDC-27

D. CHICAGO/CENTRAL PARK TIF REDEVELOPMENT PROJECT AREA (WARD 27)

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 3345 W. Rice Street and 3342-44 W. Chicago Avenue in the Chicago/Central Park 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: Michael Berkshire

Motioned by Davis, seconded by Alphonse. Approved 8-0. Yeas: Alphonse, Cepeda, Curtis, Davis, Newsome, Reifman, Rhodes and Perez.

18-CDC-28

E. 119TH/HALSTED TIF REDEVELOPMENT PROJECT AREA (WARD 34)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Habitat for Humanity Chicago for the disposition of the property located at 11914, 11920, 11924, 11926, 11928, 11934, 11942 and 11946 S. Union Avenue in the 119th/Halsted Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Habitat for Humanity Chicago if no responsive alternative proposals are received.

Project Manager: Brian O'Donnell

Motioned by Davis, seconded by Curtis. Approved 8-0. Yeas: Alphonse, Cepeda, Curtis, Davis, Newsome, Reifman, Rhodes and Perez.

18-CDC-29

F. LAWRENCE/BROADWAY TIF REDEVELOPMENT PROJECT AREA (WARD 46)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Farpoint Acquisitions, LLC and Uptown HM Investments, LLC, and/or a related entity, for redevelopment of the Uptown Theater, a Chicago Landmark located at 4816 N. Broadway Avenue in the Lawrence/Broadway Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Farpoint Acquisitions, LLC and Uptown HM Investments, LLC, and/or a related entity, as Developer if no responsive alternative proposals are received; and request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Farpoint Acquisitions, LLC and Uptown HM Investments, LLC, and/or a related entity, for the disposition of the property located at 1130 W. Lawrence Avenue also in the Lawrence/Broadway TIF, to request alternative proposals and to approve the sale of the property to Farpoint Acquisitions, LLC and Uptown HM Investments, LLC, and/or a related entity, if no responsive alternative proposals are received.

Project Manager: William Grams

Motioned by Newsome, seconded by Alphonse. Approved 8-0. Yeas: Alphonse, Cepeda, Curtis, Davis, Newsome, Reifman, Rhodes and Perez.

18-CDC-30

V. ADJOURNMENT

Motion to adjourn made by Cepeda. Voice vote, all yeas.
Meeting adjourned at 2:48 p.m.