

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Council Chambers, Second Floor
Regular Meeting, 1:00 p.m.
April 12, 2011

MINUTES

I. ROLL CALL OF COMMISSIONERS

Acting Chairman Marina Carrott called the meeting to order at 1:15 p.m. and then undertook a roll call to establish the presence of a quorum.

Present

Marina Carrott, Acting Chairman
Anne Kostiner
Lyle Logan
Sonya Malunda
Ellen Sahli
Lynn Todman
Spruiell White

Not Present

Laura Hassan, Vice Chairman
James Bland
Margaret Garner
Jacqueline Gomez
Clyde Martin
Jonathan Stein

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. MINUTES

Approval of the March 8, 2011 CDC minutes.
Voice vote, all yeas.

III. OLD BUSINESS

A. **PROPOSED CHICAGO/CENTRAL PARK TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 2 (WARDS 27, 28 AND 37)**

Recommend approval of the redevelopment plan for the Chicago/Central Park Tax Increment Financing Redevelopment Project Area Amendment No. 2.

Project Manager: Chip Hastings

Motioned by Sahli, seconded by Logan. Approved 5-0. Yeas: Carrott, Kostiner, Logan, Sahli, and White. Malunda not present, Todman abstain.

11-CDC-16

IV. NEW BUSINESS

A. **CHICAGO/CENTRAL PARK TIF REDEVELOPMENT PROJECT AREA (WARD 28)**

Request authority to advertise the Department of Housing and Economic Development's intention to enter into a negotiated sale with Breakthrough Urban Ministries, Inc. for the disposition of the property located at 3211 W. Carroll Avenue and 326-328 N. Kedzie Avenue in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area (the city property), to request alternative proposals and to approve the sale of the property to Breakthrough Urban Ministries, Inc. if no responsive alternative proposals are received; and request authority for the department to negotiate a redevelopment agreement with Breakthrough Urban Ministries, Inc. for redevelopment of the city property and the developer property located at 3330 and 3334 W. Carroll Avenue in the Chicago/Central Park TIF Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Breakthrough Urban Ministries, Inc. as Developer if no responsive alternative proposals are received.

Project Manager: Michelle Nolan

Motioned by Logan, seconded by Malunda. Approved 7-0. Yeas: Carrott, Kostiner, Logan, Malunda, Sahli, Todman and White.

11-CDC-17

B. **73RD/UNIVERSITY TIF REDEVELOPMENT PROJECT AREA (WARD 5)**

Request authority to advertise the Department of Housing and Economic Development's intention to enter into a negotiated sale with the Comer Science and Education Foundation for the disposition of the property located at 7230-44 and 7296 S. South Chicago Avenue in the 73rd/University Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to the Comer Science and Education Foundation if no responsive alternative proposals are received.

Project Manager: Nelson Chueng

Motioned by Kostiner, seconded by Logan. Approved 7-0. Yeas: Carrott, Kostiner, Logan, Malunda, Sahli, Todman and White.

11-CDC-18

C. MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority to advertise the Department of Housing and Economic Development's intention to enter into a negotiated sale with Sinai Health System for the disposition of the property located at 1345-59 S. Fairfield Avenue, and 1348-50 and 1354-64 S. Washtenaw Avenue in the Midwest Tax Increment Financing Redevelopment Project Area (the city property), to request alternative proposals and to approve the sale of the property to Sinai Health System if no responsive alternative proposals are received; and request authority for the department to negotiate a redevelopment agreement with Sinai Health System for redevelopment of the city property and the developer property located at 2710 and 2653-2800 W. Ogden Avenue, 2700-2850 W. 15th Place, 1401-1501 S. California Avenue, 1363 and 1365 S. Fairfield Avenue, and 1352 and 1361 S. Washtenaw Avenue in the Midwest TIF Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Sinai Health System as Developer if no responsive alternative proposals are received.

Project Manager: Mary Bonome

Motioned by Kostiner, seconded by Logan. Approved 6-0. Yeas: Carrott, Kostiner, Logan, Sahli, Todman and White. Malunda recused.

11-CDC-19

D. STONY ISLAND COMMERCIAL AND BURNSIDE INDUSTRIAL CORRIDORS TIF REDEVELOPMENT PROJECT AREA (WARD 8)

Request authority for the Department of Housing and Economic Development to negotiate a redevelopment agreement with A. Finkl & Sons, Co. for redevelopment of the property located at 1355 E. 93rd Street in the Stony Island Commercial and Burnside Industrial Corridors Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of A. Finkl & Sons, Co. as Developer.

Project Manager: Dan Klaiber

Motioned by Malunda, seconded by Sahli. Approved 6-0. Yeas: Carrott, Kostiner, Malunda, Sahli, Todman and White. Logan not present.

11-CDC-20

E. ROSELAND/MICHIGAN TIF REDEVELOPMENT PROJECT AREA (WARD 9)

Request authority to advertise the Department of Housing and Economic Development's intention to enter into a negotiated sale with Pullman Suites, LP for the disposition of the property located at 17-29 E. 112th Place in the Roseland/Michigan Avenue Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Pullman Suites, LP if no responsive alternative proposals are received.

Project Manager: Barbara J. Taylor

Motioned by Sahli, seconded by White. Approved 5-0. Yeas: Carrott, Kostiner, Sahli, Todman and White. Logan and Malunda not present.

11-CDC-21

F. 47TH/ASHLAND TIF REDEVELOPMENT PROJECT AREA (WARD 20)

Request authority to advertise the Department of Housing and Economic Development's intention to negotiate a redevelopment agreement with Goldblatt's of Chicago, LP, or a related entity, for redevelopment of the property located at 4707 S. Marshfield Avenue and 1635 W. 47th Street in the 47th/Ashland Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Goldblatt's of Chicago, LP, or a related entity, as Developer. The building located at 1635 W. 47th Street has been identified in the Chicago Historic Resources Survey as possessing potentially significant architectural or historic features.

Project Manager: Brian O'Donnell

Motioned by Sahli, seconded by White. Approved 5-0. Yeas: Carrott, Kostiner, Sahli, Todman and White. Logan and Malunda not present.

11-CDC-22

G. RIVER SOUTH TIF REDEVELOPMENT PROJECT AREA (WARD 25)

Request authority to advertise the Department of Housing and Economic Development's intention to enter into a negotiated sale with the Chicago Park District for the disposition of the property located at 1600-1752 S. Clark Street in the River South Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Chicago Park District if no responsive alternative proposals are received.

Michele Rhymes

Motioned by Sahli, seconded by White. Approved 5-0. Yeas: Carrott, Kostiner, Sahli, Todman and White. Logan and Malunda not present.

11-CDC-23

V. ADJOURNMENT

Motioned by Sahli, seconded by Todman. Voice vote, all yeas.

Meeting adjourned at 4:25 p.m.