

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Second Floor, Room 201-A
Regular Meeting, 1:00 p.m.
February 10, 2009

MINUTES

I. ROLL CALL OF COMMISSIONERS

Chairperson Mary Richardson-Lowry called the meeting to order at approximately 1:00 p.m. and then undertook a roll call to establish the presence of a quorum.

Present

Chairman Mary Richardson-Lowry
Anne Kostiner
Rafael Leon
Sonya Malunda
Ellen Sahli
Jonathan Stein

Not Present

Laura Hassan, Vice Chairman
David Ariola, Secretary
Jim Bland
Margaret Garner
Lyle Logan
Clyde Martin
Arnold Randall

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. NEW BUSINESS

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

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with the Comer Science and Education Foundation for the disposition of the property located at 7119, 7123, 7127, 7137 and 7149 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 Comer Science and Education Foundation if no responsive alternative proposals are received.

Project Manager: Lisa Washington

Motioned by Malunda, seconded by Sahli. Approved 5-0. Yeas: Kostiner, Malunda, Sahli, Stein and Lowry. Leon Recused

09-CDC-07

B. **47TH/HALSTED TIF REDEVELOPMENT PROJECT AREA (WARDS 3 AND 11)**

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with Norfolk Southern Railway Corporation for the disposition of the property located at 516, 522, 526, 530 and 544 W. Garfield Boulevard, 5436 S. Normal Avenue, 513-29 W. 54th Place and 3920 S. Halsted Street in the 47th/Halsted Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Norfolk Railway Southern Railway Corporation if no alternative responses are received.

Project Manager: Mary Bonome

Motioned by Sahli, seconded by Malunda. Approved 6-0. Yeas: Kostiner, Leon, Malunda, Sahli, Stein and Lowry.

09-CDC-08

C. **MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 2)**

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with JIH West, LLC for the disposition of the property located at 2536-48 W. Madison Street in the Midwest Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to JIH West, LLC if no responsive alternative proposals are received.

Project Manager: Mark Muenzer

Motioned by Stein, seconded by Malunda. Approved 5-0. Yeas: Leon, Malunda, Sahli, Stein and Lowry. Kostiner recused.

09-CDC-09

D. 43RD STREET/COTTAGE GROVE AVENUE TIF REDEVELOPMENT PROJECT AREA (WARD 4)

Request authority to acquire the property located at 4700, 4720, 4724, 4730, 4732, 4740, 4746, 4748-52 and 4710 S. Cottage Grove Avenue, 4723, 4727, 4739, 4745 and 4753 S. Evans Avenue and 733 E. 47th Street in the 43rd Street/Cottage Grove Avenue Tax Increment Financing Redevelopment Project Area.

Project Manager: James Wilson

Motioned by Leon, seconded by Stein. Approved 6-0. Yeas: Kostiner, Leon, Malunda, Sahli, Stein and Lowry.

09-CDC-10

E. CHICAGO/CENTRAL PARK AND NORTHWEST INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREAS (WARD 27)

Request authority to advertise and issue a Request For Proposals for the purchase and redevelopment of 14 parcels located along Chicago Avenue between Kedzie Avenue and Pulaski Road in the Chicago/Central Park and Northwest Industrial Corridor Tax Increment Financing Redevelopment Project Areas.

Project Manager: Patrick Brutus

Motioned by Malunda, seconded by Sahli. Approved 5-0. Yeas: Kostiner, Malunda, Sahli, Stein and Lowry. Leon Recused

09-CDC-11

F. ROOSEVELT/CICERO TIF REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority to advertise and issue a Request For Proposals for the purchase and redevelopment of the property bounded by Roosevelt Road, Kostner Avenue, Fifth Avenue and Kildare Avenue in the Roosevelt/Cicero Tax Increment Financing Redevelopment Project Area.

Project Manager: Patrick Brutus

Motioned by Leon, seconded by Sahli. Approved 5-0. Yeas: Kostiner, Leon, Sahli, Stein and Lowry. Malunda Absent.

09-CDC-12

**G. 63RD/ASHLAND TIF REDEVELOPMENT PROJECT AREA
(WARD 15)**

Request authority to advertise and issue a Request For Proposals for the purchase and redevelopment of the property located at 6324-36, 6337-39, 6340, 6400-04 and 6408 S. Wood Street in the 63rd/Ashland Tax Increment Financing Redevelopment Project Area.

Project Manager: Michelle Nolan

Motioned by Sahli seconded by Stein. Approved 5-0. Yeas: Kostiner, Leon, Sahli, Stein and Lowry. Malunda absent.

09-CDC-13

**H. JEFFERSON PARK TIF REDEVELOPMENT PROJECT AREA
(WARD 45)**

Request authority to acquire the property located at 5215, 5225, 5231 and 5305 W. Lawrence Avenue in the Jefferson Park Tax Increment Financing Redevelopment Project Area.

Project Manager: Denise Roman

Item deferred by Chairman. No vote taken.

III. ADJOURNMENT

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