

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street**  
**Council Chambers, Second Floor**  
**Regular Meeting**  
**July 8, 2014**

**MINUTES**

**I. ROLL CALL OF COMMISSIONERS**

Chairman Marina Carrott called the meeting to order at 1:05 p.m. and then undertook a roll call to establish the presence of a quorum.

**Present**

Marina Carrott, Chairman  
Jorge Perez, Vice Chairman  
Roxanne Ward, Secretary  
Robert Buford  
Adela Cepeda  
Omar Duque  
Andrew Mooney  
Shirley Newsome  
Blake Sercye

**Not Present**

Leslie Davis  
Margaret Garner  
Lyle Logan  
Clyde Martin  
Lynn Olander  
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. APPROVE MINUTES OF THE JUNE 10<sup>TH</sup> MEETING**

Motioned by Sercye, seconded by Ward. Voice vote, all yeas. Cepeda abstained, Buford not present.

### III. OLD BUSINESS

#### A. PROPOSED BRONZEVILLE TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARDS 3 AND 4)

Recommend approval of the redevelopment plan for the Bronzeville Tax Increment Financing Redevelopment Project Area Amendment No. 3.

**Project Manager: Terrence Johnson**

Motioned by Ward, seconded by Perez. Approved 7-0. Yeas: Cepeda, Duque, Mooney, Perez, Sercye, Ward and Carrott. Newsome recused, Buford not present.

**14-CDC-26**

### IV. NEW BUSINESS

#### A. ENGLEWOOD MALL TIF REDEVELOPMENT PROJECT AREA (WARD 16)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Englewood Square, LP for the disposition of the property located at the northwest corner of 63<sup>rd</sup> and Halsted streets in the Englewood Mall Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Englewood Square, LP if no responsive alternative proposals are received.

**Project Manager: Mary Bonome**

Motioned by Ward, seconded by Newsome. Approved 9-0. Yeas: Buford, Cepeda, Duque, Mooney, Newsome, Perez, Sercye, Ward and Carrott.

**14-CDC-27**

#### B. WESTERN/OGDEN TIF REDEVELOPMENT PROJECT AREA (WARD 25)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Casa Queretaro, LP and The Resurrection Project for the disposition of the property located at the northwest corner of 17<sup>th</sup> Street and Damen Avenue in the Western/Ogden Tax Increment Financing Redevelopment Project Area, to request alternative proposals and to approve the sale of the property to Casa Queretaro, LP and The Resurrection Project if no responsive alternative proposals are received; and request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Casa Queretaro, LP and The Resurrection Project for redevelopment of the property and to recommend to the City Council of the City of Chicago the designation of Casa Queretaro, LP and The Resurrection Project as Developer if no responsive alternative proposals are received.

**Project Manager: Sylvia A. Ruffin**

Motioned by Cepada, seconded by Duque. Approved 9-0. Yeas: Buford, Cepeda, Duque, Mooney, Newsome, Perez, Sercye, Ward and Carrott.

**14-CDC-28**

- C. 47<sup>TH</sup>/KING DRIVE TIF REDEVELOPMENT PROJECT AREA (WARD 3)**  
Request authority for the Department of Planning and Development to enter into a negotiated sale with the NeighborSpace for the disposition of the property located at 4200 S. Vincennes Avenue in the in the 47<sup>th</sup>/King Drive Tax Increment Financing Redevelopment Project Area, to request alternative proposals and to approve the sale of the property to NeighborSpace if no responsive alternative proposals are received.

**Project Manager: Michele A. Rhymes**

Motioned by Newsome, seconded by Buford. Approved 9-0. Yeas: Buford, Cepeda, Duque, Mooney, Newsome, Perez, Sercye, Ward and Carrott.

**14-CDC-29**

- D. OGDEN/PULASKI TIF REDEVELOPMENT PROJECT AREA (WARD 22)**

Request authority for the Department of Planning and Development to enter into a negotiated sale with NeighborSpace for the disposition of the property located at 4228-36 W. Ogden Avenue in the Ogden/Pulaski Tax Increment Financing Redevelopment Project Area, to request alternative proposals and to approve the sale of the property to NeighborSpace if no responsive alternative proposals are received.

**Project Manager: Michele A. Rhymes**

Motioned by Cepada, seconded by Sercye. Approved 7-0. Yeas: Buford, Cepeda, Mooney, Newsome, Perez, Sercye, and Carrott. Duque and Ward not present.

**14-CDC-30**

- E. OGDEN/PULASKI TIF REDEVELOPMENT PROJECT AREA (WARD 24)**

Request authority for the Department of Planning and Development to enter into a negotiated sale with NeighborSpace for the disposition of the property located at southwest corner of 19<sup>th</sup> Street and Avers Avenue in the Ogden/Pulaski TIF Redevelopment Area, to request alternative proposals and to approve the sale of the property to NeighborSpace if no responsive alternative proposals are received.

**Project Manager: Michele A. Rhymes**

Motioned by Buford, seconded by Perez. Approved 7-0. Yeas: Buford, Cepeda, Mooney, Newsome, Perez, Sercye and Carrott. Duque and Ward not present.

**14-CDC-31**

**V. ADJOURNMENT**

Motion to adjourn made by Newsome. Voice vote, all yeas.  
Meeting adjourned at 2:45 p.m.