

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street**  
**Council Chambers, Second Floor**  
**Regular Meeting**  
**February 11, 2014**

**MINUTES**

**I. ROLL CALL OF COMMISSIONERS**

Chairman Marina Carrott called the meeting to order at approximately 1:09 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  
Leslie Davis  
Omar Duque  
Margaret Garner  
Lyle Logan  
Clyde Martin  
Andrew Mooney  
Shirley Newsome  
Jonathan Stein

**Not Present**

Anne Kostiner  
Lynn Olander

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 JANUARY 14<sup>TH</sup> MEETING**

Motioned by Newsome, seconded by Cepeda. Voice vote, all yeas. Buford, Davis, Duque and Perez not present.

### III. OLD BUSINESS

#### A. PROPOSED 107<sup>TH</sup>/HALSTED TIF REDEVELOPMENT PROJECT AREA (WARD 34)

Recommend approval of the redevelopment plan for the proposed 107<sup>th</sup>/Halsted Tax Increment Financing Redevelopment Project Area, recommend designation of the area as a Tax Increment Financing Redevelopment Project Area, and recommend adoption of Tax Increment Financing for the area.

**Project Manager: Tricia Marino Ruffolo**

Motioned by Ward, seconded by Garner. Approved 12-0. Yeas: Buford, Cepeda, Carrott, Davis, Duque, Garner, Kostiner, Logan, Mooney, Newsome, Stein and Ward. Perez not present.

**14-CDC-2**

#### B. PROPOSED FOSTER/CALIFORNIA TIF REDEVELOPMENT PROJECT AREA (WARD 40)

Recommend approval of the redevelopment plan for the proposed Foster/California Tax Increment Financing Redevelopment Project Area, recommend designation of the area as a Tax Increment Financing Redevelopment Project Area, and recommend adoption of Tax Increment Financing for the area.

**Project Manager: Beth McGuire**

Motioned by Duque, seconded by Buford. Approved 13-0. Yeas: Buford, Cepeda, Carrott, Davis, Duque, Garner, Kostiner, Logan, Mooney, Newsome, Perez, Stein and Ward.

**14-CDC-3**

### IV. NEW BUSINESS

#### A. PILSEN INDUSTRIAL CORRIDOR 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 Pilsen Wellness Center, Inc. for the disposition of the property located at 2259 S. Damen Avenue in the Pilsen Industrial Corridor Tax Increment Financing Redevelopment Project Area, and the disposition of the property located at 1925 W. 23<sup>rd</sup> Street, which is not located in a TIF district, to request alternative proposals, and to approve the sale of the property to Pilsen Wellness Center, Inc. if no responsive alternative proposals are received.

**Project Manager: Christopher Jang**

Motioned by Perez, seconded by Garner. Approved 13-0. Yeas: Buford, Cepeda, Carrott, Davis, Duque, Garner, Kostiner, Logan, Mooney, Newsome, Perez, Stein and Ward.

**14-CDC-4**

- B. NORTH KENWOOD-OAKLAND CONSERVATION AREA (WARD 4)**  
Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Wesley E. Moultrie for the disposition of the property located at 4515 S. Greenwood Avenue in the North Kenwood-Oakland Conservation Area, to request alternative proposals, and to approve the sale of the property to Wesley E. Moultrie if no responsive alternative proposals are received.

**Project Manager: Michelle Nolan**

Motioned by Newsome, seconded by Garner. Approved 13-0. Yeas: Buford, Cepeda, Carrott, Davis, Duque, Garner, Kostiner, Logan, Mooney, Newsome, Perez, Stein and Ward.

**14-CDC-5**

- C. WOODLAWN TIF REDEVELOPMENT PROJECT AREA (WARD 20)**

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 1364 E. 62nd Street and 6149 S. Dorchester Avenue in the Woodlawn 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 Ward, seconded by Logan. Approved 13-0. Yeas: Buford, Cepeda, Carrott, Davis, Duque, Garner, Kostiner, Logan, Mooney, Newsome, Perez, Stein and Ward.

**14-CDC-6**

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

Request authority for the Department of Planning and Development to enter into a negotiated sale with the Chicago Park District for the disposition of the property located at 8917-19 S. Dauphin Avenue in the Stony Island Avenue Commercial and Burnside Industrial Corridors 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: Michele A. Rhymes**

Motioned by Kostiner, seconded by Buford. Approved 13-0. Yeas: Buford, Cepeda, Carrott, Davis, Duque, Garner, Kostiner, Logan, Mooney, Newsome, Perez, Stein and Ward.

**14-CDC-7**

**E. PROPOSED BRONZEVILLE TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 3 (WARDS 3 AND 4)**

Request authority to prepare a housing impact study for the proposed Bronzeville Tax Increment Financing Redevelopment Project Area Amendment No. 3.

**Project Manager: Tricia Marino Ruffolo**

Motioned by Newsome, seconded by Stein. Approved 13-0. Yeas: Buford, Cepeda, Carrott, Davis, Duque, Garner, Kostiner, Logan, Mooney, Newsome, Perez, Stein and Ward.

**14-CDC-8**

**V. ADJOURNMENT**

Motion to adjourn made by Kostiner. Voice vote, all yeas.  
Meeting adjourned at 3:15 p.m.