

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Council Chambers, Second Floor
Regular Meeting, 1:00 p.m.
April 14, 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

Mary Richardson-Lowry, Chairperson
Jim Bland
Rafael Leon
Lyle Logan
Clyde Martin
Ellen Sahli
Jonathan Stein

Not Present

Laura Hassan, Vice Chairman
David Ariola, Secretary
Arnold Randall
Margaret Garner
Anne Kostiner
Sonya Malunda

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 MARCH 10TH CDC MEETING

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

III. OLD BUSINESS

A. CENTRAL WEST TIF REDEVELOPMENT PROJECT AREA (WARD 27)

Request authority to designate Heartland Housing, Inc. and First Baptist Congregational Church as the successful respondent and to reject all other responses to the RFP issued by the Department of Planning and Development and the Department of Housing on September 9, 2008 for the purchase and redevelopment of the former Viceroy Hotel and adjacent lots located at 1519 W. Warren Boulevard in the Central West Tax Increment Financing Redevelopment Project Area. The hotel building has been found by the Chicago Historic Resources Survey to possess architectural features that make it potentially significant in the context of the surrounding community.

Project Manager: Mark Muenzer

Motioned by Bland, seconded by Martin. Approved 7-0. Yeas: Bland, Leon, Logan, Martin, Sahli, Stein and Lowry.

09-CDC-23

IV. NEW BUSINESS

A. ROOSEVELT/HOMAN REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with Tall City, Inc. for the disposition of the property located at 3102 W. Fillmore Street in the Roosevelt/Homan Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Tall City, Inc. if no responsive alternative proposals are received.

Project Manager: Patrick Brutus

Motioned by Logan, seconded by Martin. Approved 6-0. Yeas: Bland, Leon, Logan, Martin, Sahli and Lowry. Stein recused.

09-CDC-24

B. OGDEN/PULASKI REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority to advertise and issue a Request For Proposals for the purchase and redevelopment of the property located at 4314 West 19th Street and 4315 West 18th Place in the Ogden/Pulaski Tax Increment Financing Redevelopment Area.

Project Manager: Patrick Brutus

Motioned by Sahli, seconded by Stein. Approved 6-0. Yeas: Bland, Logan, Martin, Sahli, Stein and Lowry. Leon recused.

09-CDC-25

C. 79TH STREET/SOUTHWEST HIGHWAY TIF REDEVELOPMENT PROJECT AREA (WARD 18)

Request authority for the Department of Community Development to negotiate a redevelopment agreement with 79th Street, LP for redevelopment of the property located at 2751-57 and 2801 W. 79th Street in the 79th Street/Southwest Highway Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of 79th Street, LP as Developer.

Project Manager: Michelle Nolan

Motioned by Martin, seconded by Logan. Approved 7-0. Yeas: Bland, Leon, Logan, Martin, Sahli, Stein and Lowry.

09-CDC-26

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

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with Bruce Hardy for the disposition of the property located at 621 West 119th Street in the 119th/Halsted Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Bruce Hardy if no responsive alternative proposals are received.

Project Manager: Edward Lewis

Motioned by Logan, seconded by Sahli. Approved 7-0. Yeas: Bland, Leon, Logan, Martin, Sahli, Stein and Lowry.

09-CDC-27

V. ADJOURNMENT

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