

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Council Chambers, City Hall
Regular Meeting
August 8, 2017

MINUTES

I. ROLL CALL OF COMMISSIONERS

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

Present

Jorge Perez, Chairman
Shirley Newsome, Vice Chairman
Philip Alphonse
Robert Buford
Gwendolyn Butler
Adela Cepeda
Dwight Curtis
David Reifman
Eileen Rhodes

Not Present

Roxanne Ward, Secretary
Leslie Davis
Nicholas Delgado
Cornelius Griggs
Celena Roldan

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 13, 2017 MEETING

Motioned by Cepeda, seconded by Newsome. Voice vote, all yeas.

III. OLD BUSINESS

A. PROPOSED STOCKYARDS SOUTHEAST QUADRANT INDUSTRIAL TIF AMENDMENT NO. 6 (WARD 11)

Recommend approval of the redevelopment plan for the Stockyards Southeast Quadrant Industrial Tax Increment Financing Redevelopment Project Area Amendment No. 6.

Project Manager: Beth McGuire

Motioned by Butler, seconded by Alphonse. Approved 9-0. Yeas: Alphonse, Buford, Butler, Cepeda, Curtis, Newsome, Reifman, Rhodes and Perez.

17-CDC-15

IV. NEW BUSINESS

A. 71ST/STONY ISLAND TIF REDEVELOPMENT PROJECT AREA (WARD 5)

Request authority to acquire Jeffrey Plaza located at 2101 E. 71st Street in the 71st/Stony Island Tax Increment Financing Redevelopment Project Area.

Project Manager: Lisa Washington

Motioned by Newsome, seconded by Butler. Approved 9-0. Yeas: Alphonse, Buford, Butler, Cepeda, Curtis, Newsome, Reifman, Rhodes and Perez.

17-CDC-16

B. 71ST/STONY ISLAND TIF REDEVELOPMENT PROJECT AREA (WARD 5)

Request authority to advertise and issue a Request For Proposals for the purchase and redevelopment of Jeffrey Plaza located at 2101 E. 71st Street in the 71st/Stony Island Tax Increment Finance Redevelopment Area.

Project Manager: Lisa Washington

Motioned by Newsome, seconded by Butler. Approved 9-0. Yeas: Alphonse, Buford, Butler, Cepeda, Curtis, Newsome, Reifman, Rhodes and Perez.

17-CDC-17

C. ROOSEVELT/RACINE TIF REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Taylor Street LA, LLC for redevelopment of the property located at 1328-50 W. Taylor Street in the Roosevelt/Racine Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Taylor Street LA, LLC as Developer.

Project Manager: Anna M. Booth

Motioned by Reifman, seconded by Alphonse. Approved 9-0. Yeas: Alphonse, Buford, Butler, Cepeda, Curtis, Newsome, Reifman, Rhodes and Perez.

17-CDC-18

D. KINZIE INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 27)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with The Hatchery, LLC, and/or a related entity, for the disposition of the city property located at 127-135 N. Kedzie Avenue, 3117-27, 3131 and 3139-41 W. Lake Street, and 3140 W. Maypole Avenue in the Kinzie Industrial Corridor Tax Increment Financing Redevelopment Project Area, to request alternative proposals and to approve the sale of the property to Hatchery, LLC, and/or a related entity, if no responsive alternative proposals are received; and request authority for the Department of Planning and Development to negotiate a redevelopment agreement with Hatchery, LLC, and/or a related entity, for redevelopment of the city property plus developer property located at 3101-09, 3129, 3137 and 3159 W. Lake Street, and 3118-32 W. Randolph Street, and to recommend to the City Council of the City of Chicago the designation of The Hatchery, LLC, and/or a related entity, as Developer if no responsive alternative proposals are received.

Project Manager: Terrence Johnson

Motioned by Butler, seconded by Buford. Approved 9-0. Yeas: Alphonse, Buford, Butler, Cepeda, Curtis, Newsome, Reifman, Rhodes and Perez.

17-CDC-19

V. ADJOURNMENT

Motion to adjourn made by Reifman. Voice vote, all yeas.
Meeting adjourned at 2:26 p.m.