

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street**  
**Room 201A**  
**Regular Meeting**  
**December 10, 2013**

**MINUTES**

**I. ROLL CALL OF COMMISSIONERS**

Chairman Marina Carrott called the meeting to order at approximately 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  
Omar Duque  
Anne Kostiner  
Lyle Logan  
Clyde Martin  
Andrew Mooney  
Shirley Newsome  
Lynn Olander  
Jonathan Stein

**Not Present**

Adela Cepeda  
Leslie Davis  
Margaret Garner

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 NOVEMBER 12<sup>TH</sup> MEETING**

Motioned by Newsome, seconded by Duque. Voice vote, all yeas. Kostiner and Logan not present.

### **III. SUBMISSION OF 10-YEAR TIF DISTRICT STATUS REPORTS**

10-Year Status Reports were submitted for review for the following tax increment financing redevelopment project areas: Edgewater/Ashland, 47<sup>th</sup>/State, Pratt/Ridge, Devon/Sheridan, 83<sup>rd</sup>/Stewart, Diversey/Narragansett, 35<sup>th</sup>/State, 87<sup>th</sup>/Cottage Grove, Commercial Avenue, Madden/Wells, 119<sup>th</sup>/I-57, 67<sup>th</sup>/Cicero, Avalon Park/South Shore, 47<sup>th</sup>/Halsted, Drexel Boulevard.

### **IV. OLD BUSINESS**

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

Accept for review the feasibility study, housing impact study and redevelopment plan for the proposed 107<sup>th</sup>/Halsted Tax Increment Financing Redevelopment Project Area, and set revised dates for a public meeting of the Joint Review Board and a public hearing.

**Project Manager: Tricia Ruffolo**

Motioned by Ward, seconded by Perez. Approved 11-0. Yeas: Buford, Carrott, Duque, Kostiner, Martin, Mooney, Newsome, Olander, Perez, Stein and Ward.  
Logan not present.

**13-CDC-39**

### **V. NEW BUSINESS**

#### **A. 71<sup>ST</sup>/STONY ISLAND TIF REDEVELOPMENT PROJECT AREA (WARD 5)**

Request authority for the Department of Housing and Economic Development to enter into a negotiated sale with NeighborSpace for the disposition of the property located at 2301–2307 E. 71<sup>st</sup> Street in the 71<sup>st</sup>/Stony Island 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 Stein, seconded by Ward. Approved 12-0. Yeas: Buford, Carrott, Duque, Kostiner, Logan, Martin, Mooney, Newsome, Olander, Perez, Stein and Ward.

**13-CDC-40**

**B. DIVISION/HOMAN TIF REDEVELOPMENT PROJECT AREA  
(WARD 26)**

Request authority to advertise the Department of Housing and Economic Development's intention to enter into a negotiated sale with L&MC Investments, LLC for the disposition of the property located at 1122 and 1144 N. Christiana Avenue in the Division/Homan Tax Increment Financing Redevelopment Project Area plus 1222 N. Rockwell Street, 1226 N. Campbell Avenue, 1754 and 1756 N. Drake Avenue, and 3221 W. Crystal Street, which are not located in a TIF district, to request alternative proposals, and to approve the sale of the property to L&MC Investments, LLC if no responsive alternative proposals are received.

**Project Manager: Irma L. Morales**

Motioned by Perez, seconded by Buford. Approved 11-0. Yeas: Buford, Carrott, Duque, Kostiner, Logan, Martin, Mooney, Newsome, Olander, Perez and Ward. Stein not present.

**13-CDC-41**

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

Request authority for the Department of Housing and Economic Development to negotiate a redevelopment agreement with BGM Property Investments, LLC for redevelopment of the property located at 400 N. Noble Street in the Kinzie Industrial Corridor Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of BGM Property Investments, LLC as Developer.

**Project Manager: Denise Roman**

Motioned by Logan, seconded by Kostiner. Approved 10-0. Yeas: Buford, Carrott, Duque, Kostiner, Logan, Martin, Mooney, Newsome, Olander and Ward. Perez and Stein not present.

**13-CDC-42**

**D. PROPOSED FOSTER/CALIFORNIA TIF REDEVELOPMENT PROJECT AREA (WARD 40)**

Accept for review the feasibility study and redevelopment plan for the proposed Foster/California Tax Increment Financing Redevelopment Project Area, and set dates for a public meeting of the Joint Review Board and a public hearing.

**Project Manager: Beth McGuire**

Motioned by Logan, seconded by Ward. Approved 9-0. Yeas: Buford, Carrott, Kostiner, Logan, Martin, Mooney, Newsome, Olander and Ward. Duque, Perez and Stein not present.

**13-CDC-43**

**IV. ADJOURNMENT**

Motion to adjourn made by Logan. Voice vote, all yeas.  
Meeting adjourned at 2:10 p.m.