

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Council Chambers, Second Floor
Regular Meeting, 1:00 p.m.
April 13, 2010

MINUTES

I. ROLL CALL OF COMMISSIONERS

Acting Chairman Rafael Leon called the meeting to order at approximately 1:06 p.m. and then undertook a roll call to establish the presence of a quorum.

Present

Rafael Leon, Acting Chairman
Laura Hassan, Vice Chairman
Margaret Garner
Anne Kostiner
Sonya Malunda
Clyde Martin
Ellen Sahli

Not Present

Jim Bland
Lyle Logan
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 MARCH 9TH CDC MEETING
Motioned by Sahli, seconded by Garner. Voice vote, all yeas.

III. OLD BUSINESS

A. PROPOSED STONY ISLAND COMMERCIAL-BURNSIDE INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA AMENDMENT NO. 1 (WARD 8)

Recommend approval of the redevelopment plan for the Stony Island Commercial-Burnside Industrial Corridor Tax Increment Financing Redevelopment Project Area Amendment No. 1.

Project Manager: Beth McGuire

Motioned by Hassan, seconded by Malunda. Approved 7-0. Yeas: Garner, Kostiner, Martin, Sahli, Hassan, Malunda and Leon.

10-CDC-23

- B. 95TH/WESTERN TIF REDEVELOPMENT PROJECT AREA (WARD 19)**
Request authority to reject all responses to the RFP issued by the Department of Community Development on June 24, 2009 for the purchase and redevelopment of the property located at 1706 W. 95th Street in the 95th /Western Tax Increment Financing Redevelopment Project Area.
Project Manager: Daniel Klaiber

Motioned by Martin, seconded by Sahli. Approved 7-0. Yeas: Garner, Hassan, Kostiner, Malunda, Martin, Sahli and Leon.
10-CDC-24

- C. 95TH/WESTERN TIF REDEVELOPMENT PROJECT AREA (WARD 19)**
Request authority to designate Wishbone Holdings, LLC as the successful respondent and to reject all other responses to the RFP issued by the Department of Community Development on June 24, 2009 for the purchase and redevelopment of the property located at 2105-25 W. 95th Street in the 95th/Western Tax Increment Financing Redevelopment Project Area and to approve the sale of the property to the successful respondent.
Project Manager: Daniel Klaiber

Motioned by Hassan, seconded by Malunda. Approved 7-0. Yeas: Garner, Hassan, Kostiner, Malunda, Martin, Sahli and Leon.
10-CDC-25

IV. NEW BUSINESS

- A. NEAR NORTH TIF REDEVELOPMENT PROJECT AREA (WARD 27)**

Request authority to acquire the property located at 319 and 363 W. Hill Street in the Near North Tax Increment Financing Redevelopment Project Area.
Project Manager: James Cox

Motioned by Martin, seconded by Garner. Approved 7-0. Yeas: Garner, Hassan, Kostiner, Malunda, Martin, Sahli and Leon.
10-CDC-26

- B. NEAR NORTH TIF REDEVELOPMENT PROJECT AREA (WARD 27)**

Request authority to advertise the Department of Community Development's intention to sublease the property located at 319 and 363 W. Hill Street in the Near North Tax Increment Financing Redevelopment Project Area to the Archdiocese of Chicago, to request alternative proposals, and to approve the sublease of the property to Archdiocese of Chicago if no responsive alternative proposals are received.
Project Manager: James Cox

Motioned by Malunda, seconded by Garner. Approved 7-0. Yeas: Hassan, Kostiner, Malunda, Martin, Sahli and Leon.
10-CDC-27

C. MIDWEST TIF REDEVELOPMENT PROJECT AREA (WARD 28)

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with Sinai Community Institute, Inc. and Ogden North, LLC for the disposition of multiple parcels located in the area bounded by California Avenue on the west, Talman Avenue on the east, Ogden Avenue on the south, and Roosevelt Road on the north, to request alternative proposals, and to approve the sale of the property to Sinai Community Institute, Inc. and Ogden North, LLC if no responsive alternative proposals are received.

Project Manager: Patrick Brutus

Motioned by Sahli, seconded by Martin. Approved 6-0. Yeas: Garner, Hassan, Kostiner, Martin, Sahli and Leon. Malunda recused.

10-CDC-28

D. JEFFERSON PARK TIF REDEVELOPMENT PROJECT AREA (WARD 45)

Request authority to advertise and issue a Request For Proposals for the purchase and redevelopment of the property located at 5201-09 W. Lawrence Avenue in the Jefferson Park Tax Increment Financing Redevelopment Project Area.

Project Manager: Denise Roman

Motioned by Sahli, seconded by Garner. Approved 7-0. Yeas: Hassan, Kostiner, Malunda, Martin, Sahli and Leon.

10-CDC-29

ADJOURNMENT

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

Meeting adjourned at 3:10 p.m.