

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street**  
**Council Chambers, Second Floor City Hall**  
**Regular Meeting**  
**September 11, 2012**

**MINUTES**

**I. ROLL CALL OF COMMISSIONERS**

Chairman Marina Carrott called the meeting to order at 1:06 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  
Omar Duque  
Margaret Garner  
Anne Kostiner  
Lyle Logan  
Clyde Martin  
Andrew Mooney  
Shirley Newsome  
Lynn Olander  
Ellen Sahli  
Jonathan Stein

**Not Present**

Robert Buford  
Lynn Todman

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

Motioned by Ward, seconded by Martin. Voice vote, all yeas. Garner, Logan and Perez not present.

### III. OLD BUSINESS

#### A. **PROPOSED 51<sup>ST</sup>/LAKE PARK TIF REDEVELOPMENT PROJECT AREA (WARD 4)**

Recommend approval of the redevelopment plan for the 51<sup>st</sup>/Lake Park 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.

**Property Manager: Beth McGuire**

Motioned by Martin, seconded by Stein. Approved 13-0. Yeas: Carrott, Duque, Garner, Kostiner, Logan, Martin, Mooney, Newsome, Olander, Perez, Sahli, Stein and Ward.

**12-CDC-31**

#### B. **95<sup>TH</sup>/WESTERN TIF REDEVELOPMENT PROJECT AREA (WARD 19)**

Request authority to reject all responses to the RFP issued by the Department of Housing and Economic Development on April 2, 2012 for the purchase and redevelopment of the property located at 1706 W. 95th Street and 2105-25 W. 95th Street in the 95<sup>th</sup>/Western Tax Increment Financing Redevelopment Project Area.

**Project Manager: Michelle Nolan**

Motioned by Logan, seconded by Olander. Approved 13-0. Yeas: Carrott, Duque, Garner, Kostiner, Logan, Martin, Mooney, Newsome, Olander, Perez, Sahli, Stein and Ward.

**12-CDC-32**

### IV. NEW BUSINESS

#### A. **47<sup>TH</sup>/KING TIF REDEVELOPMENT PROJECT AREA (WARD 3)**

Request authority for the Department of Housing and Economic Development to negotiate a redevelopment agreement with Bronzeville Artist Lofts, LLC for redevelopment of the property located at 436 E. 47<sup>th</sup> Street in the 47<sup>th</sup>/King Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Bronzeville Artist Lofts, LLC as Developer.

**Project Manager: Patrick Brutus**

Motioned by Ward, seconded by Garner. Approved 13-0. Yeas: Carrott, Duque, Garner, Kostiner, Logan, Martin, Mooney, Newsome, Olander, Perez, Sahli, Stein and Ward.

**12-CDC-33**

**B. HUMBOLDT PARK TIF REDEVELOPMENT PROJECT AREA  
(WARD 1)**

Request authority to enter into a negotiated sale with the Puerto Rican Cultural Center for the disposition of the property located at 2425 W. North Avenue in the Humboldt Park Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to the Puerto Rican Cultural Center if no responsive alternative proposals are received.

**Project Manager: Michele Rhymes**

Motioned by Perez, seconded by Duque. Approved 13-0. Yeas: Carrott, Duque, Garner, Kostiner, Logan, Martin, Mooney, Newsome, Olander, Perez, Sahli, Stein and Ward.

**12-CDC-34**

**C. AVONDALE TIF REDEVELOPMENT PROJECT AREA  
(WARD 30)**

Request authority to enter into a negotiated sale with NeighborSpace for the disposition of the property known as Merchant's Park located at the intersection of the three public alleys in the center of the block bounded by Milwaukee Avenue, Keeler Avenue and Addison Street in the Avondale 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 Rhymes**

Motioned by Logan, seconded by Ward. Approved 13-0. Yeas: Carrott, Duque, Garner, Kostiner, Logan, Martin, Mooney, Newsome, Olander, Perez, Sahli, Stein and Ward.

**12-CDC-35**

**V. ADJOURNMENT**

Motion to adjourn made by Sahli. Voice vote, all yeas.  
Meeting adjourned at 2:45 p.m.