

**COMMUNITY DEVELOPMENT COMMISSION**  
**121 North LaSalle Street**  
**Council Chambers, City Hall**  
**Regular Meeting**  
**January 10, 2017**

**MINUTES**

**I. ROLL CALL OF COMMISSIONERS**

Chairman Jorge Perez called the meeting to order at 1:07 p.m. and then undertook a roll call to establish the presence of a quorum.

**Present**

Jorge Perez, Chairman  
Shirley Newsome, Vice Chairman  
Robert Buford  
Gwendolyn Butler  
Adela Cepeda  
Leslie Davis  
Cornelius Griggs  
David Reifman  
Eileen Rhodes  
Celena Roldan  
Mae C. Whiteside

**Not Present**

Roxanne Ward, Secretary  
Philip Alphonse  
Dwight Curtis  
Nicholas Delgado

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 DECEMBER 13, 2016 MEETING**

Motioned by Newsome, seconded by Rhodes. Voice vote, all yeas. Buford and Butler not present.

### III. NEW BUSINESS

#### A. **ARCHER/CENTRAL TIF REDEVELOPMENT PROJECT AREA (WARD 13)**

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Hollis of Palos, LLC-Midway Series for the disposition of the property located at 6411-13 S. Cicero Avenue in the Archer/Central Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Hollis of Palos, LLC-Midway Series if no responsive alternative proposals are received.

**Project Manager: Denise Roman**

Motioned by Griggs, seconded by Butler. Approved 10-0. Yeas: Buford, Butler, Davis, Griggs, Newsome, Reifman, Rhodes, Roldan, Whiteside and Perez. Cepeda recused.

**17-CDC-1**

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

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Greenline Parade of Homes, LLC, or a related entity, for the disposition of the property located at 4056 and 4058 S. Calumet Avenue, and 4237, 4241, 4514, 4553 and 4559 S. Prairie Avenue in the 47<sup>th</sup>/King Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Greenline Parade of Homes, LLC or a related entity if no responsive alternative proposals are received.

**Project Manager: Brian O'Donnell**

Motioned by Butler, seconded by Cepeda. Approved 11-0. Yeas: Buford, Butler, Cepeda, Davis, Griggs, Newsome, Reifman, Rhodes, Roldan, Whiteside and Perez.

**17-CDC-2**

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

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Click Development, LLC Parade of Homes, or a related entity, for the disposition of the property located at 4041 and 4043 S. Indiana Avenue, 4047, 4052, 4142, 4144, 4201 and 4230 S. Calumet Avenue, and 4546 S. Prairie Avenue in the 47<sup>th</sup>/King Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Click Development, LLC Parade of Homes or a related entity if no responsive alternative proposals are received.

**Project Manager: Brian O'Donnell**

Motioned by Newsome, seconded by Buford. Approved 10-0. Yeas: Buford, Butler, Cepeda, Griggs, Newsome, Reifman, Rhodes, Roldan, Whiteside and Perez. Davis recused.

**17-CDC-3**

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

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with R & D Builders, LLC, or a related entity, for the disposition of the property located at 4012, 4048, 4100, 4108, 4114, 4116 and 4224 S. Calumet Avenue, and 4216, 4218 and 4510 S. Prairie Avenue in the 47<sup>th</sup>/King Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to R & D Builders, LLC, or a related entity, if no responsive alternative proposals are received.

**Project Manager: Brian O'Donnell**

Motioned by Butler, seconded by Roldan. Approved 10-0. Yeas: Buford, Butler, Cepeda, Griggs, Newsome, Reifman, Rhodes, Roldan, Whiteside and Perez. Davis recused.

**17-CDC-4**

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

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with Wade Enterprise & Associates, Inc., or a related entity, for the disposition of the property located at 4248, 4503, 4523 and 4524 S. Prairie Avenue, and 3911, 4045 and 4223 S. Calumet Avenue in the 47<sup>th</sup>/King Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to Wade Enterprise & Associates, Inc., or a related entity, if no responsive alternative proposals are received.

**Project Manager: Brian O'Donnell**

Motioned by Newsome, seconded by Buford. Approved 11-0. Yeas: Buford, Butler, Cepeda, Davis, Griggs, Newsome, Reifman, Rhodes, Roldan, Whiteside and Perez.

**17-CDC-5**

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

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with JJ Group Realty, LLC, or a related entity, for the disposition of the property located at 4047, 4514, 4521 and 4537 S. Prairie Avenue, and 4226, 4228, 4232 and 4242 S. Calumet Avenue in the 47<sup>th</sup>/King Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to JJ Group Realty, LLC, or a related entity, if no responsive alternative proposals are received.

**Project Manager: Brian O'Donnell**

Motioned by Butler, seconded by Newsome. Approved 11-0. Yeas: Buford, Butler, Cepeda, Davis, Griggs, Newsome, Reifman, Rhodes, Roldan, Whiteside and Perez.

**17-CDC-6**

**IV. ADJOURNMENT**

Motion to adjourn made by Davis. Voice vote, all yeas.  
Meeting adjourned at 2:19 p.m.