

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Council Chambers, Second Floor
Regular Meeting, 1:00 p.m.
March 9, 2010

MINUTES

I. ROLL CALL OF COMMISSIONERS

Acting Chairman Jonathan Stein called the meeting to order at approximately 1:10 p.m. and then undertook a roll call to establish the presence of a quorum.

Present

Jonathan Stein, Acting Chairman
Jim Bland
Anne Kostiner
Rafael Leon
Lyle Logan
Ellen Sahli

Not Present

Margaret Garner
Sonya Malunda
Laura Hassan
Clyde Martin

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 FEBRUARY 9TH CDC MEETING

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

III. OLD BUSINESS

A. PROPOSED RANDOLPH/WELLS TIF REDEVELOPMENT PROJECT AREA (WARD 42)

Recommend approval of the redevelopment plan for the proposed Randolph/Wells 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.

Project Manager: Dinah Wayne

Motioned by Leon, seconded by Sahli. Approved 5-0. Yeas: Bland, Kostiner, Leon, Sahli and Stein. Logan recused.

10-CDC-15

B. PROPOSED WEST WOODLAWN TIF REDEVELOPMENT PROJECT AREA (WARD 20)

Recommend approval of the redevelopment plan for the proposed West Woodlawn 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.

Project Manager: Beth McGuire

Motioned by Sahli, seconded by Leon. Approved 6-0. Yeas: Bland, Kostiner, Leon, Logan, Sahli and Stein.

10-CDC-16

IV. NEW BUSINESS

A. RANDOLPH/WELLS REDEVELOPMENT PROJECT AREA (WARD 42)

Request authority for the Department of Community Development to negotiate a redevelopment agreement with the following five entities regarding the redevelopment of Randolph Tower located at 188 W. Randolph Street in the Randolph/Wells Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council the designation of Randolph Tower City Apartments LLC; Randolph Tower City Apartments, Inc.; Randolph Tower Master Historic Tenant, LLC; Randolph Tower Affordable City Apartments, LLC; and Randolph Tower Master Affordable Historic Tenant, LLC as Developer.

Project Manager: Paul Zalmezak

Motioned by Sahli, seconded by Bland. Approved 5-0. Yeas: Bland, Kostiner, Leon, Sahli and Stein. Logan recused.

10-CDC-17

B. AUSTIN COMMERCIAL TIF REDEVELOPMENT PROJECT AREA (WARD 37)

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with New Moms, Inc. for the disposition of property located at 5327 W. Chicago Avenue in the Austin Commercial Tax Increment Financing Redevelopment Project Area; to request alternative proposals and to approve the sale of the property to New Moms Inc. if no responsive alternative proposals are received.

Project Manager: Linda Korsah

Motioned by Bland, seconded by Sahli. Approved 6-0. Yeas: Bland, Kostiner, Leon, Logan, Sahli and Stein.

10-CDC-18

C. PROPOSED MONTROSE/CLARENDON TIF REDEVELOPMENT PROJECT AREA (WARD 46)

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

Project Manager: Dinah Wayne

Motioned by Leon, seconded by Bland. Approved 6-0. Yeas: Bland, Kostiner, Leon, Logan, Sahli and Stein.

10-CDC-19

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

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with the Copernicus Foundation for the disposition of property located at 4759 N. Laramie Avenue in the Jefferson Park TIF Redevelopment Project Area; to request alternative proposals and to approve the sale of the property to the Copernicus Foundation if no responsive alternative proposals are received.

Project Manager: Denise Roman

Motioned by Logan, seconded by Leon. Approved 5-0. Yeas: Kostiner, Leon, Logan, Sahli and Stein. Bland absent.

10-CDC-20

E. 47TH/ASHLAND TIF REDEVELOPMENT PROJECT AREA (WARD 3)

Request authority to acquire the property located at 4616-36 S. Ashland Avenue and 4615 S. Marshfield Avenue in the 47th/Ashland Tax Increment Financing Redevelopment Project Area.

Project Manager: John Molloy

Motioned by Logan, seconded by Sahli. Approved 5-0. Yeas: Kostiner, Leon, Logan, Sahli and Stein. Bland absent.

10-CDC-21

E. ROOSEVELT/RACINE TIF REDEVELOPMENT PROJECT AREA (WARD 2)

Request authority to advertise and issue a Request for Proposals for the purchase and redevelopment of the property located at 1123 W. Roosevelt Road in the Roosevelt/Racine TIF Redevelopment Project Area.

Project Manager: Patrick Murphey

Motioned by Sahli, seconded by Leon. Approved 5-0. Yeas: Kostiner, Leon, Logan, Sahli and Stein. Bland absent.

10-CDC-22

V. ADJOURNMENT

Motioned by Logan, seconded by Leon. Voice vote, all yeas.
Meeting adjourned at 4:05 p.m.