



**Meeting of the Illinois Medical District Commission
2100 W. Harrison St., Chicago, IL 60612 Room 106
November 19, 2019, 8:00 a.m.**

Minutes for November 19, 2019

Commissioners present: Neville Reid (via phone until 8:57 a.m.), John Cooke, Juan Morado, Jr., Everett Rand (via phone starting at 8:43 a.m.), Alejandra Garza and Peter O'Brien

Others present: Dr. Suzet McKinney, Chris Fahey, Ryan Gage, Gina Oka, Kate Schellinger, Tom Strachan, Jeanne Cotini, Judy Salgado, Nicole Vahl, Larry Cohn (@ properties), Leo Emerson (View Inc.), Sean Hickey (Plante Moran), Mike Nardini (CBRE) and Jean Young (Plante Moran).

Approval of Minutes

Commissioner Morado called the meeting to order and took the roll call of Commissioners. Commissioner Garza moved and Commissioner Cooke seconded that the minutes from the last meeting be approved. The motion carried by voice vote.

Executive Director Report

Dr. McKinney provided the following report:

Logo Trademark – Trademark for the logo and tagline were filed. Both claims were accepted and the IMD owns exclusive rights to use the logo and the tagline.

Crain's Notable Women in Healthcare - Dr. McKinney was included in the Crain's Notable Women in Health Care list for the second year in a row.

Investment Prospectus - Dr. McKinney recently spoke at an opportunity zone workshop hosted by the Chicago City Clerk. The IMD was nominated by the workshop participants for a pilot project involving opportunity zones. This includes development of an investment prospectus. It will communicate the IMD's competitive advantages and projects that are ready for development. For the pilot the IMD is engaging a team that includes the Metropolitan Planning Council and the University of Chicago Harris School for Public Policy, with additional support from the City Clerk's office and Accelerator for America.

Retail Openings at Gateway - Starbucks, Jimmy Johns, Chipotle, and AT&T are all open for business at the Gateway development. The IMD team continues to work assisting the other retail owners with getting their space prepared for business.

Cannabis RFI – An RFI was recently issued for businesses and other entities looking to establish a cannabis presence in the IMD. The submissions will help us understand the entities and



opportunities available in cannabis. Responses were due November 13, 2019; we will be reviewing all submissions and will keep the Board apprised of our findings.

Great Point Energy – Longtime IMD resident GPE informed us that they will be vacating their office space on Harrison approximately 4 years early, as the company is liquidating and ceasing all U.S. operations. The IMD is negotiating an appropriate payout and is currently marketing the space.

Chicago Prize - IMD submitted a proposal for the Chicago Prize. We were notified last week that the IMD's submission will not go forward. We anticipate receiving feedback from the reviewers in January.

PD30 Amendment - During a previous meeting, a Cook County representative stated that they have concerns with the PD30 amendment. The IMD, including Commissioners Reid and Cooke, has had meetings with the County but it has still not provided the information needed to address its issues with the amendment. Thus, modifications to PD30 have been stalled, which is preventing a number of projects from moving forward.

Financial Report

Mr. Strachan provided a financial report and noted the following:

- Cash is down versus the prior year
- Payables are down
- Receivables are down
- We are doing well versus budget
- Continuing need for streams of revenue

Old Business

Presentation on IMD Development Projects – the following Use Value Hearing Officers presented an overview of four development projects.

General Capital – President Reid provided an overview of the project. President Reid mentioned that this a development that will focus on the life sciences and biotech, with parking. President Reid recommended to proceed with negotiating a ground lease. Ms. Oka summarized the resolution approving the project to move forward. President Reid moved that the resolution be approved, Commissioner Garza seconded, and the resolution was approved by voice vote.

Habitat, Ankura & Cresset-Diversified – Commissioner Garza provided an overview of the project. Commissioner Garza mentioned that the development is a 2-phase project. The first phase will include life sciences and the second phase will focus on residential and commercial mixed use. Ms. Oka summarized the resolution. Commissioner Cooke moved that the resolution be approved, Commissioner O'Brien seconded, and the resolution was approved by voice vote.



Cinespace Chicago Film Studio – Commissioner Cooke provided an overview of the project. Commissioner Cooke mentioned that the project is a mixed-use development including sound stages, trailer storage, education, residential, job training and community outreach. Commissioners Cooke and O’Brien recommended proceeding with project. Ms. Oka summarized the resolution. Commissioners O’Brien and Cooke moved that the resolution be approved, Commissioner Garza seconded, and the resolution was approved by voice vote.

Spiro Douvris Construction & Development – Commissioner Cooke provided an overview of the project. Commissioner Cooke mentioned that the project is a development of micro units geared toward working professionals in the IMD. At this point, Commissioner Rand joined the meeting by phone. Commissioners Cooke and O’Brien recommended deferring approval to move forward. Commissioner O’Brien moved that the resolution be deferred, Commissioner Garza seconded, and a vote on the resolution was deferred by voice vote. The project will be discussed further during the next commission meeting.

New Business

Audit report – Ms. Young and Mr. Hickey of Plante Moran provided a summary of the audit report. Ms. Young mentioned that the report was clean and there were no issues.

Executive Session

Upon motion by Commissioner Garza, seconded by Commissioner O’Brien, and carried by unanimous vote, the Commission went into executive session pursuant to 5 ILCS 120/2 (c) (3), (6), (11) and (21).

Open Session (Resumed)

The Commission returned to open session. President Reid was not present for the remainder of the meeting.

Election of Officers – Commissioner Morado presented and summarized the resolution to elect the slate of officers. Commissioner Garza moved that the resolution be approved, Commissioner O’Brien seconded, and the resolution was approved by voice vote.

Historic Minutes – Commissioner Morado presented and summarized the resolution to approve certain historic minutes for public availability. Commissioner Cooke moved that the resolution be approved, Commissioner Garza seconded, and the resolution was approved by voice vote.



Great Point Energy – Commissioner Morado presented and summarized the resolution seeking to provide authorization to execute the termination agreement. Commissioner Garza moved that the resolution be approved, Commissioner Cooke seconded, and the resolution was approved by voice vote.

Commissioner Morado noted the 2020 meeting dates as indicated in the meeting agenda (Tuesday, January 21, 2020 at 8:00 A.M.; Tuesday, March 17, 2020 at 8:00 A.M.; Tuesday, May 19, 2020 at 8:00 A.M.; Tuesday, July 21, 2020 at 8:00 A.M.; Tuesday, September 15, 2020 at 8:00 A.M.; Tuesday, November 17, 2020 at 8:00 A.M). Dr. McKinney requested input from the Commissioners on potentially changing the meeting start times.

Commissioner Rand requested consideration of raising MBE/WBE goals in IMD contracts.

Commissioner Garza moved that the meeting be adjourned. The motion was seconded by Commissioner Rand and approved by voice vote.

Respectfully submitted,

Alejandra Garza
Secretary