

REQUEST FOR INFORMATION AND QUALIFICATIONS

*From Cannabis and Cannabis-Adjacent Research &
Development Facilities
and
Cannabis Business Consulting Professional Service Providers
and
Potential Applicants for State of Illinois Licenses for
Cannabis Dispensaries, Infusers, and Craft Growing Businesses
Proposed to be located in the Illinois Medical District*



**ILLINOIS
MEDICAL
DISTRICT**

RFI&Q IMD 20-001

October 23, 2019

TABLE OF CONTENTS

1. **GENERAL INFORMATION AND INVITATION**
2. **BACKGROUND AND VISION**
 - 2.1 About the IMD
 - 2.2 IMD Strategic Planning
 - 2.3 Purpose of the RFI&Q
3. **RFI&Q QUESTIONS AND PROCESS**
 - 3.1 How to Respond to the RFI&Q
 - 3.2 RFI&Q Questions
 - 3.3 Pre-Response Questions to IMD
 - 3.4 Response Due Date and Time
 - 3.5 Next Steps
 - 3.6 Public Records and Requests for Confidential Treatment
 - 3.7 Submittal May Not Result in a Contract
 - 3.8 Governing Law, Policies and Forum

Project Contact:

Gina Oka, General Counsel
Illinois Medical District
2100 W Harrison St., Chicago, IL 60612
goka@medicaldistrict.org

Phone: 312-738-5800
Fax: 312-738-5801
TDD: 312-738-5804

Pre-Response Questions Due to IMD by October 30, 2019 (see Section 3.3 for details)

RFI&Q Responses Due to IMD by November 13, 2019 at 3:00pm (see Section 3.4 for details)

SECTION 1: GENERAL INVITATION

The Illinois Medical District Commission (the "IMD") is requesting information and qualifications from individuals, companies, and not-for-profit organizations that may be interested in developing a proposal to work cooperatively with IMD or within the Illinois Medical District (the "District") to conduct cannabis-related research, development, sales, infusion, or production.

Section 1.1. The IMD is well-positioned to assist one or more researchers, developers, and State of Illinois licensed cannabis craft growers, infusers, or dispensers to support such entities in:

- Securing talent from employees who live in a Disproportionately Affected Area as defined by the Illinois Department of Commerce and Economic Opportunity;
- Creating economic opportunities for healthcare-related cannabis or cannabis-adjacent businesses and organizations;
- Coordinating with medical and public health institutions to foster research on the medical and public health outcomes related to the uses of cannabis; and
- Obtaining necessary zoning authorizations.

Section 1.2. As part of its commitment to continue advancing as an economic engine for Chicago and a global destination for health care innovation and services, the IMD seeks this input to help it explore and evaluate the feasibility of any of the following possibilities:

- 1) The IMD leading a team to apply for a State of Illinois license as a cannabis craft grower, infuser, or dispenser; the IMD seeks information and qualifications from potential participants in a team, especially persons or entities that have demonstrated experience in the cannabis industry.
- 2) The IMD participating but not leading a team that will apply for a State of Illinois license as a cannabis craft grower, infuser, or dispenser; the IMD seeks information on how the IMD might provide services that would benefit a team and qualifications for a potential team that the IMD might join.
- 3) The IMD assisting but not participating in a team that will apply for a State of Illinois license as a cannabis craft grower, infuser, or dispenser; the IMD seeks information on how the IMD might provide services that would benefit a team.
- 4) The IMD helping researchers study any medical or public health-related topics related to consumption of cannabis.
- 5) The IMD facilitating research and development of new technologies to benefit the cannabis industry.
- 6) The IMD attracting businesses and organizations, as tenants, involved in healthcare-related cannabis, adult-use cannabis, and cannabis-adjacent industries.

Section 1.3 The District comprises 560 acres of medical research facilities, labs, a biotech business incubator, universities, and more than 40 healthcare sector related facilities on the near west side of Chicago. The IMD hosts the largest concentration of healthcare sector services in Illinois and is the leading center for medical innovation in the State. The IMD owns approximately 64 acres of land within District boundaries, of which 31 acres (mainly in the southern portion of the District) currently are available for development. The IMD operates under a Planned Development zoning designation within the City of Chicago (PD30) and plays a pivotal role in guiding development within the District and developing strategies and plans for the future of the District.

Parts of the District sit within a Disproportionately Impacted Area.

The IMD seeks to work with entities that demonstrate an understanding of the IMD's goals and mission as well as the context of existing and potential resources available to the IMD. The IMD is interested in entities that demonstrate a capacity to fulfill and enhance the IMD leadership's long-term strategic vision for the District.

Respondents are asked to submit a written response to this RFI&Q of no more than fifteen (15) pages in length, answering the questions listed in Section 3.2 of this RFI&Q.

Respondents to the RFI&Q may be invited to meet with the IMD and other stakeholders to discuss the information presented in their responses. The IMD may, based on the data collected through this RFI&Q, issue solicitations, including, but not limited to, Requests for Proposals and Requests for Qualifications.

SECTION 2: BACKGROUND AND VISION

The IMD is a political subdivision, unit of local government, and body politic and corporate that was formed by an act of the Illinois State Legislature in 1941 (70 ILCS 915/0.01, *et seq.*), as amended from time to time (the "Act") for the purpose of:

- Administering, developing and zoning property within the District to attract and retain academic centers of excellence, viable health care facilities, medical research facilities, and emerging high technology enterprises;
- Attracting and facilitating both medically-related commerce and research and new business ventures for the economic vitality and general welfare of the District, the State of Illinois, Cook County, and the City of Chicago; and
- Serving as the leader in patient care and medical research by utilizing its diversity and unique assets to drive economic growth.

The District includes 560 acres of medical research facilities, labs, a biotech business incubator, universities, raw land development areas, and more than 40 healthcare-related facilities located less than two miles from downtown on the near west side of the City of Chicago. One of the largest medical districts in the U.S., the District is bounded by Congress Street on the north, Ashland Avenue on the east, Oakley Boulevard on the west, and the Union Pacific intermodal yard on the south. The IMD is governed by a seven-member Board of Commissioners who work in concert with the IMD's Executive Director to oversee the District's growth, development, and mission. The City of Chicago, Cook County, and the State of Illinois appoint representatives to the IMD Board of Commissioners.

Major stakeholder organizations within the District boundaries include:

- Jesse Brown VA Medical Center
- The University of Illinois Hospital & Health Sciences System
- John H. Stroger Hospital of Cook County
- Rush University Medical Center

The IMD represents a valuable urban and economic development asset for the City, the County, and the State. On an average day, the IMD hosts 29,000 employees, 8,000 medical students, and 50,000 visitors; taken together, the size and daily population of the District is equivalent to a mid-size city. With four major medical institutions anchoring the District, two medical universities, medical research, and health care businesses, and a growing technology park, the IMD is unlike any other medical district in the U.S. and represents a rare opportunity for innovation and investment.

In addition to the 8,000 graduate students within the District, immediately east of the District lies the University of Illinois at Chicago campus which, with nearly 28,000 students and 1,800 medical faculty, continues to plan for significant expansion. Directly north of the District is Malcolm X Community College which, with the support of the IMD and its stakeholders, has refocused its curriculum toward medicine and healthcare training and to accommodate this has completed a significant campus expansion.

The District enjoys direct rail transit access from O'Hare International Airport to the IMD Station on the Chicago Transit Authority (CTA) Blue Line. CTA and the Illinois Department of Transportation (IDOT) recently completed plans to further improve accessibility, service, and facilities. The \$23M renovation of the IMD Blue Line Station brings a new image and greatly improved rider experience to one of the key entry points into the District. This investment was supported by IMD Blue Line station ridership, which has increased by over 53% in the past five years.

2.2 IMD Strategic Planning

To support its efforts to continue to attract and retain high-value jobs and businesses, the IMD engaged in a multi-year strategic planning process that engaged stakeholders across the District as well as the greater Chicago and Illinois area, and produced a series of reports: (1) an economic impact study, which helped quantify the IMD's impact and potential within the area/region; (2) the 2016 IMD Master Plan and accompanying Design Guidelines (available at medicaldistrict.org/real-estate); and (3) a comprehensive

strategic vision study to help identify strengths and weakness and put forth realistic goals to continue development of the District.

The economic impact study estimated that the IMD annually contributes nearly \$3.5 billion to the local economy, ranking the IMD as one of the region's major economic engines, on par with the annual impact of Chicago's McCormick Place and Navy Pier convention centers and tourist destinations.

In July 2016, the IMD Board passed a resolution adopting the 2016 IMD Master Plan and Design Guidelines. The 2016 Master Plan is the first major planning effort undertaken by the IMD since 1997. Key recommendations in the plan include:

- Create an urban, walkable, cohesive Medical District.
- Encourage urban-style development through a mix of land uses and reduced setback requirements.
- Identify locations for infill retail development to provide services and amenities for employees, patients, residents, and visitors to the IMD.
- Develop a District-wide coordinated parking effort aimed to ensure that parking needs are met efficiently.
- Implement an IMD Shuttle to connect the District's employees, patients, and visitors to the public transit, healthcare institutions, and employment centers in the District.
- Create a network of open space that builds upon the existing public realm and activates underutilized spaces.
- Strengthen gateways into the District to improve the District's identity with a strong emphasis on placemaking.
- Transform Harrison Street into the "Main Street" of the District that compliments the redevelopment efforts of the IMD, Cook County/Cook County Health and Hospitals System, and Rush University Medical Center.

Zoning for the District is addressed in Section 8 of the IMD Act and is administered under Planned Development #30 ("PD30"). PD30 addresses permitted uses, setbacks, density, parking, and signage as well as other aspects of development. The District, under PD30, is subdivided into 18 sub-areas, each with different allowable uses and density/floor-area-ratio (FAR) requirements. The IMD is in the process of amending PD30, which is essential to implementing the 2016 IMD Master Plan and fostering urban development within the District. The proposed changes will include increasing density in various sub-areas, revising setback requirements, eliminating land coverage maximums, and expanding allowable uses.

The IMD owns approximately 64 acres of land within the District. These IMD assets are concentrated in the northwest and south portions of the District. The IMD properties are either maintained by the IMD, or by tenants through space and ground lease agreements. Tenants include government agencies, non-profit organizations, and private businesses. Approximately 31 out of the 64 acres owned by the IMD are vacant and available for development. The development parcel sizes range from approximately 3.1 to 3.7 acres. Nearly all of the development parcels are located south of Roosevelt Road and those parcels lie within a qualified opportunity zone. An opportunity zone is an economically distressed community where new investments may be eligible for preferential tax treatment, and a locality is a qualified opportunity zone if it has been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via delegation of authority to the Internal Revenue Service.

2.3 Purpose of the RFI&Q

The RFI&Q is a public process to solicit ideas, information, and qualifications from interested parties to inform a future direction, including subsequent procurements, and/or lead to one or more collaborations, partnerships, or other cooperative relationships. Such relationships may include agreements or contracts, but are not guaranteed to result from this RFI&Q.

The goals in issuing this RFI&Q are as follows:

- Explore opportunities for the IMD to participate as a partner or supporter of cannabis-related industries, including but not limited to identifying potential partners and service providers to assist IMD with applying for a cannabis business license;
- Attract to the IMD tenants that are active in the cannabis industry;
- Foster economic development within the District;

- Broaden the IMD's plan for supporting its growing network of tenants and other stakeholders with attracting cannabis and cannabis-adjacent businesses to the District;
- Develop opportunities for the IMD, new tenants, existing tenants, and other stakeholders, to work with medical institutions to conduct medical marijuana and cannabis research and development in the District; and
- Facilitate access to talent pools of persons who live within Disproportionately Impacted Areas.

SECTION 3: RFI&Q QUESTIONS AND PROCESS

3.1 How to Respond to the RFI&Q

Respondents are asked to submit a written response to this RFI&Q of no more than fifteen (15) pages in length (not including cover page). The response should include answers to all the questions in the sequence listed in Section 3.2 of this RFI&Q. The response may be submitted by email (PDF attachment) and/or in writing (no more than ten standard 8 1/2" x 11" letter size single-sided pages, not including the cover page) to the IMD at the address listed below, prior to the due date and time listed below.

Respondents may request confidential treatment of any portion of their response (see below discussion of public records). Any such request must be included in the response, and a PDF copy of a redacted response also must be included. Requests for confidential treatment will not supersede the IMD's legal obligations under the Illinois Freedom of Information Act ("FOIA") (5 ILCS 140) or other applicable law.

Responses must identify the name of the Respondent's entity, the name of the contact person, and that person's contact information (address, phone, email).

3.2 RFI&Q Questions

Responses should be formatted as follows:

- 1) Cover Page: Include the name of your organization and indicate the capacity in which your organization proposes to participate or cooperate with the IMD (reference Section 1.2 of this RFI&Q).
- 2) Summary Data: In an at-a-glance format, list the name of the organization, designated contact name, title, affiliation with the organization, contact information, and a brief description of the nature of your business, years in operation, and locations.
- 3) Discussion Part One - Information and Idea: Describe in detail the approach for how your organization might collaborate with the IMD in any of the capacities listed in Section 1.2 of this RFI&Q. Explain why your recommended capacity is appropriate for your organization and the IMD.
- 4) Discussion Part Two – Qualifications: Provide a brief overview of your organization, whether and where your organization currently provides cannabis-related services and provide a description of such services, experience, capabilities, and qualifications in the cannabis sector. Include information about cannabis or cannabis-adjacent businesses or research and development facilities you or your organization have designed, built, maintained, or operated; describe any other assets and capabilities of you or your organization.
- 5) Discussion Part Three – Benefits and Obstacles: Discuss how the IMD's statement of direction, existing tenants, and resources may be a benefit to your organization; if applicable, identify and discuss potential pitfalls, problems or unintended consequences that may arise from the implementation of how your organization might participate with the IMD.
- 6) Discussion Part Four – Request: Describe the information or structure your organization would need from the IMD and its stakeholders to prepare a viable and cost-effective proposal for participating with your organization.

3.3 Pre-Response Questions to IMD

Prior to responding to this RFI&Q, service providers may submit questions in writing to the IMD. Every effort will be made to respond to questions in a timely manner.

Questions may be submitted no later than the end of day October 30, 2019 to the following email address:
goka@medicaldistrict.org

Include as subject line: **Questions Regarding RFI&Q IMD 20-001**

The IMD will respond to any questions submitted by the question due date on its website, medicaldistrict.org, no later than November 6, 2019.

3.4 Response Due Date and Time

Responses must be received by November 13, 2019, by 3:00 p.m. central time, by email and/or mail at the below address(es):

goka@medicaldistrict.org

Include as subject line: Response to RFI&Q IMD 20-001

Mail Response to:

RFI&Q IMD 20-001

Illinois Medical District Commission

2100 W. Harrison St., Chicago, IL 60612

3.5 Next Steps

Respondents to the RFI&Q may be invited to meet with the IMD and stakeholders to discuss the information presented in their responses. Based on the information gathered through this RFI&Q, the IMD may issue solicitations, including, but not limited to, Requests for Proposals and Requests for Qualifications.

3.6 Public Records and Requests for Confidential Treatment

Responses become the property of the IMD and will not be returned to Respondents. Responses may be available to the public under the FOIA (5 ILCS 140) and other applicable laws and rules. Respondents may request that certain information be treated as confidential. The IMD reserves the right to review such requests on a case-by-case basis. A request for confidential treatment will not supersede the IMD's legal obligations under the FOIA. IMD will not honor requests to treat as confidential entire responses. Respondents must identify the specific grounds in FOIA or other law or rule that support confidential treatment. If you request confidential treatment, you must submit an additional copy of the response with confidential information redacted. This copy must limit redactions to only those that are accompanied by a detailed explanation for the grounds for each redaction and how a specified FOIA exemption applies to each one. Respondents will be responsible for any costs or damages associated with defending your request for confidential treatment. Respondents agree the IMD may copy the response to facilitate review, or to respond to requests for public records. By submitting a response, all Respondents warrant that such copying will not violate the rights of any third party.

3.7 Submittal May Not Result in a Contract

The RFI&Q process will enable the IMD to evaluate the feasibility of applying for a license for or seeking to attract cannabis business entities to the District or facilitating medical or health-related cannabis research and development in the District. Respondents do not develop a right to an award by submitting a response, nor do Respondents have the right to a contract if selected for further discussions. IMD is not responsible for and will not pay any costs associated with the preparation and submission of a response. Submittal of a response to this RFI&Q may not result in a contract or other relationship with the IMD.

3.8 Governing Law, Policies and Forum

This RFI&Q was prepared in accordance with the IMD Procurement Policy. A copy of this Policy is available at medicaldistrict.org/commission/#procurement-policy.

Illinois law and rules govern this RFI&Q. Respondents must bring any action relating to this RFI&Q or any future RFP or contract in the appropriate court in Illinois. IMD will not consent to binding arbitration.

NON-DISCRIMINATION POLICY: In compliance with the State and Federal Constitutions, the Illinois Human Rights Act, the U.S. Civil Rights Act, and Section 504 of the Federal Rehabilitation Act, the IMD will not discriminate on the basis of any protected class when making selection decisions for employment, contracts, or any other IMD activity.

In this document, the person submitting a response may be referred to as "Respondent," "Contractor," "Vendor," "Firm," "Organization," "Entity," or "You."

Interested Respondents are responsible for periodically visiting the IMD website for any and all notification, updates, and addenda (medicaldistrict.org/commission/#rfps).