



**Meeting of the Illinois Medical District Commission  
Via Teleconference  
May 19, 2020, 8:30 a.m.**

**Minutes for May 19, 2020**

Commissioners present: Neville Reid, Juan Morado, Jr., Alejandra Garza and Peter O'Brien

Others present: Dr. Suzet McKinney, Chris Fahey, Gina Oka, Kate Schellinger, Tom Strachan, Ryan Gage, Jeanne Cotini, Judy Salgado, Nicole Vahl, Mike Nardini (CBRE), Kayla Freeman (City Bureau)

**Approval of Minutes**

President Reid called the meeting to order and took the roll call of Commissioners.

Commissioner O'Brien moved and Commissioner Morado seconded that the minutes from the January 2020 and April 2020 meetings be approved. The motion carried by voice vote.

**Executive Director Report**

Dr. McKinney provided the following report:

Offices have been closed and staff working remotely since March 16. We plan to reopen as soon as it is appropriate to do so.

**State COVID-19 work** – Dr McKinney is working to get three shuttered sites ready and open for patients. Construction on all three has been completed. She continues to work on policies and practice pathways if the facilities are needed in the future.

**2250 W. Campbell** – Purchase of the building has been completed. The IMD already owned the land, but it now owns the building. The building was vacant at time of closing and we are working on securing a tenant.

**2021 Budget** – Dr. McKinney and Mr. Strachan have been working on the budget, but it will not be presented today due to uncertainty of impact of COVID-19. Additional time is needed to craft a more realistic budget for the next fiscal year.

**Murals for Medical Relief** - The IMD donated a wall of a building in the District to Murals for Medical Relief. The murals are painted by local artists and organized by two Chicago-based arts organizations. The murals honor healthcare workers through art. The new mural will be located at 2240 W. Ogden and is being created by local fine artist Max Sansing.

**Opportunity Zones** – On May 6<sup>th</sup>, the IMD executed a ground lease with General Capital. It is a major milestone in that it is the first ground lease in the Opportunity Zone. We continue to work on additional ground leases.

President Reid thanked Dr. McKinney for all her hard work. Dr. McKinney thanked IMD staff for all their hard work.

### **Financial Report**

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

- Cash: higher than prior year because of GreatPoint’s exit on their lease
- Assets: cash and investments have increased
- Liabilities: no changes
- Income statement: increase in revenue for the year
- Operating expenses: consulting services a little higher than previous years, other expenses higher as well but on track
- Cash flow: operating activities higher because of GreatPoint
- Budget comparison: revenue (GreatPoint); consulting services, while high, they are tracking on budget; going to track well for the year; utilities expenses are very favorable.

### **Executive Session**

Upon motion by Commissioner Morado, seconded by Commissioner Garza, the Commission went into executive session pursuant to 5 ILCS 120/2(c)(1) and (6).

### **Open Session (Resumed)**

The Commission returned to open session.

### **Old Business**

**IMD Micro Units LLC** – Ms. Oka presented the resolution authorizing the Executive Director to execute a ground lease agreement for development of a residential building on Lot H. Commissioner O’Brien moved that the resolution be approved, Commissioner Garza seconded, and the resolution was approved by voice vote.

### **New Business**

**FY21 Budget** – This agenda item was reserved for a future meeting.



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President Reid noted that the next Commission meeting is scheduled for July 21, 2020, at 2:30 p.m. Commissioner O'Brien moved that the meeting be adjourned. The motion was seconded by Commissioner Morado and approved by voice vote.

Respectfully submitted,

Alejandra Garza  
Secretary