



**Meeting of the Illinois Medical District Commission
Via Teleconference
July 21, 2020, 2:30 p.m.**

Minutes for July 21, 2020

Commissioners present: Neville Reid, John Cooke, Juan Morado, Jr., 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, and Mike Nardini (CBRE)

Approval of Minutes

President Reid called the meeting to order and took the roll call of Commissioners. Commissioner Garza moved and Commissioner O'Brien 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:

COVID-19 Employee Survey – The office continues to be closed and staff continues to work remotely. We have been preparing the office for staff to return to work by developing a return to work plan, purchasing PPE for use in the office, and purchasing plexiglass for the front office desks. We also surveyed staff regarding returning to work to gauge employee perceptions and concerns with returning to the office. With COVID cases increasing, we decided to continue remote working. Staff can go into the office on as needed based on their responsibilities. We will wait to see what the reopening decisions are from the City of Chicago and CPS and will reevaluate at a later date.

State COVID-19 work - Dr. McKinney continues to work with the State on its COVID-19 response. The focus has shifted to concentrate on preparing one site for operational readiness. Meanwhile, work continues on policies and plans if any of the alternate care sites are needed.

Tenant Rent Relief Requests – The IMD has received rent relief requests from three (3) IMD tenants. An outside law firm has been retained to assist with the process.

Gateway Development Progress – The IMD has been working with the Gateway team and DPD to resolve all outstanding issues regarding the design of the hotel. Gateway should be receiving their building permit to start construction. The Commission had some questions regarding the overview of the plan and finance that were addressed by Mr. Fahey. The Commission would like to have the Gateway team provide a status update at the following meeting. Dr. McKinney will work with Gateway team and will put them on the September agenda.

VA Telehealth Hub – A telemedicine hub will be established on the second floor of the 2100 W Harrison building. The VA awarded a 10-year lease to the IMD. There will be a \$1 million cost for construction and the IMD will be reimbursed in full by the VA. The space will include 25 individual offices for telehealth treatment. Design will take 6 weeks and construction will take 18 weeks. This is a great partnership, as it will expand services to veterans at a time when patients are unable to access their medical provider in the traditional manner. The Commission had some questions regarding the build-out payment that were addressed by Dr. McKinney, Mr. Strachan and Mr. Fahey.

Financial Report

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

- Cash decreased that is due to the purchase of 2250 W. Campbell Park Drive
- Accounts receivable: down considerably because of DCFS and State Police paying bills
- Noncurrent assets are up about 120K because we classify the CCLF investment and some balance of DCEO grant
- Capital assets up vs last year because we booked the new building here
- Current payables are up
- Mortgage payables are down
- Revenues are up (GreatPoint) but that won't carry forward to future years
- Consulting services are up (prepaid commission to CBRE)
- Repairs and maintenance are up
- Operating income is significantly higher because of improved revenue
- Cash flow will be impacted by CBRE commissions for the next 2 years
- COVID rent relief – we will continue to invoice the tenants but there may be a cash flow change based on whether there is a delayed payment

Mr. Strachan addressed the Commission's questions.

Old Business

FY21 Budget – Mr. Strachan presented the 2021 budget and compared it to the 2020 budget. All questions were addressed. General Counsel Oka read the resolution. Commissioner O'Brien moved that the resolution be approved and Commissioner Morado seconded, and the resolution was approved by voice vote.

New Business

No new business to discuss.



Executive Session

Upon motion by Commissioner O'Brien, seconded by Commissioner Garza, the Commission went into executive session pursuant to 5 ILCS 120/2 (c)(1), (6) and (11).

Open Session (Resumed)

The Commission returned to open session.

President Reid noted that the next Commission meeting is scheduled for September 15, 2020, at 8:30 a.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