



**Meeting of the Illinois Medical District Commission  
Via Videoconference  
March 16, 2021, 2:30 p.m.**

**Minutes for March 16, 2021**

Commissioners present: John Cooke, Michael Eaddy, Judy Frydland, Nicolas Guzman, Stephen Hackney, Peter O'Brien, and Everett Rand.

Others present: Kate Schellinger, Chris Fahey, Ryan Gage, Gina Oka, Tom Strachan, Jeanne Cotini, Judy Salgado, Nicole Vahl, Gabriel Magana, Craig Jeffrey, Mike Nardini, Jalen Woods, Daniel Mojica, Rocco Armocida, Anthony Armocida, Luke McNiff, Stephen Quazzo, Wendy Fryer, John Cusack.

**Introduction and Swearing-In of New Commissioner**

Ms. Schellinger introduced newly appointed Commissioner Nicolas Guzman. Swearing-in of Commissioner Guzman was conducted by Ms. Oka.

**Approval of Minutes**

President O'Brien called the meeting to order, and Ms. Oka took the roll call of Commissioners. Commissioner Rand moved and Commissioner Eaddy seconded that the minutes from the January 19, 2021 meeting be approved. Commissioner Eaddy moved and Commissioner Rand seconded that the minutes from the special meeting of February 17, 2021 be approved. Both motions carried by roll call vote.

**Public Comment**

Stephen Quazzo, representative of Vertiport, provided a history of Vertiport in the Medical District. He requested that the Commission approve a Greyhound subtenancy and new use of the Vertiport site. Mr. Quazzo answered the Commission's questions regarding operations and job training.

**Executive Director Report**

Ms. Schellinger provided a report on the following items:

**Advanced Energy Group (AEG)** - Last month, a team from the IMD participated in the AEG Stakeholder Challenge for Critical Infrastructure, Equity & Resilience. AEG hosts these challenges to allow challengers to pitch an obstacle that they would like help overcoming and the attendees all vote to select a winner. At the event, the IMD identified its most critical obstacle to overcome is "completing procedures

that will allow us to formally adopt modern sustainability goals in our written plans and zoning regulations,” which was the winning statement.

**Pathways to Opportunity** – Ms. Schellinger participated in a four-part, virtual series of networking and deal making events for equitable real estate developers and social impact investors interested in learning more about real estate project and business investment opportunities throughout Chicagoland’s Opportunity Zones. Ms. Schellinger presented IMD’s vision for equity focused development and details were provided on Opportunity Zone sites that are available for development within the IMD.

**Gateway** – The apartment and hotel phases of the project have received site plan approval from DPD.

**Tenant Build-Out-Projects** – Two tenant build-out-project are underway at 2240 W. Ogden and at 2100 W. Harrison. The project at 2240 W. Ogden is expected to be completed in April and the project at 2100 W. Harrison is expected to be completed in May.

**COVID-19** – IMD continues to have regular calls with hospitals in the District to address any resource challenges and find points of collaboration. Recently been working on an agreement to lease space at 2215 W. Harrison to the VA for a vaccination site for veterans.

### **Financial Report**

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

- Cash is lower than last year due to acquisition of large building and due to COVID-19
- Accounts receivable are up
- Non-current assets – capital assets due to purchased building
- Liabilities increase in accounts payable due to CBRE transaction
- Revenue for the year is down compared to last year
- Budget doing well
- Currently in negotiations with CBRE on their commissions – more equitable solution

The commission had questions regarding CBRE commission . Mr. Strachan addressed those questions.

### **Old Business**

There was no old business to discuss.

### **Executive Session**

Upon motion by Commissioner Cooke, seconded by Commissioner Hackney, and carried by roll call vote, 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.

**New Business**

**Metro Edge** – Ms. Oka summarized the resolution approving the ground lease terms. Commissioner Eaddy moved that the resolution be approved, Commissioner Hackney seconded, and the resolution was approved by roll call vote.

President O'Brien stated the 2021 commission meeting schedule.

Commissioner Hackney moved and Commissioner Rand seconded that the meeting be adjourned. The motion carried by roll call vote.

Respectfully submitted,

Judy Frydland, Secretary