



**Meeting of the Illinois Medical District Commission
Via Videoconference
September 21, 2021, 8:00 a.m.**

Minutes for September 21, 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

Approval of Minutes

President O'Brien called the meeting to order, and Ms. Oka took the roll call of Commissioners. Commissioner Eaddy moved and Commissioner Hackney seconded that the minutes from the July 20, 2021 meeting be approved. The motion carried by roll call vote.

Approval to Alter the Order of Business

Commissioner Hackney moved and Commissioner Eaddy seconded that the Commission approve altering the order of business. The motion carried by roll call vote

Old Business

Executive Session (part I)

Commissioner Hackney moved and Commissioner Frydland seconded that the Commission go into executive session pursuant to 5 ILCS 120/2(c)(1). The motion carried by roll call vote.

Commissioner Rand joined the meeting at 8:25 a.m.

Open Session (Resumed)

The Commission returned to open session. **Commissioner Hackney left the meeting at 8:45 a.m.**

Executive Director Report

Ms. Schellinger provided the following report:

COVID-19 – We continue to meet virtually this month to ensure the health and safety of all involved in this meeting.

RFP for Real Estate Professional Services - An RFP was posted to the IMD website on August 31st for real estate professional services. The pre-proposal conference is scheduled for September 24th. Responses are due November 5th.

PD30 Amendment - The amendment to the Planned Development 30 ordinance (PD30) was presented at the Chicago Plan Commission and approved. It will move on to the Committee on Zoning in October. Ms. Schellinger addressed the Commission's questions.

Job and Resource Fair - In collaboration with Alderman Burnett's office, the IMD hosted a job and resource fair on August 19th. Cook County Health offered COVID-19 vaccinations.

Leasing Updates - The Chicago Lighthouse signed a 3-year lease for a parking lot located at 13th Street and Leavitt. Healthcare Plus relocated to another IMD-owned facility through April 2025, which allowed them to increase their space. DispatchHealth will be opening their first Chicago office located on Harrison Street.

Financial Report

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

- Cash equivalent down compared to last year due to VA build-out
- Accounts receivable down due to Vertipoint payment
- Revenue is lower than last year due to Great Point leaving in 2020 and paying out their lease, which increased revenue for 2020
- Operating expenses and loss are like previous year
- Payables are down

Mr. Strachan addressed the Commission's questions.

Old Business (cont'd)

General Capital – Ms. Oka summarized the resolution approving the ratification of the ground lease amendment. Commissioner Eaddy moved that the resolution be approved, Commissioner Rand seconded, and the resolution was approved by roll call vote.

Executive Session (part 2)

Commissioner Guzman moved and Commissioner Frydland seconded that the Commission go into executive session pursuant to 5 ILCS 120/2 (c)(11). The motion carried by roll call vote.

Open Session (Resumed)

The Commission returned to open session.

Ms. Oka reminded the commissioners of mandatory training to be completed by October 5th.



President O'Brien stated the remainder of the 2021 commission meeting schedule and that the Commission should consider the 2022 meeting time schedule.

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

Respectfully submitted,

Judy Frydland, Secretary