



**Meeting of the Illinois Medical District Commission
Via Videoconference
January 18, 2022, 12:00 p.m.**

Minutes for January 18, 2022

Commissioners present: Michael Eaddy, Judy Frydland, Eleanor Gorski, Nicolas Guzman, Stephen Hackney, Ann Kalayil, and Peter O'Brien

Others present: Allyson Hansen, Kate Schellinger, Chris Fahey, Ryan Gage, Gina Oka, Tom Strachan, Jeanne Cotini, Judy Salgado, Nicole Vahl, Gabriel Magana, Mike Nardini (CBRE), Jean Young (Plante Moran), Sean Hickey (Plante Moran), & Luke McNiff (MetroEdge)

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 Frydland seconded that the minutes from the November 16, 2021 meeting be approved. The motion carried by roll call vote.

Recognition of Service

Ms. Oka read the resolution recognizing Commissioner Rand's outstanding service to the Commission. Commissioner Hackney moved and Commissioner Gorski seconded that the resolution be approved. The motion carried by roll call vote.

Executive Director Report

Ms. Hansen provided the following report:

COVID-19 - IMD staff continues to work remotely.

Listening Tour – Continues to meet with leadership within and outside of the IMD, government agencies, local political leaders, and real estate developers, among others. Some early identified needs include focus on safety and security within the IMD, additional parking services, buildings that house non-clinical personnel, lab space, green space, training for staff, wayfinding, health services for students and staff, job creation and job retention and the creation of a feeling of a connected campus. We will continue to share our learnings and plans.

RFP - RFP 22-001 for real estate professional services was posted to the IMD website on August 31st and a pre-proposal conference was held on September 24th. Two firms submitted a response. Final selection is expected by April and an anticipated contract start date in July 2022.

Marketing and Communications - We are working with Purpose Brand to complete two video projects that highlight the great work our partners are doing in the fields of healthcare

education and health innovation. Discussions underway to implement changes to The Catalyst, IMD's newsletter.

Leasing Updates - In December, the Chicago Lighthouse Parking lease at our 13th and Leavitt lot commenced. We continue to perform capital improvements across our real estate portfolio. The most recent project completed was a roof recover at our facility at 2240 W. Ogden.

Programs and Events - The Welcome Reception date has been postponed from the end of this month to April 20th due to current concerns about large crowd gatherings.

Ms. Hansen addressed the commissioners' questions.

Financial Report

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

- Cash down versus last year
- Receivables lower from last year
- Operating income and net income are better than budget
- Increased revenue versus prior year
- Consulting fees are favorable to budget
- Legal fees low compared to last year
- Professional fees are higher

Mr. Strachan addressed the commissioners' questions.

Old Business

[NONE]

New Business

Audit Report – Mr. Strachan introduced Ms. Young and Mr. Hickey from Plante Moran. Ms. Young and Mr. Hickey provided a summary of the audit report. Ms. Young stated that the report was clean and there were no issues.

IMRF – Ms. Oka summarized the resolution approving the compensation included in IMRF earnings. Commissioner Guzman moved that the resolution be approved, Commissioner Eaddy seconded, and the resolution was approved by roll call vote.

Executive Session

Commissioner Hackney moved and Commissioner Guzman 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)

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

Respectfully submitted,

Nicolas Guzman, Secretary