



**Meeting of the Illinois Medical District Commission
Via Videoconference
March 15, 2022, 12:00 p.m.**

Minutes for March 15, 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, Ted Brengle (Thornton Tomasetti), Danny Ecker (Crain's) and Sarah Lyons (Unite Here Local 1)

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 January 18, 2022, meeting be approved. The motion carried by roll call vote.

Executive Director Report

Ms. Hansen provided the following report:

COVID-19 - Consistent with the latest guidance, the mask requirement has been removed for IMD buildings, although some of our healthcare tenants and others may continue to have masking requirements. With the changes with the CDC, we are preparing for a return to office. For the near term we are working on a return to office with a planned flexible schedule, and currently most staff are in the office at some point every week. For the longer term we will be assessing the full range of staff's safety and work-life harmony concerns, and that plan will emerge by summer.

Listening Tour – Continues. Approximately 106 meetings have been completed or scheduled. Anticipating completing these tours over the next four weeks and will continue to meet with new stakeholders as they emerge. The biggest take away at this point has been that many people know of the Illinois Medical District as a geography. Most do not know that the IMD is also an organization that can help them to achieve their goals and aspirations. IMD has looked to other medical districts such as Houston, Boston, and San Francisco to help understand critical components of a successful District to shape the plan. Mission Bay, Seattle, St Louis, and others indicated a clear vision of the district's mission and the value proposition and executed well. The listening tour has been key and creating councils and advisory groups to keep the ear tuned are an important next step.

Green Space - We are in conversations with three groups planning runs in and around the IMD, including a 10K run in partnership with The Lighthouse and a 5K run with UIC for Veterans. Both runs are planned for next fall. We also have discussions underway with the marathon planning group on a half marathon sponsorship.

Real Estate RFP – Continues and is on track for a new agreement by end of June. Respondent presentations with shortlisted firms to occur next week. Anticipated contract start date July 2022. We are in a quiet period and can only provide limited information until process concludes.

Legal Services RFQ - Plan to issue a Request for Qualifications for a qualified pool of legal services later this month.

Marketing and Communications - The Catalyst newsletter was published in February and will continue to go out to our list of 900 subscribers every other month. The IMD web page and bios should be up to date this month. We will continue to work on our web pages to refresh and refine the content. Discussing strategies with Ryan related to brand awareness, wayfinding, and ease of use.

Leasing Updates - Hektoen Institute for Medical Research agreed to a 5-year renewal, extending their clinic's lease at 2225 W. Harrison through February 2027. Discussion with two new lab tenants. One is a healthcare support service and two are renewals.

Programs and Events – Gateway will be breaking ground on their 6-story Hampton Inn Hotel this month. Lighthouse will be breaking ground in May on their first housing. The Welcome Reception date is April 20, 2022.

Ms. Hansen address the commissioners' questions.

Financial Report

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

- Net assets are up
- Cash is down
- Liabilities are down
- Receivables are high
- Net income within budget
- Cash expenditures are high

Old Business

[NONE]

New Business

[NONE]



Executive Session

Commissioner Guzman moved and Commissioner Eaddy 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