



**Meeting of the Illinois Medical District Commission
Via Videoconference
July 19, 2022, 12:00 p.m.**

Minutes for July 19, 2022

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

Others present: Allyson Hansen, Kate Schellinger, Chris Fahey, Gina Oka, Tom Strachan, Jeanne Cotini, Judy Salgado, Nicole Vahl, Viviana Ordonez, Sarah Lyons (Unite Here 1), Daniel Miller (Unite Here 1), Maria Davila (Unite Here 1), Tyler Holland (Eastlake Management), and Brian Carroll (JLL).

President O'Brien called the meeting to order, and Ms. Oka took the roll call of commissioners and stated the names of staff and guests.

Public Comment

Daniel Miller, representative for Unite Here Local 1, and Maria Davila made a public comment regarding the Gateway hotel project managed by Maverick Hotel and Restaurant group. They will seek to organize the hotel workers at the Gateway hotel and complete a labor peace agreement with Maverick and Eastlake.

Tyler Holland, representative for Gateway, made a public comment in response to the comments from Unite Here Local 1.

Commissioner Kalayil joined meeting at 12:13p.m.

Approval of Minutes

Commissioner Eaddy moved and Commissioner Hackney seconded that the minutes from the May 17, 2022, meeting be approved. The motion carried by roll call vote.

Executive Director Report

Ms. Hansen provided the following report:

Strategic Plan - The FY23 plan is in draft form and open for comment.

Administration - All staff performance reviews have been completed.

RFP for Real Estate - The request for proposals is complete. Thanked Commissioners Gorski and Frydland for assisting in the selection process. IMD staff has been collaborating with Commissioners Hackney and O'Brien on the JLL team coordination.

RFQ for Legal Services - The request for qualifications for a qualified pool of legal services is complete. Specifics will be discussed later in the agenda.

Identity - Both IMD trucks have been branded with the Illinois Medical District. Continuing to look for ways to highlight the IMD.

Community - The District Security Group determined the camera and video management systems used by hospitals and worked with CPD 12th District to assess camera placement within the entire District. Crime statistics were shared along with recommendations for additional POD cameras near the hospitals. Seeking funding for additional cameras and opportunities for grants or other funding. FY23 will be focused on District lighting. The goal is to understand our opportunities to standardize and improve District lighting.

Arts Council - This new group is working through goal setting and project ideas; there is a lot of interest around outdoor public art (murals, sculptures, etc.) as well as around rotating exhibits inside IMD buildings. This council has applied for a DCASE grant for arts programming in the IMD for summer 2023; we will receive a decision in August.

Internships - IMD hired a summer intern who is a student at the University of Illinois and a resident of the southwest side. Intern has been working with the entire IMD team to learn and assist in short term projects in each area.

UCAN & Summer Chicago Youth Employment Program - IMD has connected UCAN and the One Summer Chicago Youth Employment Program with local IMD organizations to place students in summer internships. Commissioner Eddy was thanked for this connection.

Health & Wellness - The IMD-sponsored Chicago Lighthouse's Rise to Shine race is scheduled for October 23rd, the first 5k/10k/Walk in the Illinois Medical District supporting health, wellness, and inclusion in our community. Rise to Shine is certified, chip-timed, accessible, inclusive, and welcomes participants of all ages and levels. Everyone was welcomed to register to run or walk individually or with a team or to serve as a volunteer.

Leasing Updates - Thresholds executed a 2-year lease extension for their 3rd floor suite at 2240 W. Ogden. Jesse Brown VA executed a 3-month lease extension at 2215 W. Harrison while we continue to negotiate a 5-year lease extension. Several organizations in the District renewed or entered into new parking leases for spaces in our 610 and 701 S. Leavitt parking lots.

Capital Projects - Completed an access system and security camera upgrade project at 2225 W. Harrison. Completed roof top unit (RTU) replacements at 2225 W. Harrison and 2250 W. Campbell Park Drive.

Ms. Hansen, Ms. Oka, and Mr. Fahey addressed the commissioners' questions.

Financial Report

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

- Receivables are down compared to last year
- Cash is up
- Capital assets lower
- Accounts payables down compared to last year
- Operating expenses favorable – less than last year
- Budget comparison is favorable

Mr. Strachan addressed the commissioners' questions.

Old Business

[NONE]

New Business

Updated Procurement Policy – Ms. Oka summarized the resolution approving the updated procurement policy. Ms. Oka addressed Commissioner Hackney's questions. Commissioner Hackney moved that the resolution be approved, Commissioner Eddy seconded, and the resolution was approved by roll call vote.

Real Estate Professional Services – Ms. Oka summarized the resolution approving the selection for real estate professional services and authorizing execution of an agreement. Ms. Oka addressed Commissioner Frydland's question. Commissioner Hackney moved that the resolution be approved, Commissioner Gorski seconded, and the resolution was approved by roll call vote.

Qualified Pool for Legal Services – Ms. Oka summarized the resolution approving the selection of providers for a qualified pool for legal services and execution of engagement letters. Ms. Oka addressed Commissioner Kalayil's question. Commissioner Kalayil moved that the resolution be approved, Commissioner Hackney seconded, and the resolution was approved by roll call vote.

President O'Brien stated the remainder of the 2022 commission meeting schedule.

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

Respectfully submitted,

Nicolas Guzman, Secretary