



**Meeting of the Illinois Medical District Commission
2100 W. Harrison St., Chicago IL 60612 Room 106
May 16, 2023, 12:00 p.m.**

Minutes for May 16, 2023

Commissioners present: Michael Eaddy, Judy Frydland, Eleanor Gorski, Nick Guzman, Stephen Hackney, Ann Kalayil (via videoconference), and Peter O'Brien.

Others present: Allyson Hansen, Gina Oka, Kate Schellinger, Chris Fahey, Tom Strachan, Gabriel Magana, Nicole Vahl, Noe Symonanis, Judy Salgado, Ruth Sussman (Unite Here Local 1), Elliott Mallen (Unite Here Local 1), Tyler Holland (East Lake)

Approval of Minutes

President O'Brien called the meeting to order, and Ms. Oka took the roll call of commissioners and stated the names of staff. President O'Brien asked guests to state their names for the record. Commissioner Eaddy moved and Commissioner Frydland seconded that the minutes from the March 21, 2023, meeting be approved. The motion carried by voice vote.

Public Comment

Elliott Mallen from Unite Here Local 1 made a public comment regarding the hotel at the Gateway development.

Executive Director Report

Ms. Hansen provided a report on the following topics:

General updates/Administration

- Performance reviews
- Capital and strategic planning
- Collaborating with our community to serve as host for events
- Housing within the District
- FY23 Strategic Plan

Legal and Regulatory

- Statement of Economic Interests and Supplemental Statement of Economic Interests
- Hampton Inn Labor Peace Agreement
- Policies and processes for major real estate transactions and co-branding

Collaboration

- Arts Council
- District Security Group
- IMD Research Council

Real Estate and Innovation and Identity

- Leasing updates
- Wayfinding Planning and Signage Design Services RFP
- Google Earth providing virtual tours of the District
- EmVenio
- Cook County Medical Examiner's Office
- UIC College of Urban Planning and Public Affairs

Marketing and Communications

- The Catalyst
- Facebook and Instagram
- Updates to the website

Community

- Bike and Pedestrian Plan
- Fulbright Scholars
- Health Care Council of Chicago
- IMD summer internship

President O'Brien thanked Ms. Hansen for all her hard work.

Financial Report

Mr. Strachan presented the following:

- Cash is consistent with last year
- Negative in accounts receivables – one tenant overpaid
- Non-current cash is higher compared to last year
- Liabilities are lowered compared to last year
- 2023 vendor contract report
- DEI Report

Mr. Strachan addressed the commissioners' questions.

Old Business

[NONE]

New Business

Approval for Remote Attendance by Commission Members at Public Meetings – Ms. Oka summarized the resolution approving and adopting remote attendance by Commission members at public meetings. Commissioner Guzman moved that the resolution be approved, Commissioner Eaddy

seconded, and the resolution was approved by voice vote. President O'Brien welcomed Commissioner Kalayil to participate in future voting.

Approval of Write-down of Impaired Asset – Mr. Strachan summarized the history of the five-story building located at 2235 W. 13th Street. Mr. Strachan and Mr. Fahey addressed Commissioners' questions regarding the building. Ms. Oka summarized the resolution approving the write-down of the net book value of the asset to be reflected in the financial records of the IMD beginning in fiscal year 2023. Commissioner Eaddy moved that the resolution be approved, Commissioner Hackney seconded, and the resolution was approved by voice vote.

Fiscal Year 2024 Budget – Mr. Strachan presented the 2024 budget and compared it to the 2023 budget. Ms. Oka summarized the resolution approving the FY 2024 budget. Commissioner Gorski moved that the resolution be approved, Commissioner Guzman seconded, and the resolution was approved by voice vote.

Approval Authority for Wayfinding Planning and Signage Design Services Agreement – Ms. Oka summarized the resolution authorizing and directing the CEO & Executive Director to exercise final approval authority to execute a contract for wayfinding planning and signage design services. Commissioner Eaddy moved that the resolution be approved, Commissioner Hackney seconded, and the resolution was approved by voice vote.

Approval Authority for Auditing Services Agreement – Ms. Oka summarized the resolution authorizing and directing the CEO & Executive Director to exercise final approval authority to execute a contract for auditing services. Commissioner Hackney moved that the resolution be approved, Commissioner Guzman seconded, and the resolution was approved by voice vote.

Executive Session

Commissioner Guzman moved and Commissioner Frydland seconded that the Commission convene into executive session pursuant to 5 ILCS 120/2(c)(1) and (6). The motion carried by voice vote.

Open Session (resumed)

President O'Brien thanked everyone and mentioned the next meeting is scheduled for July 18, 2023, at 12pm. President O'Brien invited Commissioners and staff to the ribbon cutting of EmVenio on May 23rd at 4:30pm.

Commissioner Gorski moved and Commissioner Hackney seconded that the meeting be adjourned. The motion carried by voice vote.

Respectfully submitted,

Nicolas Guzman, Secretary