



**Meeting of the Illinois Medical District Commission
2100 W. Harrison St., Chicago IL 60612 Room 106
November 12, 2024, 12:00 p.m.**

Minutes for November 12, 2024

Commissioners present: Judy Frydland, Eleanor Gorski, Nicolas Guzman, Steve Hackney, Ann Kalayil and Peter O'Brien.

Others present: Allyson Hansen, Gina Oka, Chris Fahey, Tom Strachan, Nicole Vahl, Noe Symonanis, Judy Salgado, Corey Stringer, Cathy Kwiatkowski, Jean Young – via videoconference (Plante Moran), Allison Schafer – via videoconference (Plante Moran), Phillip Ciaccio (Domus Group), Steven Ciaccio (Domus Group), and Jennifer Park (Park Fowler Plus)

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 and guests. Commissioner Kalayil moved and Commissioner Gorski seconded that the minutes from the July 16, 2024, meeting be approved. The motion carried by voice vote.

Executive Director Report

Director Hansen provided a report on the following topics:

General updates/Administration

- CFO departure
- Invest in Cook Grant

Legal and Regulatory

- Annual Ethics Training
- RFP for Lobbying Services
- Annual audit

Real Estate

- Leasing updates
- SpotHero Parking
- RFP for Landscape Architecture and Design Services
- RFP for Owner's Representative and Project Management Services
- Operations/Capital Projects

Marketing and Communications

- Facebook, Instagram & LinkedIn

Community & Collaboration

- IMD Advisory Board
- Lighthouse Rise to Shine

- Mental Health Events
- Civilian Active Threat Training
- IMD Hampton Inn Ribbon Cutting
- Hospitals Summit – Panel Discussion
- Economic Club of Chicago – Member Exchange

Audit Report

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

Financial Report

Mr. Strachan presented the following:

- Revenues have improved modestly from the prior year
- Expenses are higher than the previous year
- Cash provided by operating activities is higher than the previous year
- Cash increased vs. prior year because we invested
- Revenues have improved modestly from the previous year
- Expenses are somewhat higher than the previous year
- Liabilities are down
- DEI report

Mr. Strachan addressed the commissioners' questions. President O'Brien thanked Mr. Strachan for all his work and wished him the best.

Old Business

[NONE]

New Business

Presentation of Proposed Development – President O'Brien introduced Chris Fahey, Director of Real Estate of Operations. Mr. Fahey introduced Philip Ciaccio and Steven Ciaccio of Domus Group and Jennifer Park of Park Fowler Plus. Mr. Ciaccio provided background on the development team and a brief overview of a proposed residential development project. Ms. Park presented details on the project design. Mr. Ciaccio and Ms. Park addressed the commissioners' questions. President O'Brien thanked Mr. Ciaccio and Ms. Park for their presentation. President O'Brien requested that Commissioners Hackney and Eaddy be assigned as use value hearing officers on this project. Commissioner Frydland moved that the request be approved, Commissioner Kalayil seconded, and the request was approved by voice vote.

Landscape Architecture and Design Services – Ms. Oka summarized the resolution approving landscape architecture and design services. Commissioner Gorski moved that the resolution be

approved, Commissioner Guzman seconded, and the resolution was approved by voice vote. Commissioner Kalayil abstained from the vote.

Lobbying Services – Ms. Oka summarized the resolution approving lobbying services. Ms. Oka and Director Hansen addressed the commissioners’ questions regarding the selection process. A clarification was made that the evaluation committee scored the respondents and determined that the Executive Director would make the final selection. A further clarification was made that such final selection was made by the Executive Director based on which respondent earned the highest scores from the evaluation committee. Ms. Oka read into the record changes to the resolution reflecting such clarifications. Commissioner Guzman moved that the resolution be approved, Commissioner Gorski seconded, and the resolution was approved by voice vote.

Cook County Grant – Ms. Kwiatkowski provided an overview of the grant. Ms. Oka summarized the resolution approving execution of the intergovernmental agreement with Cook County. Commissioner Kalayil moved that the resolution be approved, Commissioner Gorski seconded, and the resolution was approved by voice vote.

Administrative Rules – Ms. Oka summarized the resolution approving and adopting the amendments to administrative rules. Commissioner Guzman moved that the resolution be approved, Commissioner Frydland seconded, and the resolution was approved by voice vote.

Executive Session

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

Open Session (resumed)

Ms. Oka took the roll call of commissioners. Ms. Oka mentioned that there was no action voted during the executive session.

Adjournment

President O’Brien stated the 2025 Commission meeting calendar.

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

Respectfully submitted,

Nicolas Guzman, Secretary