



**Meeting of the Illinois Medical District Commission  
2100 W. Harrison St., Chicago IL 60612 Room 106  
January 28, 2025, 12:00 p.m.**

**Minutes for January 28, 2025**

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

Others present: Allyson Hansen, Gina Oka, Chris Fahey, Nicole Vahl, Noe Symonanis, Judy Salgado, Corey Stringer, Cathy Kwiatkowski, Gabriel Magaña, Brian Creek (Borschnack, Pelletier & Co), Brian Carroll (JLL), Meredith O'Connor (JLL), and Sarah Cogswell (JLL)

**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 Gorski moved and Commissioner Guzman seconded that the minutes from the November 12, 2024, meeting be approved. The motion carried by voice vote. Commissioner Hackney moved and Commissioner Eaddy seconded that the executive session minutes from the November 12, 2024, meeting be approved. The motion carried by voice vote.

**Executive Director Report**

Director Hansen introduced the interim Chief Financial Officer, Brian Creek. Director Hansen provided a report on the following topics:

General updates/Administration

- IMD Council Realignment Strategy for 2025
- Arts, Culture & Identity Council
- Government & Advocacy Council
- Land Use Planning
- Inclusive Economic Growth

Legal and Regulatory

- Executive Search
- Lobbying Efforts

Real Estate

- Leasing updates
- IMD Welcome Plaza
- 2023 W. Ogden
- IMDC Building Capital Projects Update

Marketing and Communications

- Facebook, Instagram, LinkedIn, The Catalyst

Project Updates

- IMD Brand Video
- Marketing Website

Community & Collaboration

- Harrison Street Enhancements
- Massachusetts Institute of Technology
- Project Sidewalk
- Chicago Police Department Light the Line Event
- IMD Youth Opportunities Fair

Director Hansen addressed the commissioners' questions.

**Financial Report**

Mr. Creek presented the following:

- Accounts payable larger than prior year
- Revenue increased
- Expenses are lower than the previous year
- Net position increased
- Year to date cash flow is higher than prior year
- Cashflow decreased as result of spending on capital projects
- Operating expenses decreased
- Salaries are higher than last year

Mr. Creek addressed the commissioners' questions.

**Old Business**

**Domus Group** – Use Value Hearing Officers Eaddy and Hackney provided an overview of the project. Commissioners Eaddy and Hackney recommended proceeding with negotiating a ground lease. Ms. Oka summarized the resolution approving the project to move forward. Commissioners Gorski and Kalayil requested that the address be added to the resolution. Ms. Oka read into the record the changes to the resolution reflecting the address. Commissioner Gorski moved that the resolution be approved, Commissioner Eaddy seconded, and the resolution was approved by voice vote.

**New Business**

**JLL Presentation** – Mr. Fahey introduced Brian Carroll and Meredith O'Connor. Ms. O'Connor presented a report on Chicago's market overview. Mr. Carroll presented a report on the economic challenges.

### **Executive Session**

Commissioner Guzman moved and Commissioner Eaddy seconded that the Commission convene into executive session pursuant to 5 ILCS 120/2(c)(6) and (11). The motion carried by voice vote.

### **Open Session (resumed)**

Ms. Oka took the roll call of commissioners.

**Lease Termination and Release** – Ms. Oka summarized the resolution approving the IMD Micro Units LLC lease termination and release. Commissioner Kalayil requested that the address be added to the resolution. Ms. Oka read into the record the changes to the resolution reflecting the location. Commissioner Kalayil moved that the resolution be approved, Commissioner Gorski seconded, and the resolution was approved by voice vote.

**Executive Search Services** – Ms. Oka summarized the resolution approving and ratifying the execution of an agreement for executive search services. Commissioner Eaddy moved that the resolution be approved, Commissioner Hackney seconded, and the resolution was approved by voice vote.

**Owner's Representative and Project Management Services** – Ms. Oka summarized the resolution approving and ratifying the execution of an agreement for owner's representative and project management services. Commissioner Guzman moved that the resolution be approved, Commissioner Gorski seconded, and the resolution was approved by voice vote.

**Roadway Design and Engineering Services** – Ms. Oka summarized the resolution giving approval authority to the Executive Director to enter into an agreement for roadway design and engineering services. Commissioner Eaddy moved that the resolution be approved, Commissioner Guzman seconded, and the resolution was approved by voice vote.

**IMD Brand Video** – Before playing the video, Mr. Symonanis introduced the background on and motivation for the creation of a new IMD brand video. Mr. Symonanis addressed the commissioners' questions.

### **Adjournment**

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

Respectfully submitted,

Nicolas Guzman, Secretary