



MINUTES

Economic Development Advisory Committee (EDAC)

10/17/2019 8:00 AM, 69 W. Washington, 22nd Floor Meeting called to order by Chairman Howard Males

In Attendance

EDAC Member

- Howard Males (Chair)
- Pam McDonough (Vice Chair)
- Erin Aleman
- Todd Cabanban (phone)
- Kristi DeLaurentis
- Manny Flores (phone)
- Xochitl Flores
- Andrew Geer
- Graham C. Grady
- Chris Jang
- Sharon Legenza
- Phaedra Leslie
- Robert Rose
- Edward Sitar (phone)
- Thurman Smith (phone)
- William Towns
- Joseph Vanyo
- John Yonan

EDAC Member Additional Staff and County Representatives

- Karl Bradley
- Sheryl Caldwell
- Susan Campbell
- Mohammed Elahi
- Veda Britt-Handy
- Angela Maclin
- Jamila McMillon
- Irene Sherr
- Dominic Tocci
- Art Williams

Guests

- Mike Andre
- Bhavik Dani (Shapra)
- Eric Grabbowski (Heidner Property)
- Tim Kollar (HACC)
- Kevin Kramer (village of Hoffman Estates)
- Victoria Moreno (Office of Cook County Commissioner Alma Anaya)
- James Perlmark (Perlmark Housing)
- Simone Weil (CMAP)

Public Commentary

- Chairman Males announced that a quorum was present.
- Chairman Males opened the floor to public commentary. There were no public speakers.

Approval of Minutes

- The July 31, 2019 meeting minutes were approved.

Bureau of Economic Development Update

Xochitl Flores, Bureau Chief of the Cook County Bureau of Economic Development gave an update on recent bureau activities.

Financial Tools and Incentives Subcommittee

Financial Tools and Incentives Subcommittee recommended action regarding.

Sheryl Caldwell presented the details for a 7c tax incentive.

- **Heidner Family Limited Partnership.** 2595 W. Golf LLC. The site will be developed into a newly constructed 6,200 sq. ft. five-unit strip mall shopping center with 29 parking stalls to be occupied by neighborhood type retail. This project is a second part of a previous development on the north side of the street of a 10,500 sq. ft. gas station, convenience store and car wash d/b/a Ricky Rockets Fuel Center and Car Wash that was presented and approved by EDAC in February of 2018. The applicant agreed to redevelop the current site to revitalize the corners of Barrington Road and Golf Road.

Motion and second for approval. Erin Aleman abstained from the vote. The item was approved.

Art Williams presented the details for a 7b tax incentive.

- **Shapra Group II, LLC,.** Applicant seeks a Class 7b Property Tax incentive in order to develop the Avid by IHG, InterContinental Hotels Group branded hotel on a 1.7-acre parcel of vacant land that is part of a larger tract of farmland. The proposed hotel lot presents special challenges due to challenging topographic and soil conditions. Soil remediation, volume control conditions, and permeable pavement systems on the remainder of the property also present difficulties and substantial hidden construction cost and increased land development cost. All of these physical factors limit the utility of the property and burden its development and ongoing business operations with extraordinary cost.

Motion and second for approval. Erin Aleman and Manny Flores abstained from the vote. The item was approved

The Planning and Development Sub-Committee's report recommending action regarding

- Karl Bradley from the Department of Planning & Development presented on proposed affordable housing requests for Kensington Senior Residences, and Huntington & Wheeling HACC Portfolio Conversion
- Dominic Tocci from the Department of Planning & Development presented four proposed CDBG substantial amendments for Chicago Heights, City of Harvey, Village of Franklin Park, and Village of Phoenix.

Motion and second for approval. No abstentions. The items were approved.

Closing Remarks, Date of Next Meeting and Adjournment

Chairman Males called for a motion to adjourn the meeting. After a motion, second, and unanimous approval, the meeting was adjourned at 9:30 a.m.