



**Meeting of the Illinois Medical District Commission
2100 W. Harrison St., Chicago IL 60612 Room 106
May 20, 2025, 12:00 p.m.**

Minutes for May 20, 2025

Commissioners present: Micheal Eaddy, Judy Frydland, Eleanor Gorski, Nicolas Guzman, Ann Kalayil (via videoconference), 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), Elizabeth Strand (Cook County), Earl Manning (Cook County), Jamie Meyers (Cook County), James Essex (Cook County), Liz Guanato (Cook County) and Mike Senner (Colliers)

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. Declaration made by President O'Brien that a quorum was present, and that Commissioner Kalayil could participate via videoconference. Commissioner Eaddy moved and Commissioner Frydland seconded that the minutes from the March 18, 2025, meeting be approved. The motion carried by voice vote.

Proclamation for Commissioner Eaddy

Director Hansen presented a proclamation for Commissioner Eaddy for his outstanding service to the community. Commissioner Gorski moved and Commissioner Frydland seconded that the proclamation be approved. The motion carried by voice vote. Commissioner Eaddy thanked the commissioners and staff.

Executive Director Report

Director Hansen provided a report on the following topics:

General updates/Administration

- IMDC Scholarship Event
- IMDC Advisory Board Meeting
- 2025 Summer Internship: Marketing & Communication Focus
- CFO Search

Legal and Regulatory

- Trademarks
- Legal Services
- Lobbying
- SEI and SSEI

Real Estate

- New Medical Examiner's Office
- IMD Welcome Plaza
- 2023 W. Ogden
- IMD Building Capital Projects Update

Marketing and Communications

- Facebook
- Instagram
- LinkedIn
- The Catalyst
- Website

Community & Collaboration

- IMD Showcases Development Potential at City of Chicago Construction Summit
- West Side United
- District Security Group MDC + Safety at the IMD Gateway

President O'Brien thanked Director Hansen and staff for all their hard work.

Financial Report

Mr. Creek presented the following:

- Cash flow increased from last year
- Operating expenses are lower than last year
- Budget is higher from last year

President O'Brien thanked Mr. Creek.

Old Business

[NONE]

New Business

Presentation of Cook County Examiner's Office - Chris Fahey, Director of Real Estate of Operations, introduced James Essex, who provided background on the development team and an overview of a proposed development project to build a new Medical Examiner's Office facility on land currently owned by IMDC. Mr. Essex addressed the commissioners' questions. President O'Brien requested that Commissioners Kalayil and Gorski be assigned as use value hearing officers on this project. Commissioner Guzman moved that the request be approved, Commissioner Eaddy seconded, and the motion carried by voice vote. Director Hansen thanked the Cook County Examiner's Office team.

Executive Session

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

Open Session (resumed)

Ms. Oka took the roll call of commissioners.

Domus Group Lease Agreement – Ms. Oka summarized the resolution approving the lease agreement with Domus Group. Commissioner Guzman moved that the resolution be approved, Commissioner Eaddy seconded, and the motion carried by voice vote.

Fiscal Year 2026 Budget – Mr. Creek presented the 2026 budget. Ms. Oka summarized the resolution approving the FY 2026 budget. Commissioner Eaddy moved that the resolution be approved, Commissioner Gorski seconded, and the motion carried by voice vote.

Election of Officers and Delegation of Duties – Ms. Oka summarized the resolution approving the election of officers and delegation of duties. President O'Brien proposed that the slate of officers be as follows: Peter O'Brien as President, Judy Frydland as Vice-President, Nick Guzman as Secretary, and Michael Eaddy as Treasurer. Commissioner Kalayil moved that the resolution be approved, Commissioner Gorski seconded, and the motion carried by voice vote.

New Marketing Website Update – Mr. Symonanis presented an overview of the new marketing website. Mr. Symonanis addressed the commissioners' questions.

Adjournment

President O'Brien stated the 2025 Commission meeting calendar.

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

Respectfully submitted,

Nicolas Guzman, Secretary