



# MID-ILLINOIS MEDICAL DISTRICT

Mid-Illinois Medical District Commission

4:00 p.m., Thursday, May 23, 2024

## MINUTES

### **Present:**

Erica Austin\*, Commissioner  
Ryan Croke, President  
Tessica Dooley, Commissioner  
Aaron Gurnsey, Vice President  
Joe Hurwitz, Secretary

Jack Mazzotti, Commissioner  
Brian McFadden, Commissioner  
John Stremsterfer, Commissioner  
Brian Zilm\*, Commissioner

**Staff Support:** Abby Powell, Ramona Metzger

### **Absent:**

**Other Guests:** Belynda Allen\* (DCEO); Michelle Ownbey\* (Enos Park Development); Dean Olsen\* (Illinois Times); Carlos Ortega\* (DSI); Victor Salerno\* (Adirondack Community Development LLC); Matt Fry\* (St. John's HSHS)

\*denotes attendance by zoom

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### **1. Call to order and roll call**

President CROKE called the meeting to order at 4:01 pm after noting a quorum was present. Attendance as indicated above.

### **2. Minutes of the March 7, 2024 Commission meeting**

On a motion by Commissioner HURWITZ seconded by Commissioner GURNSEY, commission members unanimously approved the minutes of the March 7, 2024 meeting.

### **3. Financial Report**

Ramona Metzger noted an account balance change of \$1.00 due to a deposit in March. There is currently a balance of \$236.53 in the MIMD account.

On a motion by Commissioner GURNSEY, and seconded by Commissioner MCFADDEN, the Commission unanimously approved the financial report.

### **4. Stakeholder Updates:**

- Ed Curtis (Memorial Health) – Expressed appreciation for the medical district commission.
- Matt Fry (HSHS St John) – Noted is ongoing appreciation of the MIMD Commission. Looking forward to discussion of potential boundary expansion.



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**5. Public Comment:** None

**6. Old Business**

- Master Plan for Downtown and Mid-Illinois Medical District; The City is leading the effort to adopt the plan. Currently meeting with alderpeople and other elected officials.
- Map of draft boundary extension. MIMD is circulating an initial draft for feedback. Given the timing, it is unlikely that a boundary amendment will be made during the current legislative session.

**7. New business**

Victor Salerno provided an overview of the proposed Adirondack residential development project. Salerno met with City officials, and they are seeking additional funding, including potential C-PACE loan, and TIF. The development team is working through the underwriting and anticipates closing on the purchase of the land this summer with construction beginning this fall.

There was discussion regarding construction costs, including labor costs, of the proposal. Commission members expressed general support of the project and requested that the development team return when the incentives and costs of the project are finalized.

CROKE proposes that the Commission allow the project to finalize its development package before the Commission votes to approve the grant request. CROKE noted that the Commission would be flexible in scheduling a meeting before the next regularly scheduled meeting in August.

**8. Adjourn**

On a motion from Commissioner STREMFER, the meeting adjourned at 4:30 p.m.

Submitted by:

Joe Hurwitz, MIMD Commission Secretary