

# Q&A from 548 Development & Related Midwest Presentation

Question	Answer(s)
<p>Landscaping was mentioned briefly during the presentation: is there a proposed percentage of space dedicated to green spaces? Specifically trees and other species that may sequester carbon on the space.</p>	<p>The total greenspace proposed in the development will be more than 20% of the total land area. Landscaping will be provided in accordance with City of Chicago requirements which will include trees and other species that assist in sequestering carbon. In addition, landscaping will incorporate a rails-to-trails approach to design that help ensure a proper contextual fit of the property alongside the adjoining residential buildings.</p>
<p>What is the salary range and what qualifications are required. How can we ensure NL residents are hired...what % of local hires are you aiming for?</p>	<p>Trade jobs will pay the prevailing wage. Related Midwest has a long history of hiring from within the communities in which we operate. We have facilitated the hiring of 465 community residents across 29 projects, understanding that Chicago will reach its full potential when every resident from every community has a chance to participate in the city's economic growth.</p>
<p>Is there a major company anchoring this project?</p>	<p>We are in preliminary discussions with various companies to occupy the space and have begun to engage brokers.</p>
<p>Will there be opportunities for people who were formerly incarcerated to work?</p>	<p>Yes.</p>
<p>To 548 If this is a E-Com type fulfillment/distribution center. When complete there won't be much Community involvement/interaction other than employment..... Correct? What industry's and business look for fulfillment centers that may want to settle in North Lawndale after project is complete?</p>	<p>The 10,000 SF Lawndale Innovation Center will serve as a unique source of workforce training, advancement, and wealth-building opportunity for the local residents. Ultimately, the Lawndale Innovation Center, which we will donate, will create jobs for the community, by the community.</p> <p>Several businesses across industries are a potential fit for an industrial property in North Lawndale (for reference, see the Amazon facility just five blocks to the west).</p>

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<p>The design team architects are not one of the DPD pre-qualified architects for the Invest South West RFPs. Can you explain why/ and your reason for your selection?</p>	<p>Related Midwest has worked with many of the architects on the pre-qualified list and has a record of award-winning design and architecture. For this project, we chose the design architects we feel are the best fit due to their industrial experience, quality track record and certainty of execution. When the design of the site is complete, it will incorporate elements of landscape design to create a welcoming site for the community.</p>
<p>Professional service is extremely important to me. Will the community have access to speak to the project manager or someone in charge for concerns and questions vs a voicemail?</p>	<p>Yes.</p>
<p>With the rise of gentification on the West-Side of Chicago, how will you all ensure affordability and investment without displacement. I believe the previous question was in regards to any covert motives with developing a low income area.</p>	<p>Related Midwest has a strong history of strengthening the communities in which we work by investing in the public realm and supporting programs that enrich the lives of those who live there. We ensure that our positive impact extends beyond apartments or office spaces to the community, from jobs to neighborhood investments and more.</p> <p>By donating space for the Lawndale Innovation Center, our goal is to ensure that innovation hatched in North Lawndale continues to benefit those who live in North Lawndale.</p>

# Q&A from Lawndale United Presentation

Question	Answer(s)
How much of your team is composed of minorities?	The two lead developers are East Lake an MBE and MK Asset's an MBE firm. We've also engaged MBEs on our design and construction teams.
Are any of the community partners on this project are involved in the North Lawndale Quality of Life Plan? What track record do your partners like Black men United have in Lawndale?	Pascal, again, contact Pete Strazzabosco, he'll get you in touch directly with the development teams if you'd like.
East Lake Management has the second largest number of eviction filings per year in Chicago- Knowing this, how can we trust you to be a good neighbor in North Lawndale?	I believe you are referring to a 2019 Reader article, about evictions; in which East Lake's evictions were nearly a fifth of the most prominent evictor, and was fairly comparable to the other large property managers. In regards to being a good neighbor: we have a long and accomplished history of developing projects, investing in communities, and strengthening neighborhoods.
How much time do you all currently spend in North Lawndale working and building community right now?	<p><u>CNI's North Lawndale involvement</u></p> <p>Lawndale Christian Health Center-CNI allocated \$36 million in New Market Tax Credits (NMTC)</p> <p>Lawndale Christian Health Center-largest employer in North Lawndale (600 employees) over 85% of employees from the Lawndale community</p> <p>Dave Doig CNI's president has served on the board for over 25 years</p> <p>CNI partnered with Lawndale Christian Health Center in 2011 to provide NMTC allocation for the flagship Health and Fitness Center on Ogden. The Lawndale Medical Corridor improved access to medical services &amp; brought a food producing greenhouse to a stretch of Ogden Avenue already known for the health and support services presented at the Health Center.</p> <p>East Lake has several affordable housing developments in Lawndale and we work every</p>

# Q&A from Lawndale United Presentation

	<p>day to provide a safe living environment for our seniors and families.</p>
<p>Any talks with CTA to reopen the Kostner stop?</p>	<p>Hi Bill, DPD is not currently aware of any plans from CTA to open the Kostner station entrance. The City &amp; CTA will take the lead on analyzing this possibility in the future.</p>
<p>What is your community inclusion plan for attracting and retaining diverse talent at the site location?</p>	<p>Our team will work closely with our workforce partner-Westside American Job Center to create a robust pipeline of local job applicants to ensure local hiring opportunities.</p>
<p>Commercial leases can last for 10 years or more. How long will your commitment to hiring locally last, and how will you track and report your hiring to the public?</p>	<p>Our strategy for encouraging tenants of the space to hire locally is founded on the idea that we will provide a pipeline of trained employees for them. Through our partnership with Westside American Job Center and our commitment of TIF dollars to training and our dedication of space for training, we believe that local hiring will become a permanent aspect of this space.</p> <p>We will work with our partner agency to develop a reporting mechanism.</p>
<p>Yawl evicting people??! During a pandemonium?? After bragging about how you are a major property holder in North Lawndale?</p>	<p>East Lake considers eviction a last resort at all times and particularly during the pandemic. We have followed the Federal and State moratorium and not evicted anyone due to non-payment. We have only pursued a very limited number of evictions city wide and ONLY when the tenants were creating a continuous and serious safety issue for other tenants. In all cases, we do everything we can to avoid eviction.</p>
<p>When you speak of business lending, what is your outreach strategy to inform local residents of your programs and services?</p>	<p>We expect to market the “affordable industrial rental spaces” within the facility through local trades organizations, business development centers, the alderman’s office. Our community partners will also be responsible for identifying and reaching out to local businesses. We will hold open houses to explain the affordable opportunities to local and small businesses.</p> <p>As part of that outreach, we would inform interested businesses about micro-lending opportunities that we could offer them to make the transition to new space more practical.</p>

# Q&A from Lawndale United Presentation

	<p>We also imagine that CNI will utilize the job training center as a location to provide additional open houses regarding micro-lending opportunities for businesses even after we are fully leased.</p>
<p>For CNI- the area is a good desert - possible to covert one of the parcels for food / grocer / big box w/food? The front of the house store the back could be distribution?</p>	<p>-our team is happy to work with the City and community to explore options collectively.</p>
<p>Are you seeking a Class 6B or using NMTC</p>	<p>Yes, 6B. There are a multitude of options for equity (conventional, NMTC, opportunity zone) that can be utilized to maximize the value to the community.</p>
<p>East Lake Management (third-party property managers) has been the second most prolific evictor last year in 2018, with 247 eviction cases in Chicago. <a href="https://www.chicagoreader.com/chicago/chicago-evictions-pangea/Content?oid=70318054">https://www.chicagoreader.com/chicago/chicago-evictions-pangea/Content?oid=70318054</a></p>	<p>East Lake considers eviction a last resort. Our managers and staff work consistently with tenants to help them pay their rent and remain in compliance with their leases. We will only pursue an eviction if tenants are consistently creating an unsafe environment for other tenants or if they refuse to pay their rent and refuse to enter into payment plans or to seek support from agencies available to help them.</p> <p>The number of evictions is due to the size of our portfolio and NOT to a desire to pursue eviction.</p>
<p>To piggy back off Noelle, Will you all consider and research what the carbon footprint is and see this is a priority when choosing partners?</p>	<p>We will certainly be mindful of opportunities to reduce the buildings' carbon footprint.</p>
<p>Will your project have any employee assistance programs proposed to help your employees purchase a home to live in NL area?</p>	<p>At this point we do not have a mechanism in place to assist with homeownership. And our group will not be an employer at the space. The workforce at the facility will be employed by the tenants of the spaces.</p> <p>However, East Lake has in the past worked with the City's New Homes for Chicago program and would be happy to partner with agencies that support affordable homeownership to do outreach to the employers/employees at the facility to encourage local homeownership.</p>
<p>Will businesses be able to own or just rent space within this project?</p>	<p>At this point we will only be considering rental of spaces within the footprint of the buildings.</p>

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<p>Can CNI to outline the number and amount contracted as a %, to black owned professional service firms in their Pullman projects in total?</p> <p>Also, can CNI talk about retention rates for the jobs created on previous projects? What exactly will these local workforce do to recruit, place and retain hard to employ populations? We're in a very challenged workspace and the responses are somewhat vague.</p>	<p>CNI exceeds the City of Chicago's MBE/WBE requirements across our pullman park redevelopment projects. CNI works with Workforce partners to create a pipeline of local applicants. Workforce partnerships has been a successful strategy to ensure local hiring and job retention.</p>
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# Q&A from KMA / McCaffery Presentation

Question	Answer(s)
<p>This question is for the Alderman/City of Chicago</p> <p>What will the proceeds of the sale of the land go towards. Specially will any money be allocated to the homeowners who live near the Silver Shovel/Mt. Henry all those years and suffered from all the pollinates causing many health issues.</p>	<p>1. There is significant cost to remediate the land which will effect the cost of the land</p> <p>2. There my be city subsidies that my also effect the cost of land</p> <p>long story short it is uncertain what the city's share will be so that can't be answered at this time.</p>
<p>At some point tonight can Ald. Scott speak to what plans are/or will be in place, City and or County, to make sure Gentrification doesn't become a "4-letter word" as a result of this project for current Lawndale Stakeholders 5,15,30 years down the road</p>	<p>DPD &amp; the Alderman are concurrently starting a housing strategy plan this spring to proactively plan for affordability and address displacement concerns from a new greenway amenity, which we are discussing with the railroad. Glad to preview this later tonight and will followup with a public kickoff for planning soon.</p>
<p>Has there been a conversation with the railway owner to use the tracks for what you spoke about in your presentation? If so are they willing to allow the trail to be a walking trail similar to the 606?</p>	<p>Hi Karen, DPD is in preliminary conversations with the railway regarding a greenway. Our intention is to start a housing strategy plan this spring to proactively plan for affordability and address displacement concerns. Glad to preview this later tonight and will follow up with much more public information soon.</p>
<p>You mentioned rails to trails and using the former rail line...How will this rails to trails development impact the community garden run by community org, the Gardeneers, located on the rail line at Homan?</p>	<p>DPD is in preliminary conversations with the railway regarding a greenway. Our intention is to start a housing strategy plan this spring to proactively plan for affordability and address displacement concerns. Glad to preview this later tonight and will follow up with much more public information soon. We'd anticipate partnering with or retaining gardens, but that process is just beginning</p>
<p>Will The Project Be PLA Driven...If Yes, How Do You All Propose Common Ppl. will Participate....Unions Are Anti-Black Ppl.</p>	<p>Can you clarify PLA?  <a href="#">A Project Labor Agreement allows permission by unions to be a non-union prevailing wage project.</a></p>
<p>How long will it take to get a finsh project.</p>	<p><a href="#">The start date will be largely dependent on the closing with the City as well as the amount of environmental contamination that will need to be remediated. After that, we can start construction on at least two of the uses in short order: the landscaping/welding business and the affordable housing. We hope to apply for Tax credits with the city of Chicago in May</a></p>

# Q&A from KMA / McCaffery Presentation

	<p>of 2021 to deliver affordable housing units as soon as 2023 or 2024.</p> <p>The industrial uses will be driven by demand. We will begin our lease marketing process as soon as we have “control” of the site (or potentially earlier).</p>
<p>What would you do to ensure that after this project the neighborhood isn't gentrified?</p>	<p>A large part of the reason we are offering affordable housing in our proposal is to help mitigate the effects that “big industry” will have on the surrounding community. Additionally, we intend to program the commercial space such that it offers educational opportunities around job training, workforce development, finances, and entrepreneurship so that the existing residents of the community can stay existing residents of the community.</p>
<p>Will The Project Be PLA Driven...If Yes, How Do You All Propose Common Ppl. will Participate....Unions Have Had A History Of Being Anti-Black Ppl.</p>	<p>As far as black participation during construction, we’ve secured two contractors that have detailed hiring plans that target residents of the community. Additionally, we can work with organizations like HIRE 360 &amp; Revolution Workshop that focus on minority and women participation in the trades. This project will have a combination of non-union prevailing wage and union during the construction period.</p>
<p>Historically, on similar projects the team has worked on in Black communities, how many of the residents of those communities were hired, temporarily? How many were hired permanently? What are you doing to increase the chances of local residents being hired?</p>	<p><b>Participation Goals Achieved- W.E. O’Neil –</b></p> <p><b>RAY AND JOAN KROC COMMUNITY CENTER</b></p> <ul style="list-style-type: none"> <li>• 37% of total available construction contracts were awarded to diverse suppliers.</li> <li>• Hired 8 community residents for construction.</li> <li>• Utilized the Salvation Army’s diverse hiring consultant, Sawyer Enterprises, to maximize community involvement in the project</li> </ul> <p><b>TAYLOR STREET APARTMENTS AND LIBRARY</b></p> <ul style="list-style-type: none"> <li>• 48% of total available construction contracts were awarded to diverse suppliers.</li> <li>• Worked with Tandem Ventures and Alderman Jason Ervin to reach 10% Section 3 participation</li> </ul>



# Q&A from KMA / McCaffery Presentation

	<p><b>Participation Goals Achieved- GMA – Harrison Square Tenant Improvement Project</b></p> <p><b>PARTICIPATION REQUIREMENT GOAL ACTUAL</b></p> <p><b>Contracting</b></p> <p>Minority-Owned Business Enterprise 35% <b>40%</b></p> <p>Woman-Owned Business Enterprise 5% <b>10%</b></p> <p><b>Workforce</b></p> <p>Minority Journeyman and Apprentices 30% 30%</p> <p>Minority Laborers 40% 40%</p> <p>Women Journeymen and Apprentices 5% 5%</p> <p>Women Laborers 5% 5%</p>
<p>Has the team thought about partnering with a community organization to begin a land trust for the housing piece?</p>	<p>KMA and A Safe Haven Foundation (North Lawndale community organization) will be partnering and sharing ownership on the affordable housing piece. We have committed to executing a Land Use Restriction Agreements that will ensure that affordable housing is in place for 30+ years.</p>
<p>How will the project work with community residents to guard against the displacement-replacement of the local community that normally accompanies projects of this magnitude?</p>	<p>See gentrification question above.</p> <p>Additionally, A Safe Haven and KMA have been embedded in serving the North Lawndale community for over 26 years. They are known to have a long track record of investing in social services, job training and social enterprises and housing in the community. All of their work is designed to cater to the unique needs of our neighbors that live in North Lawndale. A Safe Haven also has over 100 linkage agreements with organizations serving the community and plans to engage with their existing network of partners to participate and to continue to serve as a resource for the existing community. Lastly, we’re happy to work with other organizations that can help mitigate this concern.</p>
<p>Can you explain in 2021 why you have no Black professional as part of your team</p>	<p>GMA Construction is a member of the team that is black-owned. Additionally, we are using two other firms that are MBE/WBE-certified (KMA <i>(pending)</i> and UrbanWorks). As the project develops, more vendors will be needed. We will host outreach events to invite more to secure more local vendors, and individuals to be participate in the project. We intend to make the team as diverse as possible.</p>

# Q&A from KMA / McCaffery Presentation

	<p>The goal of the wealth engine is to support and cultivate local business creation and foster more local investment. The wealth engine will help grow local North Lawndale business.</p>
<p>Blue Lacuna is no longer in existence. How did you cultivate your "target partner" list?</p>	<p>We assembled a list of existing relationships based on the members of the team. Many of the partners named are personally known and have a long history of working with one or more of the partners on this team.</p> <p>By no means is that list limited to what was presented. We are happy to hear from the community and the alderman what other groups should be tapped/included in this process as it evolves.</p>
<p>Looking at the "Targeted" Community Partners slide in the video at the 6:58 mark. Kudos...it looks very diverse and likely to spur 2nd tier and or support business and services.</p>	<p>Thank you, we thought so too and hope that it will do exactly as you say.</p>
<p>what is the cost benefit of building new a infrastructure to create skill development and entrepreneurship training when there are 3 abandoned schools within blocks of Roosevelt and Kostner which could house the same initiatives? I'm assuming the same contracting companies could bring school buildings up to code, if need be.</p>	<p>Thank you for the questions, we believe these closed schools are great assets. The intent of this project is to be a powerful hub and catalyst for spurring investment in local assets like the abandoned schools mentioned.</p> <p>On a stand alone basis, however, we do not believe that conversion of the school to a community use would be sustainable or as impactful. Our project is holistic and a community anchor that we believe will encourage more investors to begin exploring creative solutions to bring these surrounding properties back online and to create more jobs.</p>
<p>Has there been any environmental studies done on the property.</p>	<p>DPD has provided to all developers the environmental studies completed for the site, and are available on <a href="http://chicago.gov/northlawndale">chicago.gov/northlawndale</a>, under the "RFP addenda" Further environmental studies are required as well as likely remediation before the site will be shovel-ready.</p>

# Q&A from KMA / McCaffery Presentation

<p>If your team does not move forward is there a plan to work with local CDCs like Lawndle CDC and the Legal Center to get affordable housing and workforce housing?</p>	<p>DPD</p>
<p>\$1,200 is a lot to pay for an income @ \$50,000, especially if you have children, so how is that affordable for an income at \$24,000 or \$36,000 even with utilities included. Low income rent should never be more than \$900 for 2 Bdrms.</p>	<p>The rents will be evaluated again with a market study and more in-depth market research is needed to identify appropriate rents.</p> <p>These rents are benchmarked against the City of Chicago income levels. These rents are for income levels at 30% &amp; 60% Average Median Income levels for the City of Chicago. We will work with the Department of Housing to see what assistance is available to make the units as affordable as possible for the local community.</p>
<p>What kind of amenities will be offered in housing unit? Mini gym, roof top? Will it be maintained longterm?</p>	<p>We plan on having on the following for 30+ Years:</p> <ul style="list-style-type: none"> <li>• Community outdoor park             <ul style="list-style-type: none"> <li>○ Ampitheather</li> <li>○ Outdoor Yoga</li> <li>○ Dog Park</li> <li>○ Movies in the Park</li> <li>○ Playground</li> </ul> </li> <li>• On Site Case Management Services</li> <li>• On site Property Management</li> <li>• On site Maintenance</li> <li>• 7,356 of ground floor amenity space examples could include:             <ul style="list-style-type: none"> <li>○ Library</li> <li>○ Computer Lab</li> <li>○ Gyms</li> <li>○ Tenant Lounge</li> </ul> </li> </ul>
<p>What have you done to give back to the community after your investments?</p>	<p>A Safe Haven HQ is anchored in the North Lawndale community. Since, 1994 A Safe Haven has helped over 130,000 people get access to comprehensive services that help people overcome root causes of poverty and homelessness and helps people with barriers get jobs and permanent housing. On average</p>

# Q&A from KMA / McCaffery Presentation

	<p>every year A Safe Haven helps place on average over 1,000 people, who were either recently or chronically unemployed and/or with criminal justice backgrounds get placed into jobs. We are at capacity. By moving some of our job training, social enterprises and staffing services to this facility will help us double that number.</p> <p>Additionally, after the investment is executed upon, the team is committed to adding over 1,000 permanent new jobs &amp; over 1,000 construction jobs to the North Lawndale Community.</p>
<p>Diversity does not equal cultural competency or anti-racism</p>	<p>A Safe Haven &amp; KMA offers professional staff, anti racism, diversity and cultural competency training.</p>
<p>What are the expected average wages for the permanent jobs created?</p>	<p>DPD will have the developer follow up on questions</p> <p>The permanent jobs will depend on the tenant. We expect that all of the jobs will be in accordance with industry standards based on the type of employer that they bring it.</p> <p>The welding job training, landscaping, and staffing programs that ASH is bringing to the project pays a starting average of \$15+ per hour.</p>
<p>What was the website that Mr Griggs stated that we could look at fir programs that he has I had ccc.edu.com?</p>	<p>I believe Cornelius referred to The Associate in Applied Science degree program in Construction Management at Kennedy King College which you can find on Chicago Community College's website (<a href="http://www.ccc.edu">www.ccc.edu</a>)</p>
<p>Will the rails to trails program disrupt existing infrastructure on the rail such as community gardens that support local schools?</p>	<p>DPD &amp; Ald. Scott will talk about the greenway and housing affordability strategy, to be announced and kicked off in March</p>
<p>will the rail tracks be permentaly removed?</p>	<p>DPD is in preliminary conversations with the railroad, and does not anticipate full removal of railtracks</p>
<p>How are you engaging Sumner School in your plans?</p>	<p>A Safe Haven currently works with the City of Chicago in a One Summer Chicago youth program. It is a very successful program that allows us to work with over 80 high risk students every summer get introduced to hands on work and careers. The goal is to engage and educate the students to stay in</p>

# Q&A from KMA / McCaffery Presentation

	<p>school, pursue higher education or career development. The vast majority of our students go back to high school to complete their education, apply for college or go direct to employment. We may consider inviting some of our students to do internships and training programs on site.</p>
<p>Will the jobs in the distribution center pay 60% AMI?</p>	<p>See above question</p>
<p>and open to the community to ride backs, walk?</p>	<p>The Park will be a family friendly park open to the community. We intend to host community events and program community to engage local artist in the Amphitheater in conjunction with the city. The park will be built at the same time as the housing portion and managed by KMAPM.</p>
<p>Thank you for not pandering. yesterday's PP did not seem as genuine.</p>	<p>We are grateful for the opportunity communicate our teams common vision based on our respective track records for success in all areas of the project.</p>
<p>1. In addition to internships which are wonderful opportunities, will apprenticeships to mainstream careers such as electricity, plumbing, HVAV, which historically excludes black people, are not diverse etc also be made as opportunities, and if so also with which unions/schools/organizations? 2. For these rental apartments and housing, will upkeep be maintained?  2.</p>	<p>Regarding the housing, KMA Property Management Services INC. (KMAPM) is planned to be the property management &amp; maintenance company in charge of maintenance of the property.</p> <p>KMAPM is in the process of being registered as an MBE property Management company with the State of Illinois.</p> <p>Civic staffing is an on site staffing employer that has existing relationships with both union and non union employers and will seek to aggressively expand the number of qualified candidates to fill more positions.</p>
<p>With the Roosevelt Lawndale Strip Mall looking as it does, what is the strategy for this not to become another lack luster sight?</p>	<p>This is a team of experts and professionals who have a local, regional and national presence and a long track record of successful project deliveries.</p> <p>We are making a significant investment in this project. We believe that the high caliber and award-winning team will get a tremendous amount of local and national attention and visibility. We plan on leveraging the opportunity to recruit and encourage other</p>

# Q&A from KMA / McCaffery Presentation

	<p>growing business in our networks to join us in investing in the North Lawndale community.</p>
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# Q&A from Matanky Presentation

Question	Answer(s)
<p>For Matanky</p> <p>1) What component/percentage of your Team is minority owned (specifically Black)?</p> <p>2) Do you have a participation commitment and plan (if so, what is it) above the city minimum of 26/6?</p> <p>3) If your Team is Selected what will be the 3 most significant community benefits resulting from your project?</p> <p>4) What specific measures are you taking with this project to insure local minority (specifically Black) businesses prosper?</p> <p>5) Name your most recent 3 projects completed on the south or west sides and what was the team composition (GC, Arch, Engr, etc...)</p>	<p>live answered</p> <p>Our team will exceed the City's 26/6 minimum Our target is a minimum 60% of MBE/WBE participation</p> <p>Training for residents leading to middle income wages;</p> <p>Creating an employment hub in the community</p> <p>Having that employment hub serve as a sense of place for youth and community</p> <p>We want to work with local businesses and will provide lease to own opportunities for interested businesses. (Among other things, due to new market tax credits, tax increment financing, and opportunity zone requirements, we will be obligated to legally own the property for at least 10 years after the buildings have been placed in service.)</p>
<p>Are you also engaging local industrial development agencies to help North Lawndale residents get industrial jobs?</p>	<p>We (McCaffery/KMA) are certainly open to doing so and would be happy to do that. We also have some not for profits that build relationships with end users and help to prepare community members with the skillsets required of the jobs that will be coming. A Safe Haven also offers some services that may assist with this effort.</p>
<p>Will the union training lead to union membership or apprenticeships only?</p>	<p>live answered <b>Yes. Union training will lead to union membership.</b></p>
<p>Speaking of training for auto repair, is there any talk of working with Collins HS to bring their automotive program back? I'm not sure if Prosser still has their program. If so, are there plans to partner with them to provide opportunities for their students and faculty to train/retrain?</p>	<p>live answered</p> <p>The development team is committed to partnering with local organizations (including CPS/Collins HS and other local Schools) to provide training opportunities for Students and residents of the community.</p>
<p>Why is a baseball field included, outside of what NLEN is doing, I am unclear about the rest of the plan. Also, outside of the AA companies, how diverse are the Matanky's, etc.</p>	<p>DPD will follow up with the developer to answer question</p>

# Q&A from Matanky Presentation

	<p>The plan includes spaces for smaller businesses along Roosevelt Road; along with office/classroom space for the Base; a training facility for local 701; and medium-large industrial spaces to accommodate food manufacturing, production, and warehousing uses. The Baseball fields will be on the roof with safety measures in place; the Base provides Athletic Programming for Youth but also Academic Programming (ACT/SAT Test Prep) Tutoring, Financial Literacy, Mentoring and more. Base also provides Community Service: Community Clean Up, and a Senior Citizen Food Program</p>
<p>What is the cost of the project and where are the funds coming from?</p>	<p>DPD will follow up with the developer to answer question  Preliminary project cost: *\$80,000,000.  Funding to come from a variety of sources as detailed in response. All is subject to negotiating a Redevelopment Agreement and City Council approval.</p>
<p>There was mention of equity in the project, are you open to local businesses purchasing space preconstruction instead of or in addition to the incubator rental space after project completion?</p>	<p>DPD will follow up with the developer to answer question  Developer is open to a lease to own program with local businesses but due to financial requirements the developer will be obligated to own the property for at least 10 years.</p>
<p>Alderman and DPD - any discussion on reopening the Kostner Blue Stop , which could help elevate the isolation and provide a direct line in and out of the area</p>	<p>We will engage with CTA as a part of upcoming housing affordability and economic development plans, but do not know of any current plans by CTA to open</p>
<p>Great examples of potential tenants - does the team have hard Letters of Interest</p>	<p>DPD will follow up with the developer to answer question  Developer has 8 Letters of Interest which were submitted to DPD with proposal; as soon as the developer is awarded the RFP, a serious marketing campaign can begin, and the Developer is optimistic that the team will succeed in attracting many tenants and creating quality job opportunities.</p>
<p>Is the baseball field located on the roof of a manufacturing building? How does that work?</p>	<p>DPD will follow up with the developer to answer  The roof of the building will be constructed with materials to accommodate a baseball field. An elevator and stairways will be installed to access the roof.  Home runs and foul balls will not be a problem. The Baseball field will include an inflatable dome. When the</p>



# Q&A from Matanky Presentation

	<p>baseball Dome is inflated during inclement weather, baseballs will be contained;</p> <p>When the Dome is down, netting will be installed along the full 1<sup>st</sup> base line (Kildare), along the 3<sup>rd</sup> base line, and along the Home -Run fence. The roof of that building is approximately 300' x 600' and can accommodate at least one baseball field with other sports fields, or two baseball fields.</p>
Will non-union shops also be welcomed?	<p>DPD will follow up with the developer to answer question</p> <p>Yes</p>
I am on the LSC for the Collins Academy. How do we contact you for partnership?	<p>DPD will follow up with the developer to answer question</p> <p>Developer will partner will local organizations.</p>
With respect to BASE, could you explain the program	<p>DPD will follow up with the developer to answer question</p> <p>Detailed answer provided above</p>
will the focus on the automotive sector bring issues with air quality and increased diesel traffic?	<p>DPD will follow up with the developer to answer question</p> <p>It is not anticipated that there will be any issues with air quality and diesel traffic. The developer will comply will all Federal, State, County and Municipal Air Quality Regulations.</p>
What is the commitment from the companies that are hiring and who is hiring? What job training is taking place for a \$100,000 job.	<p>DPD will follow up with the developer to answer question</p> <p>Every tenant at the development will have a lease provision which will require a local hiring preference. Local 701 has committed to give preference for their mechanics training program for residents of the community. Their training program provides union apprenticeship for 3 1/2 years, leading to union journeyman mechanic positions which can earn between \$70,000 and \$100,000 per year.</p>
And also how many \$100,000 jobs are available?	<p>DPD will follow up with the developer to answer question</p> <p>Local 701 anticipates training 50 car mechanics and 25 diesel truck mechanics every year. The most productive automobile mechanics will be the ones who can earn as much as \$100,000 per year. It is also possible that there will be other \$100,000 jobs available at other businesses for potential employees who have the proper experience, education, and credentials.</p>

# Q&A from Matanky Presentation

<p>What is the local hire percentage minimum?</p>	<p>DPD will follow-up with the developer to answer question <b>Every lease will include the local hiring preference provision.</b></p>
<p>How many \$100,000 jobs?</p>	<p>DPD will follow up with the developer to answer question</p>
<p>QUESTION TO THE CITY: Are there any safeguards in the eventual planning/development process to ensure that the projects as proposed in these RFP responses will substantially reflect what is being presented in this competitive process?</p> <p>This is a concern particularly with respect to yesterday's proposal for the Cubs training facility.</p> <p>How can the City and the Community be assured that the very community-oriented, philanthropic (i.e. low-profit) uses proposed will not simply be overturned to a more lucrative, less civically oriented use as soon as the opportunity presents itself after the RFP has been awarded?</p> <p>i.e. a bait-and-switch</p>	<p>The City has legally binding redevelopment agreements as well as continued community engagement plans to ensure that a selected proposal matches the goals of the community and what was envisioned for the site. Please email <a href="mailto:DPD@cityofchicago.org">DPD@cityofchicago.org</a> will follow up with additional information on your question.</p>

# Q&A from RK5 (Mclaurin) Presentation

Community Question	Answer(s)
<p>This is for the City. A developer who was going to develop this parcel and backed out for whatever reason. If I remember correctly, they were going to get significant tax breaks through the City and County. Will those same incentives be accorded the successful developer? Forgive me if this was shared in some other presentation.</p>	<p>Yes, the RFP was issued with an understanding that public incentives would be needed and requested by development teams.</p>
<p>You spoke of an industrial laundry facility. Who might that facility serve? The Medical District? Surrounding manufacturers? Will local residents be hired?</p>	<p>The RK5 proposed Industrial Laundry facility (60K SF) could be a Co-Op model comprised of local Health Care Systems (including within the IMD) and operated by a new local employee-owned (minority) company. The facility would serve any medical facilities and other businesses, including local manufacturers. Local residents would be the primary targets for employment opportunities.</p>
<p>What Black-owned professional services firms will be contracted beyond construction?</p>	<p>Beehye, L3C is 100% black owned and a 50/50 partner with JGMA, which is 100% LatinX. Other local Black-owned professional service firms already contracted with RK5 include Engage Civil (Civil Engineer) and Neal and Leroy (Attorney).</p>
<p>How is parking being implemented with this project, and be sure it not interfere with residential parking without having to turn to permit parking,</p>	<p>We have specifically designed our project to navigate all commercial traffic along Kostner Avenue away from surrounding residential communities and Sumner School, we designed ample on-site parking with Kostner Avenue access only.</p>
<p>I may have missed it, but what are the average wages expected to be generated from the project?</p>	<p>We propose all Industrial uses (Cold Storage/Warehouse and Laundry Facility) will pay market wages (\$20+/hr)</p>
<p>Is there a plan to partner with local schools to develop summer jobs?</p>	<p>RK5 will work with all surrounding schools to develop curriculum and internship/employment access to all aspects of the development, including related programming with Sumner STEM Academy, immediately adjacent to the site</p>
<p>Are the proposals available for review?</p>	<p>All six videos are available for review on DPD's YouTube page:  <a href="https://youtube.com/c/chicagodpd">https://youtube.com/c/chicagodpd</a></p>

# Q&A from Cubs Charities / Pritzker Realty Presentation

March 15, 2021

City of Chicago

Department of Planning and Development

**Roosevelt & Kostner: Cubs Charities and Pritzker Realty Group Q&A Follow-Up Responses**

## Is it safe to play sports and go for a jog around truck traffic and the bad air quality that comes with it?

Pritzker Realty Group and Cornerstone's design will help mitigate truck traffic. Noise and emissions should not impair the use and enjoyment of the Cubs' facility and the surrounding neighborhood. Based on our initial layout, only one truck access point will be located at the northwest portion of the site at the corner of Kostner Avenue and Fifth Avenue.

To help alleviate any disruption for the nearby Cubs Academy, Sumner Elementary School, and residential areas, all traffic flow from the site would be directed north along Kostner Avenue or west along Fifth Avenue. Additionally, no access or curb-cuts would be provided on Kostner Avenue and the proposed entrances and truck court size are designed to provide long drive aisles for freight vehicles to eliminate queuing in the public way and limit emissions.

## Why are the Pritzker's and Ricketts' now interested in this land when they have had the fiscal solvency to develop this land years ago?

Both Cubs Charities and Pritzker Realty Group identified the site as an ideal location for their respective projects well before the late-2020 RFP process was announced. Both groups have had **longstanding conviction in the location and the people of North Lawndale** and view the creation of this exceptional place-based project as a continuation of that belief. Given this history, we jointly believe our proposal is the strongest **shovel-ready** project that utilizes the framework and priorities of the community's Quality of Life Plan.

Pritzker Realty Group has closely tracked this specific parcel for many years, even after it was under contract with another developer around 2017. Once this developer backed out, PRG once again expressed interest in site in mid-to-late 2020 given the team's confidence in the real estate (prime infill location ideal for e-commerce or cold storage users) and the people (proximate to a strong labor force). When the RFP process was announced, PRG joined forces with Cubs Charities which provided the opportunity to combine the powerful social benefits of the Cubs Academy project and the sustained economic benefits of the PRG project to jointly create an enduring community asset. This vision aligns with PRG's greater organizational commitment to be more than a capital provider and developer, but a conscientious steward of Chicago's communities.

In addition, Cubs Charities has been interested in developing a youth baseball academy since 2015. The Roosevelt and Kostner location was identified by the City as a possible site for the Cubs Academy in 2019 and makes sense given its size and ability to fit outdoor playing fields. In late-2019, Prim Lawrence Group completed a feasibility study and site analysis for Cubs Charities that revealed evidence of 1) a need for quality, sports-based youth development programming in the City, 2) a dearth of indoor and outdoor recreational spaces on the West Side compared to other areas in the City, and 3) the project's alignment with North Lawndale's Quality of Life Plan.

Urban Youth Academies were originally conceptualized by Major League Baseball as part of its effort to fulfill its commitment to support under-resourced communities and deliver high-quality baseball and softball programming to more children and youth who faced more barriers to entry due to high costs associated with the sport. While these academies are focused on utilizing baseball and softball for youth development, the academies have become spaces for academic programming, social / emotional development, fitness, and family programming.

Following the feasibility study, which included interviews with community organizations on the West Side such as The Base Chicago, Better Boys Foundation, North Lawndale Police League, Breakthrough Urban Ministries, LISC Chicago, Austin Coming Together and public agencies such as the Chicago Parks District, Chicago Public Schools, Chicago Department of Planning and Development, Chicago Department of Family and Support Services, and aldermanic offices of the 24th and 28th Wards, Cubs Charities and Prim Lawrence Group intended to begin in-person community engagement, but the pandemic in March 2020 delayed the timing.

## Q&A from Cubs Charities / Pritzker Realty Presentation

### How will this bring economics to Lawndale? You are not offering enough jobs.

Overall, the combined Cubs Charities and Pritzker Realty Group development should bring approximately 650 temporary construction jobs and 180 permanent jobs for a variety of skill sets and increase near-term and long-term economic opportunity to the community.

In the near-term, the PRG project would bring immediate temporary and full-time jobs. In the long-term, the proposed modern facility should help to **initiate a new era of enhanced and expanded economic opportunity and job creation** along the Roosevelt-Cicero corridor. With the potential success of this modernized project, North Lawndale will signal it is "open for business" for other major logistics / cold / light manufacturing tenants to invest in the area. PRG estimates the North parcel development will create 300 to 350 temporary construction jobs and 50 to 100 permanent full-time jobs. This is a typical range for similarly sized developments, but the ultimate number will depend on the end user and number of shifts in the warehouse (multiple shifts creates more job. The warehouse and office components will provide opportunities for a variety of skill sets, from entry-level and middle-skill jobs to salaried positions.

On the South parcel, Cubs Charities estimates this project will bring approximately 300 temporary construction jobs and 80 to 100 permanent full-time and part-time jobs at the Academy, which would include part-time jobs for youth within the Academy, as well as coaches, mentors, and instructors. While the target audience for the Cubs Academy is neighborhood residents and youth from across Chicago who do not have access to quality indoor spaces, it is imagined the proposed project would bring dollars into the community while spurring additional economic development. Lastly, the facility will be focused on youth development, which Cubs Charities hopes will lead to **long-term generational prosperity**, by increasing academic and professional opportunities for youth within North Lawndale.

### Will you seek funding from the City?

The combined Cubs Charities and Pritzker Realty Group proposal is particularly unique in that **both groups are not requesting City financial assistance** to fund their respective projects based on current budgets ("self-sufficient capital").

PRG is not requesting any TIF funds for project costs related to eligible infrastructure costs (primarily soil export and environmental work). In all, PRG is not asking for any City financial assistance. With no TIF requirement, the estimated \$3-6 million tax base generated over 10-years from the project will go entirely to the community (100% incremental).

Cubs Charities, a 501(c)(3) non-profit, will not seek funds from the City unless the cost for remediation of the soil exceeds \$2 million. Cubs Charities will provide the first \$2 million needed to fund the remediation as well as the estimated \$20 million for construction of the Academy. If the remediation costs exceed \$2 million, Cubs Charities would only ask for TIF funds to support the remaining costs for remediation only.

### Are they purchasing the property from the City? If so, how much?

The site has not been developed for decades given the complexity and cost of the necessary soil and environmental remediation work. PRG has performed preliminary soil and topographical diligence on the site and estimates the work to total \$3 million for the North parcel and \$2 million for the South parcel.

The Cubs Charities and Pritzker Realty Group **proposal outlines a \$5 million purchase price** (\$2 million for Cubs Charities and \$3 million for PRG) that will be **deposited into escrow at closing and will be used for City-approved soil export and environmental remediation costs** to prep the site for development.

For the North parcel (PRG), if these remediation / soil costs are less than \$3 million, any savings will be retained by the City and potentially earmarked for initiatives in the local community. For the South parcel (Cubs Charities), if the remediation / soil costs ends up being less than \$2 million, the remaining dollars could be used by the City for other solutions related to the site (e.g., additional parking).

## Q&A from Cubs Charities / Pritzker Realty Presentation

### How are Cubs Charities and Pritzker Realty Group ensuring investment without displacement within the black communities you're developing?

Cubs Charities and Pritzker Realty Group have a history of working with and in communities across Chicago in the spirit of partnership and collaboration. Both teams desire to work together with the North Lawndale community and the City to address concerns of all residents and stakeholders. The proposed development directly responds to the vision and priorities of the neighborhood as articulated in the NLCCC Quality of Life Plan and complements active or planned investments in North Lawndale that promote community building and affordable housing. As such, **Cubs Charities and Pritzker Realty Group place utmost importance on being good stewards in the community we will all share.**

### Are you seeking Class 6B tax abatement or NMTC for the project?

Pritzker Realty Group will look to qualify for and require a Cook County Class 6 real estate tax designation in order to remain competitive with similar developments in the market in attracting tenants. Cubs Charities has not yet reached a decision on whether to seek New Market Tax Credits.

### Will you seek a land write-down as a result of the environmental investment?

See answer above on purchase price.

### Is there a contractual long-term commitment to keep the "green space" or are there thoughts about how PRG would want to develop the area in the future?

Pritzker Realty Group fully supports the Cubs Charities development on the South parcel. In one master plan concept, both teams will jointly strive to engage residents of all ages across a spectrum of community-based opportunities and programs - from sports-based youth development to jobs in high-growth industrial sectors. Pritzker Realty Group is **firmly committed to partnering with Cubs Charities to broadly achieve the unified vision of social impact and economic development on this site.** In the partnership with Cubs Charities, there are no plans to develop the South parcel for PRG's own account.

### What are the safeguards to protect the interests of current legacy families - preventing "displacement and replacement," maintaining affordability, and protecting against gentrification engendered by PRG?

Cubs Charities and Pritzker Realty Group are committed to working with the City and community of North Lawndale to ensure this project builds increased economic opportunity and social development for the community. Both organizations have a strong history of responsible development and engagement throughout Chicago and are committed to maintaining that partnership and collaboration with North Lawndale to address any relevant community concerns.

### Why now? Why in North Lawndale? All the vacancies in the City of Chicago? What is the "hidden" gain ?

**There is no "hidden" gain.** Both the Cubs Charities and Pritzker Realty Group organizations operate with an ethos of **integrity** and **transparency** and will bring these same core covenants to this proposed development. In one combined vision, the joint project is intended to provide powerful social benefits of the Cubs' Academy (recreation, community center, education, etc.) and the sustained economic benefits of PRG's best-in-class facility (jobs, tax revenue, reactivating hub of commerce, etc.). There are few – if any – similar sites in the City that provide the opportunity to achieve both goals simultaneously.

For the PRG warehouse / cold storage facility, very few industrial land sites are available in the City that provide unparalleled locational attributes and proximity to a strong labor force. As the e-commerce and cold storage sectors grow, North Lawndale (and this parcel in particular) is situated to benefit from these trends and tailwinds to help spur additional investment in the area. As noted previously, PRG closely tracked this specific parcel for many years, even after it was under contract with another developer around 2017. Once this developer backed out, PRG once again expressed interest in site in mid-to-late 2020 before the RFP process was announced. As an industrial developer, PRG has had great conviction in this site for many years.

For the Cubs Charities' Urban Youth Academy, the site at Roosevelt and Kostner affords a unique opportunity to invest in a world-class sport and recreation campus which would benefit the North Lawndale community and be used by

## Q&A from Cubs Charities / Pritzker Realty Presentation

children, youth and families on the West Side. Moreover, there are few available parcels of land on the West Side that can easily accommodate two outdoor baseball fields and an indoor academy structure. This is what makes the location at Roosevelt and Kostner so unique and provides the opportunity to be a thriving place and a one-of-a-kind facility.

Since 2013, Cubs Charities has been building a portfolio of sports-based youth development (SBYD) programming and has annually invested approximately \$1.8 million at more than 275 partner sites throughout Chicago to support the delivery of youth baseball and softball programs. An Academy campus would enable Cubs Charities to expand its SBYD programs year-round, addressing disparities in access to - and participation in - recreational programming and sports among low-income youth in underserved communities in Chicago, and respond to the priorities and interests of North Lawndale residents and stakeholders.

A Cubs Charities-commissioned feasibility study completed in the Fall of 2019 by Prim Lawrence Group concluded there is need and desire for quality baseball-centric, sports-based youth programming and safe indoor and outdoor spaces for recreational activities on the West Side based on the limited number of baseball and softball leagues in contrast to the South and North sides, insufficient resources, exposure to trauma due to violence, the absence of a major youth sports facility, and feedback from community partners. The Roosevelt and Kostner site was identified by the City as a prime location for the Academy, due to its size, alignment with the North Lawndale Quality of Life Plan, and need for more recreational spaces on the West Side.

### With two big political families, how will you keep divisive politics out of the project and its effect on the neighborhood?

**There will be no politics involved in this project.** At its core, this project reflects two families with a longstanding commitment to Chicago's communities **coming together to jointly** work with North Lawndale, the West Side, and the City to create a unique and sustainable community asset. This goal is the singular focus of Cubs Charities and PRG and will supersede any political affiliation.

In particular, Cubs Charities' mission is to mobilize the power of sport to champion youth, families and communities through sports-based youth development and academic programming, investments in safe places to play and strategic grantmaking. These tenets are wholly separate from politics and span all political perspectives. Cubs Charities' donors and supporters, like Cubs fans, come from all backgrounds, communities and perspectives and are drawn to Cubs Charities because of its commitment to, and ability to connect with, areas where Cubs Charities can have the greatest impact. Cubs Charities' commitment to North Lawndale and the Cubs Academy is derived from this same promise – to work to the best of our ability alongside communities and families looking to make a positive difference.

Similarly, Pritzker Realty Group has the ethos of a Chicago-based family office that seeks to be more than a capital provider and be a conscientious steward of our Chicago communities. The greater organization is passionate in doing all we can for the betterment of this City and its residents.

### How will this help create black owned business and community wealth?

Cubs Charities and Pritzker Realty Group believe that **greater diversity, equity, and inclusion is a fundamental value for both organizations and building more economic opportunity for more residents across all Chicago communities must be a priority.**

The Cubs Academy and community benefits are primarily localized as part of a larger community plan and the Academy and the neighboring project can foster economic growth and act as a catalyst for other developments. Activating the site and attracting baseball and softball players, community members and families to the area will make possible others to invest in retail and commercial activity nearby. Construction jobs will provide livable wages and local and state tax benefits. The economic impact from the construction of the facility and fields is projected to be approximately \$30 million in employment and tax benefits. Cubs Charities is committed to local workforce recruiting and a strong MBE and WBE hiring strategy, and will collaborate with local workforce agencies, community-based organizations, and construction trade associations to ensure community members have access to both construction and permanent jobs at the Academy. In addition, Cubs Charities hopes to engage a local coffeeshop to be a part of the project to provide the concessions at the Academy.



## Q&A from Cubs Charities / Pritzker Realty Presentation

Pritzker Realty Group understands that decisions for its project will not be made in a vacuum. A future tenant of the industrial or cold storage facility would represent the forefront of continued investment in North Lawndale by other major employers. Therefore, PRG will seek to immediately engage community groups to help identify future tenants and programs that are committed to hiring in the best interest of the community. During construction, our general contractor (FCL) has meaningful experience maximizing MBE / WBE and local hiring programs. Moreover, PRG will look to collaborate with minority construction trade associations and pre-apprenticeship programs to contribute to the project and provide full-time / workforce development opportunities. Upon completion of the facility, PRG will seek to implement a supplier diversity program for professional services and supply chain purchases from local businesses.

Emblematic of PRG's approach to workforce development initiatives and local hiring, the current development team includes ABCO, a local electrical contractor located on Kildare Ave. (across the street from the site). ABCO has successfully started a partnership / mentorship program with LiveWire Construction, a certified MBE contractor and founding member of Black Contractors, Owners, and Executives (BCOE). ABCO's program provides training, resources, and partnership opportunities for one of only a few minority-owned electrical companies in Chicago. Furthermore, The Will Group, another electrical and lighting company located within North Lawndale, will also be engaged by PRG on the project to utilize their skills and expertise on an actionable local development.

### What is the end goal of the project?

Together, the side-by-side development between Cubs Charities and Pritzker Realty Group will create a unique and sustainable community asset by providing both **economic development** and **social impact**. Two projects with one unifying and holistic vision: the creation of an exceptional development that meets the needs of the present and helps craft the story of the future for North Lawndale and the West Side through sports-based community development and industrial-based economic development.

To promote sports-based community development for a lasting **Social Impact**, the end goal of the Cubs Charities' project is to build a state-of-the-art indoor and outdoor baseball and softball facility that includes green space, a fitness center, teaching kitchen, youth-led social enterprise / concessions, running tracks, classroom and meeting spaces, and a rooftop garden. The Cubs Academy would house quality sports-based youth development programming, academic support for youth, and health and wellness programming for youth and families, e.g. positive impact on academic performance, access to mentors, scholarships, etc. The site at Roosevelt and Kostner affords a unique opportunity to invest in a world-class sport and recreation campus that would benefit the North Lawndale community and attract members of neighboring communities and baseball and softball participants throughout the City.

To promote industrial-based **Economic Development**, the end goal of PRG's project is to be more than "four-walls-and-a-roof." This modern cold-or-dry distribution facility, developed with best-in-class execution and quality, can become a catalyst for re-investment in the community and a revival of the Roosevelt / Cicero Industrial Corridor to fully reactive the largest piece of vacant industrial land on the West Side of Chicago. Most importantly, the project will endeavor to fully engage community groups and the local workforce to collaborate on job creation so that residents of North Lawndale are actively involved in the process.

Additionally, a key differentiator and goal of the Cubs Charities / Pritzker Realty Group proposal is a combined commitment to "self-sufficient capital" whereby both groups will not be seeking TIF funds based on currently budgeted (and necessary) remediation / soil costs. This will provide the stated benefits of the project without utilizing City funds. As such, future taxes from the PRG industrial facility will be 100% incremental (estimated at \$3-6 million over 10-years) and a portion of savings from City-approved remediation / soil clean-up capital will go to local initiatives. This capital commitment allows for City and community funds and resources to be allocated to other important projects within North Lawndale and the West Side as opposed to being earmarked for one site only.

### Are there any commitments / covenants to ensure the proposed recreational uses will not be replaced with a more lucrative, less community / civic-oriented use as soon as an opportunity arises after the RFP has been awarded?

Cubs Charities mission is to mobilize the power of sport to champion youth, families and communities. **There is no intention of altering this mission.**



## Q&A from Cubs Charities / Pritzker Realty Presentation

**Excluding the community partners and design team, do any members of the development team have any actual ties to the North Lawndale community? If so, what are they?**

Cubs Charities has a **long history of working with communities across Chicago, including the North Lawndale community**. The Cubs Senior Vice President of Communications was a resident of North Lawndale for many years and has personal ties to the community. In addition, both the Executive Director and Assistant Director (AD) of Cubs Charities have been working in the space of sport for youth development and community development for over two decades and have worked with organizations and schools in the North Lawndale community. The AD was formerly employed at LISC Chicago and was an active member of the 2005 Quality of Life Planning process and partnered with several neighborhood-based organizations to advance identified priorities and projects.

**What's the projected number of youth that would benefit from the facilities annually? I love the idea of the prospect of our youth being able to develop in baseball.**

The projected number of children and youth served on an annual basis at the Cubs Academy is approximately **17,000**, based on current Cubs Charities' programming and the ability to expand once a facility is built.

**Do you support any not for profits in the Lawndale area and if so who are they?**

Cubs Charities has **proudly supported several organizations and community leaders in North and South Lawndale**, as well as institutions that serve the central region, to build trust, understand local context and respond to unique needs or opportunities. Often one interaction – a grant, an event, etc. – evolves into a long-term relationship with neighborhood organizations and residents.

Cubs Charities support can be categorized into three simple buckets: grant giving, civic engagement and programs. In North Lawndale, for example, Cubs Charities has invested in the recent refurbishment of Franklin Park through our Diamond Project and provided grant dollars to support READI Chicago, Girls in the Game (based out of Douglass Park), and the AUSL network. Cubs Charities has been a long-time partner of Chicago Scholars and proudly has three (of only eight possible slots) youth leaders in the current class of Cubs Scholars.

Cubs staff have also participated in park clean-ups at Douglass Park and supported fundraisers for local organizations including the North Lawndale Employment Network. Regionally, Cubs Charities has invested in several West Side fields and supported The BASE, Breakthrough Urban Ministries, and many youth leagues including the Garfield Park Little League, BUILD, Austin Good Neighbor Youth & Police Baseball and the Near West Little League to name a few. During COVID, Cubs Charities supported Mt. Sinai, St. Anthony's Hospital, and Schwab Rehabilitation Center with meals and financial support to these three hospitals located in North Lawndale.

Today, Cubs Charities enjoys multi-layered partnerships with neighborhood networks in several under-resourced communities in Chicago including South Lawndale (Little Village). For example, Cubs Charities intentionally established a partnership with a community-based organization that uses sport for good as part of larger youth development strategy and vehicle to engage/support and build confidence/resilience among adjudicated youth.

Today, Cubs Charities' partnership with the South Lawndale community is multi-faceted (see below). Cubs Charities intends to engage the North Lawndale community through similar programs.

- Implement Cubs Junior All-Stars with a neighborhood league.
- Provide program grants (multiple years) to support local leagues including Little Village Little League and softball league for gang-affiliated youth.
- Invested capital to refurbish local fields (Piotrowski and La Villita Park).
- Local teams participate in Cubs RBI.
- A Little Village resident and coach is a member of the Cubs RBI All-Star coaching corp.
- Community partners/grantees are invited to nominate high school juniors to apply to Cubs Scholars.
- Cubs 2019 Roberto Clemente community honoree was a violence prevention / street outreach worker from Little Village.
- Offer tickets to residents and leagues to attend Cubs games.