Agenda

1. Welcome
2. NOF Program Update
3. Department Updates
4. Corridor Manager Update
5. RFP Overview
6. RFP Next Steps
7. Wrap-up
Community

Kedar Coleman, Bickerdike Development Corp.
Lissette Castaneda, LUCHA
Jose Lopez, Puerto Rican Cultural Center
Nadya Henriquez, Puerto Rican Cultural Center
Juan Calderon Puerto Rican Cultural Center
Paul Roldan, Hispanic Housing
Cristina Pacione-Zayas, The Puerto Rican Agenda
Jessie Fuentes, The Puerto Rican Agenda
Pete Schmugge, Northwest Connect Chamber of Commerce
Bill Smiljanich, Nobel Neighbors
Josie Pacheco, First Midwest Bank
Carolos Tortolero, National Musueum of Mexican American Art
Myrna Salazar, CLATA

City

Alderman Maldonado (26th Ward)
DPD
CDOT
Mayor’s Office
LISC
Saving Places (NTHP)

*If information is missing, please email mike.parella@cityofchicago.org*
North RFP Consultant Team

- Danielle Tillman
- Will Erickson
- Jon Gately
- Daniela Sesma
- Phillip Shin

- Vic Howell

- James Mark
- Scott Steffes
- Randy Jardine

- Nira Harikrishnan
- Gregory Hummel

- JC Griffin

McGuire Igleski & Associates, Inc.

- Erica Ruggiero
- Sarah Haas
NOF Program Update
Neighborhood Opportunity Fund

Small Grants Program

www.NeighborhoodOpportunityFund.com
NOF Open Application Period
March 8 to April 9
What is the Neighborhood Opportunity Fund?

1) **Small Business Grant Up to $250,000**

2) **Technical Assistance Program Designed to Assist Applicants**

**Support**  Local entrepreneurs and small businesses

**Attract**  Commercial businesses and cultural amenities

**Provide**  Resources to ongoing economic development
Eligible, Priority and Invest South/West Corridors

• NOF Small Grant projects must be located on an eligible, priority or Invest South/West corridors.

• These corridors provide a strategic focus on location and ensure collective impact on commercial corridors.

• To verify whether a project is on one of these corridors, visit http://Chicago.gov/nof
Eligible NOF Applicants

- Commercial Property Owners
- Commercial Business Tenants
- Non-Profit organizations
- Located qualified investment area (QIA)

Shawn Michelle's Homemade Ice Cream, 46 E. 47th St., in Bronzeville, Feb. 11, 2021. (E. Jason Wambsgans / Chicago Tribune)
Types of Eligible Activity

• **Expansion or Renovation** of existing businesses

• **New locations** for start-up businesses of existing businesses

• **New construction**

**Small Grants Track**

- Grants up to $250,000
- Competitive selection process based on application details
- Grantees are expected to complete their projects within 2 years

**Large Grants Track**

- Grants greater than $250,000
- City Council approval required
- Grantees must meet M/WBE construction requirements as well as other conditions as stated in the project’s redevelopment agreement (RDA)
What can NOF pay For?

Allowed

✓ improvements as part of a larger renovation
✓ Building acquisition*, demolition and environmental remediation
✓ Security measures
✓ Roofing, façade and mechanical system repairs
✓ Architectural and engineering fees
✓ HVAC, plumbing and electrical

Not Allowed

✗ Small Improvements (painting)
✗ Residential units or the residential portion of a mixed-use building
✗ Resolve code Violations City of Chicago’s Building Code
✗ Operating expenses
Grantees are supported throughout the program

**Technical Assistance Program** – Lending coaches, **architects**, and construction managers have been marshalled to help support our awardees.

**Concierge Support** – Our staff are poised to walk finalist through processes like building permits, city inspections, business licensing, etc.

**Business Marketing** – City recognition for completed projects via social media marketing, grand openings and ribbon cuttings.
How To Apply

City of Chicago – City Hall
121 N. La Salle Street, 10th FL
Chicago, IL 60602
https://Chicago.gov/dpd

601 South LaSalle Street, Ste 510
Chicago, IL 60605
P: (312) 360 3300
F: (312) 757 4370
https://somercor.com/

nof@cityofchicago.org (Small Grants Track)
NOF-Large@cityofchicago.org (Large Grants Track)

http://Chicago.gov/NOF
Questions

http://Chicago.gov/NOF

2021 Round 1 - March 8th to April 9th
Finalist announcement anticipated in June
Main Street Now 2021 Virtual Conference

Dates: April 12-14
More Info: mainstreet.org/now2021

- **Recovery and Resilience**: The pandemic has had immense impacts on all aspects of Main Street revitalization work. The conference will directly address the ways in which our communities can rebuild stronger, resilient, and more equitable local economies.

- **Equity and Inclusion**: Main Street Now 2021 will feature a series of education sessions and keynotes on the topics of antiracism, equity, and inclusion on Main Street; community wealth-building; and supporting traditionally underserved populations.

- **Small Business and Entrepreneurship**: For the first time, Main Street Now will host a "Small Business Day" on the second day of the conference, inviting small business owners to join us for sessions and workshops offering real time solutions as they look ahead to recovery. Other conference content will address ways in which communities can better support, retain, and recruit entrepreneurs.
Corridor Manager Updates
RFP Update
The RFP is **not** a Plan

**RFPs** help **shape** the **responses**

**DPD** will receive from developers.

Respondent **developers** will **propose their own designs** and programs.

The engagement at the **Visioning Workshop** will review potential uses, densities, and site layout.

There will be **additional opportunities to review** these proposals during the process.
Example RFP Language

ECONOMIC PRIORITIES

- **Preserve** and promote existing assets on the corridor.
- Create jobs for local residents
- Strengthen the sense of community…
- Promote affordable housing…
- Promote local entrepreneurship, such as a business incubator…
- …building community wealth by partnering with Black-owned local businesses throughout the development process (design, engineering and construction) and in the leasing and ownership of the property.

SOCIAL PRIORITIES

- …build trust with neighborhood stakeholders in the process of implementing on the vision and goals in this plan.
- Create a distinct center for cultural arts, entertainment, and music expression…
- …community identity should be integrated with the development in features such as murals or other public art displays.
Example RFP Language

EVALUATION CRITERIA

• [Demonstrate] equitable control, ownership, and/or decision-making authority of historically disadvantaged business partners reflecting the demographics of the INVEST South/West community areas, which are predominantly Black and Latinx;

• Bidder(s) that are Black or Latinx-owned businesses, and/or bidder(s) that prioritize employment of Black and Latinx employees, especially in corporate leadership/decision-making roles

• A proven track record of working and making investments in South and West Side communities of Chicago

• Collaboration and support from community-based organization, community residents, historically disadvantaged business owners, and Alderman.

• [Respondents who]…promote local small business development, arts/cultural-based businesses, community space, and/or entrepreneurial opportunities for community residents
Site Context
Pioneer Bank Overview

PIONEER TRUST AND SAVINGS BANK BUILDING

- BUILT IN 1925
- 5 STORY ABOVE GROUND, 1 STORY BELOW GRADE
  FIRST 3 FLS - TRIPLE HEIGHT BANK,
  4TH AND 5TH FLS - RENTABLE OFFICE

- 2008 - PRESENT BANK REMAINS VACANT
- 2012 BUILDING ACHIEVES LANDMARK STATUS

BUILDING STATS

- MAIN BUILDING (5+1 FLS)
  TOTAL GROSS FLOOR AREA: 49,474 GSF

- ANNEX BUILDING (2+1 FLS)
  TOTAL GROSS FLOOR AREA: 8,375 GSF
Interior Volume

Total: 49,474 sqft

Looking East to North Ave

~18,000 sqft

Looking South to Pulaski

~20,000 sqft

~11,300 sqft

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<tr>
<th>Floor</th>
<th>LL</th>
<th>Annex SF</th>
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<tr>
<td>1</td>
<td>11,371</td>
<td>3,125</td>
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<tr>
<td>Mezz (1)</td>
<td>2,128</td>
<td>3,125</td>
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<tr>
<td>Mezz (2)</td>
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<tr>
<td>3</td>
<td>10,087</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>10,087</td>
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</tr>
<tr>
<td>Total (incl. LL)</td>
<td>49,474</td>
<td>9,375</td>
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Development Priorities

**Pioneer Bank**
- Support Community’s Vision for Latino Cultural Hub Within the Pioneer Bank Building
- Banking Hall (1st fl—Mezzanines) Can be Adapted to Community Use
- Top Two Floors Should Be Leasable Office Space/Function Space for Variety of Uses
- Annex Building Can Be Used for Retail.

**Vacant North Site**
- Support 100% Affordable Housing Development
- Target Residential Unit #/Mix to Attract Interest & Generate Revenue to Cover Project Debt
- Create Physical Connection to Existing Pioneer Bank
- Include Ground Floor Retail and Community Gathering Space
Pioneer Bank Renovation

- **Total**: 44,353
  - Community: ~18,000
  - Office: ~20,000
  - Retail: ~9,000

- **Hard Costs**: $13.5M
  -- Includes $2.5M for Community Space Build-Out

- **Stabilization Cost**: ~$10M
90 Unit Option

TPC $54.2M
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<th>WISH LIST BY CATEGORY</th>
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<tr>
<td>ART/PERFORMING ARTS</td>
</tr>
<tr>
<td>2 theaters (black box) 100-150 pp</td>
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<tr>
<td>Arts Incubator/Artist Residency</td>
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<tr>
<td>Latino Theater Alliance office</td>
</tr>
<tr>
<td>Multidiciplinary Cultural Center</td>
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<tr>
<td>Rehearsal Space</td>
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<tr>
<td>Space for Art/Local History Exhibits</td>
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Next Steps
Community Visioning Meeting

Monday, April 5th

1. What is an RFP?
   • Purpose
   • Goals
   • Structure
2. Example ISW RFPS
   • Example Final Vision
   • Winning Respondents
3. North Ave Corridor Overview
   • Geography/Demographics
4. Why Pioneer Bank?
   • Key Features/Design
5. Planning & Community Engagement
   • How Did We Get Here?
6. Pioneer Bank Vision
   • Latino Cultural Hub
   • Community Hub
7. North Site Affordable Housing Design
   • Alternatives: Massing/Site Plans/Reference Images
8. Break-Out Group Discussion
   • What Are Development Priorities?
9. Group Discussion and Consensus
   • What are Preferred Designs Concepts?
GOALS FOR TODAY
To gather input from the community on development priorities for the Roseland Michigan Avenue Corridor:

- Determine specific development possibilities for key sites
- Attract new amenities & businesses to benefit residents and business owners
- Identify programming needs along Michigan Avenue
- Identify potential economic development strategies
HOW DO YOU ENVISION THE FUTURE OF SOUTH MICHIGAN AVENUE?

PLEASE TYPE 3 VISIONING WORDS IN THE CHAT
ROSELAND OPPORTUNITY

ACTIVE GROUND FLOOR

COMMUNITY SPACE

NEIGHBORHOOD MARKET

INCUBATOR/SHARED KITCHEN

RESIDENTIAL

HEALTH & WELLNESS
ROSELAND OPPORTUNITY

53rd Street, Hyde Park, Chicago

18th Street, Pilsen, Chicago
ROSELAND OPPORTUNITY

Sherman Phoenix, Milwaukee, WI

Little Black Pearl, Chicago, IL
ROSELAND OPPORTUNITY

Inspiration Kitchens, Chicago, IL

The Hatchery, Chicago, IL
ROSELAND OPPORTUNITY
Development scenario - 1A

E. 112th STREET

S. MICHIGAN AVE.

SINGLE FAMILY/TOWN HOME
20,300 SF
11 UNITS
2 FLOORS

MULTI-UNIT RESIDENTIAL
47,460 SF
53 UNITS
3 FLOORS

NON-RESIDENTIAL
12,210 SF
1 FLOOR
Development scenario - 1A

- **SINGLE FAMILY/TOWN HOME**
  - 20,300 SF
  - 11 UNITS
  - 2 FLOORS

- **MULTI-UNIT RESIDENTIAL**
  - 47,460 SF
  - 53 UNITS
  - 3 FLOORS

- **NON-RESIDENTIAL**
  - 12,210 SF
  - 1 FLOOR
Development scenario - 1b

- **SINGLE FAMILY/TOWN HOME**
  - 20,300 SF
  - 11 UNITS
  - 2 FLOORS

- **MULTI-UNIT RESIDENTIAL**
  - 31,896 SF
  - 36 UNITS
  - 3 FLOORS

- **NON-RESIDENTIAL + PRODUCTION SPACE**
  - 20,207 SF
  - 1 FLOOR
Development scenario - 1b

SINGLE FAMILY/TOWN HOME
- 20,300 SF
- 11 UNITS
- 2 FLOORS

MULTI-UNIT RESIDENTIAL
- 31,896 SF
- 36 UNITS
- 3 FLOORS

NON-RESIDENTIAL + PRODUCTION SPACE
- 20,207 SF
- 1 FLOOR

E. 112TH STREET
S. MICHIGAN AVE.
DEVELOPMENT SCENARIO – 2B

EXISTING ADAPTIVE REUSE
15,800 SF
2 FLOORS

MULTI-UNIT RESIDENTIAL
44,831 SF
50 UNITS
5 FLOORS

NON-RESIDENTIAL
12,210 SF
1 FLOOR (BASEMENT NOT INCL.)
DEVELOPMENT SCENARIO – 2B

EXISTING ADAPTIVE REUSE
15,800 SF
2 FLOORS

MULTI-UNIT RESIDENTIAL
44,831 SF
50 UNITS
5 FLOORS

NON-RESIDENTIAL
12,210 SF
1 FLOOR
Everyone has been assigned to a Breakout Group, facilitated by DPD and CCAC Consulting Team Members

Etiquette
- Allow one person to speak at a time
- Be courteous and respectful of everyone’s ideas and comments
- Consider using the chat function to share ideas

Schedule
- 30-minute breakout group
- Focus on the discussion questions
- Groups reconvene to summarize key takeaways
DISCUSSION QUESTIONS

1. Given development priorities shown, what are your top development priorities for these sites?

2. Do you have a preferred building scale and/or program? Is there anything you would change?

3. What aspects of community culture or priorities are missing?
SUMMARY OF KEY TAKEAWAYS

1. Given development priorities shown, what are your top development priorities for these sites?

2. Do you have a preferred building scale and/or program? Is there anything you would change?

3. What aspects of community culture or priorities are missing?
Next Steps

1. Community Visioning Workshop -- April 5th

2. RFP Release – April 21

3. Roundtable – April 26th @ 12:00pm