

**INVEST SOUTH/WEST**

# **NEIGHBORHOOD ROUNDTABLE**

**NEW CITY / BACK OF THE YARDS**

AUGUST 5, 2021 (POSTPONED FROM JULY 15)



# Agenda

Welcome

Streetscaping (CDOT)

Artist-in-Residence (DCASE)

Neighborhood Opportunity Fund

47<sup>th</sup>/Justine RFP

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INVEST South/West, August 5, 2021



# Ground Rules for This Meeting

- ✓ Please stay muted while others are speaking
- ✓ Please raise your hand to speak
- ✓ Feel free to use the chat and Q&A features
- ✓ This meeting is being recorded and will be posted on our website within two weeks

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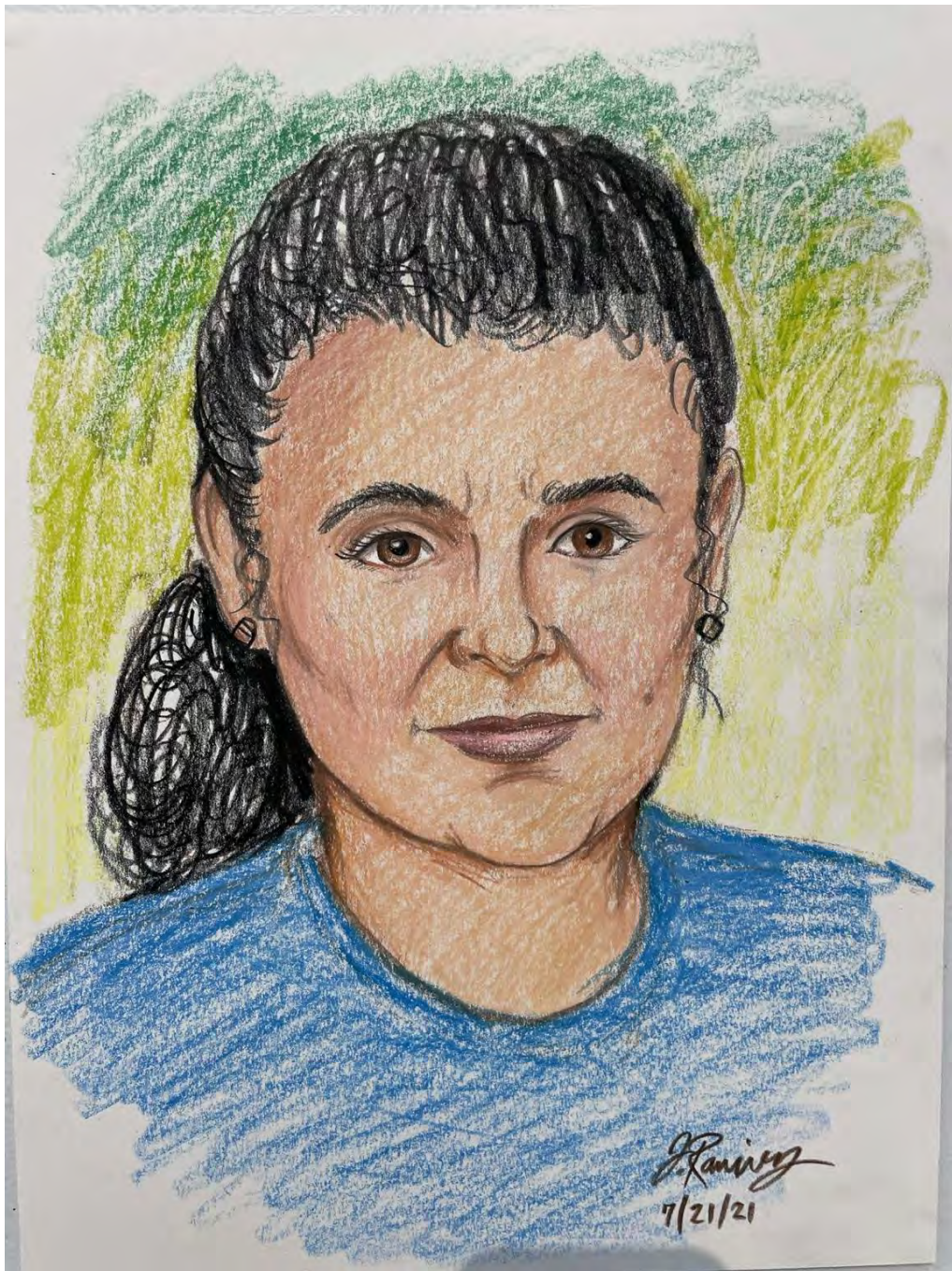




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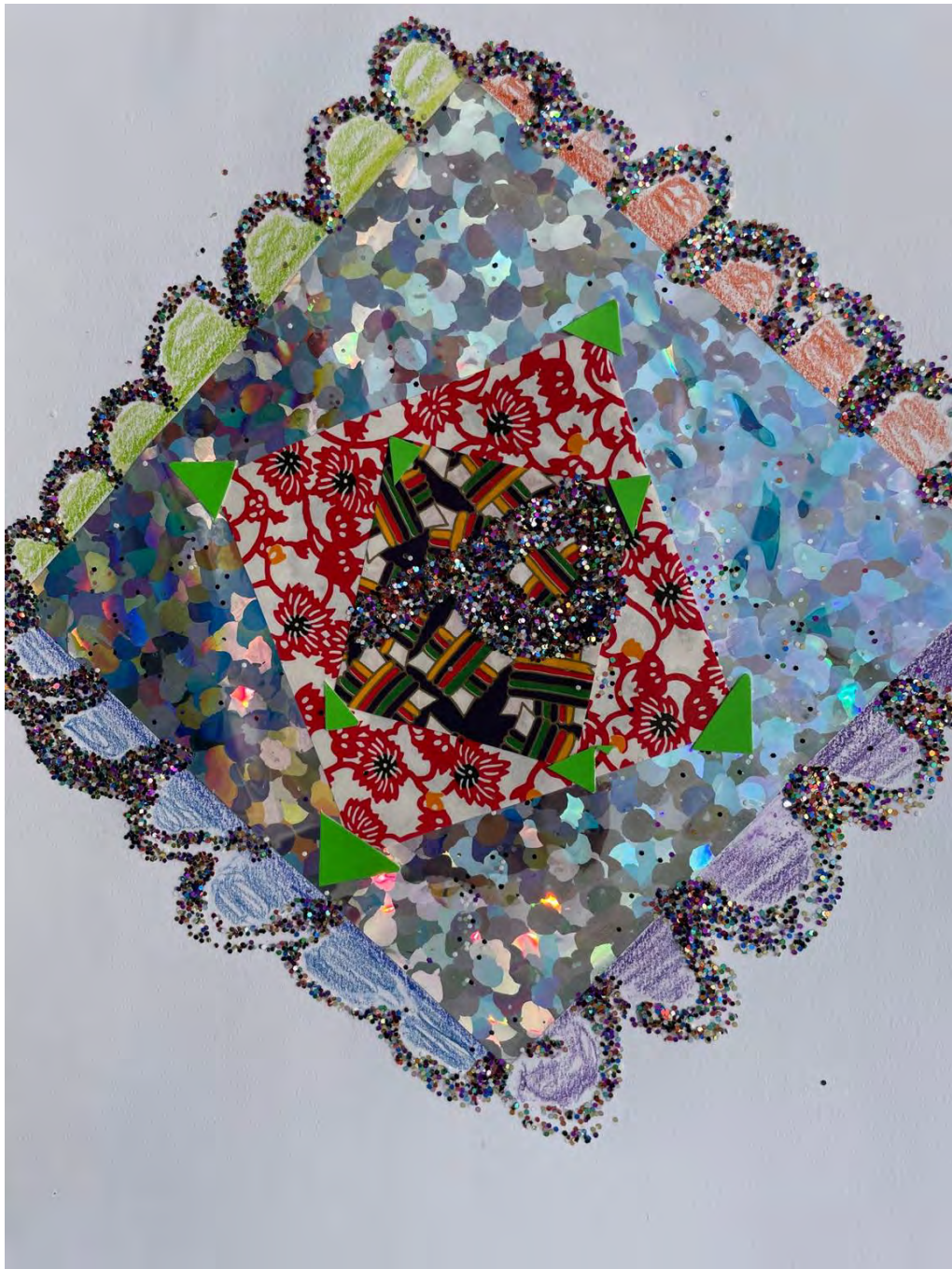
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# SENIOR PORTRAIT AND ART DAY AT BACK OF THE YARDS NEIGHBORHOOD COUNCIL 6/8/21



# UPCOMING ARTIST-IN-RESIDENCE EVENTS

- 8/22/21: ICE CREAM SOCIAL AT STAR FARM: 1-4PM @ 5136 S LAFLIN, CHICAGO, IL 60609
- 9/4/21: LIVE ART EVENT AT STAR FARM: 1-4PM @ 5155 S WOLCOTT AVE, CHICAGO, IL 60609
- 9/8/21: CHICAGO SUMMERDANCE IN THE PARKS: 5:30-7:30PM @ DAVIS SQUARE PARK, 4430 S MARSHFIELD AVE

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# NEIGHBORHOOD OPPORTUNITY FUND



[www.NeighborhoodOpportunityFund.com](http://www.NeighborhoodOpportunityFund.com)



## Neighborhood Opportunity Fund

### Small Grants Program





NOF Open Application Period | August 16th to September 24th



# 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

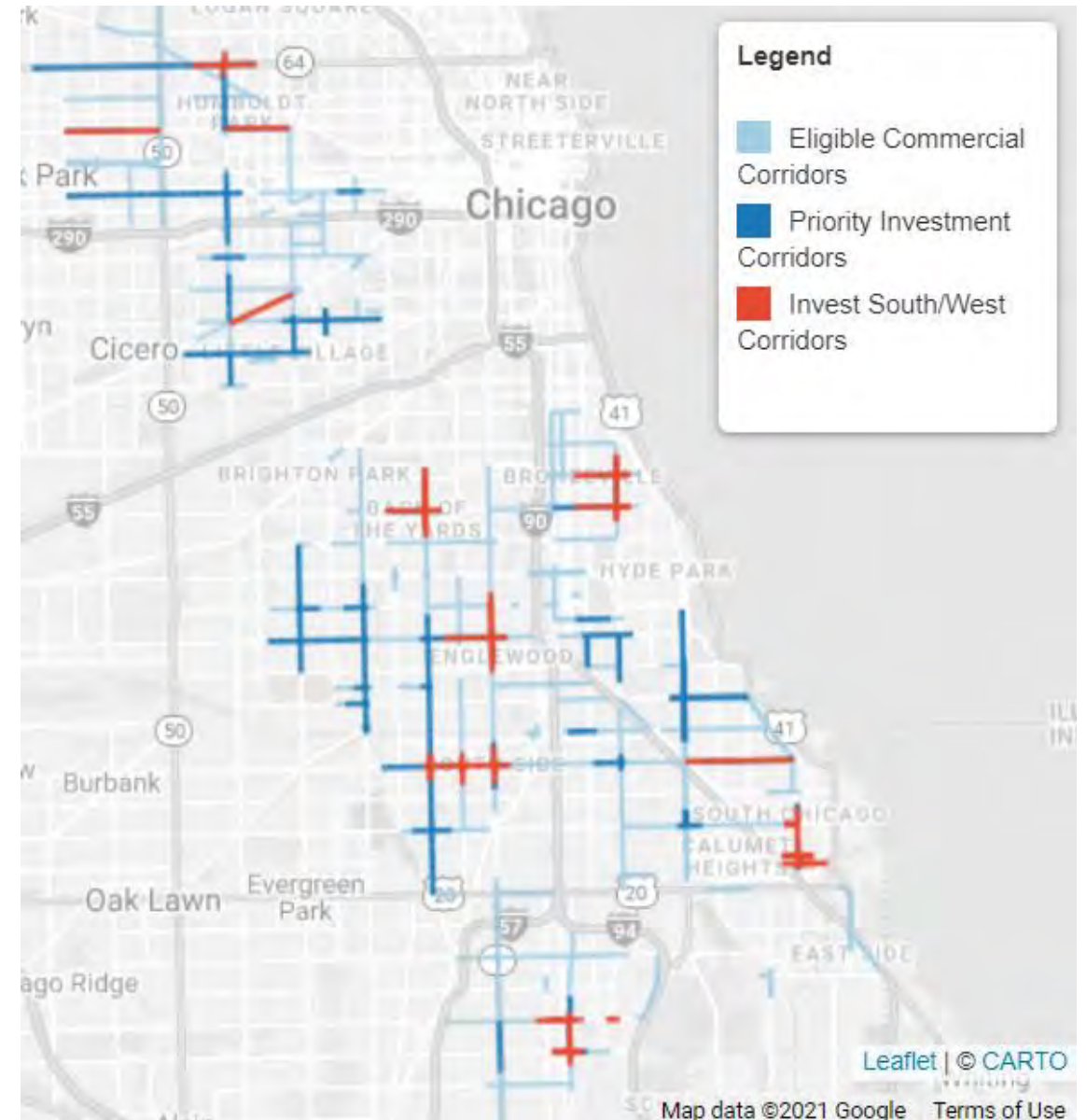
**Provide**

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, 10<sup>th</sup> FL  
Chicago, IL 60602  
<https://Chicago.gov/dpd>

[nof@cityofchicago.org](mailto:nof@cityofchicago.org) (Small Grants Track)  
[NOF-Large@cityofchicago.org](mailto:NOF-Large@cityofchicago.org) (Large Grants Track)



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

<http://Chicago.gov/NOF>

# Questions?

<http://Chicago.gov/NOF>

2021 Round 2 - Aug. 16th to Sept. 24th





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# Request for Proposals (RFP): Goals

Solicit development proposals for key city-owned land along the corridor

Go beyond a traditional RFP process to facilitate design excellence

Engage the community to identify types of uses and evaluate responses

Encourage local partnerships and build local wealth

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**DPD** City of Chicago  
Lori E. Lightfoot, Mayor

Request for Proposals  
**New City: 47th/Justine Site**



**Department of Planning and Development**  
Maurice D. Cox, Commissioner  
City Hall Room 1000  
121 N. LaSalle St.  
Chicago, IL 60602

November 30, 2020

# Engagement Efforts

## Neighborhood roundtables

- Introduced at Aug. 2020 meeting
- Sept. 2020 – April 2021 meetings

## Targeted outreach

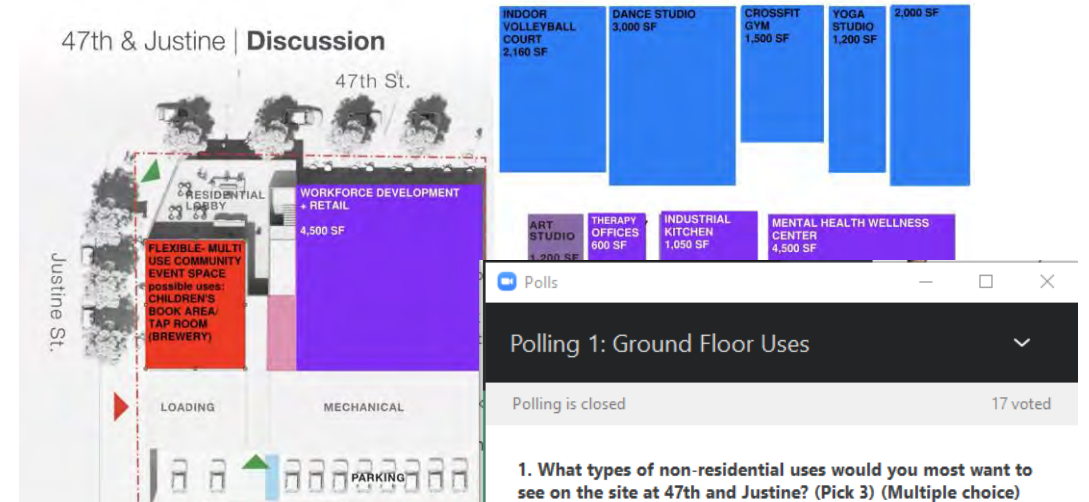
- Business focus groups at BYNC in partnership with 15<sup>th</sup> & 20<sup>th</sup> Wards
- Canvassing w/20<sup>th</sup> Ward, Oct. 8, 2020
- In-person and phone interviews

## Visioning Workshops

- Oct. 15, 2020 | 80 attendees
- Nov. 5, 2020 | 50 attendees

## Additional engagement

- Jan. 19, 2021 | 50 attendees
- Summary sheets out April 13, 2021
- 1500 flyers distributed by DPD and BYNC from April 25-May 11



# 3 Responses to the RFP



## 1515 W. 47<sup>th</sup> Street, LLC

Park Row Development, LLC &  
Churchill Stateside Group



## Back of the Yards Works

Condor Development & Back of  
the Yards Coffee Co.



## United Yards

New City Redevelopment Limited  
Partnership- Celadon Partners &  
Blackwood Group

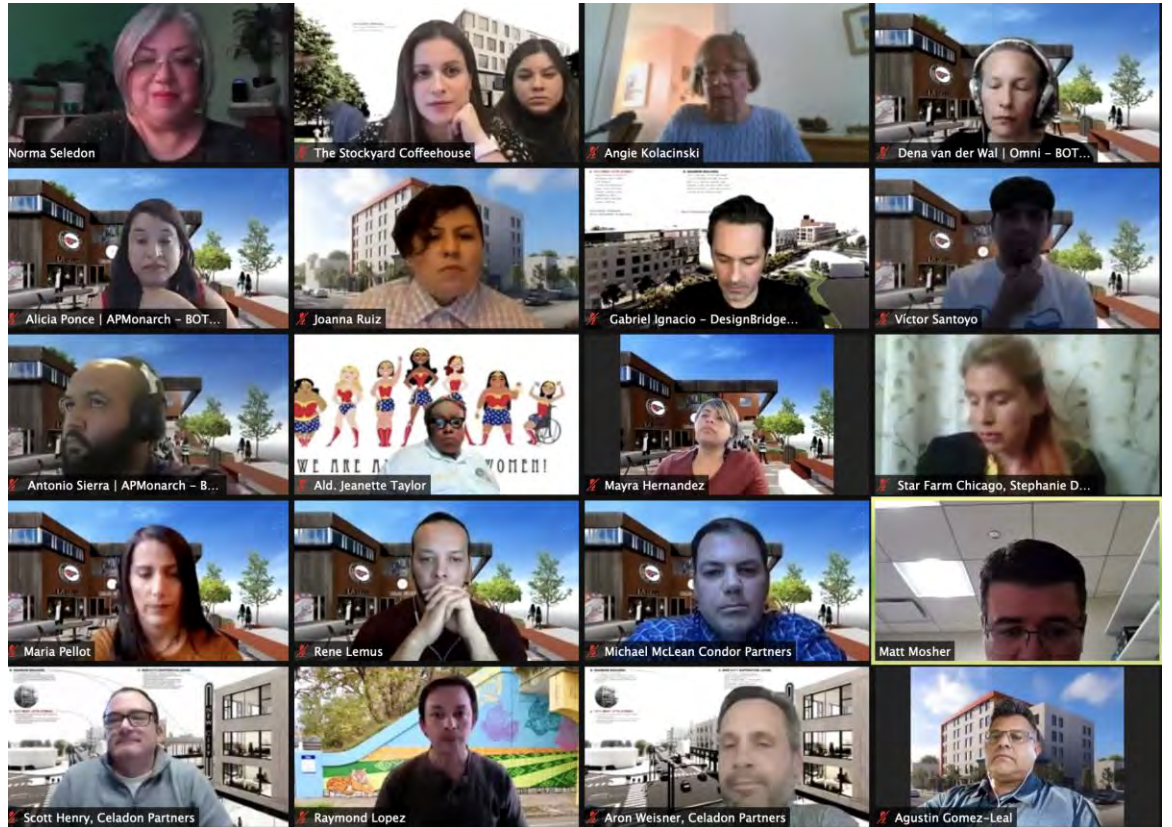
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# Additional Engagement: 5/13 & 6/9

**1** Meet Respondent Teams



**2** Learn About Proposals



**3** Ask Questions & Provide Feedback



# What We Heard

## Questions focused on:

Housing affordability and access

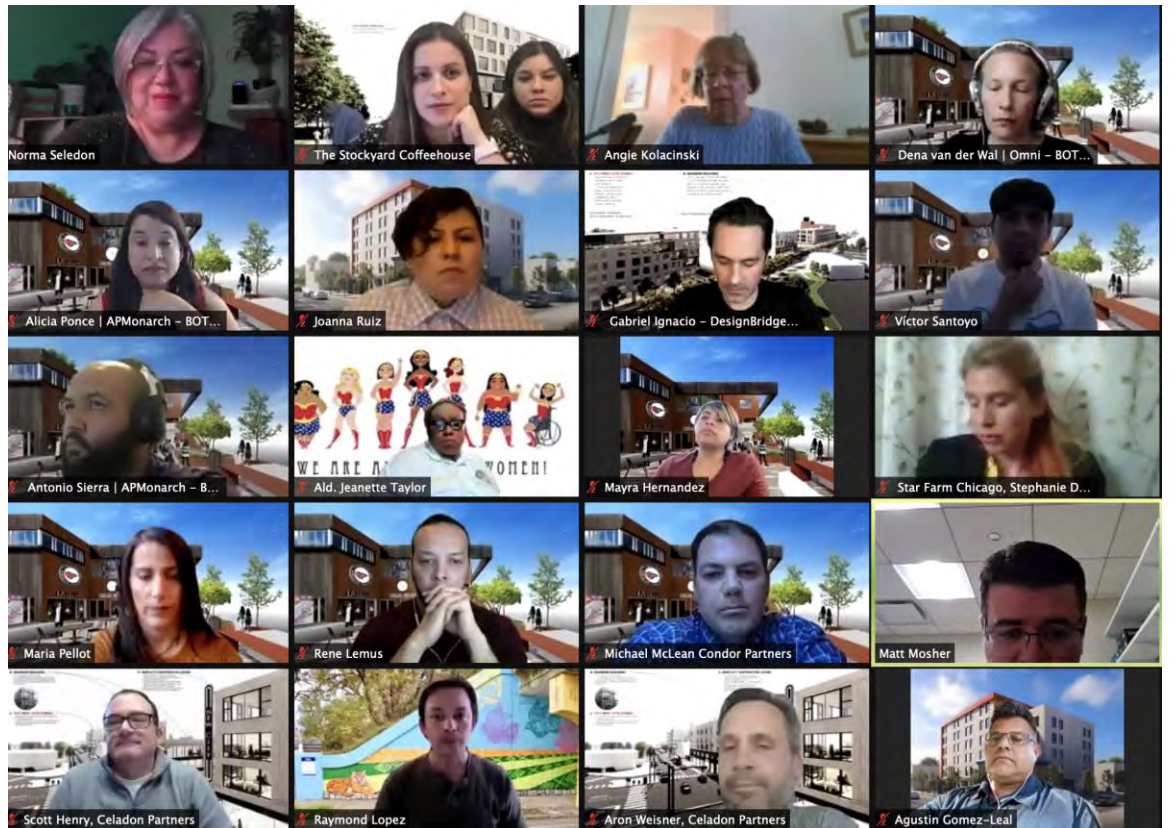
Project funding/financial feasibility

Number of Construction and permanent jobs

Inclusive community engagement

Project timelines

Gentrification and displacement concerns



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# Timeline



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# RFP Next Steps

## Next week:

8/9 - Winning proposals announced by Mayor Lightfoot at Back of the Yards HS

## August:

DPD begins negotiations with selected team

## Ongoing:

Selected team will be expected to continue engaging the community as they refine and finalize their plans



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# Join the Roundtable

## Monthly Roundtable Meetings

Back of the Yards and New City residents and business owners are welcome to join the conversation

Please contact Nolan, [Nolan.Zaroff@cityofchicago.org](mailto:Nolan.Zaroff@cityofchicago.org) to be added to the meeting distribution list

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