



BOTY/NEW CITY

MARCH ROUNDTABLE

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER MAURICE COX

MARCH 18, 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

Welcome

Neighborhood Opportunity Fund

**Small Business Improvement
Fund**

RFP Next Steps

Roundtable Format & Time

New City | Back of the Yards Roundtable

March 18, 2021





Neighborhood Opportunity Fund

Small Grants Program

NEIGHBORHOOD OPPORTUNITY FUND

www.NeighborhoodOpportunityFund.com

★ ★ ★ ★

The graphic features a green header with the title "NEIGHBORHOOD OPPORTUNITY FUND" in white. Below the header is a grid of colorful icons representing various businesses: a yellow building, a pink coffee shop with a "COFFEE" sign, a green door with an "OPEN" sign, an orange building, a blue building with a window display, and a purple building. At the bottom, there is a purple bar with the website URL "www.NeighborhoodOpportunityFund.com" and a light blue bar with four red stars.



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
Attract
Provide

Local entrepreneurs and small businesses

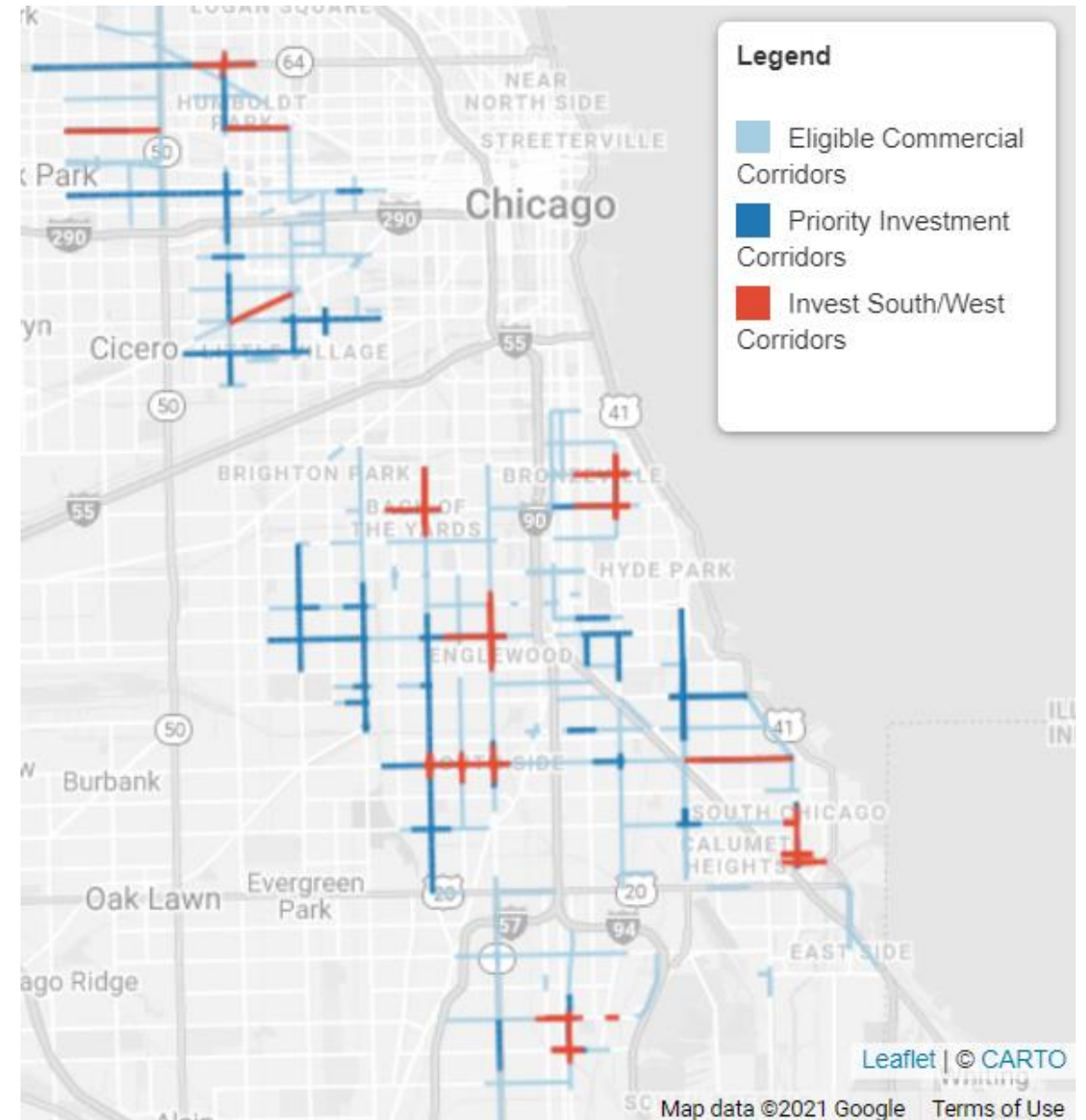
Commercial businesses and cultural amenities

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

<http://Chicago.gov/NOF>



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)

Questions

<http://Chicago.gov/NOF>

2021 Round 1 - March 8th to April 9th
Finalist announcement anticipated in
June





SMALL BUSINESS IMPROVEMENT FUND

March 18, 2021



Department of Planning
and Development

Lori Lightfoot, Mayor

Maurice D. Cox, Commissioner

SBIF Overview

The Small Business Improvement Fund (SBIF) provides non-competitive **grants to small businesses and property owners to make permanent building improvements.**

- Funded by local Tax Increment Financing (TIF) revenues
- 84 SBIF districts are approved for funding in neighborhoods on the North, South, and West Side of Chicago
- Each month 5-6 SBIF districts with available funds are open for applications for 30-day periods.



Who is eligible for SBIF?

- **Property must be located in a TIF district where SBIF funds are available and the SBIF is open for applications**
- **Landlords** - commercial or industrial properties
- **Business owners** – commercial or industrial – who own or lease their places of business
- **Tenants** with prior written approval from property owner
- **Start-ups** may apply with a business plan

ELIGIBILITY LIMITS	
Commercial Tenant or Owner-Occupied*	Ave. \$9M or less gross sales per year
Landlord - Commercial or Industrial	\$9M or less cumulative net worth and \$500K liquid assets max per individual
Industrial Tenant or Owner-Occupied*	200 or fewer full-time employees
*All owner-occupied properties are subject to both tenant and landlord requirements.	

How much can SBF grantees receive?

MAXIMUM GRANT AMOUNT	
Commercial	
Single Tenant	\$150,000
Multi-Tenant	\$250,000 (\$75,000 max per tenant)
Industrial	
Single Tenant	\$250,000
Multi-Tenant	\$250,000 (\$100,000 max per tenant)



Grants are paid by reimbursement or escrow drawdowns

How much can SBF grantees receive?

Commercial	
\$0-\$3 million in sales or net worth	90% of eligible costs
\$3-6 million in sales or net worth	60% of eligible costs
\$6-\$9 million in sales or net worth	30% of eligible costs
Industrial	
All Industrial Projects	50% of eligible costs



SBIF Grant Example

Grace submits an application for a SBIF grant in an open district **with a total eligible project cost of \$100,000**. She is proposing **to make permanent building improvements to her existing** retail shop, in which **she is the tenant**. Grace has **been in business for 5 years**. **Over the last 3 years, her gross annual sales averaged \$1.5 million**.

Her breakdown of eligible costs is as follows:

Total Eligible Project Costs: \$100,000

Commercial Tenant Applicant/gross sales under \$3M= 90% SBIF Grant

City responsibility (90%): \$90,000

Applicant responsibility (10%): \$10,000



SBIF Rollouts

47th/Ashland

August 2021 \$748,000

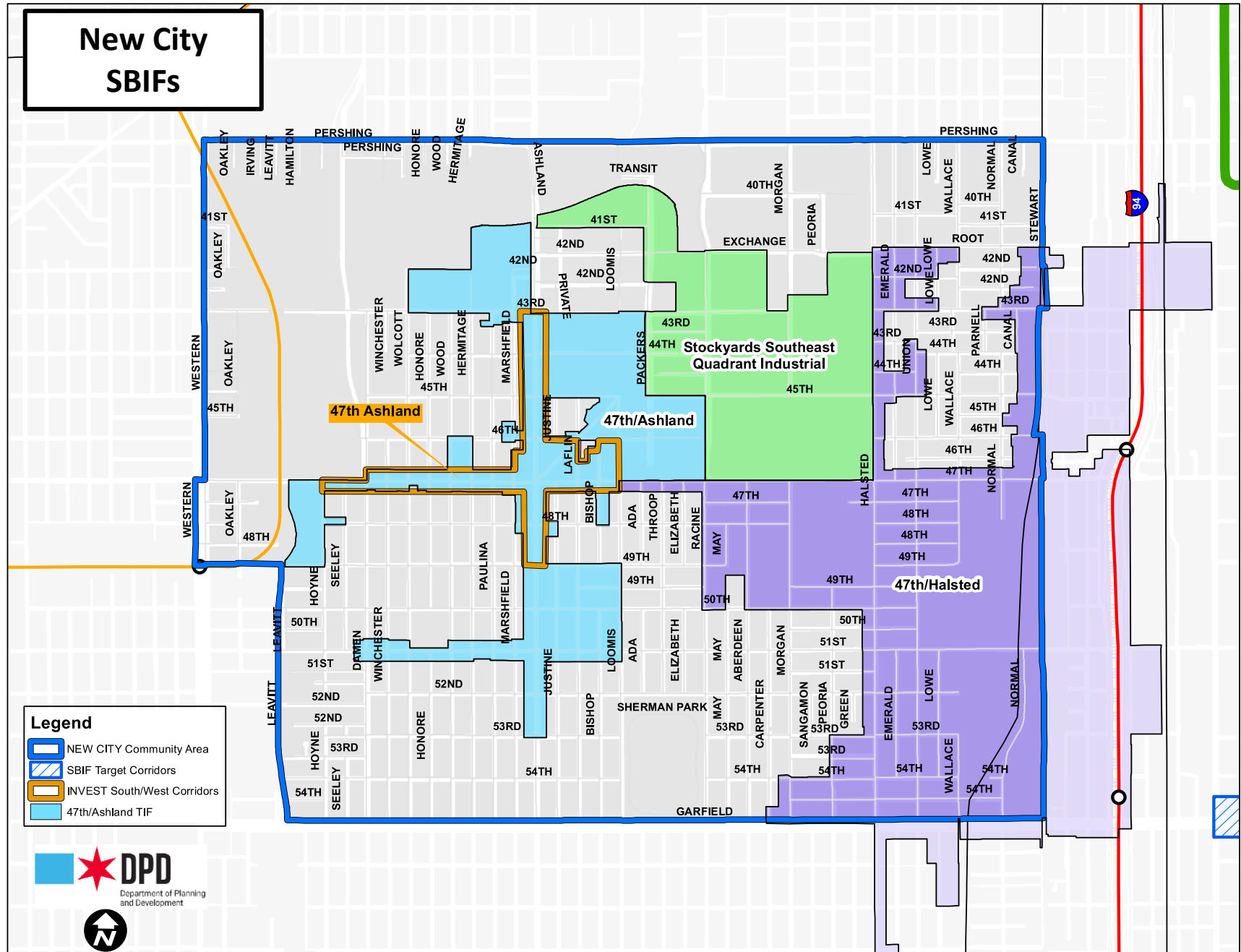
February 2023 \$500,000

47th/Halsted

October 2021 \$500,000

Stockyards SEQ

October 2021 \$314,000



SBIF Rollout Calendar

Visit chicago.gov/sbif to see when your SBIF district is open.

70 SBIF rollouts in 2021

March 2021	April 2021	May 2021
<p>OPENS: 9 a.m. Monday, March 1 CLOSES: 5 p.m. Wednesday, March 31</p> <ul style="list-style-type: none">• North Branch South• Belmont/Central• Northwest Industrial Corridor• Ogden/Pulaski• Stony Island/Burnside Industrial <p>Informational Webinar 1 p.m. Wednesday, March 3 Video Presentation</p>	<p>OPENS: 9 a.m. Thursday, April 1 CLOSES: 5 p.m. Monday, May 3</p> <ul style="list-style-type: none">• Michigan/Cermak• Roseland/Michigan• Archer/Western• Jefferson Park• Portage Park <p>Informational Webinar 1 p.m. Wednesday, April 7 Register</p>	<p>OPENS: 9 a.m. Monday, May 3 CLOSES: 5 p.m. Wednesday, June 2</p> <ul style="list-style-type: none">• Bronzeville• South Chicago• 107th/Halsted• Stevenson/Brighton• 51st/Archer• Greater Southwest Industrial (East)• Greater Southwest Industrial (West) <p>Informational Webinar 1 p.m. Wednesday, May 5 Register</p>
June 2021	July 2021	August 2021
<p>OPENS: 9 a.m. Tuesday, June 1 CLOSES: 5 p.m. Wednesday, June 30</p> <ul style="list-style-type: none">• Western Avenue South• 63rd/Ashland• Western/Ogden• Archer/Central• Devon/Sheridan <p>Informational Webinar 1 p.m. Wednesday, June 2 Register</p>	<p>OPENS: 9 a.m. Thursday, July 1 CLOSES: 5 p.m. Friday, July 30</p> <ul style="list-style-type: none">• 43rd/Cottage Grove• 47th/King• 47th/State• Washington Park• 53rd Street• Englewood Neighborhood• Englewood Mall <p>Informational Webinar 1 p.m. Wednesday, July 7 Register</p>	<p>OPENS: 9 a.m. Monday, Aug. 2 CLOSES: 5 p.m. Tuesday, Aug. 31</p> <ul style="list-style-type: none">• Belmont/Cicero• Division/Homan• Fullerton/Milwaukee• West Irving Park• 63rd/Pulaski• 47th/Ashland <p>Informational Webinar 1 p.m. Wednesday, Aug. 4 Register</p>
September 2021	October 2021	November 2021
<p>OPENS: 9 a.m. Wednesday, Sept. 1 CLOSES: 5 p.m. Thursday, Sept. 30</p> <ul style="list-style-type: none">• Austin Commercial• Bryn Mawr/Broadway• Lawrence/Broadway• 11th/Kedzie• 95th/Western• Lawrence/Pulaski <p>Informational Webinar 1 p.m. Wednesday, Sept. 1 Register</p>	<p>OPENS: 9 a.m. Friday, Oct. 1 CLOSES: 5 p.m. Monday, Nov. 1</p> <ul style="list-style-type: none">• Western Avenue North• 47th/Halsted• 79th Street Corridor• 35th/Wallace• Stockyards SEQ• Chicago/Central Park <p>Informational Webinar 1 p.m. Wednesday, Oct. 6 Register</p>	<p>OPENS: 9 a.m. Monday, Nov. 1 CLOSES: 5 p.m. Tuesday, Nov. 30</p> <ul style="list-style-type: none">• Central West• Madison/Austin Corridor• Avondale• 119th & I-57 Redevelopment• 119th/Halsted <p>Informational Webinar 1 p.m. Wednesday, Nov. 3 Register</p>
December 2021		
<p>OPENS: 9 a.m. Wednesday, Dec. 1 CLOSES: 5 p.m. Thursday, Dec. 30</p> <ul style="list-style-type: none">• 79th/Southwest Highway• Cicero/Archer• 67th/Wentworth• 79th/Vincennes• 87th/Cottage Grove• Avalon Park/South Shore <p>Informational Webinar 1 p.m. Wednesday, Dec. 1 Register</p>		

To confirm a property is in a SBIF District

Visit chicago.gov/sbif to see if your property is in a SBIF district

Enter address to determine if a property is SBIF eligible.



5800 W MADISON ST, 60644 is located within the Madison/Austin Corridor TIF District.

Anticipated SBIF Application Dates:

November 2021

May 2023



Local Delegate Agencies:

[Austin African American Business Networking Association](#), 773.626.4497

[Austin Chamber of Commerce](#), 773.854.5848

[Bethel New Life](#), 773.473.7870



What businesses are eligible for SBIF?

MOST small business types are eligible for SBIF.

Some business types are **NOT** eligible. They include:

- × Residential properties including home-based businesses
- × Chain and franchise businesses
- × Bars, nightclubs, liquor stores
- × Tobacco, cigar, and vape shops
- × Hotels and motels
- × Pay day or title secured loan stores
- × Adult uses
- × Churches and places of worship
- × Residential storage warehouses

** This list is not comprehensive and additional criteria apply*



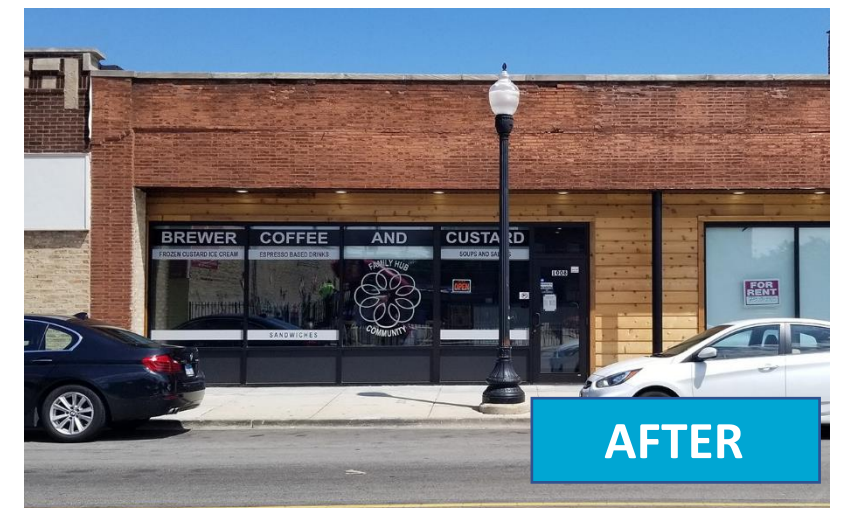
What projects are eligible for SBIF?

Permanent improvements to existing buildings are eligible costs including

- façade improvements and storefront replacement
- permanent interior renovations, including fixtures
- parts of signs or awnings permanently affixed to building
- roof repair and replacement
- HVAC and other mechanical systems
- plumbing and electrical work
- changes or structures for ADA compliance (eg, railings or ramps)
- project-related architectural & construction management fees
- certain environmental remediation measures
- purchase of adjacent land for expansion or parking

This list is not comprehensive.

Previous Grantee



What projects are eligible for SBIF?

What improvement costs are **NOT** eligible for SBIF funding?

- new construction (additions/expansions, “ground up”)
- stand-alone minor repairs or cosmetic
- equipment-related expenses (eg, kitchen appliances, computers, office furniture)
- planters surrounding or affixed to buildings
- fencing
- parking lot construction or repair
- landscaping
- work on interior of residential units

This list is not comprehensive.



Design Excellence

- DPD's Neighborhood Design Guidelines
- Commercial projects receiving \$25,000+ must spend at least 10% of SBIF grant on exterior improvements.
- List of architects and construction managers provided



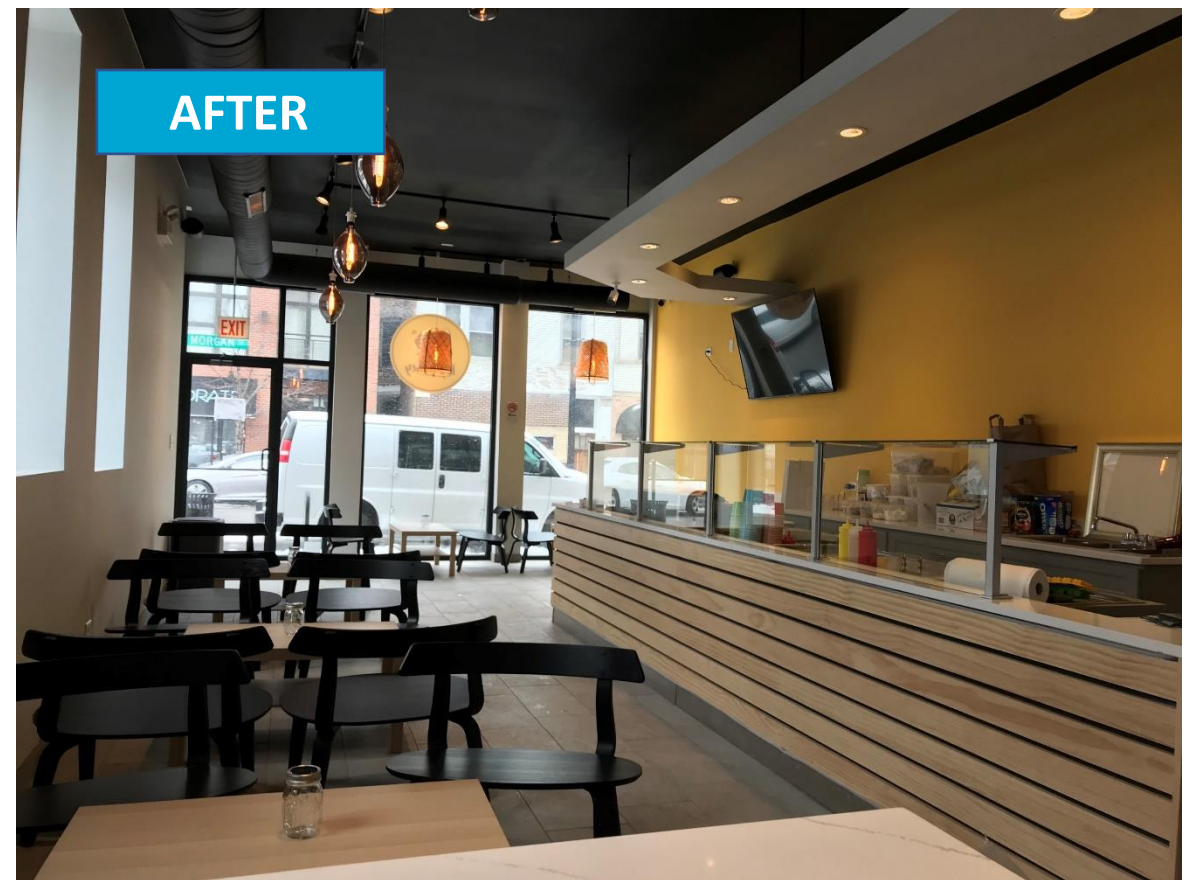
Sample SBIF Project – Mangololo International, Inc

Tenant: Ice Honey, 3132 S Morgan, 35/Halsted SBIF



Sample Project – Mangololo International, Inc

Tenant: Ice Honey, 3132 S Morgan, 35/Halsted SBIF



Additional Application Documents & Requirements

- Current Chicago business license
- Clear any City debt prior to project approval and again before payment is issued
- Business Tax Returns
- Proof of property ownership
- Economic Disclosure Statement & Affidavit
- Personal Financial Statement
- Affidavit of Child Support Form
- Principal Profile Form
- Jobs Created/Retained Survey
- For Start-ups, business plan and three years' projected income and expenses
- Executed lease agreement
- Affidavit and Certification of Property Owner
- Affidavit of Full-Time Equivalent Employees

****While not required when submitting the initial application form, these items are required to complete the SBIF application process. Required documents vary depending on applicant type.***

SBIF Application/Project Process

Stage 1 - Applicant supplies any missing information to complete their application: up to 20 days

Stage 2 - Plans, bids, and specs, are obtained, debts are cured: up to 120 days

Note: Stage 1 and 2 must be completed before approval of grant funds can be fully considered.

Stage 3 – Applicant provides proof of sufficient funds to complete the project: up to 120 days following the date of the commitment letter.

Stage 3 - Construction is completed or land is purchased: up to 10 months

Stage 4 – Reimbursement processing: 4-6 weeks



Questions?

Past SBIF Grantees



Mercado del Pueblo, 2559 W Division



Rooted by Pollen 2918 N Milwaukee

SBIF Team Contact Information

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47th/Justine RFP Process

Next Steps:

DPD reviews and summarizes proposal submissions received by March 30, 2021

Proposal summaries brought to Roundtable for review

Developers present proposals in public meetings

Proposal surveys circulated

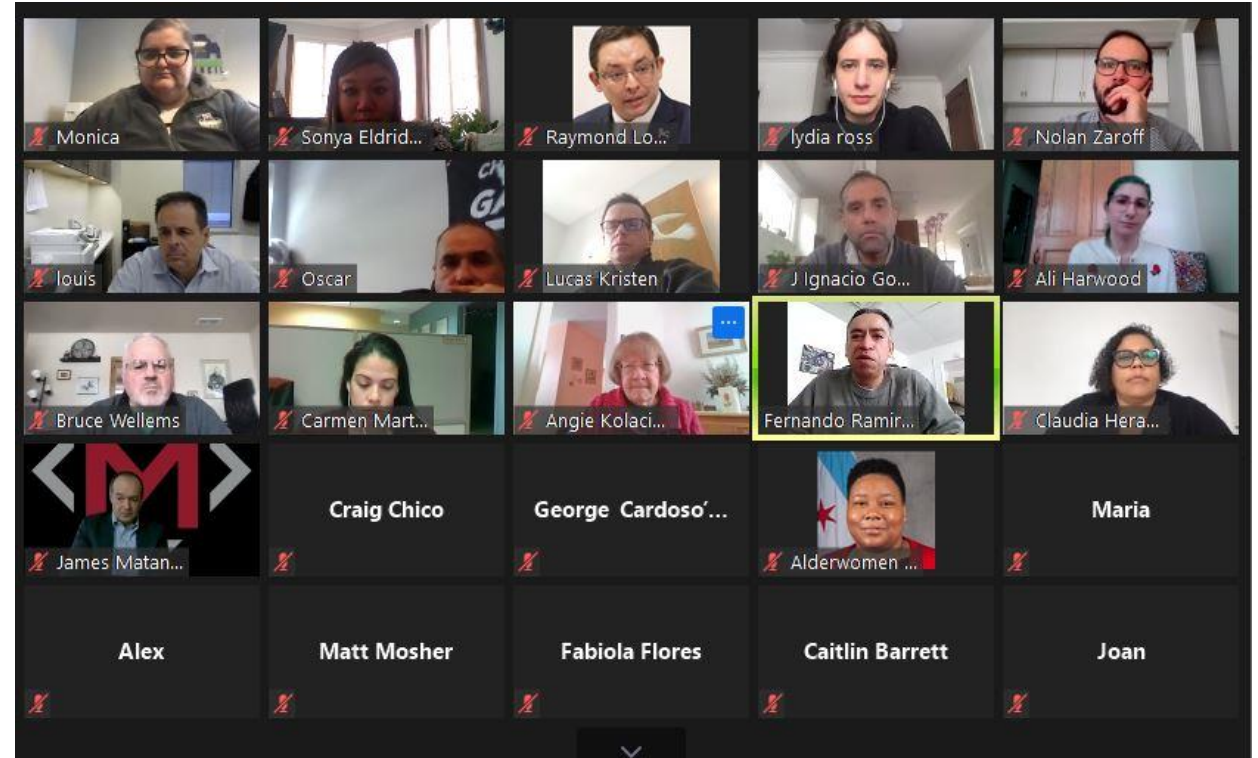
Roundtable & community presentation feedback shared with RFP Evaluation Committee

RFP Evaluation Committee selects winning proposal based on evaluation criteria and community feedback

Roundtable Meeting

Format and Time Discussion

- Format- educational component
- Livestream on YouTube
- Evening meetings?



Questions and Discussion Thank you!

W 47TH ST
4700 S

S DAMEN AVE
2000 W

New City / Back of the Yards Roundtable
March 18, 2021

MONARCA
Tax Professionals
Accounting Services
(773) 263-3516

W 47TH ST
4700 S

SPEED
LIMIT
20
MAY BE IN
EFFECT AT
ANY TIME

NAILS

GENESIS