



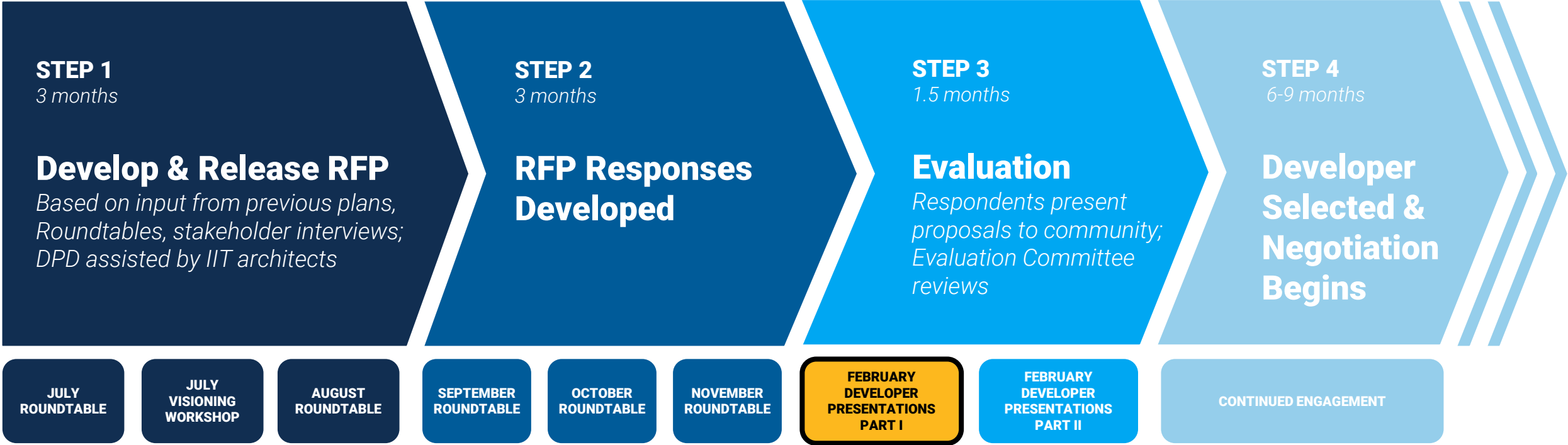
Ogden Ave/North Lawndale Community Roundtable

February 22, 2021

Agenda

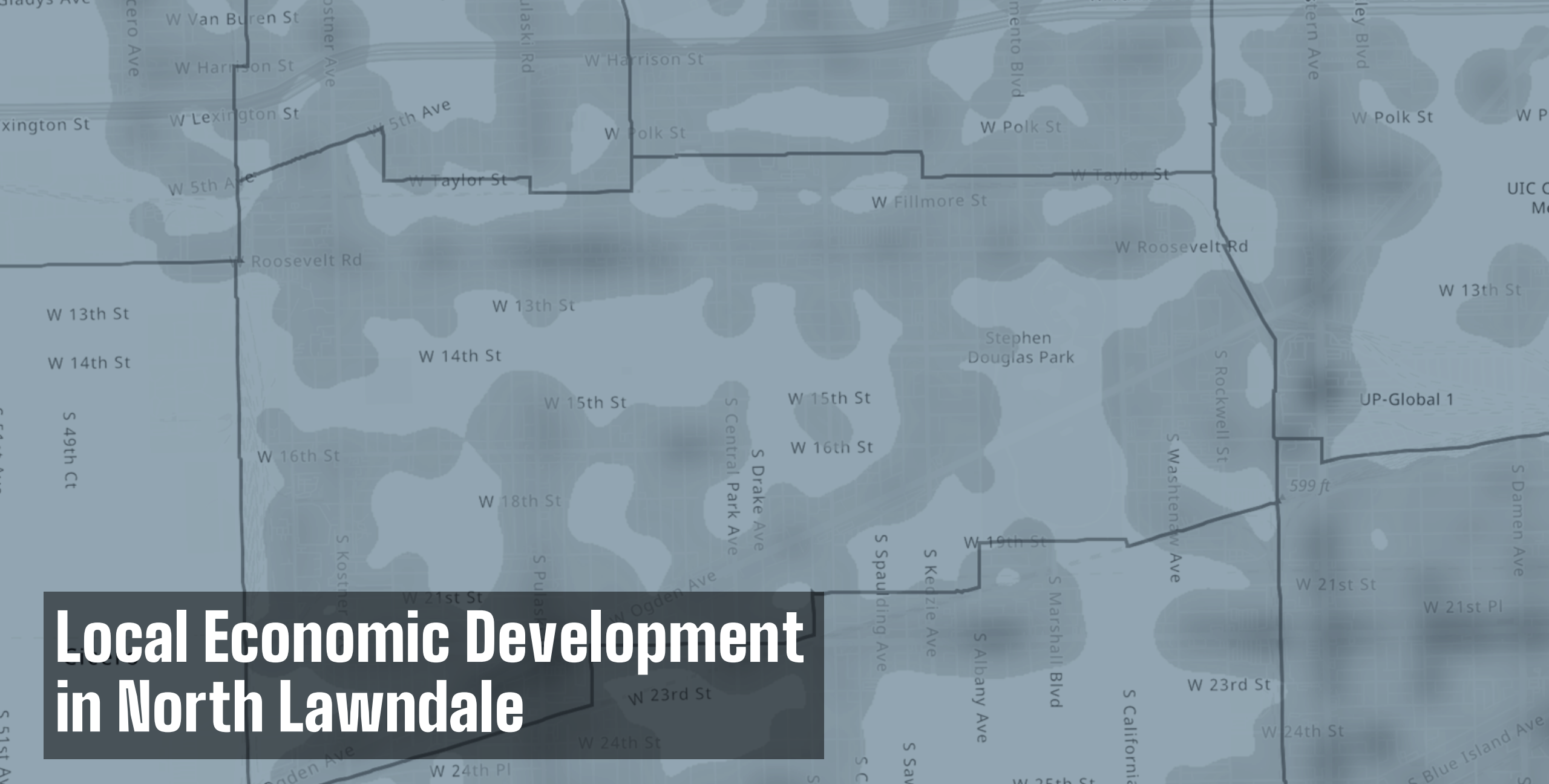
1. Introductions
2. Roosevelt/Kostner and Ogden RFP updates
3. Local economic development discussion
 - a) Local economy background data
 - b) Public incentive resources (DPD)
 - c) Private & non-profit resources (Corridor Managers)
 - d) Local success stories: Lawndale Plaza & Ogden Commons
 - e) Challenges & opportunities

Roosevelt/Kostner RFP Timeline



Roosevelt & Kostner RFP Update

January 28, 2021



Local Economic Development in North Lawndale

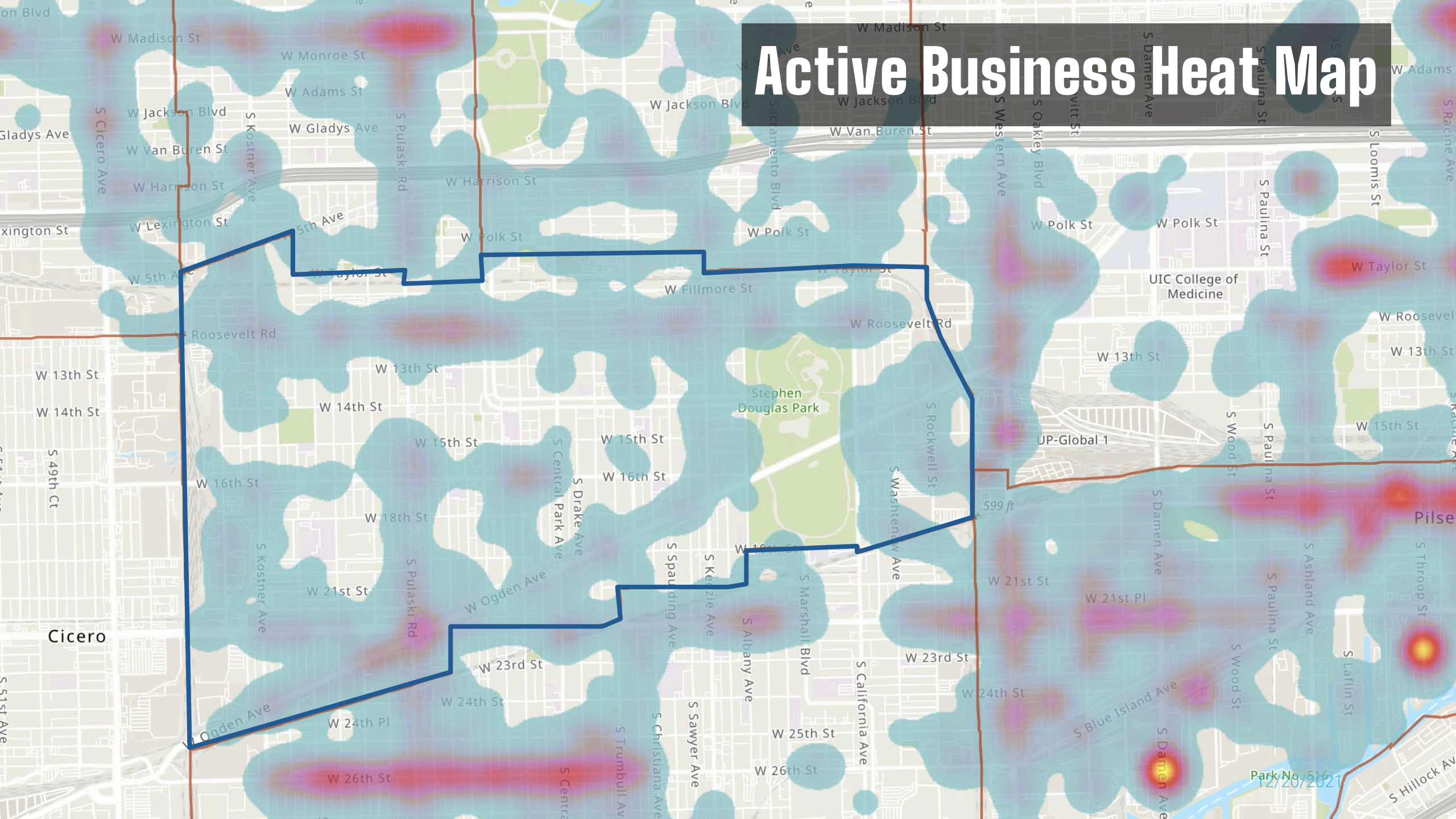
North Lawndale's Economy

- Total active businesses: 630
- Total employees: 18,050
 - 78% are in service, including 8,500 health service jobs
- Top employment sectors:

Employment Sector	# of businesses	% of total businesses	# of employees
Service	327	52%	14,127
Retail	114	18%	766
Manufacturing	42	7%	1,453
Finance, insurance, real estate	28	5%	138
Construction	24	4%	353

Source: Esri, 2018

Active Business Heat Map



Park No. 516
12/20/2021



Public Resources for Local Economic Development



Neighborhood Opportunity Fund

Small Grants Program
November 2020

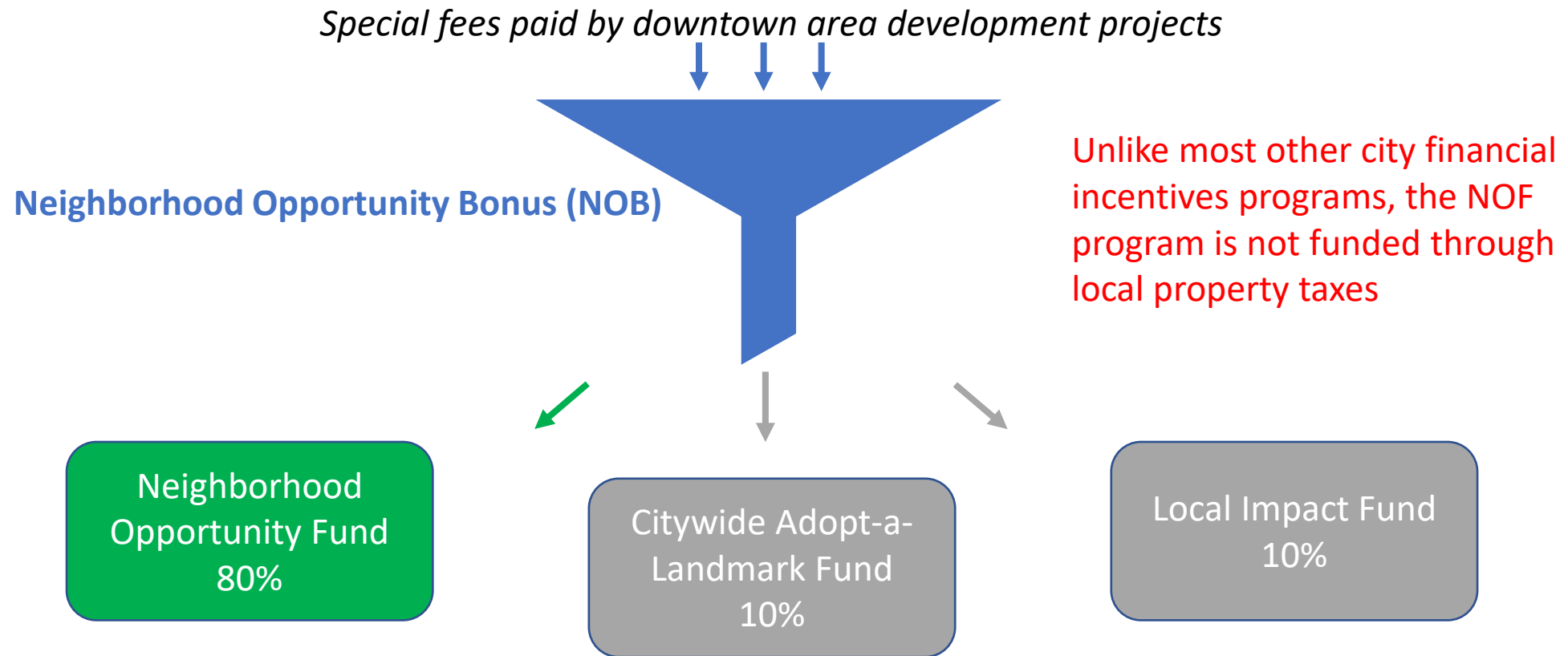
NEIGHBORHOOD OPPORTUNITY FUND

www.NeighborhoodOpportunityFund.com

★ ★ ★ ★

The graphic features a green header with the text "NEIGHBORHOOD OPPORTUNITY FUND" in white. Below the header is a grid of colorful icons representing various neighborhood businesses and services: 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, and a blue building with a door. At the bottom, there is a purple bar with the website address "www.NeighborhoodOpportunityFund.com" and a light blue bar with four red stars.

Where does the Neighborhood Opportunity Fund come from?





Eligible Applicants

- ✓ Commercial Property Owners
- ✓ Commercial Lessees (with property owner approval)
- ✓ Non-Profit organizations providing a commercial activity to the public

- ✗ Residential properties including home based businesses and live/work spaces
- ✗ Manufacturing or industrial businesses or properties
- ✗ Social services organizations including workforce development, schools and daycare centers
- ✗ Churches and places of worship



Types of Projects

- **Expansion or Renovation** for existing businesses
- **New locations** for start-up businesses of existing businesses
- **New construction** at vacant properties
- Projects that include property acquisition are permitted but grant funds can not be used for acquisition costs only

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

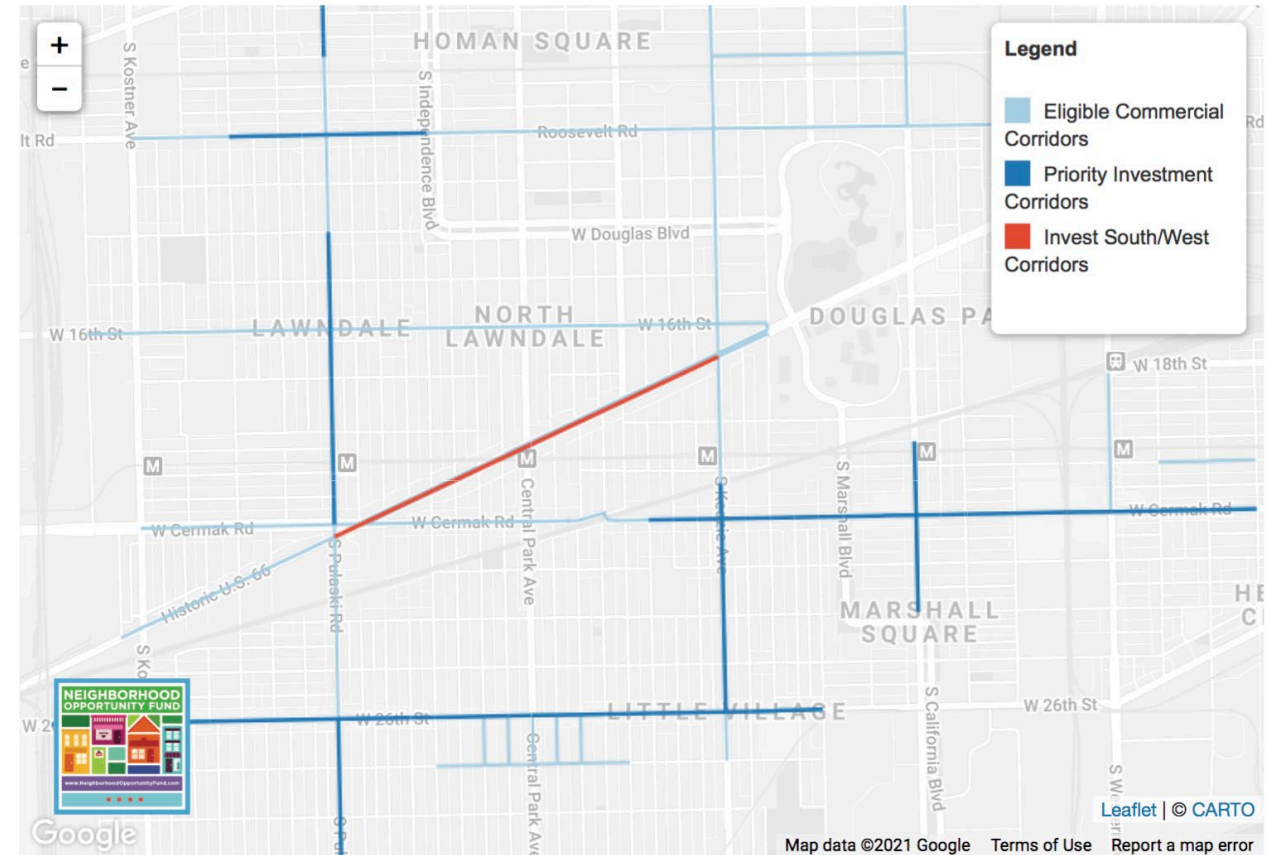
Large Grants Track

- 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)

NOF Large is not covered in this presentation.

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>



Small Business Improvement Fund (SBIF)

Program Overview

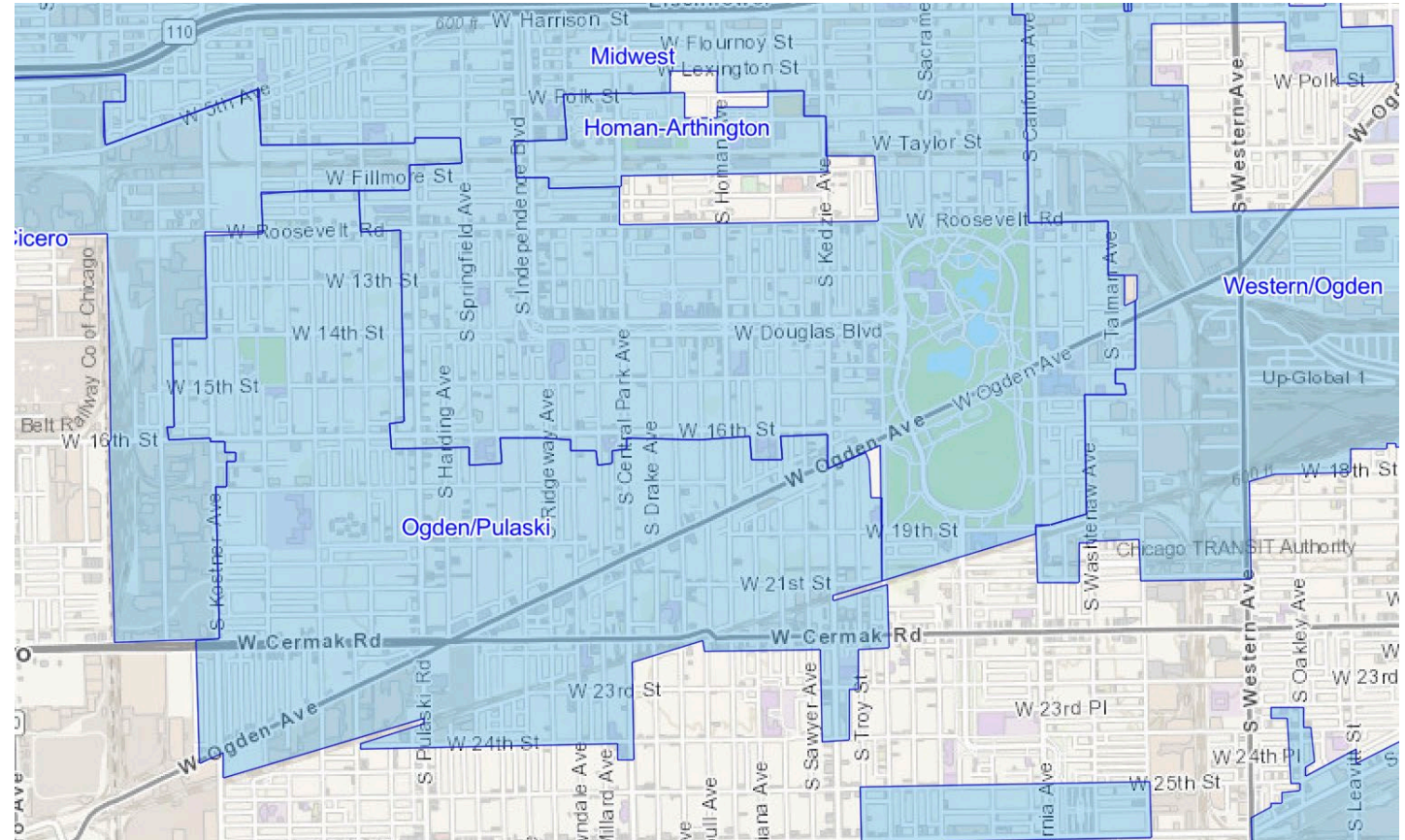
- Funded by TIF revenues - projects must be located in a TIF district
- Open to commercial and industrial businesses
- Grants may cover 30-90% of eligible costs
 - \$150,000 max. for commercial
 - \$250,000 max. for industrial
- Interior and exterior renovations, architect & engineering fees



Small Business Improvement Fund (SBIF)

Application Process

- Application windows open by TIF district as funding is approved:
 - Ogden/Pulaski: March, 2021
 - Midwest: February, 2022
- Lottery is held when applications exceed available funding
- Technical Assistance Providers available on SBIF website



Cook County Property Tax Incentives: Class 7A/B

Commercial Projects

- New construction or rehab of vacant property

Eligibility

- Located in designated redevelopment area (TIF, etc.)
- DPD financial review & City Council approval required

12-Year Abatement Period

- 60% reduction in assessment rate in first 10 years
- Increases in years 11-12



Private and Non-Profit Resources for Local Economic Development



2653 W. Ogden
Chicago, Illinois 60608
Phone: 773-826-1356
Fax: 773-826-1372

www.new-covenantcdc.org
nlcccplanning.org

New Covenant
Community Development Corporation
Small Business Development Center
North Lawndale Chamber of Commerce
North Lawndale Community
Coordinating Council



NCCDC Mission & Vision

- Our Mission

The mission of New Covenant CDC is to establish community sustainability through entrepreneurial economic development via classes, workshops, and one on one business coaching.

- Our Vision

The vision of New Covenant CDC is to create a replicable sustainable economic development model to encourage small business ownership and the economic development opportunities for low income and underserved minority residents.



NCCDC Entrepreneur Services

Programs

- Entrepreneur Express/CBA Partnership
- Financial DashBoard for Small Business
- Real Estate Development Course
- Business related workshops/Webinars
- Entrepreneur Think Tank
- One on One Coaching/Advising
- Consulting Services



Our Work with Small Businesses

- Annually we provide classroom instruction for approximately 150 students with our partners
- Provide over coaching hours
- Assist in the preparation of financial plans
- Guide the development of business plans
- Collaborate with more than a dozen other community based organizations in support of small businesses

Future Efforts

- Entrepreneur Premier/(Projected)
- Advanced Financial Dashboard (Projected)
- Social Enterprise



Social Enterprise

A social enterprise or social business is defined as a business that has specific social objectives that serve its primary purpose. Social enterprises seek to maximize profits while maximizing benefits to society and the environment. Their profits are principally used to fund social programs.

- Purpose of our SE will be to train potential business owners on running a business
- Provide employment for the community
- Initially make PPE items, masks, hospital gowns and hand sanitizer
 - Start small – 900 to 1200 square feet
 - Potentially 10m- 12 employees



Planned NCCDC Incubator

Community Based Business Incubator

- Shared Centralized Services
- Clerical and Administrative help
- Conference Rooms and Office Equipment
- Frequently lower than market lease rates
- Computer lab
- Community Center



North Lawndale Chamber of Commerce

- A Collaborative of Businesses of the North Lawndale community
- Resources that help support and grow local businesses
- Monthly meetings with guest speakers on tailored topics
- Networking opportunities

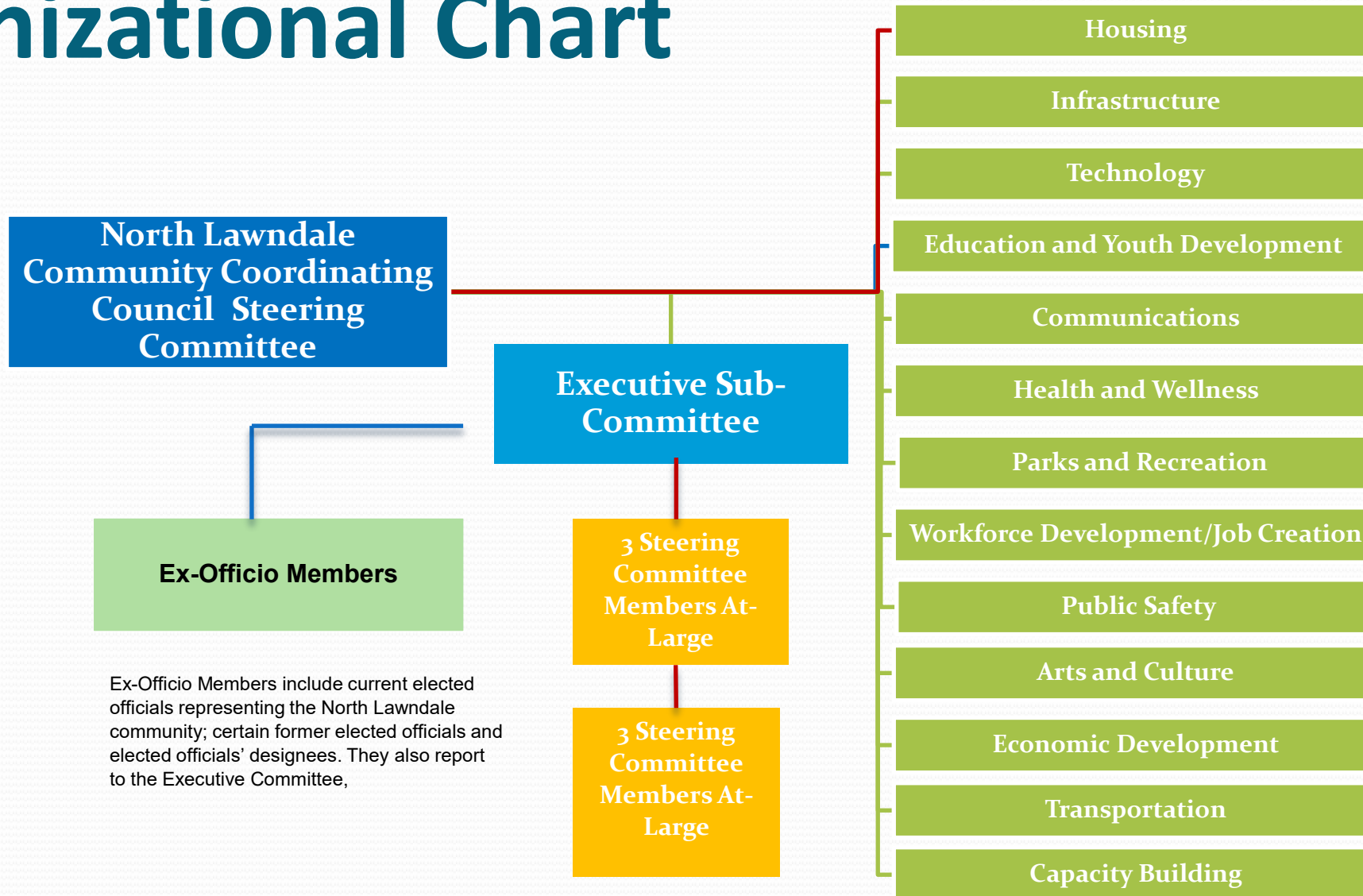


North Lawndale Community Coordinating Council

- See Exec Summary
- [“North Lawndale: The Next Chapter” Quality of Life Plan \(2018\)](#)
- New Covenant CDC is the Lead and Fiscal Agent

North Lawndale Community Coordinating Council

Organizational Chart





NEW COVENANT
COMMUNITY DEVELOPMENT CORPORATION

2653 W Ogden
Chicago, Illinois 60608
Ph: 773-826-1356
Fax: 773-826-1372
www.new-covenantcdc.org



Local Success Stories

Lawndale Plaza Shopping Center

- NLEN Campus: 1111 S. Homan rehabilitation
 - \$2.5 million NOF Large grant, New Market Tax Credits
- Leamington Foods remodel
 - \$1.12 million NOF Large
- Soule' Restaurant: new location
 - \$250,000 NOF Small grant
- Dave's Red Hots: planned relocation



Bridgette Flagg – Owner, Soulé

Ogden Commons

- \$2.5 million NOF Large grant for first phase retail build-out
 - Two African-American owned restaurant tenants: Steak & Shake and Ja' Grill
 - Wintrust bank
- Future phases will include additional retail and office space



Discussion

- What are the greatest challenges to existing and aspiring local businesses in North Lawndale?
- What are the greatest opportunities for existing and aspiring local businesses in North Lawndale?
- What else can the City do to facilitate business growth in North Lawndale?
- What are some existing sites or vacant parcels with potential for commercial development?



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