Bickerdike Redevelopment Corporation

2013 Annual Report

Community Inspired Development

Humboldt Construction Co. • Bickerdike Apartments, LLC • Rockwell Community Development, Inc. • BRC Affiliate, Inc.
MISSION

We, the members of Bickerdike Redevelopment Corporation, are committed to the redevelopment of West Town, Humboldt Park, Logan Square, Hermosa, and Avondale communities for the benefit of and control by the low and moderate-income families in these areas. We are deeply dedicated to preserving the ethnic and cultural character of our neighborhoods, while improving the economic conditions of the community. We carry out our mission by: providing high quality affordable housing, struggling against gentrification and displacement, promoting economic development by creating and preserving jobs, and advocating for additional resources. In all our endeavors, we are committed to the principles of: honesty, openness, democratic process, education, involvement and empowerment of community residents, self-worth, self-respect, and pride. Networking with other organizations and stakeholders who share the vision of the community’s collective struggle to control its own destiny is integral to Bickerdike’s mission.

MISIÓN

Nosotros, los miembros de Bickerdike Redevelopment Corporation, estamos comprometidos al desarrollo de las comunidades de West Town, Humboldt Park, Logan Square, Hermosa, y Avondale por y para el beneficio de los residentes de ingresos bajos y moderados de estas áreas. Estamos profundamente dedicados a la preservación de las características étnicas y culturales de nuestros vecindarios y el mejoramiento de las condiciones económicas de la comunidad. Llevamos a cabo nuestra misión a través de proveer viviendas a precios razonables, luchar contra el desplazamiento, promover programas de desarrollo económico a través de la creación y la conservación de empleos en nuestra comunidad y abogar por recursos adicionales. En todos nuestros esfuerzos, estamos comprometidos a los principios de honestidad, el proceso democrático, la educación, el envolvimiento y la auto-determinación de los residentes de la comunidad, la dignidad y el orgullo. Trabajar con organizaciones y otros que comparten la visión de una lucha colectiva para controlar nuestro destino es un componente integral de la misión de Bickerdike.
Bickerdike's work flourished in 2013, and our accomplishments are represented throughout this report. Through the teamwork between housing development, Humboldt Construction, and property and asset management, we completed and occupied the remaining three of the four buildings comprising Zapata Apartments, turning over the final building in November.

Asset management is diligently working to complete the lease up of the Zapata commercial space in early 2014. Additionally, our preservation work has advanced and we will soon be complete on the environmentally sustainable, substantial rehab of the recapitalized 1704 N. Humboldt historic courtyard building.

Humboldt Construction’s economic development and job creation thrived through our partnership with St. Augustine College and ASPIRA for YouthBuild which provided hands on training for youth in the construction field. 2013 also saw progress on the predevelopment of the Julia C. Lathrop Homes and Franklin Apartments projects; and our green retrofits in our older properties has continued, along with a study evidencing the reduced energy consumption and cost savings as a result of our green retrofit efforts.

The fruits of community partnership could really be seen in 2013’s work on the Humboldt Park Healthy Corridors initiative through our New Communities Program Humboldt Park, with a broad range of obesity prevention efforts from Healthy Cooking classes to our Healthy Readers programming. And, our leadership development and organizing work touched the lives of so many Bickerdike and other community residents with real gains on a wide array of issues—from the impact of school closings to the Resident Council’s 2013 Fantasy Prom!

Please join us in the celebration of our 2013 accomplishments by reading through the pages that follow.
Zapata Apartments 2013 brought the completion of the final three of four buildings that make up the Zapata Apartments. The project is a culmination of years of detailed planning and development, and represents a significant partnership with the Logan Square Neighborhood Association (LSNA) and the broad engagement of Bickerdike members and individuals in the community.

The final three buildings include a 3-flat, a 30 unit mixed use building with community and commercial spaces, and a 12-unit smoke-free building, representing Bickerdike’s first smoke-free housing, stepping up our game to build healthier housing for local residents.

Zapata Apartments participated in the Enterprise Green Communities and Chicago Green Homes Certification programs for all four buildings. The environmentally sustainable “green” elements in Zapata Apartments will help create a healthy living environment for tenants, give them opportunities to reduce their utility bills and their family’s impact on the environment.

Franklin Apartments In 2013 we continued our work on one of our newest development projects, Franklin Apartments. Franklin apartments will provide approximately 82 units of quality affordable housing on and around the Franklin Boulevard corridor in Humboldt Park in the 27th Ward, and will seek to build greater vitality and investment in the areas of Rosa Parks Apartments and the Harold Washington Unity Coop.

A Model for Property Management Since the completion of our first rental project in 1983, Bickerdike has provided quality and resident involved property management services to all of our rental and coop housing. Our property management model stems from our mission and our desire to involve residents in the
management of the properties where they live. One highlight of those efforts in 2013 is providing workshops that include how to make chemical-free cleaning agents, keeping in line with our efforts in preventative maintenance and our Green initiatives.

**Preservation: 1704 N. Humboldt Building**  
A rehabilitation was completed on this historic 1920s courtyard building by Humboldt Construction Co. when it was initially purchased by Bickerdike Redevelopment Corp. in 1988, when it was converted from 54 studios into 29 units of family affordable housing. The unit mix includes: 5 one-bedroom apartments; 15 two-bedrooms; and 9 three bedrooms. Following twenty five years of operation and the need to change the major systems not included in the initial rehab, we set forth to secure funding for a substantial rehab of the building, upgrading and replacement of major systems and that recapitalization of its financial position. We closed on financing and began construction on this project in December of 2012 and construction has progressed significantly throughout the year. The 1704 N. Humboldt Building is a model for affordable housing energy efficient retrofits and historic preservation. This substantial rehabilitation will increase the quality of life for the current tenants of the building and reduce our carbon footprint.

**Going, Living and Measuring Green**  
Bickerdike and CNT Energy, a non-profit working to improve building and community energy efficiency, have partnered to retrofit over 294 units since 2009. These energy efficiency retrofits have encompassed installation of high efficiency furnaces, low flow water fixtures, efficient lighting, air sealing, and insulation measures.

In 2013, we furthered our CNT partnership by participating in a case study to measure the effectiveness of our efforts. The study showed that Bickerdike’s Boulevard Apartments had an average of 19% gas savings and a 17% decrease in maintenance and repairs post-retrofit. Included in the case study was a tenant survey that demonstrated about a third of tenants felt more confident and less stressed paying their rent, gas, and utility bills, and the large majority planned to renew their lease.
Healthy Readers Book Club  In response to the obesity crisis in Humboldt Park, Bickerdike Redevelopment Corporation and the Humboldt Park New Communities Program (NCP), with the Richard M. Daley Public Library, and the West Humboldt Park Development Council jointly developed the Healthy Readers program as part of the Humboldt Park Healthy Corridors initiative, which promotes obesity prevention programs throughout the community.

Launched in May, the six-week program brought together almost 50 community residents each week for a book discussion and presentations that included a session on stress relief, as well as demos on zumba, gardening, and making healthy snacks and salads. The program was such an overwhelming success that it was repeated beginning in November once again with high levels of participation and success.

Harold Washington Unity Coop Cooking Classes  As part of Bickerdike’s commitment to healthy neighborhoods, a healthy cooking class was launched in October through the City of Chicago’s Technical Assistance Community (TACOM) Program, for which Bickerdike acts as a lead agency. The 21 participants in attendance learned about the My Plate nutrition guide, knife skills, cutting techniques, and other information that they can put into practice. To help them do this, they were also provided with a bag of ingredients to recreate each week’s recipe in their own kitchens.

Building Healthy and Safe Communities  Bickerdike’s residents and members come together through planning and participation to build healthier and safer communities. Our gardens allowed community members to participate in the harvesting of fresh greens, tomatoes, and other vegetables for healthy meals. While events such as the Fantasy Prom and Movie Nights help build a sense of community among neighbors, creating safer communities for all.
MetLife Foundation Community–Police Partnership Award  Over the last 15 plus years, Bickerdike and the Chicago Police Department have led a joint initiative to bring greater public safety to and stabilize the Humboldt Park community, and improve quality of life for neighborhood residents. In 2013, those efforts were recognized when Bickerdike Redevelopment Corp. and the Chicago Police Department were honored by the MetLife Foundation for an extraordinary partnership to improve community safety.

The partnership was selected from more than 540 applicants nationwide for a MetLife Foundation Community-Police Partnership Award, a program administered in conjunction with the Local Initiatives Support Corporation (LISC). Our collaborative approach to revitalize the community through a place-based approach caught the attention of the national selection committee comprised of police commanders, community development executives and LISC staff.

Speaking during the awards presentation, Alderman Walter Burnett and Chicago Police District Commander Bob Lopez agreed that Bickerdike’s model of community engagement and collaboration help change the face of the communities we serve.

Andy Soto: Committed to the Safety of Bickerdike’s Communities  The MetLife Foundation Community-Police Partnership Award also honored the work of Bickerdike’s long standing Security Manager, Andy Soto. During Mr. Soto’s over 20 years of employment with Bickerdike, he has worked tirelessly with the Chicago Police Department, community organizations and residents to make our buildings and neighborhoods safer places to live. The relationships he has built have helped to empower and engage individuals, inspiring them to join forces with law enforcement and community organizations to work together, forging partnerships for safer neighborhoods. Congratulations Andy!
For over 30 years, Humboldt Construction Company (HCC) has been a part of the economic development in our communities by creating skilled jobs for community residents, as well as providing business opportunities for local and minority subcontractors. HCC specializes in general contracting and carpentry for residential and commercial construction, pre-construction services, and construction management with expertise working with green systems, materials, and technologies.

In 2013, Humboldt Construction partnered with St. Augustine College’s Institute for Workforce Education and ASPIRA to implement the YouthBuild Humboldt Park program. YouthBuild prepares community youth to successfully transition from a GED or high school diploma track into the construction industry and/or college career. Participants complete their academic studies, leadership and community service activities, and learn to perform the tasks required of an Entry Level Construction Craft Member.

YouthBuild participants worked alongside Humboldt Construction staff, receiving on the job training as they worked on the final two Zapata Apartment’s buildings, and the substantial rehabilitation of the 29-unit 1704 N. Humboldt Building.
Cermak Produce at El Mercado

Cermak Produce at 2701 W. North Avenue has been serving the Humboldt Park and surrounding communities for over 15 years, providing the freshest quality products at low prices. In 2013 Cermak Produce completed a storewide renovation, including in-store wall murals, expanded sales space and check out area, new building facades and a repaved parking lot. The store looks fantastic and product lines have been expanded while maintaining low prices.

In the early 1990s, Bickerdike Redevelopment Corporation renovated the El Mercado to provide the community with access to quality food and jobs. Since 1998, Cermak Produce has been the anchor tenant at the site, providing fresh and affordable food and employing local area residents. With the new store renovations, Cermak Produce looks forward to continuing serving the community for years to come.
Humboldt Park Portal As lead agency for the Humboldt Park New Communities Program (NCP), Bickerdike is tasked with the management of the Humboldt Park Portal. The Portal, which was launched in August 2010 with the goal of building a sense of community among area residents, serves as a hub of information produced for, by, and about the community.

In 2013, harnessing the power of social media and email, the Portal reached an average of over 11,000 visitors each month. To further engage residents and build a sense of ownership, workshops were offered on the basics of the Portal’s technology, as well as understanding how to consume news and the importance of telling community stories through the power of citizen journalism.

Building Community Capacity In the age of technology, grassroots organizing has expanded to the world wide web, with the Arab Spring’s use of social media to organize, communicate and raise awareness being the global example. To empower the community with these same tools, Bickerdike created the curriculum for and facilitated the workshop “Facebook for a Cause: Online Community Organizing” which focused on the use of Facebook tools to organize and create awareness around a cause.

Other educational opportunities for the community were provided through the City of Chicago’s Technical Assistance Community (TACOM) Program, providing property tax assistance, rental assistance, affordable housing, and related workshop opportunities, and this year featured a hands-on workshop series on learning healthy cooking for healthier living.

Assisting Seniors Through our Small Accessible Repairs for Seniors (SARFS) Program, we provided minor home repairs and accessibility adaptations for senior households, helping them to live more independently in their homes. Bickerdike has been a delegate agency for this program since it began over 3 decades ago.
“Once I attended an organizing training, I felt like I had wings.” – Magdalene Thurmond, Resident Leader

Leadership development is a cornerstone of Bickerdike’s work. Our volunteer leaders were front and center in the efforts to prevent the school closing crisis. They worked together to plan and organize community building events such as Movie Nights, Garden Clubs, and this year’s Fantasy Prom. The efforts of our volunteer leaders help them to build skills such as planning, organizing, networking and public speaking, thereby empowering them to create change in their communities.

**COMMITTEES** Bickerdike’s organizational structure includes a broad cross-section of volunteer committees comprised of local residents to ensure the community has a strong voice in our work. Committees are engaged in all areas: new housing development, all aspects of the management of our rental housing, priority community issues, resident quality of life and civic engagement.

**COMITÉS ORGANIZACIONALES** La estructura organizacional de Bickerdike incluye una amplia interacción de comités voluntarios compuestos de residentes locales para asegurar que la comunidad tenga una voz fuerte en nuestro trabajo. Los comités están involucrados en todos los aspectos de nuestro trabajo y en áreas tales como: el desarrollo nuevo de viviendas, la administración de nuestras viviendas de alquiler, asuntos de prioridad comunitarios, calidad de vida de los residentes y responsabilidad cívica de los mismos.
**BOARD** Bickerdike’s 15-member community-based Board of Directors, plus the ex-officio Executive Director, governs all aspects of the organization. They engage in policy setting, financial oversight, and programmatic direction. Our Board ensures that we are carrying out our mission and that local residents have a voice in the development of the community.

**Bickerdike Redevelopment Corporation**
- 2013 Board of Directors
  - Amy Crowther, President
  - Miguel Palacio, 1st Vice President
  - Diane Spires, 2nd Vice President
  - Alfredo Calixto, Treasurer
  - Reyna Luna, Secretary
  - Debra Geiren, Assistant Secretary
  - Gregory Bork, Director
  - Brenette Coleman, Director
  - Sol Flores, Director
  - Hattie Foster, Director

**Pamela King, Director**
**Mervin Mendez, Director**
**Coralee Montes, Director**
**Raul Morales, Director**
**Richard Rowe, Director**
**Joy Aruguete, Executive Director**

**Humboldt Construction Company**
- 2013 Board of Directors
  - Alfredo Calixto, President
  - Hattie Foster, Vice President
  - Joy Aruguete, Secretary/Treasurer
  - Gregory Bork, Director

**Not pictured: Sol Flores, Marvin Mendez, Coralee Montes, Richard Rowe, and Diane Spires**

**MESA DIRECTIVA** La Mesa Directiva de Bickerdike cuenta con 15 miembros comunitarios, y la directora ejecutiva ex-oficio, que gobiernan todos los aspectos de la organización. Ellos están involucrados en la creación y establecimiento de pólizas, la supervisión de las finanzas, y en guiar la dirección de nuestros programas. Nuestra Mesa Directiva asegura que llevemos a cabo nuestra misión y que los residentes locales tienen una voz en el desarrollo de la comunidad.

**BRC AFFILIATE, INC.**
- 2013 Board of Directors
  - Sol Flores, President
  - Mervin Mendez, Vice President
  - Joy Aruguete, Secretary/Treasurer
  - Amy Crowther, Director
  - Miguel Palacio, Director
  - Richard Rowe, Director
WHO WE ARE: STAFF

MAIN OFFICE
Joy Aruguete, Executive Director
Michael Burton, Asset Management Director
Yolanda Cruz, Accounting Director
Awilda Cruz, Human Resources Manager
Aracely Galvan, Healthy Corridors NCP Data Specialist
Clorinda Garcia, Accountant
Sandra Gray, Associate Director
Eric Guajardo, HCC Project Coordinator
Amanda Herrera, Receptionist
Libby Juliá-Vázquez, Communications Manager
Judith Lozada, Senior Bookkeeper
Claudia Montoya, Development Coordinator TACOM
Barry Mullen, Housing Development Director
Jose Ortiz, Janitor
Wayne Oestreicher, SARFS Program Administrator
Liliana Palacios, Junior Accountant
Chris Pienton, HCC Project Manager
Juan Rivera, SARFS Repair Coordinator/Maintenance II
Efrain Vargas, HCC Project Manager
Shadonna Ware, Asset Manager
Constina Williams, Technology Manager
Irma Zamora, Secretary II

HUMBOLDT CONSTRUCTION
Juan Camargo, Journeyman
Pablo DelValle, Foreman
Peter Duerr, Journeyman
John Frees, Journeyman
George R. Garmon, Journeyman
Felix A. McClure, Journeyman
Ralph Mejias, Journeyman
Nancy Ortiz, 2nd Year Apprentice
Roy Quintana, Journeyman
Gerardo Roldan, Journeyman
Alexis Rosado, 1st Year Apprentice
Jose L. Ruiz, Journeyman
Antonio Santiago Cruz, Foreman
Miguel A. Topete, Journeyman
Carlos A. Valle, 2nd Year Apprentice
Jobet Vasquez, Journeyman

BICKERDIKE APARTMENTS, LLC
Arlene Adorno, Property Manager
Lisa Andujar, Tenant Organizer
Ike Blocker, Desk Clerk
William Calderon, Maintenance II
Jose Crespo, Janitor
Rose Crespo, Tenant Organizer
Pedro Diaz, Maintenance Unit Prep
Alonzo Dodson, Janitor
Valentin Gonzalez, Janitor
Cornelius Green, Janitor
Jose Guilloty, Janitor
Tyrone Hardamon, Janitor
Seitia Harris, Property Manager
Cecilia Hernandez-Rivera, Property Management Director
Paul Hoskins, Janitor
Maria Lozada, Leasing/Occupancy Specialist II
Rafael Marin, Desk Clerk
Jose Martinez, Janitor
Carlos Medina, Maintenance I
Francisco Navarrete, Janitor
Yesenia Nunez, Maintenance Clerk
Kristen Ostberg, Compliance Manager
Salvador Padilla, Janitor
Ismael Pineda, Janitor
Michelle Pitchford, Leasing/Occupancy Specialist II
Ted Purulewski, Maintenance Manager
Raymond Ramos, Maintenance Unit Prep
Wanda Rivera, Leasing/Occupancy Specialist
Carmelo Romero, Desk Clerk
Jose Rosado, Maintenance Engineer
Jimmy Ross, Maintenance Engineer
Jose Serrano, Property Manager
Luis Soberal, Leasing/Occupancy Specialist
Andrew Soto, Security Manager
Darryl Tabb, Maintenance I
Lucia Tellado, Desk Clerk
Raquel Torres, Tenant Organizer
Eddie Vargas, Maintenance II
Nancy Velazquez, Secretary
Tania Vences, Secretary II
Kelly Viselman, Tenant Organizer
Yolanda Warner, Leasing/Occupancy Specialist II
PARTNERS & SUPPORTERS

PARTNERS
Development Financing
Banking
Bank of America
BMO Harris Bank N.A.
Citibank
Fifth Third Bank
First Eagle Bank
JP Morgan Chase
LPL Financial
Northern Trust Corporation
North Side Community Federal Credit Union
US Bank, N.A.
Wells Fargo
Technical Consultants
Architectural
Canopy Architecture & Design
Landon Bone Baker Architects, Ltd.
Liseck & Biederman, Ltd.
Malcolm Edgerton Architects
Weese Langley Weese Architects, Ltd.
Wrap Architecture
Accounting
Washington, Pittman, & McKeever,
Mayor Hoffman McCann, P.C.
Rockoff, Harlan, Rasof, Ltd.
Legal
Applegate & Thorne-Thomsen, P.C.
Community Economic Development Law Project
Gomberg, Sharfman, Gold and Ostler, P.C.
Johnson, Jones, Snelling, Gilbert, & Davis
Madigan & Getzendanner
Hoepnner, Wagner and Evans LLP
Sanford Kahn, Ltd.
Technical and Educational Service
AllCovered
Better Business Planning Center for Neighborhood Technology
Chicago Community Loan Fund

Financial Partners
Sheldon Baskin and Daniel Epstein

Equity Financing
City of Chicago Department of Housing & Economic Development
BMO Harris Bank N.A.
First Eagle Bank
JP Morgan Chase
LPL Financial
Northern Trust Corporation
North Side Community Federal Credit Union
US Bank, N.A.
Wells Fargo

Supporters
Foundations and Corporations
Alford Axelson Award for Nonprofit Managerial Excellence
Applegate & Thorne-Thomsen
Bank of America Chicago Community Fund
Bike & Build (special thanks to Erin Potter)
BMO Harris Bank N.A.
Broadband Technology Opportunity Program/LISC
Chicago Community Trust
Enterprise Community Partners
Illinois Clean Energy Community Foundation
John D. & Catherine T. MacArthur Foundation
Landon Bone Baker LISC/Chicago
MacArthur Foundation
MB Financial Community Development
MetLife
People's Energy
Polk Brothers
Respiratory Health Association of Metropolitan Chicago
Seigle's
S.B. Friedman & Company
Sycor, Inc.
Title Services, Inc.
Urban Relocation Services, Inc.
Wells Fargo

Supporting Programs
Project YES!

Government
City of Chicago Department of Housing & Economic Development

Individuals
Joy Aruguete
Nancy Bramble
Alfredo Calixto
Amy Crowther
Sol Flores
Hattie Pearl Foster
Maureen Hellwig
Pamela King
Reyna Luna
Coralie Montes
Raul Morales
Miguel Palacio
Richard Rowe
Lauren Sugemann

In-Kind
13th District CAPS Office
27th Ward Alderman Walter Burnett Junior
Allied Waste Services of Chicago
Cermak Produce #4
Delta Faucets
Designs for Dignity
El’s Cheesecake
F.Y.I. A Dancers
Genesis Technology
Héctor Cuadra
Loving from My Oven by Yvette Romero
Midwest Academy
Movimiento Latino Performance
New Life Covenant Church
Revolution Brewing
Rooer’s Bakery
Sage Community Health Collective
Those Funny Little People
Waste Management
Women of Vision

Garden Volunteer Groups
AmeriCorps Service Day
Depaul University Venetian Day of Service
Seeds of Service, AmeriCorps Project YES!
Arts of Life
Bickerdike Residents Council
West Town Bikes-Girls Bike Club
### ASSETS

#### CURRENT ASSETS

- All Funds: Cash & Cash Equivalents: $3,366,211
- Accounts Receivable & Others: $1,345,006

**Total Current Assets**: $4,711,217

#### FIXED ASSETS

- Land, Net Building, Office Furniture & Equipment: $1,190,190

**Total Fixed Assets**: $1,190,190

#### OTHER ASSETS

- Investments in Housing Development: $1,043,613
- Other Investments & Partnerships: $11,930,149
- Predevelopment Costs/Other Land: $1,017,797

**Total Other Assets**: $13,991,559

**TOTAL ASSETS**: $19,892,966

### LIABILITIES AND NET ASSETS

#### CURRENT LIABILITIES

- Accounts Payable: $48,031
- Accrued Expenses & Others: $1,677,540

**Total Current Liabilities**: $1,725,571

#### OTHER LIABILITIES

- Long-Term Debt: $0

**Total Other Liabilities**: $0

**TOTAL LIABILITIES**: $1,725,571

#### NET ASSETS

- Unrestricted as of December 31, 2012: $15,982,909
- Temporarily Restricted as of December 31, 2012: $1,508,055
- Excess of Revenue Over (Under) Expenses: $676,431

**NET ASSETS AS OF SEPTEMBER 30, 2013**: $18,167,395

**TOTAL LIABILITIES AND NET ASSETS**: $19,892,966

Through the development, management and preservation of quality affordable housing, and our community development and organizing efforts, Bickerdike makes a difference in the communities we serve.

We hope that you will be part of our work by becoming a Bickerdike member and support our efforts by making a tax deductible donation.