

# Bickerdike Redevelopment Corporation 2024 Annual Report

*Building Connections*

UNLOCKING OPPORTUNITIES

Bickerdike Apartments, LLC • Rockwell Community Development, Inc. • BRC Affiliate, Inc.

## Mission

*Bickerdike Redevelopment Corporation is committed to the redevelopment of Chicago's north side 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 diversity of Chicago's neighborhoods, while improving economic conditions for residents. We carry out our mission by: providing high quality affordable housing, confronting gentrification and displacement, promoting economic development by creating and preserving jobs, and advocating for equitable allocation of 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. Collaborating 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

*Bickerdike Redevelopment Corporation está comprometido al desarrollo de las comunidades de la parte norte de Chicago por y para el beneficio y control de los residentes de ingresos bajos y moderados de estas áreas. Estamos profundamente dedicados a la preservación de la diversidades étnicas y culturales de los barrios de Chicago, mejorando las condiciones económicas de los residentes de la comunidad. Llevamos a cabo nuestra misión a través de proveer viviendas de calidad a precios razonables, confrontando la gentrificación y el desplazamiento, promoviendo programas de desarrollo económico a través de la creación y la conservación de empleos en nuestra comunidad y abogando por recursos adicionales. En todos nuestros esfuerzos, estamos comprometidos a los principios de honestidad, el proceso democrático, la educación, el involucrimiento y la auto-determinación de los residentes de la comunidad, la dignidad y el orgullo. Colaborar con otras organizaciones y con otros que comparten la visión de una lucha comunitaria colectiva para controlar nuestro destino es un componente integral de la misión de Bickerdike.*

Annual Report Design: Héctor Cuadra

Printing: Concord Press

Writing and Editing: Joy Aruguete, Libby Juliá

Photography: Mike Jue Photography, Bickerdike Staff

# Table of Contents

LETTER FROM THE PRESIDENT AND CHIEF EXECUTIVE OFFICER	2
CREATING PATHWAYS: HOW TRANSPORTATION ACCESS FUELS COMMUNITY	4
HOUSING DEVELOPMENT	6
ASSET MANAGEMENT	10
PROPERTY MANAGEMENT	12
COMMUNITY ENGAGEMENT & ORGANIZING	14
WHO WE ARE	16
OUR PARTNERS & SUPPORTERS	18
FINANCIAL STATEMENT	20
SUPPORT OUR WORK	INSIDE BACK COVER



# Letter from the President & Chief Executive Officer

Dear Friends,

As we look back on 2024, we are proud to share the impactful strides Bickerdike has made toward creating vibrant, sustainable, and equitable communities across Chicago. This year, our commitment to community development and empowerment, affordable housing, and transit-oriented development has remained at the core of our work. Together with our partners, residents, and community stakeholders, we continue to shape a future where housing is accessible, communities thrive, and opportunities abound.

This year, our Boulevard Apartments Preservation project exemplified our commitment to revitalizing older affordable housing with modern, energy-efficient upgrades, ensuring families return to high-quality, sustainable homes.

Our commitment to Equitable Transit-Oriented Development (ETOD) is evident in projects like Metropolitan L Apartments and 5853 N Broadway. These developments connect residents to essential services, cultural amenities, and job centers, reinforcing our vision of inclusive, diverse communities that enhance accessibility and opportunity for all.

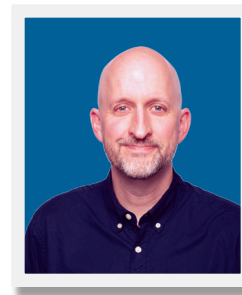
We are also advancing Lathrop Phase 1C, an important project combining the renovation of historic buildings with new construction, creating 309 mixed-income units while preserving the neighborhood's unique history. Alongside this, we have integrated electrification, green retrofits and sustainable

systems in some of our properties, ensuring long-term affordability and environmental stewardship.

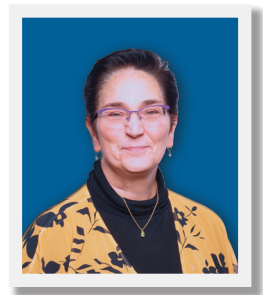
Beyond construction, we strengthened community connections through our gardens, wellness programs, and site pop-up events, bringing resources directly to residents and addressing their needs. Our civic engagement efforts further supported voter education and participation, empowering residents to have their voices heard.

Together, with our dedicated team, partners, and resilient residents, we are Building Connections, Unlocking Opportunities—creating pathways to a brighter, more inclusive future where everyone can thrive.

Warm regards,



Clifton Johnson  
President, Board of Directors



Joy Aruguete  
Chief Executive Officer

# Carta del Presidente y La Directora Ejecutiva

Queridos amigos,

Al mirar hacia atrás en 2024, nos enorgullece compartir los avances impactantes que Bickerdike ha logrado para crear comunidades vibrantes, sostenibles y equitativas en todo Chicago. Este año, nuestro compromiso con el desarrollo y el empoderamiento de la comunidad, la vivienda asequible y el desarrollo orientado al transporte público se ha mantenido en el centro de nuestro trabajo. Junto con nuestros socios, residentes y partes interesadas de la comunidad, continuamos dando forma a un futuro en el que la vivienda sea accesible, las comunidades prosperen y las oportunidades abundan.

Este año, nuestro proyecto de Boulevard Apartments Preservation ejemplificó nuestro compromiso de revitalizar la vivienda asequible con mejoras modernas y energéticamente eficientes, asegurando que las familias regresen a hogares sostenibles y de alta calidad.

Nuestro compromiso con el Desarrollo Equitativo Orientado al Transporte (ETOD, por sus siglas en inglés) es evidente en proyectos como Metropolitan L Apartments y 5853 N Broadway. Estos desarrollos conectan a los residentes con servicios esenciales, amenidades culturales y centros de trabajo, reforzando nuestra visión de comunidades inclusivas y diversas que mejoran la accesibilidad y las oportunidades para todos.

También estamos avanzando en Lathrop Phase 1C, un proyecto importante que combina la renovación de edificios históricos con nuevas construcciones,

creando 309 unidades de ingresos mixtos mientras preservamos la historia única del vecindario. Junto a esto, hemos integrado la electrificación, las adaptaciones ecológicas y los sistemas sostenibles en algunas de nuestras propiedades, lo que garantiza la asequibilidad a largo plazo y la gestión medioambiental.

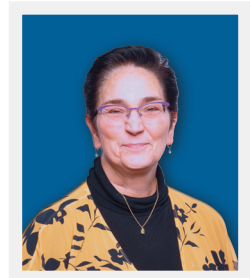
Más allá de la construcción, fortalecimos las conexiones comunitarias a través de nuestros jardines, programas de bienestar y eventos “pop up”, brindando recursos directamente a los residentes y abordando sus necesidades. Nuestros esfuerzos de participación cívica apoyaron aún más la educación y la participación de los votantes, empoderando a los residentes para que se escuchen sus voces.

Juntos, con nuestro equipo dedicado, socios y residentes, estamos construyendo conexiones, desbloqueando oportunidades, creando caminos hacia un futuro más brillante e inclusivo donde todos puedan prosperar. ■

Cordialmente,



Clifton Johnson  
Presidente de la Mesa Directiva



Joy Aruguete  
Directora Ejecutiva

# Creating Pathways: How Transportation Access Fuels Community



Access to reliable affordable transportation is essential for creating thriving, equitable communities. For low- and moderate-income residents, proximity to public transit opens pathways to opportunity, influencing economic stability, educational attainment, health, and cultural engagement. Equitable transit-oriented developments (ETODs) that incorporate affordable housing ensure residents can access essential resources without burdensome or costly commutes, making transportation access a powerful driver of social and economic mobility (*Chicago Metropolitan Agency for Planning, “Equitable Transit-Oriented Development Policy Plan”*).

## Key Benefits of ETODs with Affordable Housing:

- **Job Access:** Residents near public transit save an average of \$10,000 annually by reducing car-related expenses and commuting costs.
- **Affordable Housing Savings:** Households in TODs spend 25% less on transportation than those in car-dependent areas, allowing more income for other essentials.
- **Education:** Public transit access correlates with a 15% increase in high school graduation rates due to improved access to quality schools and extracurricular activities

- **Health and Food Security:** TODs can reduce the distance to fresh food markets by up to 50%, helping address food deserts and improving overall health.
- **Cultural Engagement:** Residents in transit-accessible neighborhoods are 40% more likely to participate in arts and cultural events, fostering community identity and cohesion (National Endowment for the Arts, “Arts and Transit”).

Integrating affordable housing within TODs is crucial in ensuring that low- and moderate-income families benefit from proximity to transit without facing rising rents in transit-rich areas. By developing affordable units, cities and developers maintain neighborhood diversity and enable residents to live close to job centers and essential services. This arrangement reduces commuting time and expenses, freeing up family budgets for health, education, and other well-being essentials and promoting long-term economic inclusivity.

Affordable transit-accessible housing also expands access to employment. Studies show that individuals near transit enjoy greater job security and resilience due to access to broader job markets. For employers, transit-connected communities attract a larger, more diverse talent pool, strengthening local economies.



Educational attainment also benefits from affordable TODs. Proximity to transit enables students to attend higher-quality schools, libraries, and other educational centers (*Harvard Joint Center for Housing Studies, “The Links Between Housing and Educational Outcomes”*). Adult learners also benefit, with access to workforce training programs that empower community members and contribute to economic mobility.

ETODs address health needs by providing residents with access to nutritious food and healthcare. ETODs, such as Bickerdike’s Lucy Gonzalez Parsons Apartments right next to the CTA Blue Line, demonstrate how affordable transit-oriented housing reduces health barriers by placing residents within reach of fresh food and medical services.

Access to cultural and recreational spaces is yet another key benefit of affordable TODs. Public transit promotes participation in cultural events, museums, parks, and other community spaces, enhancing quality of life and fostering social cohesion. Bickerdike’s upcoming 5853 N. Broadway and Metropolitan L Apartments, close to CTA lines, will connect residents to cultural venues throughout Chicago, fostering community pride and connection.

Affordable housing within ETODs is not just convenient—it is a catalyst for opportunity, community growth, and economic inclusivity. Prioritizing TODs with affordable housing allows cities like Chicago to offer residents equitable access to jobs, education, health, and culture. This approach creates vibrant, resilient communities where everyone has the chance to thrive. ■





## BOULEVARD APARTMENTS PRESERVATION

In 2024, Bickerdike made significant progress on our Boulevard Apartments Preservation project, focused on preserving and modernizing 70 affordable family sized apartments across three buildings located along Humboldt and Sacramento Boulevards in West Town, Humboldt Park, and Logan Square. This rehabilitation effort aligns with our sustainability goals by introducing new, all-electric, high-efficiency systems into each unit.

Residents were temporarily relocated during construction and returned to fully renovated homes upon completion. The building at 2212 North Sacramento, with 14 units, was completed in September and is now fully reoccupied by returning and new residents. The remaining buildings at 925 North Sacramento and 1930 North Humboldt are under construction, with completion expected in 2025.

### Key updates include:

- Renovated kitchens and bathrooms
- New flooring, cabinets, countertops, and appliances
- Central air conditioning added to all apartments
- Electrification of all buildings and apartments and environmentally sustainable systems, components and materials



## EQUITABLE TRANSIT ORIENTED DEVELOPMENT

**5853 N. Broadway:** Bickerdike received an allocation of tax credits and other funding commitments in 2024 from the City of Chicago for our 5853 N. Broadway development. Located in Edgewater, this ETOD project replaces a former Chicago Streets & Sanitation facility and parking lot. The site is ideally positioned next to the Broadway Armory Park recreational facility, is one block from the Thorndale CTA Red Line Station, and three blocks from Lane Beach. Construction is projected to begin in early 2026.



### Key features include:

- 90 apartments: 50 one-bedroom, 30 two-bedroom, and 10 three-bedroom units
- 100% electric systems for hot water, heating, and cooling, and appliances
- 18 fully ADA-accessible apartments
- Amenity spaces including a roof deck, community room, and interior courtyard

**The Metropolitan L Apartments** project is an exciting ETOD initiative located at the historic terminus of the CTA elevated line before its extension to O'Hare Airport. This project will deliver 96 residential units across two buildings, complemented by retail storefronts along Kedzie Avenue.

### Project highlights:

- 96 residential apartments across two buildings
- Retail spaces designed to serve the local community
- Collaborative planning with the 48<sup>th</sup> Ward Alder, community groups, and the Department of Planning and Development, ensuring compliance with the Chicago Park Boulevard Historic District standards

Bickerdike is preparing to apply for tax credits and other funding in 2025 for this development. ■



## LATHROP 1C

*B*ickerdike, along with our partner Related Midwest, is advancing Phase 1C of the Lathrop campus, aiming for a 2025 closing date. This phase involves renovating seven historic buildings and constructing one new building, adding 309 mixed-income rental apartments. Following the model of previous Lathrop phases, this development will create a mixed-income community, welcoming market-rate, tax-credit, and public housing residents.

### Key elements:

- Renovation of seven historic buildings and construction of a new residential building
- 309 mixed-income rental apartments
- Exterior restoration of the historic “Power House” building
- Demolition of three existing structures to make way for this preservation project and community room

We are assembling financing to close and begin construction in early 2025



## LATHROP COMMUNITY ENGAGEMENT

In 2024, community engagement at Lathrop reached new heights, with residents coming together for beloved annual events like the Back-to-School Block Party, Halloween Fest, and holiday celebration. These gatherings brought families together to enjoy games, activities, and shared moments of joy, strengthening bonds within the community.

This year also saw the addition of new river-focused programming, including Picnic & Paddles and a series of fishing clinics hosted in partnership with the Illinois Department of Natural Resources. These initiatives highlighted the power of community engagement to create meaningful opportunities. One Lathrop resident, serving as an Ambassador, used her fishing expertise to assist staff during the clinics. Her dedication and skills were recognized, leading to a job offer with the Department of Natural Resources—an inspiring example of how local connections can open doors and change lives.

### 3047 W. WABANSIA

3047 W. Wabansia was originally intended to be a 3-unit for-sale affordable condominium building and was partially built when the Great Recession hit and construction halted. After many years of clearing regulatory hurdles, the path is finally clear to complete construction and operate the building as three naturally occurring affordable rental apartments.

Bickerdike will finish the buildout without the use of public subsidies, enabling us to house a wider range of low and moderate income residents than federal funding restrictions typically allow. The building will contain three 3-bedroom apartments and is expected to have all-electric appliances, heating, cooling, and hot water systems throughout. We anticipate construction to begin in maybe 2025. ■





## CAPITAL IMPROVEMENTS & GREEN RETROFITS

*B*ickerdike made substantial improvements to three older properties in 2024, enabled by grant funding from Elevate, ComEd, and the Illinois Housing Development Authority.

### Upgrades included:

- **La Paz Place:** 100% building electrification, new kitchen cabinets, countertops, porch repairs, and solar panels
- **Nuestro Hogar:** New kitchen components, updated lighting, and heat pumps adding central air conditioning. Conversion to all electric power complete in one of two buildings.
- **Howard Apartments:** New kitchen elements, flooring, and a modernized elevator, with plans to install heat pump systems in 2025

## COMMERCIAL LEASES

During 2024, Bickerdike extended existing leases for three community-based businesses in our existing commercial spaces-- the Puerto Rican Cultural Center at Division & California, the Center for Changing for Lives at Armitage & St. Louis, and Cermak Produce at 2701 W. North Avenue.

## LUCY GONZALEZ PARSONS APARTMENTS COMMERCIAL

Affordable commercial spaces are crucial for maintaining community diversity, especially in gentrifying areas like Logan Square, where rents have surged. Gentrification has led to commercial rents at \$40/sf and higher in Logan Square, making it difficult and/or impossible for most community-based, women-owned, Black and Latino businesses to start or stay in Logan Square. We have been committed to locally based, community serving retail at Lucy Gonzalez Parsons Apartments, which has been a challenge due to skyrocketing construction costs making buildout costs too great for many such businesses. In 2024 we partnered with Lucy G future commercial businesses CityLit Books and Monday Coffee to apply for grant funding to cover some of these costs. Mid-year we were successfully awarded \$620,000 by the City of Chicago Department of Planning and Development for the buildout of that space.

CityLit Books is a local women-owned bookstore currently located at 2523 N Kedzie, which is slated for demolition as Bickerdike prepares for the Metropolitan L Apartments which will be located at the site. Monday Coffee is a women-owned and minority café serving patrons of all income levels and is a perfect complement to CityLit. Build out and occupancy of the Lucy G. Commercial Space will be completed in 2025.



## PROPERTY TAXES

Property tax is one of the largest and fastest growing expenses in each of our affordable housing developments and is a threat to the long term affordability of our properties.

During the past year, we worked closely with the Cook County Assessor's office on the planning and implementation of the Affordable Housing Special Assessment

Program, which reduces tax assessments for up to 30% for affordable rental projects.

As a result, the vast majority of our affordable buildings have been admitted into the Assessor's new program, which helps ensure the long-term sustainability of these properties. ■



## RESTRUCTURING

Following a strategic planning process, in 2024 we undertook a restructuring of our property management operation to support our continued growth and better serve our residents. The restructuring includes the addition of a leasing division headed up by a leasing manager, and increasing the number of property managers and decreasing portfolio assignments which will be headed up by a new regional manager. We also began the process of moving most of the property manager positions out of our main office and in to newly created and/or newly deployed on-site management offices.

We have also strengthened our operations with new and updated policies and procedures, which are documented in our new Policy and Operations Manual. Restructuring outcomes include: lower vacancies and shorter turnover times; greater resident and staff satisfaction; stronger operating positions for all Bickerdike properties; high compliance review outcomes; and strengthened our competency as a property management company serving low and moderate income households on Chicago's north side.

## TECHNOLOGY INTEGRATION

In late 2024, we rolled out a new resident portal to streamline communication and services for our residents. Through the new portal, residents can easily pay rent, submit maintenance requests, and engage with both staff and neighbors.

We've also equipped our maintenance team with a new technology to manage tasks such as inspections and repairs more effectively. This includes photo documentation and workflow tracking to ensure faster, more efficient maintenance operations.



## LAUNDRY ROOM UPGRADES

As part of our property upgrades, all laundry rooms were renovated in late 2024. In addition to new flooring and fresh paint, we installed modern washers and dryers that can be operated through an app. This system allows residents to fund their accounts, monitor wash cycles, and manage laundry schedules conveniently from their smartphones, enhancing ease and accessibility. ■



# Community Engagement & Organizing



**B**ickerdike engages residents and community members, offering a platform to address priority issues and drive meaningful change. Leadership development is central to our mission, empowering individuals to find their voice and realize their full potential as active participants in our community. Residents and neighbors play a vital role, serving on our Board of Directors and a range of committees that shape and guide our work. By involving the community directly, we ensure our initiatives reflect the needs and aspirations of those we serve.

## BICKERDIKE GARDENS — A PLACE FOR COMMUNITY

Bickerdike's two gardens continue to serve as vibrant gathering spaces for residents and neighbors. In Our Block Garden we plant and harvest fruits and vegetables, sharing the fresh produce with the community throughout the season. Harold Washington Community Garden is a great space to host events and this year we took full advantage once again to host events for Easter, Halloween, and a pop-up ice cream social for our West Town Housing Preservation residents in the area.

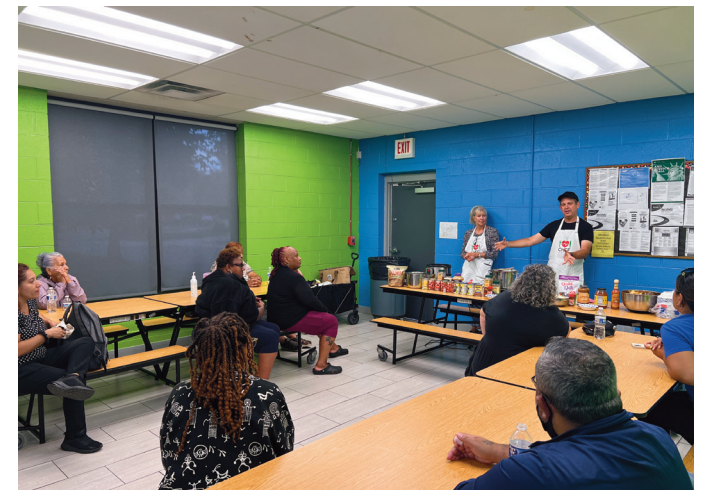
The events have become so anticipated that staff from the local school often bring kids from their after-school programs to be part of the festivities.



## ENHANCING OVERALL WELLNESS

This year, our Wellness Club evolved into a Wellness Committee, inviting long-time participants to take a more active role in shaping our wellness initiatives. This transition has deepened their engagement and fostered a stronger sense of community within Bickerdike.

Recognizing that true wellness extends beyond physical health, we expanded our programming to include mental health support and practical skills. Staff participated in Mental Health First Aid training, equipping them with tools to better support residents. We partnered with the Community Counseling Centers of Chicago to offer Narcan training, empowering staff and residents to respond effectively in emergencies. Additionally, we partnered with Old National Bank who provided workshops on budgeting, digital safety, and first-time homebuying, equipping participants with valuable knowledge to support their financial well-being.



## SPOTLIGHT – RESIDENTS COUNCIL

### SITE POP-UPS

At Bickerdike, we recognize the importance of meeting our residents where they are. Our Site Pop-Ups bring resources directly to residents at a time and place that works best for them. Staff set up tables with valuable information and resources in our buildings, often in the early evening as residents return home. We share pizza, answer questions, and listen to residents' needs and concerns. These pop-ups have become an invaluable way for us to stay connected with the community and address everyday issues firsthand.

### A HISTORY OF CIVIC ENGAGEMENT

Bickerdike has a proud tradition of supporting and encouraging civic engagement among residents and community members. In preparation for the 2024 elections, our staff dedicated months to voter registration drives, issue education, and polling location assistance. These efforts culminated in lively election results watch parties for both the primary and general elections, celebrating the power of community voice and action. ■

The Bickerdike Residents Council represents residents from our 21 housing clusters, serving as a unified voice for those living in Bickerdike properties. The Council organizes events like Family Day, movie nights, and the annual Holiday celebration while also advocating for affordable housing at City Hall and community meetings. Members work closely with Property Management, addressing maintenance, safety, and policy concerns to enhance living conditions. Supported by a network of volunteer committees, the Council fosters connections, nurtures leadership, and strengthens ties within the community, creating a solid foundation for engagement in local and citywide coalitions for positive change.

This year the Council's focus has been on recruiting new members and we're proud to share that we have grown. This growth is due in part to long-time members of the Council who have generously shared their time and talents to help drive Bickerdike's mission. We thank each of them for their years of service and share with you, in their words, their reasons for being part of the Council and why other residents should join.

*"Give it a try, your opinion matters. Your voice will be heard."*  
– Cynthia Stevens

*"I joined to learn more about the community. I stay because we play a crucial role in voicing concerns and planning activities that are important to the community."*  
– Jeanette Crespo

*"I joined because I love serving the community."*  
– Madeliene Schroeder

*"There's no community if there's no unity."*  
– Tonya Cavanero



# Who We Are

## MEMBERSHIP

**B**ickerdike is a member-based, not-for-profit community development corporation, and our membership serves as our broadest decision-making body. Membership is open to anyone who supports our mission and lives or works in the communities we serve. Nearly 400 individuals and 35 organizational members stay informed about Bickerdike's work throughout the year and are encouraged to actively guide our efforts. At our Annual Membership Meeting, members elect Directors from among their peers to fill open Board seats and vote on resolutions that shape the organization's strategic direction.

## BOARD OF DIRECTORS

Bickerdike's 15-member Board of Directors oversees all aspects of the organization. They provide leadership in policy setting, financial oversight, and program development. Directors are elected to serve 3-year terms, with one-third of the Board seats up for election each year. The Board plays a vital role in ensuring that we fulfill our mission and that local residents have a voice in shaping our community's future.



## STAFF

*F*or over 56 years, Bickerdike has prioritized community hiring to support local economic development, creating meaningful employment opportunities for neighborhood residents.

Our team is a reflection of the vibrant talent and diverse expertise within our communities, with over half of our staff living in the neighborhoods we serve, and a number residing in our housing.

We are always looking for passionate and talented individuals to join our team. If you are committed to making a difference and want to be part of a dynamic organization working to improve the community, we invite you to explore opportunities with us. ■



# Our Partners and Supporters

## Our Partners

### Development Financing

#### Mortgage and Predevelopment Financing

Bank of America, N.A.  
Bellwether Enterprise  
Berkadia Commercial Mortgage  
BMO  
CIBC Bank USA  
Citibank, N.A.  
Chicago Housing Authority  
Chicago Low Income Housing Trust Fund  
City of Chicago Department of Planning and Development  
City of Chicago Department of Housing  
ComEd-Energy Efficiency Program  
IFF  
Illinois Housing Development Authority  
Local Initiatives Support Corporation  
Midland Loan Services  
National Park Service  
PNC Bank N.A.  
State Historic Preservation Office  
U.S. Department of Housing and Urban Development  
US Bank, N.A.  
Wells Fargo Bank, N.A.

#### Equity Financing

Bank of America, N.A.  
Enterprise Community Investment, Inc.  
National Equity Fund, Inc.  
US Bank, N.A.

#### Banking

Bank of America, N.A.  
BMO  
Citibank, N.A.

Fifth Third Bank  
JP Morgan Chase  
LPL Financial  
PNC Bank N.A.  
US Bank, N.A.  
Wells Fargo Bank, N.A.  
Wintrust Bank

### Technical Consultants

#### Architectural

Assemble Design Workshop  
bKL Architecture LLC  
HED  
Latent Design  
LBBA  
McKay Landscape Architecture  
Valerio Dewalt Train  
Via Chicago Architects + Diseñadores

#### Accounting

RubinBrown LLP

#### Legal

Applegate & Thorne-Thomsen  
Laner Muchin  
Miner, Barnhill & Galland, P.C.  
Starr, Bejgiert, Zink & Rowells  
Stone & Johnson Charter

#### Technical and Educational Service

11<sup>th</sup> District Chicago Police Department  
14<sup>th</sup> District Chicago Police Department  
19<sup>th</sup> District Chicago Police Department  
25<sup>th</sup> District Chicago Police Department  
1<sup>st</sup> Ward Alder Daniel La Spata  
26<sup>th</sup> Ward Alder Jessie Fuentes  
27<sup>th</sup> Ward Alder Walter Burnett Jr.  
32<sup>nd</sup> Ward Alder Scott Waguespack  
35<sup>th</sup> Ward Alder Carlos Ramirez Rosa  
37<sup>th</sup> Ward Alder Emma Mitts  
ABT Career Placement Services

All Bright Solar  
ALSO  
Architreasures  
Apex Construction Group  
Assurant Recovery Solutions  
BUILD Chicago  
Careers in Nonprofits  
City of Chicago Office of the Mayor  
Cermak Produce #4  
Chicago Coalition for the Homeless  
Chicago Department Family & Support Services  
Chicago Maritime Arts Center  
Chicago Public Art Group  
Chicago Rehab Network  
Chicago Youth Centers  
Concord Press  
Control Inc.  
Dynacept Inc.  
Dr. Pedro Albizu Campos Puerto Rican HS  
Eco Achievers  
Edgewater Chamber of Commerce  
Edgewater Community Religious Association  
Edgewater Environmental Council  
Elevate  
Elevated Chicago  
Erie Family Health Centers  
ETS Technology Solutions  
Framework IT  
Genesis Technologies  
GMR Translations  
HappyCo  
Héctor Duarte  
Hirewell  
Illinois Housing Council  
JM Polcurr Inc.  
Lakeshore PBS  
Lathrop Woodshop Collective

Leopardo Construction  
Linda and Bill Gantz Boys & Girls Club  
Logan Square Chamber of Commerce  
Logan Square Ecumenical Alliance  
Logan Square Preservation  
Mr. Brick Chicago, Inc.  
MBB Enterprises  
Midwest Radon  
Mike Jue Photography  
Multivista  
MYL Cleaning Inc.  
Old National Bank  
ONE Northside  
Pagan Security Consultants  
Palenque LSNA  
Pioneer Environmental Services  
Puerto Rican Cultural Center  
RealPage  
Reina's Cakes  
Responsible Investment Group, LLC/LPL Financial  
Rework  
Risk Strategies  
Scion Staffing, Inc.  
Sentry Safety Solutions  
SEIU Local 1  
Stark Security Inc.  
Technical Training Consultants  
The Institute for Policy and Civic Engagement at UIC  
The Puerto Rican Agenda of Chicago  
Urban Relocation Services  
USI Insurance Services, LLC  
VEC Inc.  
West Town Bikes  
YouthBuild

#### Development Partners

Pennrose, LLC  
Related Midwest

## Our Supporters

### Foundations and Corporations

Apex Construction Group  
Applegate & Thorne-Thomsen, P.C.  
BMO  
CBIC Bank  
Chicago Public Art Group  
ETS Enterprises Inc  
Framework IT  
Greater Illinois Title Co  
Green Promoting  
Holland Hicks Law  
LBBA  
Leopardo Companies  
McKay Landscape Architects  
Midwest Radon Services, Inc.  
Miner, Barnhill & Galland, P.C.  
Multivista  
MYL Cleaning Inc  
National Equity Fund  
Oetter Family Fund  
Pioneer Engineering Services  
Related Midwest  
Risk Strategies  
Roscoe Company Uniform Services  
RubinBrown  
Supreme Laundry Service  
US Bank  
W.P. & H.B. White Foundation

### Government

City of Chicago Department of Housing  
City of Chicago Department Planning & Development

### Individuals

Joy Aruguete  
Jason Ben  
Colin Bird-Martinez  
Alfredo Calixto  
Victor Carsello  
Josh D'Antonio  
Maria Erwina  
Lucy Farmer  
Maureen Hellwig  
Miguel Huertas  
Clifton Johnson  
Cynthia Lloyd  
Jesus Lozada  
Jose Martinez  
Steven Patzke  
Sandra Puebla  
Michelle Recker  
Aaron Rubens  
Andrea Ruiz  
Diane Spires  
Sarah Wick  
Alexander Wilson

### In-Kind

Aetna Inc.  
Alderman Scott Waguespack  
Greg & Paula Bork  
Linda and Bill Gantz Boys & Girls Club  
Mike Jue Photography  
MYL Cleaning Inc.  
Hector Cuadra  
Lou Malnati's Pizza  
Old National Bank  
Revolution Brewing

### Garden Volunteer Groups

Vincentian Service & Formation Division of  
Mission and Ministry | DePaul University  
Volunteering Untapped Chicago ■



## BICKERDIKE REDEVELOPMENT CORPORATION

## STATEMENT OF FINANCIAL POSITION

SEPTEMBER 30, 2024

## Current Assets

All Funds: Cash & Cash Equivalents . . . . .	\$13,105,720
Accounts Receivable & Others . . . . .	\$11,224,899
<b>Total Current Assets . . . . .</b>	<b>\$24,330,619</b>

## Fixed Assets

Land, Net Building, Office Furniture & Equipment. . . . .	\$1,822,651
<b>Total Fixed Assets . . . . .</b>	<b>\$1,822,651</b>

## Other Assets

Other Investment & Partnership . . . . .	\$3,482,747
Note Receivable & Others . . . . .	\$65,376,151
Predevelopment Cost/Other Land. . . . .	\$2,141,852
<b>Total Other Assets . . . . .</b>	<b>\$71,000,750</b>

**TOTAL ASSETS . . . . . \$97,154,020**

## LIABILITIES AND NET ASSETS

## Current Liabilities

Accounts Payable . . . . .	\$619,293
Accrued Expenses . . . . .	\$38,049
<b>Total Current Liabilities . . . . .</b>	<b>\$657,342</b>

## Other Liabilities

Due to HEDF . . . . .	\$32,114
<b>Total Other Liabilities . . . . .</b>	<b>\$32,114</b>

**TOTAL LIABILITIES . . . . . \$689,456**

## Net Assets

Total Fund Balance . . . . .	\$96,464,564
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**NET ASSETS AS OF SEPTEMBER 30, 2024**

**TOTAL LIABILITIES AND NET ASSETS . . . . . \$97,154,020**

Note: Unaudited Statement of Financial Position as of September 30, 2024

## Support Our Work

### *Become a Member*

Get involved! Members drive our mission, elect our board, and help shape Bickerdike's future.  
Be a part of something bigger. Your membership helps shape our future.

### *Donate*

Fuel the work you believe in. Double your impact with a workplace match or leave a legacy through a bequest.  
Every gift brings us closer to safe, affordable housing for all.

### *Volunteer*

Lend a hand! Whether with friends, colleagues, or solo, your time makes a difference. Join us in making real change.

### *Follow Us*

Stay connected on Facebook, Instagram, X, LinkedIn, and YouTube. Be the first to know about events, projects, and opportunities. Let's build community together!

**Visit [www.bickerdike.org](http://www.bickerdike.org) or scan the QR code below.**





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