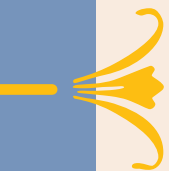


2025 Annual Report

Bickerdike Redevelopment Corporation



A Legacy of Impact



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.

Mision

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 diversidad étnica y cultural 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 involucramiento y la autodeterminación 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: Hector Cuadra

Printing: Concord Press

Writing and Editing: Joy Aruguete, Libby I. Juliá

Photography: Mike Jue Photography, Tim Seed Photography, Bickerdike Staff



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Letter from the President & Chief Executive Officer

This year affirmed a simple truth: when housing is affordable, stability takes root, communities thrive, and opportunity endures across generations. We are living through a precarious moment marked by rising costs, displacement, violations of civil rights through ICE raids and abductions, and the erosion of social safety nets that once offered families stability. In this climate, Bickerdike's work is more vital than ever. Affordable housing meets this moment with steadiness and care. It keeps families close to schools and jobs, sustains neighborhood businesses, and protects the cultural life that makes each community unique.

In 2025 we completed Boulevard Apartments Preservation, safeguarding 70 family-sized apartments across West Town, Humboldt Park, and Logan Square. Residents returned to modernized, energy-efficient homes with all-electric systems and central air—a clear step forward for comfort, cost savings, and environmental sustainability. At Lathrop, we opened the new Advancement Center, a hub for resident leadership and connection, while continuing to move Phase 1C toward a 2026 closing. In the Edgewater community, 5853 North Broadway advanced toward closing and the start of construction. We prepared 3047 West Wabansia to deliver new affordable rentals that will bring life and stability to a long-stalled site, and made predevelopment advancements on our Metropolitan L Apartments project.

Stewardship remained at the heart of our mission as we secured funding for green retrofits, advanced capital improvements, and protected limited housing dollars through tax appeals. At Lucy Gonzalez Parsons Apartments, we moved forward with affordable commercial space for City Lit Books, ensuring that small, community-based businesses continue to thrive.

We are at full implementation in our property management restructuring, featuring a move to onsite management, smaller portfolios, the launch of a solid leasing team and an expanded management structure. The changes have brought higher occupancy rates, stronger financial positions and operations, and strengthened trust and active engagement with our residents.

Across all our developments, Resident Councils, Ambassadors, and neighborhood volunteers worked together on events, workshops, and wellness activities that turned courtyards and community rooms into places of connection and care. Each effort—large or small—helped strengthen buildings, stabilize families, and preserve the legacy of belonging that defines our work.

Together, we continue a **Legacy of Impact**—one that ensures every family, every building, and every neighborhood has the opportunity to thrive.

In solidarity,



Clifton Johnson
President, Board of Directors



Joy Aruguete
Chief Executive Officer

Carta del Presidente y la Directora Ejecutiva

Este año reafirmó una verdad fundamental: cuando la vivienda es asequible, la estabilidad se afirma, las comunidades prosperan y las oportunidades perduran a través de las generaciones. Vivimos en un momento precario marcado por el aumento de los costos, el desplazamiento, las violaciones de los derechos civiles a través de las redadas y secuestros del ICE, y la erosión de las redes de seguridad social que antes brindaban estabilidad a las familias. En este contexto, el labor de Bickerdike es más vital que nunca. La vivienda asequible responde a esta situación con firmeza y dedicación. Mantiene a las familias cerca de escuelas y empleos, sostiene los negocios locales y protege la vida cultural que hace única a cada comunidad.

En 2025, finalizamos el proyecto de Boulevard Apartments Preservation, salvaguardando 70 apartamentos familiares. Los residentes regresaron a hogares modernos con sistemas totalmente eléctricos y aire acondicionado central: un claro avance en cuanto a comodidad, ahorro y sostenibilidad ambiental. En Lathrop, inauguramos el nuevo Centro de Desarrollo, un espacio para el liderazgo y la conexión de los residentes, mientras continuamos avanzando con la Fase 1C hacia su finalización en 2026. En la comunidad de Edgewater, 5853 North Broadway se está moviendo hacia su finalización y el inicio de la construcción. Preparamos el proyecto en 3047 West Wabansia para ofrecer nuevas viviendas de alquiler asequibles que revitalizarán y estabilizarán un terreno que llevaba mucho tiempo paralizado, e hicimos avances en la fase previa al desarrollo de nuestro proyecto Metropolitan L Apartments.

La responsabilidad social sigue siendo fundamental en nuestra misión, ya que conseguimos asegurar fondos para reformas sostenibles, mejoras de capital y protegimos los limitados fondos destinados a la vivienda mediante por medio de

apelaciones fiscales. En Lucy Gonzalez Parsons Apartments, avanzamos con un espacio comercial asequible para City Lit Books, garantizando que las empresas locales sigan prosperando.

Estamos implementando nuestra reestructuración de la administración de propiedades, que incluye la transición de oficinas en las propiedades, portafolios de propiedades más pequeñas, la creación de un sólido equipo de arrendamiento y una estructura de administración de propiedades ampliada. Los cambios han generado mayores índices de ocupación, una situación financiera y operativa más sólida, una mayor confianza y una participación activa de nuestros residentes.

En todos nuestros proyectos, el Concilio de Residentes, los Embajadores y los voluntarios colaboraron en talleres y actividades de bienestar que transformaron patios y salones comunitarios en espacios de encuentro. Cada esfuerzo contribuyó a fortalecer los edificios, estabilizar a las familias y preservar el sentido de pertenencia que define nuestro labor.

Juntos, continuamos un Legado de Impacto que garantiza que cada familia, cada edificio y cada vecindario tenga la oportunidad de prosperar.

En solidaridad,



Clifton Johnson
President, Board of Directors



Joy Aruguete
Chief Executive Officer



A Legacy of Impact: Affordable Housing Strengthens Neighborhoods

When housing is affordable, stability takes root, communities thrive, and opportunity endures across generations.

Affordable housing is more than shelter. It is the foundation upon which families, neighborhoods, and cities are built. When a home is stable and affordable, everything else becomes possible: steady employment, good health, educational achievement, and peace of mind. Across generations, affordable housing has proven to be one of the most powerful tools for strengthening communities and ensuring that opportunity remains within reach for all.

Affordable housing allows families to remain in the neighborhoods they love. When rent is predictable and fair, parents can hold steady jobs, children can stay in their schools, and older adults can age in place surrounded by familiar faces. This stability preserves the history and culture that make neighborhoods unique and keeps communities resilient through cycles of change and growth.

A stable home also supports better health and well-being. Safe, well-maintained housing reduces stress and exposure to hazards while freeing up income for food, healthcare, and childcare. When families no longer have to choose between rent and medicine, or heat and groceries, they are able to plan for the future rather than react to crisis. Affordable housing is one of the most effective public health strategies we have.

The benefits extend beyond individual households. Construction and preservation create jobs and support local businesses. Residents with secure housing spend more at neighborhood shops and participate more actively in civic life. Mixed-use and mixed-income developments attract services and amenities that serve everyone, improving neighborhood vitality while maintaining diversity and inclusion.


Affordable housing also contributes to community safety. When residents know one another and feel invested in their surroundings, they look out for each other and take pride in their shared spaces. Onsite management and engaged resident leadership strengthen communication and accountability, reducing neglect and vacancy. In communities where people feel secure in their homes, safety is built from the ground up.

The absence of affordable housing tells a different story. Rising rents and displacement fragment families, close small businesses, and destabilize schools. The loss of long-time residents erodes the relationships and shared history that make communities strong. Without affordability, opportunity narrows, inequality deepens, and the cultural fabric of neighborhoods begins to unravel.

The true impact of affordable housing cannot be measured by the number of units alone. It is found in the neighborhoods strengthened, the futures secured, and the legacies that endure as families thrive across generations. Affordable housing sustains the promise of community itself, a promise built not on profit or proximity, but on belonging, dignity, and care. ♦



Housing Development & Preservation



"We lived in the same apartment for 26 years, moved out for 11 months, and the staff treated us wonderfully. We used to need five air conditioners, and now we have central air conditioning. We like the new floor and the security cameras."

- Delvalle Family, at Boulevard Apartments Preservation



Boulevard Apartments Preservation

The Boulevard Apartments Preservation project represents the heart of Bickerdike's mission to protect and modernize affordable housing while maintaining the character of the neighborhoods we serve. This multi-site rehabilitation includes 70 affordable, family-sized apartments across three walk-up buildings in West Town, Humboldt Park, and Logan Square.

In 2025, we celebrated the full completion of this ambitious effort. Construction is finished, marking the preservation and revitalization of homes that have served families for decades. Residents who were temporarily relocated during construction have returned to safe, modernized, and energy-efficient apartments designed to serve generations to come.

Each building features fully renovated kitchens and bathrooms, new flooring, windows, roofing, masonry, cabinets, countertops, and appliances, and central heating and air conditioning (HVAC) in every apartment. The project also fulfills a major sustainability goal: a shift towards the electrification of all units, including all-electric appliances and high-efficiency heat pump HVAC systems.

Boulevard Apartments Preservation is more than a construction project, it is an investment in families, in neighborhood stability, and in the legacy of affordable housing. By modernizing these homes, Bickerdike has ensured that longtime residents can continue to live and thrive in the communities they helped build, while preserving affordability and sustainability for future generations. ♦

5853 North Broadway: A Transit-Oriented Vision for Edgewater

5853 North Broadway represents Bickerdike's commitment to equitable, transit-oriented, and sustainable affordable housing on Chicago's North Side. Located in Edgewater, the project will transform a former City facility into a vibrant, all-electric residential community just one block from the Thorndale Red Line Station and next to Broadway Armory Park.

The building will feature 90 affordable apartments for households at 30 and 60 percent of the Area Median Income, including 23 supported by Project-Based Vouchers from the Chicago Housing Authority. Residents will enjoy a landscaped courtyard, roof deck, community room, and 18 fully accessible apartments.

In 2025, the project achieved major public approvals and secured key financial commitments, positioning it to begin construction in early 2026. The development will deliver modern, energy-efficient homes that embody Bickerdike's commitment to sustainability, transit access, and community inclusion in one of Chicago's most diverse neighborhoods.



Housing Development & Preservation



Lathrop 1C: Revitalizing a Historic Community

Lathrop is a mixed-income redevelopment of the historic Lathrop Homes, one of Chicago's most significant public housing communities. When complete, the campus will include 1,116 apartments that welcome residents from a range of income levels and backgrounds, creating a model for inclusion and stability in a changing city.

Phase 1C continues this vision through the rehabilitation of seven historic buildings and construction of a new residential building, adding 309 mixed-income apartments and revitalizing the iconic "Power House". Phase 1C will also create numerous infrastructure improvements such as a rebuilt riverwalk and a new section of roadway to better connect the Lathrop south campus to the wider neighborhood.

In 2025, the new Advancement Center was completed, establishing a vibrant hub for resident programs, education, and community events that strengthen connections across the Lathrop campus.

While this phase has faced funding challenges, progress continues toward an anticipated 2026 closing. Lathrop 1C reflects how preservation, affordability, and opportunity can come together to create a thriving mixed-income neighborhood that honors its legacy while building a shared future.

3047 West Wabansia: Restoring Opportunity in Humboldt Park

Bickerdike is moving forward with plans to complete the three-unit building at 3047 W. Wabansia in Humboldt Park. Originally envisioned as a for-sale affordable condominium, construction was halted during the Great Recession, leaving the structure unfinished. Following extensive work to clear regulatory hurdles, Bickerdike is now preparing to complete it as three affordable rental apartments that will serve low- and moderate-income families. The building will feature three-bedroom apartments equipped with all-electric appliances, heating, cooling, and hot water systems. Construction is targeted to begin in early 2026.

Metropolitan L Apartments: Expanding Affordable Housing in Logan Square

Metropolitan L Apartments will bring 96 new affordable homes and ground-floor retail to a transit-rich site near the Logan Square Monument, at the historic terminus of the CTA Blue Line. Developed through a long-term ground lease with the Chicago Transit Authority, the project advances the City's vision for equitable, transit-oriented development that connects residents to opportunity while preserving neighborhood character.

In 2025, Bickerdike continued working closely with the City to refine the design and advance financing. The project was selected by the Department of Housing to submit a full funding application in early 2026, marking a key milestone in its progress. When complete, Metropolitan L will include two residential buildings with community-serving retail, providing affordable homes, walkable streets, and a welcoming gateway to Logan Square. The development will strengthen neighborhood inclusion, ensuring that residents of diverse incomes can continue to live, work, and thrive in one of Chicago's most dynamic communities.



Nuestro Pueblo Preservation: Planning for Long-term Stability

Nuestro Pueblo Preservation is the preservation and rehabilitation of 75 affordable apartments across six walk-up buildings in West Town and Logan Square. Originally developed as two separate projects, Nuestro Pueblo and the 6-unit Greenvew Apartments, this effort unites them under one preservation plan to protect existing homes, maintain affordability, and strengthen neighborhood stability.

In 2025, progress continued toward securing long-term financing and preparing the project for rehabilitation. Applications were submitted to the Illinois Housing Development Authority (IHDA) and the Chicago Department of Housing (DOH). An application will be submitted to the Chicago Housing Authority to provide Project-Based Vouchers for 19 apartments. Once complete, Nuestro Pueblo will deliver renewed, energy-efficient homes that preserve affordability for families while maintaining the character and diversity of the surrounding communities. ♦

Asset Management



Stewardship for the Long Term

Asset Management safeguards the generational health of Bickerdike's housing. In 2025, the team advanced compliance across multiple funders and partners, prepared properties for HUD and City inspections, and directed capital improvements that keep homes safe, modern, and efficient. This stewardship approach prioritizes preventive work, timely repairs, and sustainability upgrades so buildings remain affordable and dignified for decades.

Strategic actions, including tax assessment appeals and targeted recapitalization plans, protect our housing's financial wellbeing. The result is stable buildings, predictable operations, and homes that families can count on year after year.

Lucy Gonzalez Parsons Apartments: Commercial Spaces that Strengthen Community

Affordable commercial space at Lucy Gonzalez Parsons Apartments will host City Lit Books, a beloved local bookstore and community gathering place. Bickerdike secured a City grant and State capital funds to help offset rising buildout costs so this independent, women-owned business can remain in the neighborhood.

This storefront turns the ground floor into a place of connection, supports literary and cultural life, and keeps spending local. By pairing affordable housing with attainable commercial space, the development anchors a lively, mixed-income corridor where residents and neighbors meet, work, and belong.

Inspections: Preparation, Partnership, and Impact

Inspections are more than a funder requirement; they are a cornerstone of Bickerdike's stewardship. They ensure that homes remain safe, healthy, and dignified while guiding reinvestment for the future. In 2025, properties across our portfolio underwent comprehensive reviews that strengthened building quality and reinforced accountability. Preparation included readying vacant units, upgrading common areas, repairing porches and roofs, and maintaining detailed documentation on occupancy, compliance, and resident protections. ♦

Building Community Through Presence

When we move closer to where people live, we understand more, respond faster, and build stronger communities.

Our property management restructuring is now in full swing. We have moved to on-site management, smaller portfolios, the launch of a solid leasing team and an expanded leadership structure. The changes have brought higher occupancy rates, stronger financial positions and operations, strengthened trust, and active engagement with our residents.



Bickerdike’s property management model is built on relationships and presence. Moving many property managers onsite has transformed both operations and the resident experience by bringing decision-making, problem-solving, and communication directly into each community.

For residents, onsite management creates stability and confidence. Issues are resolved quickly, communication is personal, and families feel supported in maintaining their homes. The result is fewer vacancies, longer tenancies, and stronger connections between residents and staff. ♦

Property Management



Where Housing Meets Art: Building Culture, Memory and Community

Murals and mosaics across our developments do more than decorate walls, they tell stories of struggle, belonging, and hope.

Affordable housing is not only a place to live. It is a place to belong. When art becomes part of a building's design, it does more than beautify a wall or fill a courtyard. It tells the story of who lives there, honors what came before, and imagines what might come next. Across Bickerdike's developments, public art has become a bridge between culture, history and community, shaping how people see their neighborhoods and themselves.

At Lucy Gonzalez Parsons Apartments, artist Héctor Duarte's mural *More Dangerous Than a Thousand Rioters* transforms an exterior wall into a living history lesson. The portrait of Lucy Parsons, a radical labor organizer and one of Chicago's most fearless voices for justice, is surrounded by images of present-day Chicagoans, including residents, staff, and neighbors who helped bring the 100-unit affordable building to life. The mural blends ceramic tiles, restored handmade pieces from an earlier public art project, and symbolic imagery such as butterflies, lilies of the valley, and Lake Michigan waves. Together they connect Lucy's nineteenth-century struggle for workers' rights to the immigrant, labor, and community movements that continue today. Duarte's mural keeps Lucy's voice present in Logan Square while reminding passersby that activism and art both thrive when rooted in community.

In nearby Humboldt Park, another Duarte work, *There's No Place Like Home*, greets pedestrians at the corner of Humboldt and Wabansia. Its yellow brick walkway and colorful mosaic wall draw on the neighborhood's connection to L. Frank Baum, who once lived on that site and began *The Wizard of Oz* there in 1899. The piece transforms a stretch of sidewalk into a symbolic yellow brick path home, linking a beloved story to the ongoing story of West Town



Housing Preservation. It celebrates the hundreds of affordable homes that allow families to remain in the community, even as the surrounding real estate market has changed dramatically. The mural's message is simple and powerful: home is not only an address, it is a shared identity.

At Rosa Parks Apartments, art became not just an outcome but a process. Through a collaboration with Architreasures, residents and neighbors gathered for months of mosaic workshops led by artists Ray Jackson and Roz Cohen. They watched The Rosa Parks Story, sketched designs, learned new techniques, and created panels that now adorn the buildings. Along the way, strangers became collaborators and neighbors became friends. The seven finished mosaics honor Rosa Parks and the ideals of dignity and justice she represents, but their deeper legacy is the network of relationships formed in the making. The impact of these works reaches far beyond their walls. Public art in



affordable housing changes how buildings feel and how communities function. It creates landmarks that signal pride and care, invites conversation across cultures, and gives residents a sense of ownership and joy. In neighborhoods shaped by both resilience and displacement, these murals offer continuity, a visual promise that the stories of working families, organizers, and artists will remain visible.

By pairing housing with art, we preserve memory, express identity, and inspire connection. Every mural becomes part of the architecture of belonging, reminding everyone who passes that these homes are not temporary or anonymous. They are places of history, creativity, and community, a living testament to what can be built when art and housing meet. ♦

Community Engagement & Organizing

When residents are engaged, neighborhoods grow stronger. When communities connect, everyone thrives.

Bickerdike's approach to community engagement is rooted in the belief that housing is just the beginning. Our work extends beyond providing homes to creating spaces where residents can lead, learn, and connect. In 2025, our programs deepened those connections across developments and neighborhoods, strengthening the foundation of trust and collaboration that defines our communities.

Engaging & Empowering Residents

Resident engagement remained central to our work in 2025, strengthening leadership and connection across Bickerdike communities. Resident Council members continued to guide activities and communication, helping organize events like the annual Mother's Day celebration and neighborhood gatherings. Site Pop-ups—including ice cream socials and Halloween events—brought resources, conversation, and joy directly to residents, helping staff better understand needs and strengthen relationships. Through the Wellness Club, residents participated in health assessments, art and fitness classes, and stress-relief activities that promoted both physical and emotional well-being. Each effort reflected the same goal: creating communities where residents feel informed, supported, and connected.

Connecting with Our Neighborhoods

Bickerdike's work continues to extend beyond our buildings and into the blocks we call home. In 2025, neighbors joined together for community clean-ups near West Town Housing Preservation and Harold Washington Apartments, keeping shared spaces welcoming and cared for. Community gardens and the Our Block Garden pantry remained sources of nourishment and connection, providing fresh produce and support for families during challenging times. Seasonal events such as Easter and Halloween celebrations, tie-dye socials, and ice cream gatherings brought neighbors together in laughter and creativity, reinforcing a sense of pride and belonging that defines every Bickerdike neighborhood.

Building Belonging at Lathrop

In 2025, the completion of the Advancement Center marked a new chapter for connection and collaboration at Lathrop. The Center serves as a space for resident-led programs, workshops, and events that bring neighbors together across income levels, reflecting the community's inclusive and vibrant spirit. Throughout the year, residents and partners filled the space with activities such as the Valentine's Day Ice Cream Social, Hoppy Easter Celebration, Schools Out BBQ, Senior Bingos, and creative workshops including Earth Day Crafting for the Planet and jewelry-making. Outdoor events like Chicago River Day clean-ups, Paddle & Picnic outings, and the lively Halloween Boo Bash brought families, staff, and community members together in celebration. Each gathering strengthened relationships, encouraged leadership, and reinforced Lathrop's legacy as a place where opportunity, engagement, and belonging continue to grow side by side. ♦



Who We Are

Membership: Building What Matters, Together

For nearly six decades, our members have carried forward a legacy of impact, leadership, and belonging. Their voices strengthen every home we build and every neighborhood we serve. Continue the legacy. Add your voice. Become a Bickerdike member. Visit www.bickerdike.org/membership.

Board of Directors: Leadership Rooted in Community

Bickerdike's Board of Directors reflects the strength and diversity of the communities we serve. As a member-driven organization, our Board is elected by our membership, ensuring that residents, partner organizations, and community voices guide our mission. Representing tenants, homeowners, neighborhood organizations, and local institutions, the Board embodies the inclusive spirit of shared leadership that has defined Bickerdike for nearly six decades. Interested in shaping the future of affordable housing and community development? Visit www.bickerdike.org/board-of-directors/. Your voice and experience can help us continue building what matters, together.





Property Management



Main Office Staff

Staff: Diversity Is Our Strength

Bickerdike's staff reflects the diversity of the communities we serve. Our team brings together people of different backgrounds, languages, and lived experiences who share a commitment to equity and community empowerment. This diversity strengthens our work, informs our approach, and ensures that our decisions are rooted in understanding and respect. By valuing many perspectives, we build trust, foster innovation, and continue the legacy of creating housing and opportunities that truly serve everyone. Learn more about joining our staff at www.bickerdike.org/careers/ ♦



Maintenance Staff

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.

Technical Consultants

Architectural

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

Accounting

Bruce Schiff, CPA
RubinBrown LLP

Legal

Applegate & Thorne-Thomsen
Holland Hicks Law, LLC.
Laner Muchin
Law Offices of Marvin L. Husby III
Miner, Barnhill & Galland, P.C.
Starr, Bejgiert, Zink & Rowells

Technical and Educational Service

11th District Chicago Police Department
14th District Chicago Police Department
19th District Chicago Police Department
25th District Chicago Police Department
1st Ward Alder Daniel La Spata
26th Ward Alder Jessie Fuentes
27th Ward Alder Walter Burnett Jr. (former)

27th Ward Alder Walter Redmond
Burnett
32nd Ward Alder Scott Waguespack
35th Ward Alder Anthony Quezada
37th Ward Alder Emma Mitts
48th Ward Alder Leni Manaa-Hoppenworth
ABT Career Placement Services
All Bright Solar
All Chicago
ALSO
Apex Construction Group
Assurant Recovery Solutions
BUILD Chicago
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
Community & Economic Development
Association of Cook County (MB)
Concord Press
Control Inc.
DocuWare Fresh Services
Dynacept Inc.
Dr. Pedro Albizu Campos Puerto Rican HS
Eco Achievers
Ecotope
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
GeoTech
Granite Telecommunications LLC
HappyCo
Héctor Duarte
Hirewell
Illinois Housing Council
Imperial Surveillance
JM Polcurr Inc.
La Casa Norte
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.
Midwest Radon
Mike Jue Photography
Multivista
MYL Cleaning Inc.
New Buildings Institute
Old National Bank
OI Solutions

ONE Northside
Pagan Security Consultants
Palenque LSNA
Pioneer Environmental Services
Platinum Pest Solutions
Puerto Rican Cultural Center
RealPage
Reina's Cakes
Responsible Investment Group, LLC/LPL Financial
Risk Strategies
Safe Network
Scion Staffing, Inc.
Sentry Safety Solutions
SEIU Local 1
Sonitrol Great Lakes
Stark Security Inc.
Technical Training Consultants
The Puerto Rican Agenda of Chicago
Urban Relocation Services
USI Insurance Services, LLC
VEC Inc.
West Town Bikes
YouthBuild

Development Partners

Related Midwest ♦

Our Supporters

Foundations & Corporations

Applegate & Thorne-Thomsen, P.C.
Associated Bank
BMO
CIBC Bank
Chicago Community Trust
ComEd/New Buildings Institute
Enterprise Community Partners
Erie Family Health Centers
Framework IT
Green Promoting
Holland Hicks Law, LLC.
Leopardo Construction
McKay Landscape Architects
Midwest Radon Services
Miner, Barnhill & Galland, P.C.
Multivista
Northwest Environmental
Polk Bros Foundation
Platinum Pest Solutions
PNC Foundation

Responsible Investment Group
Roscoe Company
US Bank
Wintrust Bank
W.P. & H.B. White Foundation

Government

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

Individuals

Eduardo Aldana
Joy Aruguete
Jason Ben
Colin Bird-Martinez
Hazel Bolling
Alfredo Calixto
Gabriela Chong-Hinojosa
Dario Dzananovic
Lucy Farmer
Miguel Huertas
Clifton Johnson
Cynthia Lloyd
Kevin Longstreth
Jerry Lumpkins

Reyna M Luna
José Martinez
Maria Ika Martinez
Benjamin Meyer
Aaron Rubens
Andrea Ruiz
Diane Spires
Margo Timberlake Silva
Alex Wilson

In-kind

14th District Chicago Police Department
19th District Chicago Police Department
32nd Alder Scott Waguespack
BUILD Chicago
Chicago Cubs
Foley & Lardner LLP
Greg & Paula Bork
Héctor Cuadra
Home Depot
Illinois Department of Children & Family Services
Libby I. Julia
Linda and Bill Gantz Boys & Girls Club
Mike Jue Photography
MYL Cleaning Inc.

Old Crow Smokehouse
Olu Adetona
Planet Fitness
PrimeCare Community Health
Reina's Cakes
Revolution Brewing
Target
Verizon

Garden Volunteer Groups

Vincentine Service & Formation Division of Mission and
Ministry | DePaul University
Volunteering Untapped Chicago ♦



Financial Statement



Bickerdike Redevelopment Corporation
Statement of Financial Position
September 30, 2025

ASSETS

Current Assets

All Funds: Cash & Cash Equivalents	\$9,070,515
Accounts Receivable & Others	\$12,296,344
Total Current Assets	\$21,366,859

Fixed Assets

Land, Net Building, Office Furniture & Equipment	\$1,608,942
Total Fixed Assets	\$1,608,942

Other Assets

Other Investment & Partnership	\$4,041,097
Note Receivable & Others	\$65,719,172
Predevelopment Cost/Other Land	\$4,056,477
Total Other Assets	\$73,816,746

TOTAL ASSETS **\$96,792,547**

LIABILITIES AND NET ASSETS

Current Liabilities

Accounts Payable	\$421,008
Accrued Expenses & Others	\$227,901
Total Current Liabilities	\$648,909

Other Liabilities

Predevelopment Loan	\$1,446,423
Due to HEDF	\$23,069
Total Other Liabilities	\$1,469,492

TOTAL LIABILITIES **\$2,118,401**

Net Assets

Total Fund Balance	\$94,674,146
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NET ASSETS AS OF SEPTEMBER 30, 2025

TOTAL LIABILITIES AND NET ASSETS **\$96,792,547**

Note: Unaudited Statement of Financial Position as of September 30, 2025



Our impact is built by people like you.

When you become a member, make a donation, or follow us on social media,
you help strengthen neighborhoods, support families, and continue a legacy of community-led change. Together, we're building what matters.



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