

Advisory Board Meeting



October 7, 2026

From Left: North Lawndale Employment Network, photo credit Tom Harris; Auburn Gresham Healthy Lifestyle Hub; BUILD, Inc., photo credit Tom Harris

**CHICAGO
DEVELOPMENT
FUND** ★ ★ ★ ★

Discussion Topics



- ★ Public Comment Period
- ★ Approval of Minutes
- ★ Portfolio Status
- ★ NMTC Program and Timing Updates
- ★ Consideration of Fillmore 2 Project
- ★ Other Business

PUBLIC COMMENT PERIOD



APPROVAL OF MINUTES



PORTFOLIO STATUS



Portfolio Overview

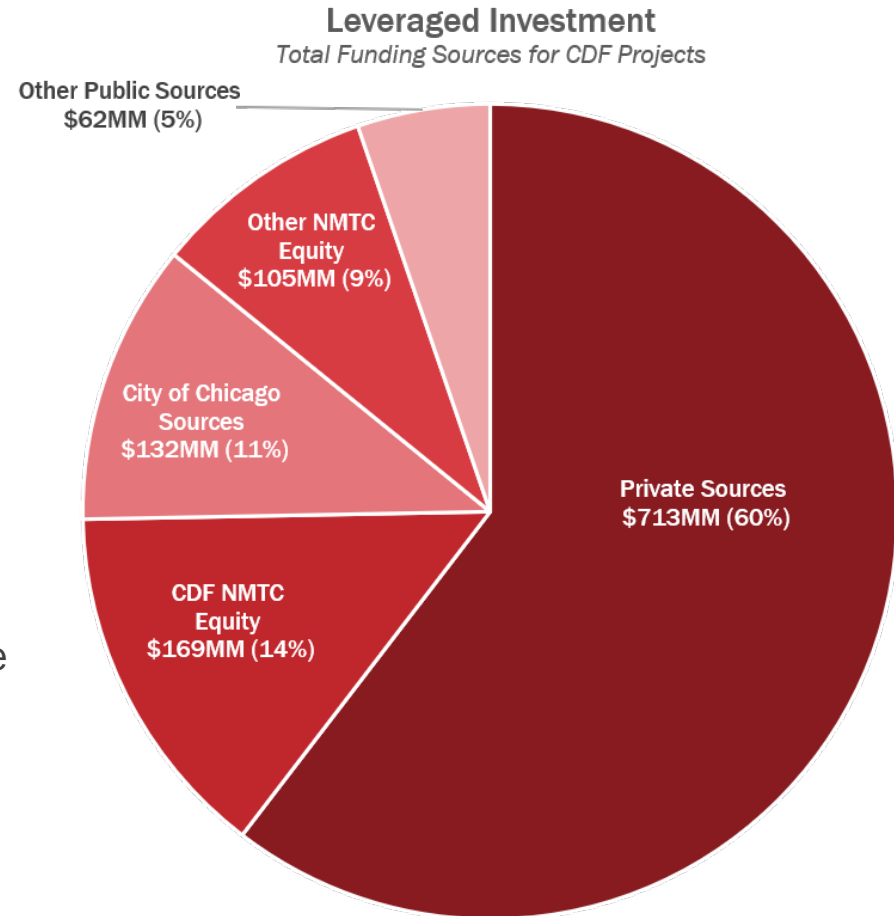


Overview of CDF Investments

- ★ Has closed on NMTC financing for 56 projects, including:
 - ★ 35 Community Facilities
 - ★ 6 Grocery Retail Projects
 - ★ 15 Neighborhood Job Creators
- ★ NMTC activity has leveraged \$1.17 billion in new investment (see right)

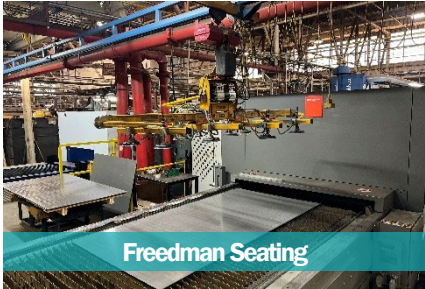
Impacts of Projects at Stabilization

- ★ Job Creation & Retention
Support nearly 7,100 permanent jobs and create nearly 3,200 temporary construction jobs
- ★ Community Services
Provide nearly 252,000 low-income individuals with critical health and social services
- ★ Healthy Food Access
Provide 248,000+ residents of USDA Food Deserts with access to fresh, healthy food



Portfolio Status

21 active projects
are in the 7-year compliance period
(nine shown below)



Freedman Seating



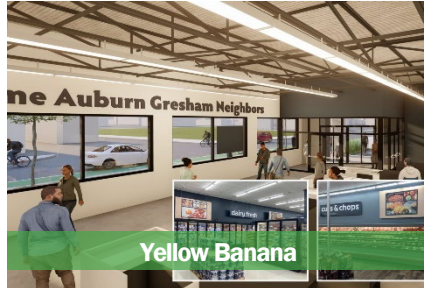
Forty Acres Fresh Market



Lawndale Christian Legal Center



Aspire Center



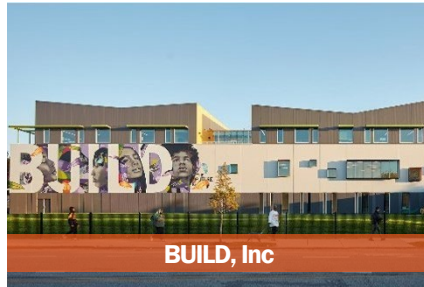
Yellow Banana



Esperanza Health Centers Phase II



Siegal Steel



BUILD, Inc



LCHC Residency

35 unwound projects
have completed the
compliance period
(recent shown below)



Flex-N-Gate



Woodlawn Jewel-Osco



Gads Hill Center

Community Facility Grocery Retail Neighborhood Job-Creator

Freedman Seating photograph courtesy of Freedman Seating; Flex-N-Gate photograph courtesy of Tim Graham; Esperanza Health Centers Phase II photograph courtesy of Esperanza Health Centers; BUILD, Inc. photo credit: Tom Harris; Gads Hill Center photograph courtesy of Gads Hill Center

Recently Approved Projects



Fillmore Center



- Equipment for commercial laundry operator as part of redevelopment of industrial building in North Lawndale
- NMTC financing closed October 2024
- \$7.5MM in CDF NMTC allocation

Sankofa Village Wellness Center



- Construction of multi-tenant, health-focused community facility in West Garfield Park
- NMTC financing closed December 2024
- \$10MM in CDF NMTC allocation

Carole Robertson Center



- Renovation of a community facility for early childhood education in South Lawndale
- NMTC financing closed February 2025
- \$6.5MM in CDF NMTC allocation

TCA Health Center



- Construction of nutrition innovation center and renovations to an existing health center in Riverdale
- NMTC financing closed March 2025
- \$9MM in CDF NMTC allocation

Austin Hope Center



- Construction of a multi-tenant pediatric health and youth services center in Austin
- NMTC financing closed October 2025
- \$12MM in CDF NMTC allocation

Inherent Homes



- Financing for expansionary expenses, including equipment and materials, in North Lawndale
- NMTC financing closed June 2026
- \$10MM in CDF NMTC allocation

Update on Yellow Banana



March 2023 Six store NMTC transaction closed – CDF invested allocation into two of the stores: 7908 and 10700 S. Halsted

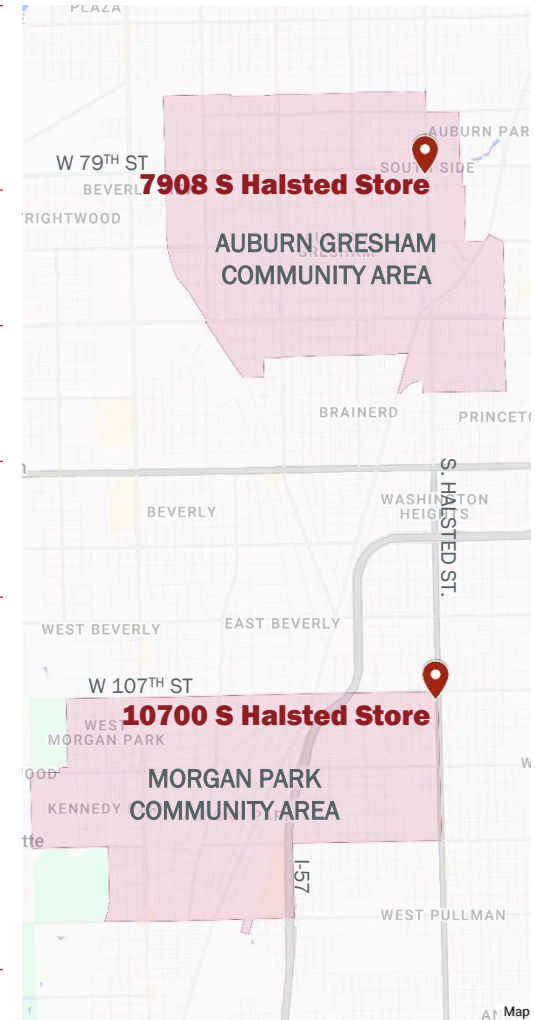
Early 2026 SNAP cuts and eligibility changes led to decreased store sales

April 2026 Yellow Banana's operating partner, Joe Canfield, passed away unexpectedly

Late July 2026 All stores ceased operation due to struggling performance and strained supplier relationships

Past Few Months CDF, DPD, Yellow Banana, and all other lender and investor parties have been meeting at least weekly to:

- ★ Identify a viable replacement grocery tenant
- ★ Monitor security and protection of the stores
- ★ Work through administrative steps triggered by the store closures as it relates to NMTC structure and other financing components



NMTC PROGRAM AND TIMING UPDATES



NMTC Program and Timing Updates



2026 Application Cycle – \$5 billion round

September 2026	CDFI Fund announced opening of round
November 2026	Applications due to the CDFI Fund
Summer 2027	Awards expected

Key Program Changes

- Changes to Current Application
 - Homeownership emerging as an optional new priority for CDEs that have relevant track record/strategy
 - Impact category of funding Minority Businesses or Minority-Controlled Nonprofits has been removed
 - Environmental impacts reframed as energy cost reduction
- More significant updates to application anticipated in next round, with preview of a revised application expected late fall 2026

CONSIDERATION OF FILLMORE 2 PROJECT



Project Overview



Acquisition, rehabilitation, and equipping of a 49,500-square-foot facility to establish a new site for Fillmore Linen Service in Chicago's Near West Side



Address

920-22 S. Campbell Ave

Neighborhood

Near West Side

Closing Timeframe

Q4 2026

Sponsor & Tenant Overview



Sponsor: Steans Family Foundation (SFF)

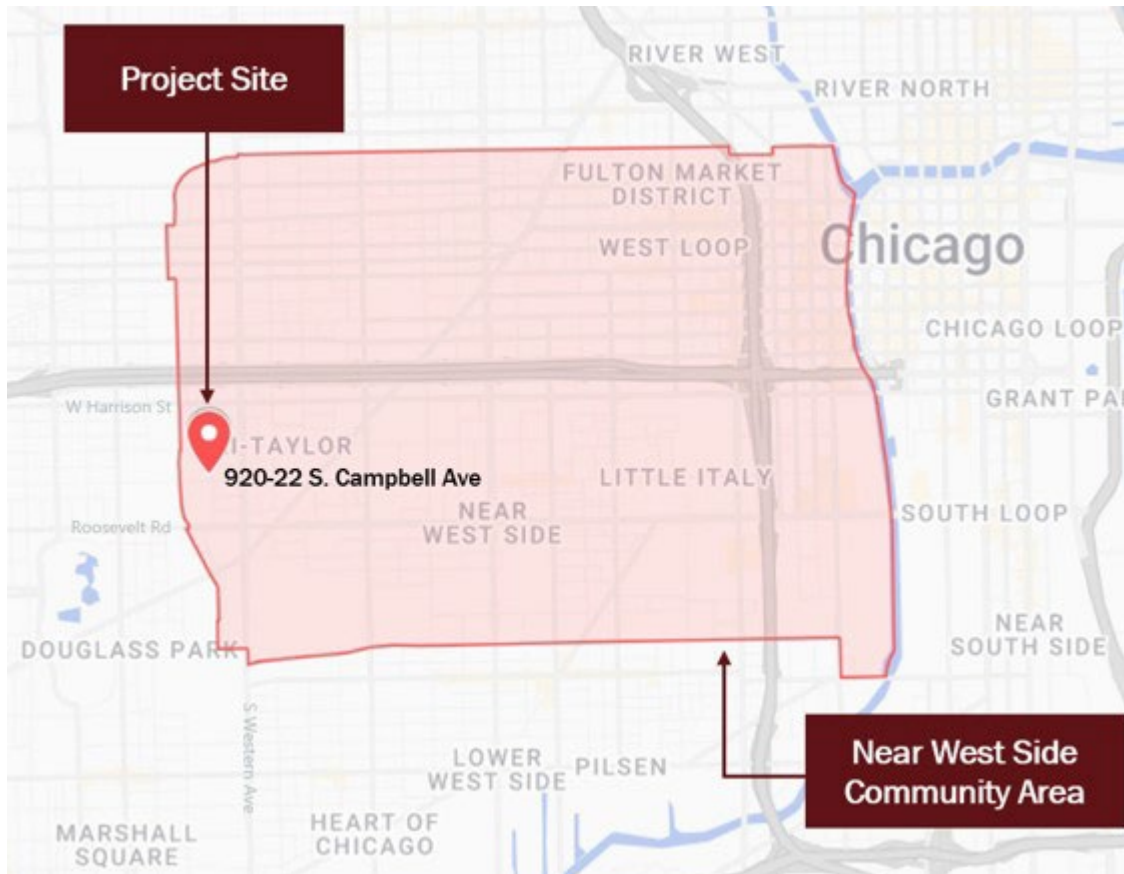
- ★ Place-based philanthropy dedicated to promoting economic opportunity and improving the quality of life for Chicago's low-income residents
- ★ Deeply engaged with community leaders and organizations on Chicago's West Side (e.g., NLEN)
- ★ Advances education, workforce development, job creation, and pathways to economic opportunity in the community

Tenant: Fillmore Linen Service (FLS)

- ★ Commercial healthcare laundry social enterprise owned and controlled by SFF
- ★ Anchors the Fillmore Center (previous CDF project), where it:
 - ★ Has created 220 permanent jobs
 - ★ Processes ~28 million pounds of laundry annually for region's healthcare providers (e.g., Rush, Lurie) that would otherwise be outsourced to WI or IN



Project Location



Address

920-22 S. Campbell Ave, Chicago, IL 60612

Community Area

Near West Side

Ward

28 (Ervin)

Census Tract

17031282700 (Qualified, Severely Distressed)

- ★ Unemployment Rate: 10.9% (2.02x national)
- ★ Poverty Rate: 21%
- ★ Median Family Income: 66% of AMI

Need for Project



CHALLENGES AT FILLMORE 1

No capacity to accommodate new Endeavor Health contract for 20M pounds of laundry annually

Single-site operation leaves FLS vulnerable to outages and limits its ability to pursue larger hospital contracts

SOLUTION: FILLMORE 2

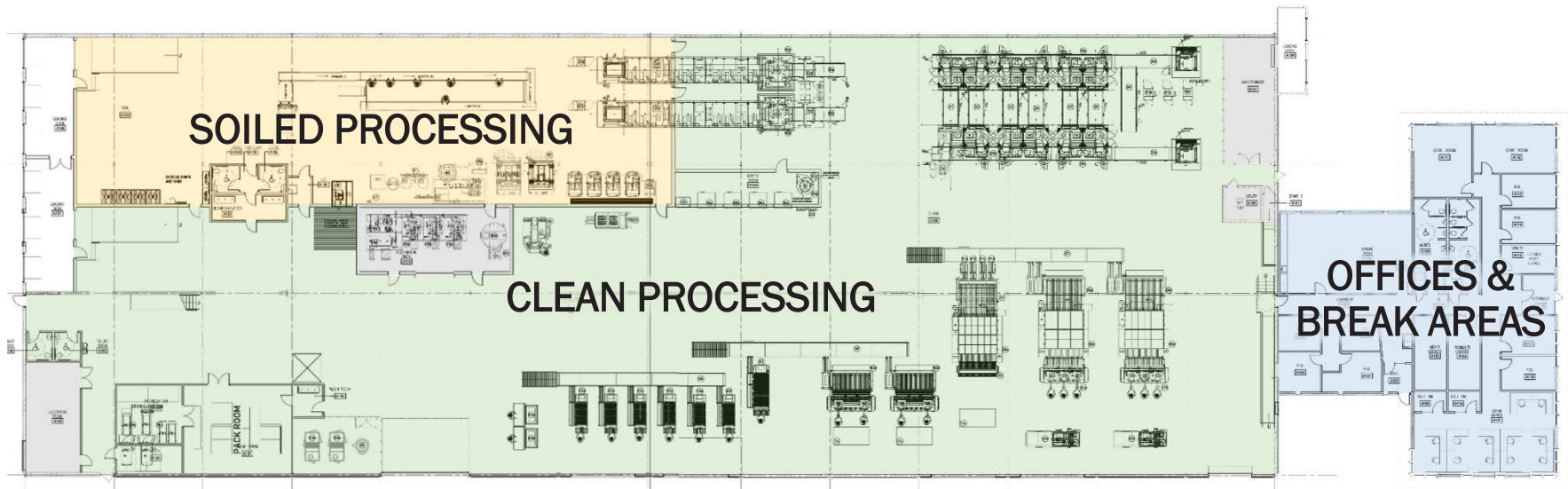
→ Adds 35M+ pounds of annual processing capacity, bringing total annual capacity to 63M pounds

→ Separate facility on an independent power grid provides FLS with cross-site redundancy

NMTC Project Components



NMTCs will finance **acquisition, rehabilitation, and equipping of a 49,500sf facility**, bringing FLS's combined system capacity to 63M pounds and further localizing a critical healthcare supply-chain function



Community Impacts: Quality, Accessible Jobs



Permanent Jobs

- ★ Job Creation – Anticipated to create 249 permanent FTEs
- ★ Job Quality – 100% of FTEs will earn a Living Wage* and/or receive benefits
 - ★ Benefits include health insurance, paid time off, and life insurance
 - ★ On-site case manager will provide wraparound supports in partnership with NLEN, including connections to GED, financial literacy, housing, childcare, and behavioral health resources
- ★ Job Accessibility – 100% of FTEs will be accessible without a 4-yr degree, with over 90% having no formal education requirement
 - ★ At least 85% of hires are expected to come from the surrounding West Side neighborhoods
 - ★ Will recruit low-income and hard-to-employ residents through community partners (e.g., NLEN, Chicago CRED, St. Leonard's Ministries)

Construction Jobs

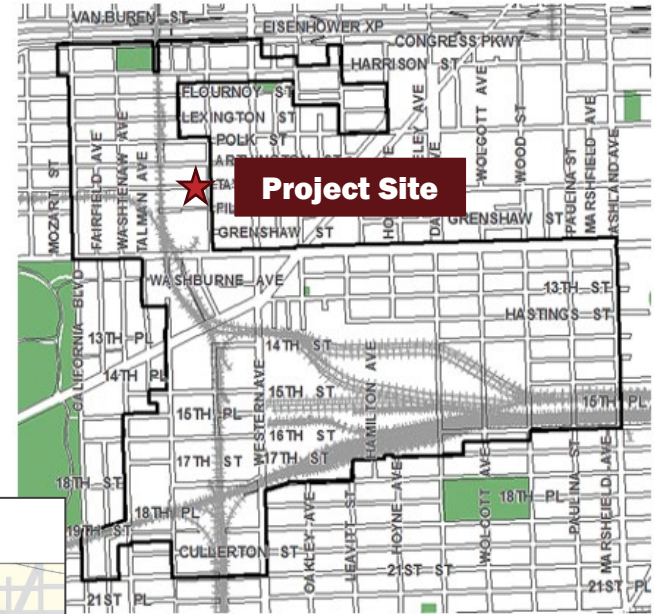
- ★ Anticipated to create 113 construction FTEs
 - ★ ~99% quality FTEs (Living Wage* and/or benefits)
 - ★ 84% accessible without a 4-yr degree

* Per MIT Living Wage Calculator for 1 adult in Cook County, Illinois

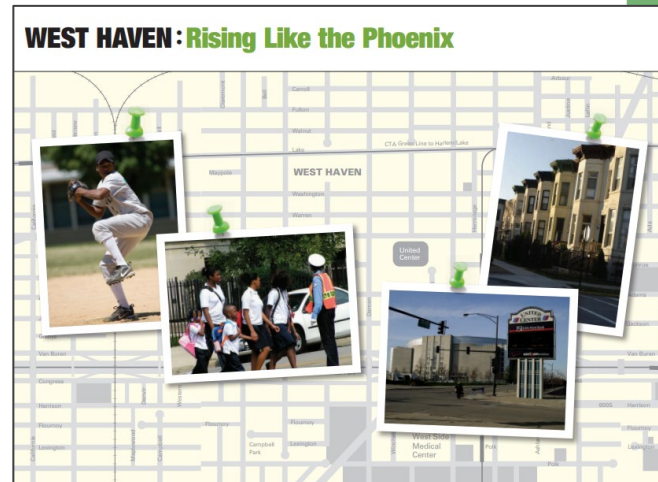
Community Impacts: Community Plans



- ★ Advances the Western/Ogden TIF's goal of fostering job-generating investment in the district
 - ★ Reactivates a vacant industrial building
 - ★ Will support a \$14.1M annual payroll, with substantially all wages paid to area residents
- ★ Aligns with priorities in the West Haven Quality-of-Life Plan to create quality jobs while improving access to wraparound services that promote financial mobility



Western/Ogden TIF District



West Haven Quality-of-Life Plan

Transaction Details



Proposed Allocation

\$7 million from CDF

(\$34.55MM allocation from First Pathway, CNI, and SCORE CDEs for overall total of \$41.55MM)

Other Key Sources

- ★ City of Chicago Funds (TIF, HED Bond)
- ★ Illinois Department of Commerce and Economic Opportunity Grant
- ★ Steans Family Foundation Equity

NMTC Investor

Valley National Bank

Timeline

NMTC financing is anticipated to close in the fourth quarter of 2026

Sources	
NMTC “B Note” (all CDEs combined)	\$11,274,309
City of Chicago TIF Proceeds*	\$5,000,000
City of Chicago HED Proceeds*	\$5,000,000
State of IL DCEO Proceeds*	\$1,000,000
Sponsor (SFF) Equity	\$23,962,044
Total Sources	\$46,236,353
Uses	
Acquisition	\$5,115,000
Hard Costs	\$22,453,128
Equipment	\$13,625,290
Soft Costs	\$784,500
Owner’s Contingency	\$2,062,365
Construction Period Interest Reserve	\$402,424
Third Party Upfront CDE Fees	\$387,635
CNI Fee/Expense Reserve	\$409,722
SCORE Fee/Expense Reserve	\$236,739
CDF Fee/Expense Reserve	\$164,550
NMTC Closing Costs	\$595,000
Total Uses	\$46,236,353

* Bridged by SFF if needed

OTHER BUSINESS

