



FAR SOUTH HALSTED GATEWAY

SPECIAL SERVICE AREA #45

2022

ANNUAL REPORT

Management

Commission and Service Provider

Far South CDC SSA #45 Commissioners

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Robbie Tina Sanders, Vice Chair (Phalanx Family Services)
Lynetta Jones, Secretary (All Weather Specialist Inc.)
Julian Kidd, (Halsted Diagnostics)

Far South CDC Board of Directors

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Abraham Lacy, President – *non-voting* (Far South CDC)
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Leonardo Gilbert, (Sheldon Heights Church of Christ)
James Gilliam, (Fifth Third Bank)
John Watson, (Village of South Holland)
Chester Bell Jr, (U.S. Bank)
Melvin Thompson, (Endeleo Institute)
Maggie Catania, (Calumet Collaborative)
Kareem Musawwir, (Kareem Musawwir Land Use Consultant)



Photo of the Grand Opening of POP! Heights Park at 11227 South Halsted Street – October 2022

FSCDC SSA #45 Quick Facts

What is a Special Service Area?

A Special Service Area (SSA) is an economic development tool that provides neighborhoods with the financial means to create, maintain, and manage clean, attractive and competitive commercial districts. SSAs (also known as Business Improvement Districts) provide a fair, transparent way to finance and manage improvement programs and provide supplemental services. There are over 50 SSAs in the City of Chicago.

How does it work?

A supplemental property tax levy is applied to properties within the SSA and funds collected are used for beautification and enhancements such as holiday decor, art installations, sidewalk cleaning, snow removal, façade improvements and more. By providing these services year after year, FSCDC SSA #35 fosters a vibrant, inviting and safe community for all.

What informs SSA actions?

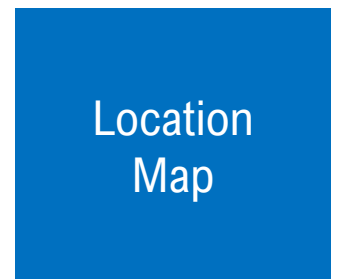
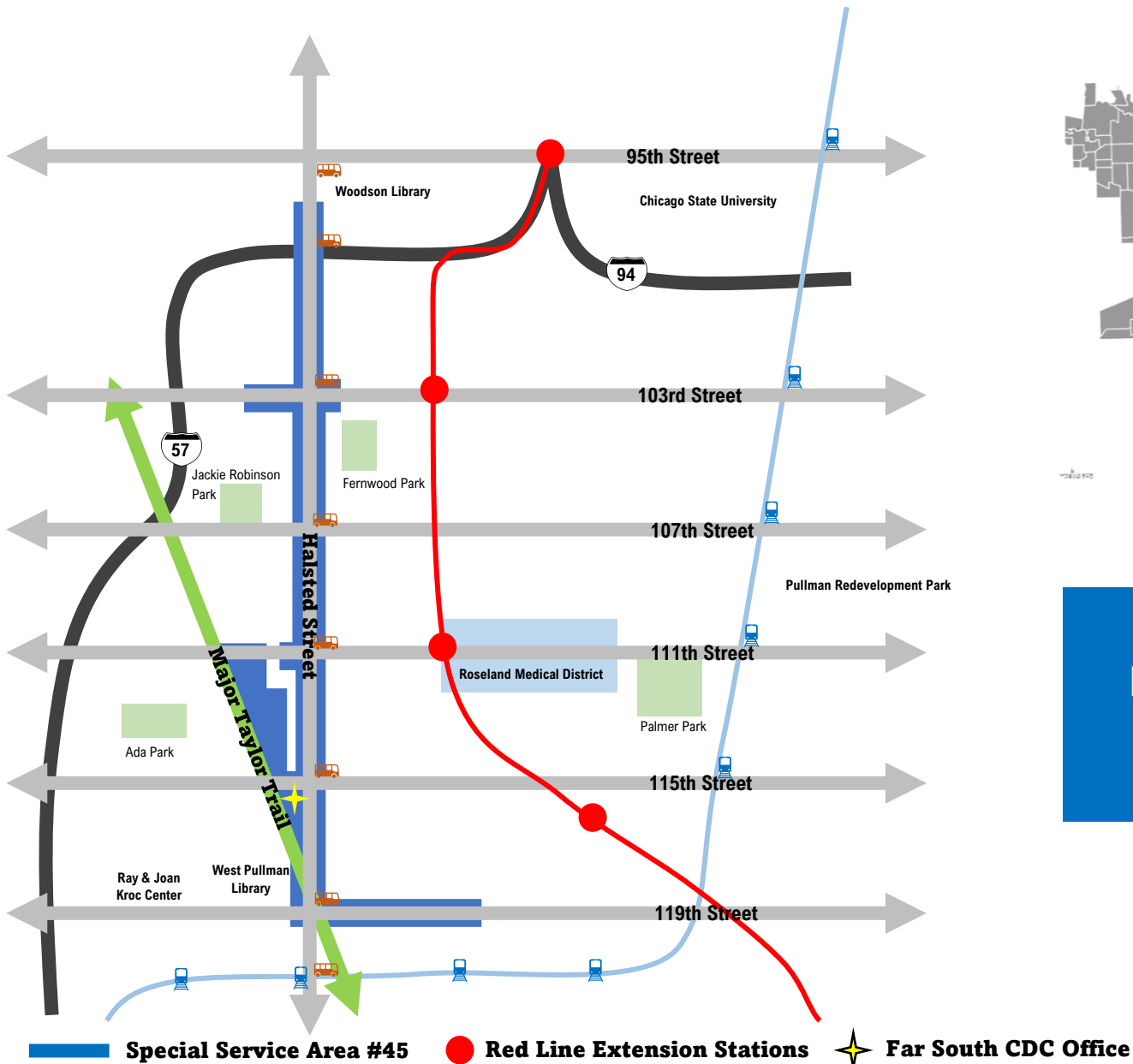
FSCDC SSA #45 is guided by a volunteer commission of local business owners, property owners, and residents and administered by the Far South CDC. The commission meets quarterly to oversee all budgeting and work plans. All SSA meetings are open to the public. SSA #45 and the Far South CDC is building on the momentum from being selected as one of the 2022 Chicago Prize finalists and recipient of Chicago's Department of Housing's Low-Income Housing Tax Credits for Morgan Park Commons at the northwest corner of 115th and Halsted.

www.farsouthdc.org
(773) 831-7107

About SSA #45

Boundaries + Connections

With more than 32 blocks of sidewalk along the South Halsted Gateway Corridor – with arterial streets of 103rd, 111th, 115th, and 119th – is one of the most intermodal-friendly SSAs in the City of Chicago. As depicted in the thick blue outline in the map below, SSA #45 connects public and commercial amenities through public transit nodes and a historic bike trail.



Commission Club

Join the Exclusive Commission Membership

Far South CDC's SSA #45 is seeking more business and property owners within SSA #45 boundaries to further the efforts of improving our commercial district, which is to make South Halsted the "Premiere Gateway" connecting the south suburbs and City of Chicago.

Far South CDC's SSA #45 is led by a commission of volunteers from the district and managed by the Far South Community Development Corporation (Far South CDC). Through guidance from the Commission, Far South CDC can creatively channel funds along the South Halsted Corridor impacting four neighborhoods, including Washington Heights, Roseland, East Morgan Park, and West Pullman. These funds are used to catalyze a more vibrant, safe, and inviting destination for residents, visitors, and businesses. From business grants for façade improvements, street cleaning and events, to public safety programs, SSA #45 Commissioners' goal is to ensure our corridor is at the highest standards for the area's quality of life.

Interested in joining the Commission Club?

Interested applicants will need to complete the Commission application by visiting our website at www.farsouthcdc.org.

Applicants must own or rent a property in the SSA #45 district.



Contents

Preview of SSA#45 Activities Inside



Public Way Aesthetics & Maintenance

Providing a clean and walkable commercial corridor is imperative to attract new investment and visitors to South Halsted. Look inside on page 07 to see how SSA #45 is maintaining its corridor.

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Customer Attraction – Page 06

Sustainability & Public Places

Visit page 08 to learn how SSA #45 is contributing to the sustainability of the district through its Paper Shredding events that engaged the local businesses and the community.

Page 08



Economic & Business – Page 09

2022 Annual Budget: District Impact

Nearly \$1.07 million dollars were applied to SSA #45 in 2022. The improvements covers more than 32 commercial blocks that touch four neighborhoods, including Washington Heights, East Morgan Park, Roseland, and West Pullman.

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Touring the District

Need something fun to do with the family, come explore SSA #45. You will experience a new 22K square foot park and connections to a bike trail.

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Public Safety – Page 12

Customer Attraction

Drawing Visitors with Live Activities

In celebration of the recently Congressionally passed federal holiday recognizing Juneteenth, Far South CDC SSA #45 hosted its first **Juneteenth Festival**. The festival attracted more than **1,000 visitors and had more than 20 local and regional vendors** at the northwest corner of the 12-acre former Halsted Mall and Jewel Grocery Store. This site is also the future Morgan Park Commons (see page 11).



Each year, SSA #45 displays holiday decor on the light poles along South Halsted Street during the winter holiday season.



247 HOLIDAY DECORATION

Public Way Aesthetics

Clean + Maintenance

Far South CDC's SSA #45 2022 is dedicated to keeping the South Halsted corridor sidewalks and streets clean. This program, under SSA #45, provides **litter abatement and debris removal, recycling, trash collection and disposal of public garbage containers, removal signage from public light poles and the street median**, and maintains the newly developed POP! Heights Park.



2,949+ BAGS OF TRASH COLLECTED

2,178
SIGNS
REMOVED



POP! HEIGHTS PARK @ 112TH/HALSTED

Far South CDC's SSA #45 will provide ongoing maintenance of **POP! Heights Park** with litter and debris removal, removal of illegal signs and printed solicitations, and recycling. The maintenance contractor, Cleanslate by Cara, will coordinate with the landscaping contractor to ensure the park is will maintained for public use. The park hours are Monday – Sunday from 8:00am to 8:00pm.



Sustainability

Preserving our Environment

Far South CDC's SSA #45 is dedicated to improving the corridor and the Major Taylor Trail with recommendations to add benches, bike racks, and public transit enhancements. Additionally, SSA #45 added **Paper Shredding** to encourage the community residents and local businesses to responsibly recycle paper and old technology equipment.

PAPER-SHREDDING @ HALSTED

In partnership with Midway Moving and Storage Company, Far South CDC SSA #45 hosted three Paper Shredding and Electronic Waste Recycling at the northwest corner of 115th and Halsted (former Halsted Mall and Jewel Grocery Store). The events were at no costs to the community.



14,000+

lbs of Paper Shredded



Economic + Business

Redevelopment Opportunities

Fernwood Entertainment District @ 99th/Halsted

In May 2022, Far South CDC's "Bringing Communities Back Initiative" was selected as one of the six finalists for the \$10 million Chicago Prize grant from the Pritzker Traubert Foundation, which included three proposed projects within SSA #45 district.



The **Fernwood Entertainment District** is a proposed 50 unit mixed-used residential building with 8K square feet of retail, and 10K square foot arts and shared kitchen center to replace the existing Grand Motel.



Economic + Business

Redevelopment Opportunities

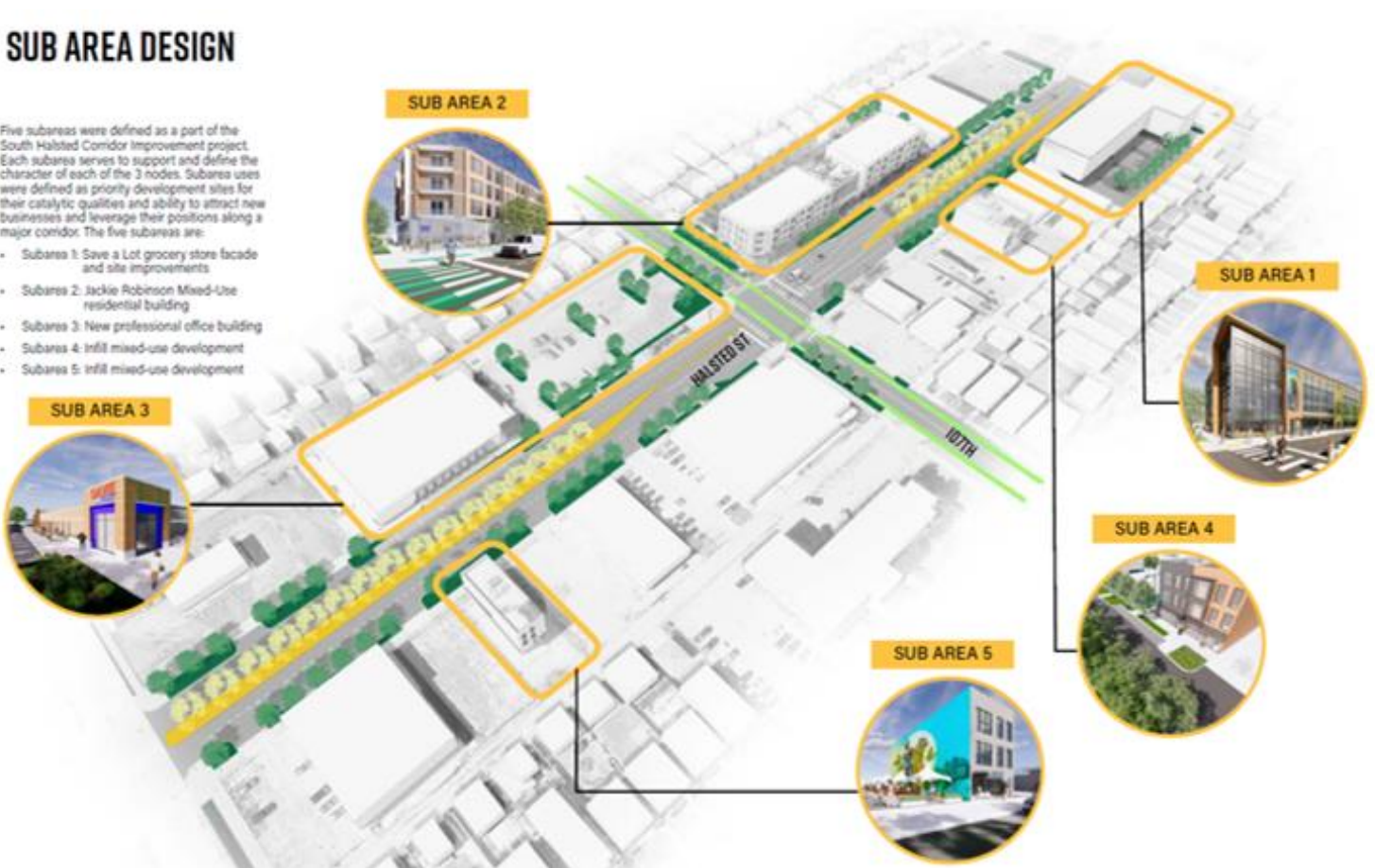
Jackie Robinson District @ 107th/Halsted

Building on the rich history of the Jackie Robinson Park just several blocks west of 107th/Halsted intersection, SSA #45 worked with the Lamar Johnson Collaborative to develop a district plan with a focus on **health and wellness**.

SUB AREA DESIGN

Five subareas were defined as a part of the South Halsted Corridor Improvement project. Each subarea serves to support and define the character of each of the 3 nodes. Subarea uses were defined as priority development sites for their catalytic qualities and ability to attract new businesses and leverage their positions along a major corridor. The five subareas are:

- Subarea 1: Save a Lot grocery store facade and site improvements
- Subarea 2: Jackie Robinson Mixed-Use residential building
- Subarea 3: New professional office building
- Subarea 4: Infill mixed-use development
- Subarea 5: Infill mixed-use development



Economic + Business

Redevelopment Opportunities

Morgan Park Commons @ 115th/Halsted

Morgan Park Commons is uniquely situated between three neighborhoods, including East Morgan Park, West Pullman, and Roseland. The proposed project seeks to develop 286 units of affordable housing units with 18,750 square feet of retail.

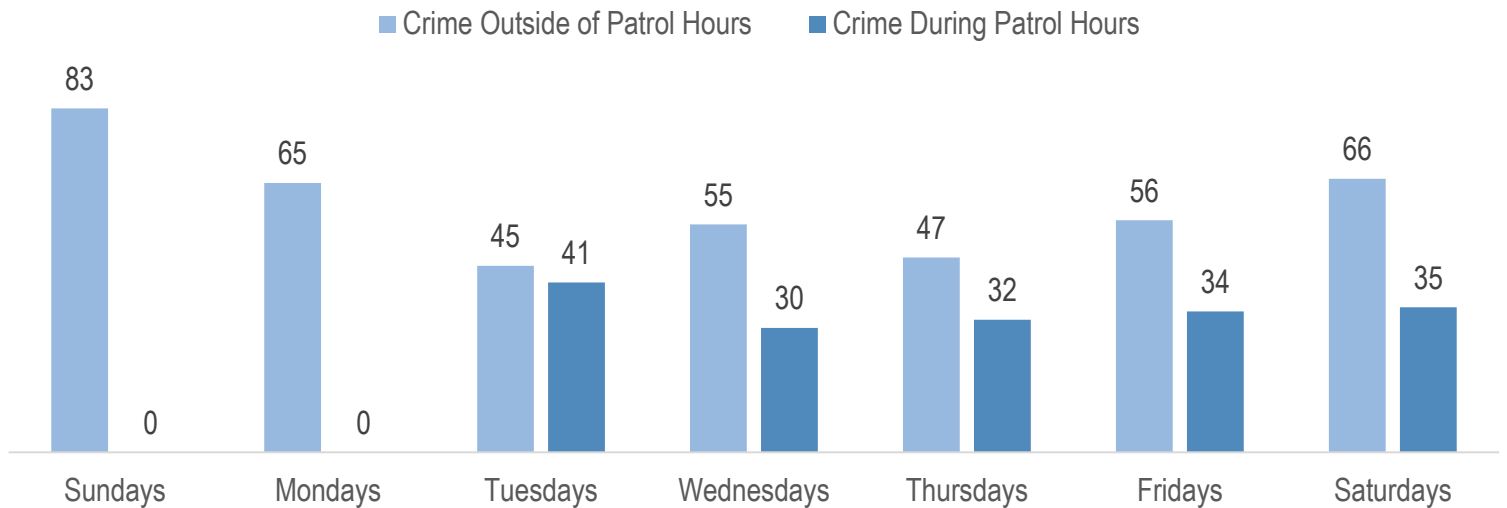


Public Safety

Having a Safe Corridor is Essential to District Growth

The Public Health and Safety is a top priority for SSA #45. **Nearly 30 percent of its \$1.07 million budget is spent on public safety.** Far South CDC SSA #45 contracts with a third-party private security service, AGB Investigative Services, to provide security patrol within the SSA #45 boundaries six days per week and on special holidays. The private security coordinates with the local Chicago Police Department in keeping the area safe.

2022 Incident Report Totals



AGB INVESTIGATIVE SERVICES

AGB is a world-class, mission-driven security company committed to protecting and building communities. Our goal is to eliminate economic inequities by delivering training and smart security solutions that protect people, property, and data.

2022 Annual Budget

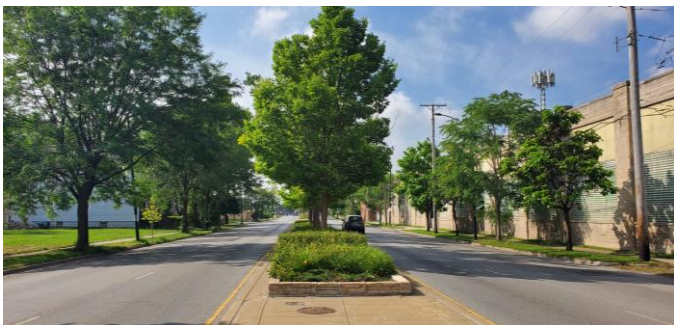
Distribution of Resources

Far South CDC's SSA #45 2022 Annual Budget generated more than **\$1.07 million** in funds for the South Halsted Corridor improvement. Majority of the budget (75% shown below) expended is to ensure **public safety** for residents visiting the businesses and for the businesses to operate in a **clean and comfortable environment** that attracts **economic development**.



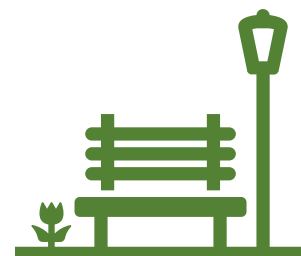
\$284K

Public Health & Safety Programs



\$311K

Public Way Aesthetics & Maintenance



\$155K

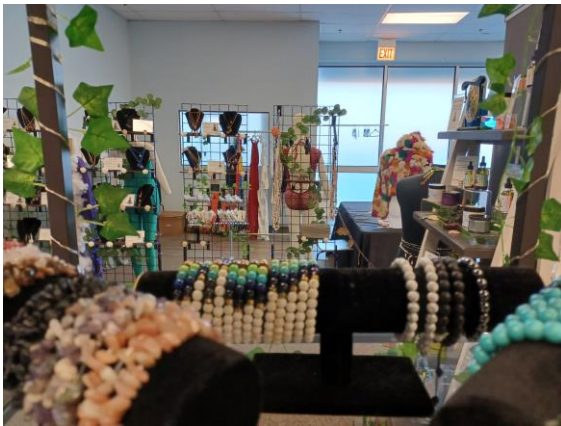
Economic & Business Development



Touring the District

Amenities & Attractions

Far South CDC's SSA #45 has many attraction in and around the district, including the newly established Far South CDC's Marketplace, POP! Heights Park, Maple Park Mini-Plaza and the historic Major Taylor Trail connecting to the south suburbs. South Halsted serves as a major connector to attractions outside of the district, including the Ray & Joan Kroc Center, Marshfield Plaza Shopping Center, and Pullman Redevelopment Park.



MARKETPLACE @ 115th/Halsted

The program is supported by a grant from the City of Chicago's Small Business Storefront Activation Program, which is focused on bringing retail vendors and artwork to 30 previously vacant storefronts in neighborhoods across the city. The Marketplace currently houses 10-women-owned businesses.



POP! HEIGHTS PARK @ 112th/Halsted

Pop! Heights is the first new park on South Halsted in over 50 years. A true amenity for gathering, play, and community. POP! Heights Park is divided into six primary zones of activity all linked by a lively, brightly colored walking ribbon that meanders throughout the site.



MAJOR TAYLOR TRAIL

Named after the historic Marshall "Major" Taylor who was an African-American bicycle racer and civil rights advocate, the Trail runs from the Dan Ryan Woods south to Whistler Woods. Along the Trail, SSA #45 maintains between 111th to 119th Streets.

About Far South CDC

SSA #45 Service Provider

Far South CDC is one of the largest comprehensive community development organizations in the Chicago region, providing direct residential support, business assistance, and equitable development and planning services. Our mission is to alleviate undeserved communities within **Chicago's far south side and south suburban Cook County** of poverty, blight, and economic distress through effective economic and community development.

HUD Approved Housing Counseling Agency Services



- **PRE-PURCHASE** - (new homebuyers)
- **RENTAL** - (housing/emergency rental assistance)
- **POST-PURCHASE**- (homeowner repair and property retention)
- **FORECLOSURE PREVENTION**- (service to help prevent losing your home)
- **FINANCIAL COACHING & WEALTH BUILDING**- (improve financial profile)

Business Department Services

- **IL PROCUREMENT TECHNICAL ASSISTANCE CENTER (PTAC)**
- **SPECIAL SERVICES AREA** (enhancement program) (SSA #45)
- **NEIGHBORHOOD BUSINESS DEVELOPMENT CENTER (NBDC)**
- **COLLECTIVE LAB RETAIL INCUBATOR**
- **MARKETPLACE** (837 w. 115th St.)



Planning & Development Department Services

- **RESIDENTIAL & COMMERCIAL DEVELOPMENT**
- **PROVIDES COMMUNITY GROWTH & SUSTAINABLE STRATEGIES**
- **GENERAL CONTRACTOR**
- **URBAN PLANNING STUDIES & DESIGNS** (infrastructure)





**SPECIAL SERVICE
AREA 45**

Dorian Johnson

Director of SSA#45

E: dorian@farsouthcdc.org

Main Office:

Far South Community Development Corp

853 West 115th Street

Chicago, IL 60643

P: (773) 831-7107

E: hello@farsouthcdc.org

Web: www.farsouthcdc.org

