

A New Day

Volume 1, Issue 3

Newsletter Date
6/1/2008

Special points of history:

2008 Board Meetings

Renaissance

Downtown Joliet

11:30 AM to 1:00 PM

Monday, June 9

Monday, September 8

Monday, December 8

Neighborhood Council

Sacred Heart Church

5:30 PM to 6:30 PM

Monday, July 7

501(c)(3) Exempt
Tax Status
Approved

Inside this issue:

Unity Sponsors Bus Tour 1

Spirit of Cooperation 2

Neighborhood May 3rd Meeting 2

Unity on Cable TV 3

Group Sponsors Clean-up 3

CEO Candidates 3

Advisor Council Meeting 4

Southside Association Revitalized 4

Housing Committee Meeting Held 4

Unity CDC to Open an Office 5

Introducing Budget Concepts 6

Unity CDC Sponsors Bus Tour for Potential Funders

On Thursday morning, May 22, 2008, Unity CDC sponsored a brief program, bus tour of Joliet



Council Districts 4 and 5, which consists of the east and near west sides of Joliet, and lunch for over 35 Corporate Partners, Local Funding sources and members from regional philanthropic community organizations which make up a pool of



Tom Thanas

potential funding sources to emphasize the need for resources to implement the recommendations documented in



Larry Walsh

the Quality of Life Study commissioned by the City of Joliet.

The program was chaired by President Charles Jones. Testimonials of support were provided by Will



County Executive Larry Walsh and Joliet City Manager Tom Thanas. Letters of support were provided from Senator A J Wilhelmi and State Representative Jack McGuire because they were in session in Springfield. Presentations were made by David Chandler,



Charles Jones

Center for Neighborhood Technology (CNT), Joanna Trotter, Metropolitan Planning Council (MPC), Alfredo Melesio and Pete Saunders, City of Joliet and Dave Evans, First Vice President Unity CDC.



Alfredo Melisio



Joanna Trotter

Empress Hits Jackpot Again

A surprise donation of \$10,000 was presented to the Unity CDC by Frank Quigley, General Manager Empress Casino Joliet. He said that Penn National, owners of Empress Casino Joliet was happy to make the contribution because the Unity CDC was providing the leadership in upgrading the community which matched the partnership goals of their Company. This was the second \$10,000 contribution made by Empress Casino Joliet.

Spirit of Cooperation



Rebecca Darley



Lorna Paisley



Carol Ann
Heinemann



Wayne Horne



Todd & Megan
Gilkerson



Jerry Lakota

The Cathedral Area Preservation Association (CAPA), Rebecca Darley, President; St. Pats Neighborhood Association (SPNA) Carol Ann Heinemann, President and St. John's/St. Peter's Neighborhood Association, Lorna Paisley, President are three established neighborhood organizations in District 4 and 5. Unity CDC is establishing neighborhood councils throughout the rest of District 4 and 5. These three Presidents as well as Wayne Horne, Todd and Megan Gilkerson from CAPA and Jerry Lakota and Serena Magosky-White from SPNA have been extremely helpful in lending their experience in the establishment of the new organizations. They have shared their comprehensive knowledge with individuals in the newly formed organizations. Rebecca Darley drafted and delivered a very informative presentation at the Neighborhood Advisor Council meeting as well as volunteering as one of the tour guides on the Unity CDC Funding Tour. Carol Ann Heinemann also was a tour guide on the Funding tour. Wayne Horne donated software and 300 copies of the neighborhood maps. With this spirit of cooperation, the new neighborhood councils are more advanced than they would have been without the veteran help. Unity CDC says, "Thanks for the assistance".

Neighborhood May 3rd Meeting Topics

Setting up structure

- o Roles with job descriptions need to be in writing
- o As you grow, a board of directors may eventually need to be established
- o There needs to be a chain of responsibility but all should not fall on one person
- o Larger projects may require special committees
- o Meetings should be held in a public place such as a school or church

Determining Goals

- o Goal setting is key to the success of an organization
- o Determine a timeline. Breakdown goals and tasks into what can be accomplished in a week, month, six months, 1 year, 5 years and 10 years.

Funding

- o Determine what funding is needed for communication purposes
- o Special fundraisers can be held for a specific goal within the neighborhood
- o Funding can also come from membership dues
- o If you decide to collect dues, you may want to seek Not-for-Profit status.

Communication

- o Communication needs to be a priority
- o Determine how communication and recruitment will be carried out
- o Flyers, newsletters, door to door, signs, neighborhood meetings

Neighborhood Policing

- o Know your neighborhood officer; be on a first name basis
- o Everyone in the neighborhood should have his contact information
- o Invite him to your meetings for two-way communication
- o Know the law
- o Make sure everyone knows to call the police (not just for emergencies)

Neighborhood Services

- o Establish strong two-way communication with Alfredo Melesio
- o Everyone in the neighborhood needs to know the process of making complaints to the city, petitioning for improvements

Unity CDC on Cable TV



Susie Barber
Councilperson



Serena
Magosky-White



Eurydice McGaughy

Unity CDC was featured on a cable TV show that detailed Unity history, that specified Unity future plans and promoted an upcoming May 3rd Neighborhood Advisor Council Meeting. Eurydice McGaughy was the modera-

tor for the program and District 4 Councilwoman Susie Barber, President Charles Jones and Neighborhood Council President Mac Willis were the guests. Councilwoman Susie Barber emphasized her support and indicated that she was encouraged by the progress already made. The forty five minute program was directed by Mary Dickson and Videotaped by Grady Dickson. The show was filmed at the P. Seth Magosky Museum of Victorian Life & Joliet History owned by Patrick and



Mac Willis

Andrea Magosky parents of Neighborhood Council Secretary Serena Magosky-White. Unity CDC plans to have regular monthly programs to keep the public informed about Unity progress. The show was shown repeatedly on Joliet Community Access channel 6.

Neighborhood Group Sponsors Clean-up

Excerpt from *HoodRich Weekly Newsletter*

On April 19, 2008 a group of businesses and community residents got together to clean-up their neighborhoods. The event entailed cleaning up areas in the 4th and 5th districts of Joliet IL; followed by a fun day at Nowell Park with invited speakers. To the public it seemed a simple clean up but to those involved it was more like a baptism, an outward sign of faith, change and responsibility. The rain came down in drizzles at 6:00am Saturday

morning while fifteen to twenty people gathered in the Fairview Housing Project in Joliet on Rosalind Street. In attendance were several young black males, parents and children, a white teacher and his father, along with sponsors Tre'sista, an advertising Marketing and Promotions firm and Ztech Wireless. Rosalind Street needed to be cleansed. It stretches about a mile and a half long. It borders between the cities of Joliet and Lockport divided by a metal barrier and could be considered part

of the housing projects. You can tell the street had not been touched in decades. It was polluted with thousands of liquor bottles, old car parts, furniture, and heaps of trash.



Tre'sista and family

Unity CDC Interviews CEO Candidates



Dave Chandler

Dave Chandler, the Center for Neighborhood Technology and Joanna Trotter, the Metropolitan Planning Council have screened 24 applicants and narrowed them down to 6 finalists. Applicants came from throughout the United States. The Personnel Committee chaired by Dave Evans

includes J.D. Ross, Bettye Gavin, Raymond Bolden, Bishop JE Moore, Rev Hector Edwards, and Charles Jones will narrow the applicants down to 2 finalists that will be presented to the total Board. The Board will then select the finalist. The goal is to have a CEO in place by

September 1, 2008.



Dave Evans

Neighborhood Advisor Council Meeting



On May 3rd at 10 AM at Woodland Elementary School approximately 100 people met to discuss the formation of neighborhood organizations. Mac Willis, President of the Neighborhood Advisors convened the meeting. Councilwoman Susie Barber made a brief presentation emphasizing her support for Unity CDC and especially for the neighborhood councils. Charles Jones presented the history of Unity CDC. Dave Evans discussed future plans and projects that Unity will be participating. Bettye Gavin re-emphasized the need for having neighborhood organizations and how they fit into the Unity CDC plans. Rebecca Darley, President of The Cathedral Area Preservation Associa-

tion gave a detailed presentation on neighborhood structure. After the presentations, breakout sessions were held. These sessions had four outcomes to be accomplished. The first was to establish regular neighborhood monthly meeting date and times. The second was to select a neighborhood advisor to represent the neighborhood organization at the Council table. The third was to select name and location for neighborhood welcome signs. And finally to develop a project that promotes pride and heritage in your neighborhood. After the breakout sessions, each neighborhood group reported back to the total group. Also discussed was a September "UNITY" Community Block Party where neighborhood photos, talents, and food will be shared.

Southside Neighborhood Association Revitalized

A new Southside Neighborhood Association in Joliet is active and running. On May 17, 2008 Mac Willis, Chairman, Unity CDC Neighborhood Advisor Council presented to Southside residents the framework to jump-start a Neighborhood Association, and how to be properly organize on a structured platform with the resources required to engage residents. At this meeting a Chairwomen and Vice-Chairman was selected to have oversight of the new Association. Ms. Trista Brown a native of Joliet was selected



Trista Brown

Chairwomen of the new Southside Association. John Sullivan a native of Joliet was selected Vice-Chairman. Trista Brown is Chief Executive Officer of Innerspiring Production. Ms. Brown is very pleased with the new Southside Association and the framework it will use to engage the Southside residents. Many challenges were discussed in the first roundtable session, two items among many discussed were; unemployment, and criminal justice. Brown is asking all Southside Neighborhood residents to get involved with bringing "change" and new development to their neighborhood. For information about joining the new Southside Neighborhood Association, please call Ms. Trista Brown, Tel: (815)582-3694 or Email: tristabrwn@yahoo.com

Housing Committee Meeting Held

A Unity Board Housing Committee, chaired by Henry Morris, has been established to find a way to provide affordable housing for residents of District 4 and 5.

The members include Bettye Gavin, Christopher Adler, Charles Jones, Pete Saunders, Dave Evans, Michael Simelton, Ralph Bias and Alfredo Melesio, so far. Additional members are being sought. The committee will not try to re-invent programs that already exist, but will review City of Joliet, State of Illinois and

Federal government programs to recommend methods that will take advantage of all existing programs. Joanna Trotter, a Housing Consultant expert from the Metropolitan Planning Council, gave a presentation at the May meeting. She and other experts will be working with the committee.



Unity CDC to Open an Office

Unity CDC will have a new office soon. Unity has signed a lease at 205 E Clinton in Downtown Joliet across from Silver Cross Field in the same building as Meade Accounting. The space is large enough to

house 3 offices and a small conference area. Westmoreland Carpentry is making the minor changes needed for Unity occupancy. The anticipated date of occupation for the new office is July 1, 2008 with a grand opening to follow shortly.

Unity CDC Partners with RGMA

Since Penn National has requested the help of Unity CDC to develop an equitable diversity plan, Unity CDC has been meeting with representatives from Penn National, owners of Joliet Empress Casino, to understand the details of the \$50 million investment promised to The Illinois Gaming Board. Although \$50 million sounds like a large investment it actually is not enough to provide for a new facility. The tentative plans now envisioned will be a facelift to the entrance of the casino and upgrades to the buffet and restaurants areas. Changes to some gaming areas may also occur. To assist in the development of the diversity plan, Unity

CDCs is partnering with Ralph G. Moore & Associates, Inc. (RGMA) to provide technical support. RGMA is one of the leading consultants in the area of diversity planning. Both Unity and RGMA will perform tasks.

Lancert A. Foster, Vice President, RGMA will serve as primary contact between RGMA, Unity and Penn National. Unity CDC will also monitor the implementation of the plan as promised to a Illinois Gaming Board commissioner.



Lancert Foster

Budget Concepts Operating Revenues & Expenses

| | Year 1 | Year 2 | Year 3 |
|---|------------------|------------------|------------------|
| Revenues | | | |
| City of Joliet: | | | |
| Direct Allocation | \$50,000 | \$50,000 | \$50,000 |
| Neighborhood Improvement & Contractual Services | \$150,000 | \$150,000 | \$150,000 |
| Corporate Partners & Local Donations | \$75,000 | \$100,000 | \$125,000 |
| Philanthropic & Government Grants | \$125,000 | \$100,000 | \$75,000 |
| Contractual Services & Earned Income | \$0 | \$50,000 | \$75,000 |
| Total Revenues | <u>\$400,000</u> | <u>\$450,000</u> | <u>\$475,000</u> |
| Total Expenses | | | |
| Staff: CEO, Project Manager(s), Support Staff, Benefits | <u>\$275,000</u> | <u>\$350,000</u> | <u>\$375,000</u> |
| Office: | | | |
| Equipment & furniture | \$30,000 | \$5,000 | \$5,000 |
| Communications: web site, phones, printing, mailing, supplies | \$25,000 | \$25,000 | \$25,000 |
| Overhead: rent & utilities | \$25,000 | \$25,000 | \$25,000 |
| Professional Services: attorney, accountant, insurance, consultants | \$35,000 | \$35,000 | \$35,000 |
| Miscellaneous & Contingency | <u>\$10,000</u> | <u>\$10,000</u> | <u>\$10,000</u> |
| Total Expenses | <u>\$400,000</u> | <u>\$450,000</u> | <u>\$475,000</u> |

Introducing Budget Concepts

This is not a detailed budget for the Unity CDC. We will establish our budget after our CEO is on board.

Revenues

City of Joliet

The City of Joliet is our partner in carrying out our program of quality of life improvement and a key component of our financial support. Elements of committed City support are:

- ⇒ A direct allocation of \$50,000 per year from the City budget for the first three years of our development
- ⇒ Monies that the City Council members from our districts expect to allocate from Neighborhood Improvement Funds or other sources. Following the model of successful CDCs in other cities, we expect that over time more City funds will be received for development services that the City would otherwise need to employ staff or hire contractors to carry out.

Corporate Partners and Local Donations

A substantial part of our revenues will come from corporations and individuals in the Joliet area. We are sensitive to the fact that our local business community and private donors already carry a large responsibility to support a range of important charities in the Joliet area. We want to demonstrate that any funds we draw from this base are more than matched by our success in stimulating job creation and reducing poverty. So we expect our support from local contributions to increase gradually as the impacts of our work become clear.

Philanthropic and Government Grants

As a community in the Chicago metropolitan area we also want to seek support from the regional philanthropic community for some portion of our CDC's support, especially in the early years of our development. Besides requesting funds from regional foundations, we plan to apply for state and federal grants to advance our community development work. We expect our support from grants to decrease over time, with a gradually increasing portion of the grants that we do receive coming from government programs.

Contractual Services and Earned Income

We expect our CDC to earn revenues through such professional services as assisting the diversity programs of local corporations, training and supporting small business owners, administering publicly funded community development programs, and participating in property development projects. We expect the money we earn through such activities to gradually increase and become a major segment of our revenues.

Expenses

Staff

Our primary expense will be employing staff who are able to manage community and property development projects on the community's behalf.

- ⇒ We are encouraged by the quality of candidates who have applied for our CEO position. Within a month we plan to select and engage our CEO. This person will choose and lead our other staff members.
- ⇒ In Year 1 we expect our CEO to hire a professional who can assume day-to-day management of the CDC's priority community development project. By Year 2 we anticipate that a second manager will be hired to help deal with a broader program agenda, with an increase in our revenues for contractual services.
- ⇒ Our staff will also include a competent office support person who will also support our Board members who will be carrying out advocacy functions in regard to our CDC's recreational, educational, and human capital objectives.

Office

- ⇒ We will need to make a first year investment in computer hardware and software, other office equipment, and office furniture. We expect ongoing maintenance or lease costs to be relatively modest.
- ⇒ Communications with our broad neighborhood constituency and development partners will be a key part of our work; so we anticipate substantial expenses for our web site, phones, printing, mailings, and local travel.
- ⇒ We expect our rent, utilities and other overhead to be comparable to that for other offices of approximately four professionals with conference room space.

Professional Services

- ⇒ Our professional service requirements will involve attorney and accounting fees including an annual certified audit, insurance including Directors & Officers and staff liability, and consultants that may be necessary for new ventures.
- ⇒ We have incurred some professional fee costs in our start up year. We expect these costs to be replaced by fees that will rise gradually in proportion to the breadth of our programs.

Unity CDC Board of Directors



Charles Jones
President
Lewis University



Dave Evans
1st Vice President
PUSH



Alma Martinez
2nd Vice President
Latino Business
Association



Tom Sutter
Treasurer
YMCA



Kathy Kaiser
Secretary
JACOB



Pete Saunders
Ex-Officio
City of Joliet



Bettye Gavin
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National Hookup



**Councilwoman
Susie Barber**
District 4



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Retired Judge



**Councilman
Warren Dorris**
District 5



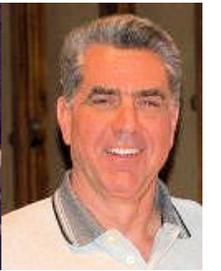
Rev Hector Edwards
Mt Olive Church



**Brother James
Gaffney**
Lewis University



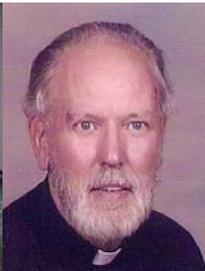
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Executive Office



Russ Slinkard
Joliet Chamber of
Commerce &
Industry



Michael Vinciguerra
University of
St Francis



Mac Willis
Neighborhood
Council

**Unity Community Development
Cooperation, NFP**

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We're on the Web!
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Energy comes from Unity

Tear off and send back to UNITY, PO Box 1213, Joliet IL 60434

*Join us to help
shape a New Day!!!*



UNITY
COMMUNITY DEVELOPMENT
CORPORATION

- If you live in Joliet District 4 or 5, you can become a voting member.

MEMBERSHIP CARD

PLEASE PRINT

- If you live outside Joliet District 4 or 5, you can become an associate member.

First Name _____

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