



Biennial Report

Roseland Community Medical District

2023/2024

RMD Biennial Report 2023/2024

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Letter From Commission

When we joined the Roseland Community Medical District Commission (RCMDC) in 2011, and beyond, we knew RCMDC had tremendous potential to be the economic anchor that would improve the neighborhood of Roseland in Chicago, despite the chronic conditions that has plagued the community for decades due to purposeful disinvestment. Yet, RCMD has existing neighborhood assets and recent developments, both in and surrounding the district, that provided a foundation to once again bring Roseland toward its fullest potential.

Nearly nine years later, we reflect on what has been accomplished and look to the future as we, along with our partners, continue to transform RCMD into a medical district model, which will be recognize nationally for addressing the healthcare and socioeconomic needs of the community and the surrounding region that has been ravished by poverty, racial inequity, social despair, and crime and safety concerns.

With a trade area surrounding the district that consist of 14,000 jobs, we know RCMD will be a catalyst for innovation around the delivery of healthcare services for our seniors, mentally disabled, veterans, prenatal care, and youth. RCMD will be a leader and developer of infrastructure improvements that will attract talent and investments, including healthcare and research facilities; educational institutions of higher learning; industry-specific jobs in manufacturing, distribution, and logistics; public utilities; and housing development.

Thanks to the political and business leadership represented on the Commission and through partnerships, RCMDC received a \$25 million investment from the State of Illinois' Build Illinois Bond Fund as seed funding to be leveraged for private and public investments. Additionally, the City of Chicago's Department of Planning and Development awarded RCMDC \$300,000 toward the development of RCMD Comprehensive Master Plan.

Lastly, RCMDC raised \$400,000 from The Chicago Community Trust Foundation for internal operations to hire staff, a strategic plan for internal operations, and a new office and equipment.

We recognize the district is at a critical juncture and there is so much more work to be done. Our commitment to this end is unwavering, and we are grateful for our stakeholders and supporters for their contribution to these achievements.

Sincerely,

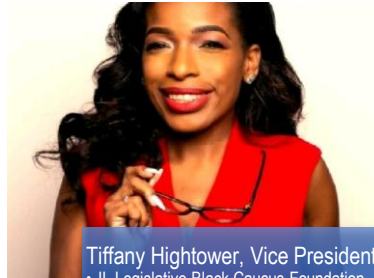


Abraham Lacy
Interim Executive Director, RCMDC

Commissioners



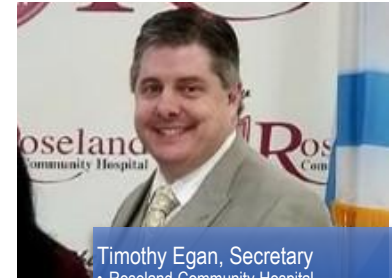
Joseph Harrington, President
• The Mojo Group



Tiffany Hightower, Vice President
• IL Legislative Black Caucus Foundation



Dennis O'Malley, Treasurer
• Beverly Bank & Trust Co.



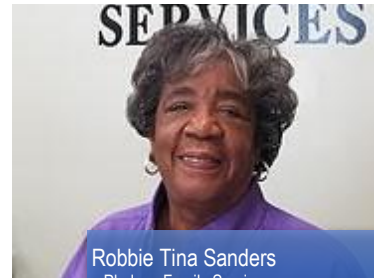
Timothy Egan, Secretary
• Roseland Community Hospital



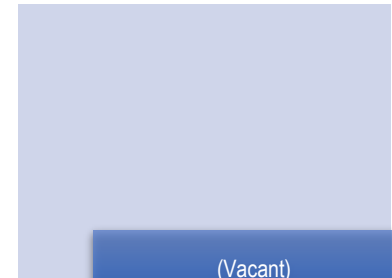
Dr. Harry Wilkins
• Gift of Hope Organ & Tissue Network



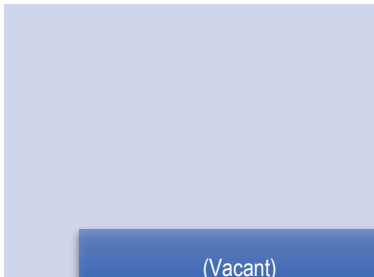
Darrell Hill
• Eternity Gardens



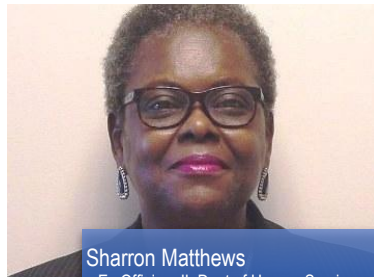
Robbie Tina Sanders
• Phalanx Family Services



(Vacant)



(Vacant)



Sharron Matthews
• Ex Officio - IL Dept of Human Services



Matthew Smith
• Ex Officio - IL Dept of Public Health



Sacella Smith
• Ex Officio - IL Dept of Commerce



About The District

The Roseland Community Medical District Commission (RCMDC), an intergovernmental agency, was signed into law by the State of Illinois in 2011 by Governor Patrick Quinn. The District is created to attract and retain academic centers of excellence, viable health care facilities, medical research facilities, emerging high technology enterprises, and other facilities and uses as permitted by this Act. RCMDC acts as an independent third-party convenor and facilitator that brings institutions and individuals together around common themes and goals.

Governed by the Commission, the Roseland Community Medical District (RCMD) is a 95-acre district whose general purpose: (1) maintain the proper surroundings for a medical center and a related technology center in order to attract, stabilize, and retain within the District hospitals, clinics, research facilities, educational facilities, or other facilities permitted under this Act; and (2) provide for the orderly creation, maintenance, development, and expansion of (i) health care facilities and other ancillary or related facilities that the Commission may from time to time determine are established and operated (A) for any aspect of the carrying out of the Commission's purposes as set forth in this Act, (B) for the study, diagnosis, and treatment of human ailments and injuries, whether physical or mental, or (C) to promote medical, surgical, and scientific research and knowledge as permitted under this Act; and (ii) medical research and high technology parks, together with the necessary lands, buildings, facilities, equipment, and personal property for those parks.

Master Plan Overview - Update



Development Structure:

This Roseland Community Medical District Master Plan sets forth the vision, physical framework, development strategy and design guidelines for the planning, design, construction and operation of a mixed-use campus focused on high quality patient care, outpatient services and related investment to address longstanding community needs.

Implementation of this master plan is targeted for a 10-year timeframe:

Years 1-3, the Medical District Commission will assemble and prepare land for outpatient facilities, conduct Solicitations of Interest (SOIs) and Requests for Proposals (RFPs) to engage outpatient project partners, secure partners and finalize agreements, and support land planning, design, entitlement and preparation activities. All work will be closely coordinated with the hospital.



Master Plan Update – Commission Progress



Master Plan Completion Celebration

The Roseland Community Medical District Master Plan was completed and adopted by the Chicago Plan Commission in November 2022. The Commissioners organized a community celebration with residents, community stakeholders, and local political leaders highlighting the goals of the Master Plan and next steps at Lavizzo Elementary School on Chicago's far south side during 2023 Black History Month.

Event Date: February 2023

Outstanding Community Plan Award – Chicago Community Trust

The Chicago Community Trust Outstanding Community Plan Award was given to the Roseland Community Medical District for its successful development and completion of the Roseland Community Medical District's Master Plan. The Master Plan was a community-led, place-based initiative to transform underinvested areas in the Roseland community by addressing racial and ethnic wealth disparities, inequity in health outcomes, and outlining short-and-long-term strategies and impact for existing residents and businesses and creating a new destination for potential residents and businesses.

Awarded: July 2024



Roseland Community Hospital's Transformation Plan Update



New Mobile Mammogram Unit Help Detect Breast Cancer Early

Roseland Community Hospital is launching a "mobile mammogram unit" to help with early detection and provide greater access to preventative care. Roseland Community Hospital said this unit is their new warrior to take on the fight of breast cancer, especially when it comes to underserved communities. Breast cancer is the second-leading cause of death for women. But it's the No. 1 cause of death for Black women. That is why the new \$550,000 mammography mobile unit program is imperative to the community. "They listen to us. They've heard your cries for enhanced medical services," said Tina Sanders, Phalanx Family Services CEO and Roseland Community Medical District Commissioner.

Launch Date: October 2023

\$40 Million Transformation Grant from the State of Illinois

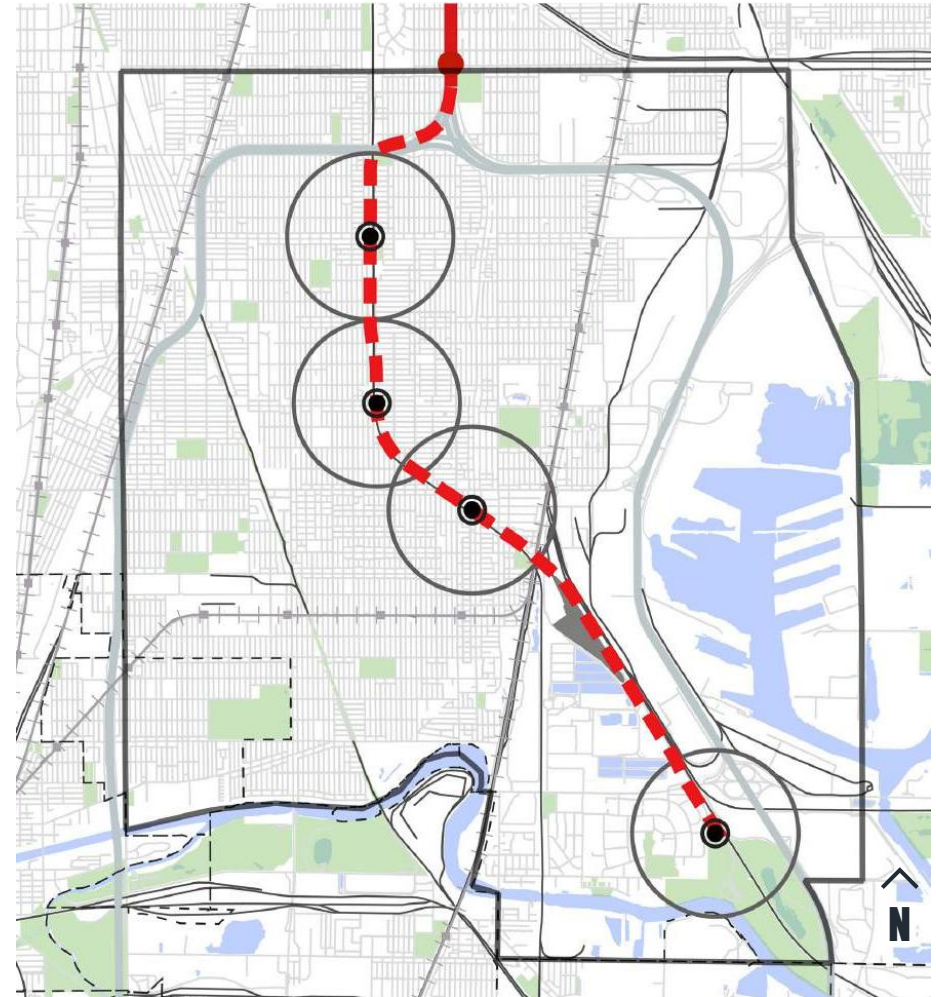
In October 2024, the State of Illinois Department of Public Health (IDPH) granted the Roseland Community Hospital their requested \$40 million Transformation Plan grant to modernize behavioral health services, OB/GYN Family Birth Facilities, and new surgery center. Additionally, the grant supports the network of providers servicing disinvested and underinvested communities on Chicago's far south side with the neighborhood of Roseland as the anchor for the region.

Awarded: October 2024



CTA Red Line Extension Update

Federal Transit Authority (FTA) signs Red Line Extension (RLE) \$1.97 Billion Grant Agreement - 2024




Nearly \$2 billion in federal money needed to build the long-awaited Red Line Extension (RLE) to Chicago's southern border was promised in writing Friday, ensuring the grant cannot be taken back by the incoming Administration.

Chicago Transit Authority (CTA) President Dorval Carter Jr. heralded the funding agreement as the last critical step to begin construction this year of the \$5.7 billion rail extension from 95th Street to 130th Street.

CTA Red Line Extension – Transit Supportive Development Plan

Transit-supportive development (TSD) is based on an ETOD framework, but it takes a broader approach to planning beyond the areas immediately adjacent to transit stations. The RLE TSD Plan is a comprehensive effort for 1/2 mile station areas surrounding each station. The increased density in station areas not only supports transit but also helps accomplish other goals, including reducing urban sprawl, reducing congestion, and increasing pedestrian activity.

DEVELOPMENT POTENTIAL



\$1.7B+
TOTAL REAL ESTATE & DEVELOPMENT INVESTMENT



118,000
GROSS SQUARE FEET OF NEW RETAIL



3,385
NEW INFILL AND REHAB HOUSING UNITS

Note: Real Estate Development Investment Potential projected for 2029-2040. B = Billion

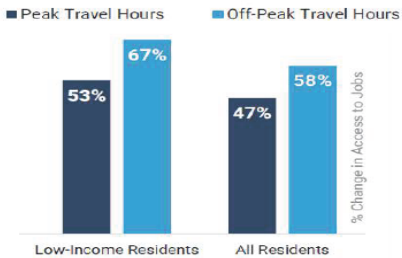
An economic impact study was conducted to analyze the potential impacts of the Red Line Extension on Chicago and the broader Cook County region. The information on this summary page shows that this project will create robust economic development opportunities and be catalytic for economic growth. The new retail square footage and housing unit estimates were calculated using development projections based on vacant land and building data from the City of Chicago, Cook County Land Bank Authority, and surveying.

ECONOMIC IMPACT OF RED LINE EXTENSION

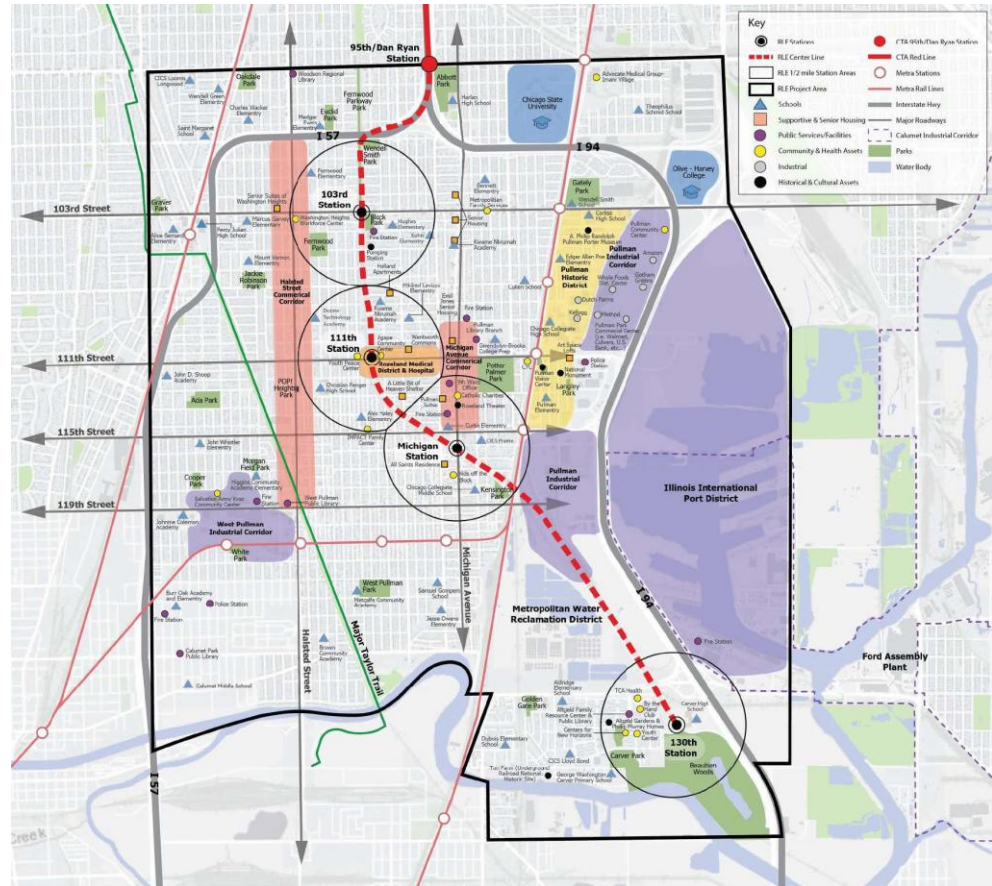
	Business Output	Pay to Workers	On Average Annually
Construction (2023-2030)	\$4.4B	\$1.7B	2,500 Jobs
Operations & Maintenance (2029-2040)	\$714.4M	\$280.6M	700 Jobs

Note: B= Billion, M=Million *Business Output represents cost of the purchased goods and services, pay to workers, profits, and taxes.*Pay to workers is one component of Business Output. Source: EBP US (DRAFT RLE Economic Impact Study.)

INCREASED ACCESS TO JOBS BY POPULATION GROUP



Note: Low-Income includes persons with household incomes below the federal poverty level. Source: EBP US (DRAFT RLE Economic Impact Study. Results subject to refinement.)



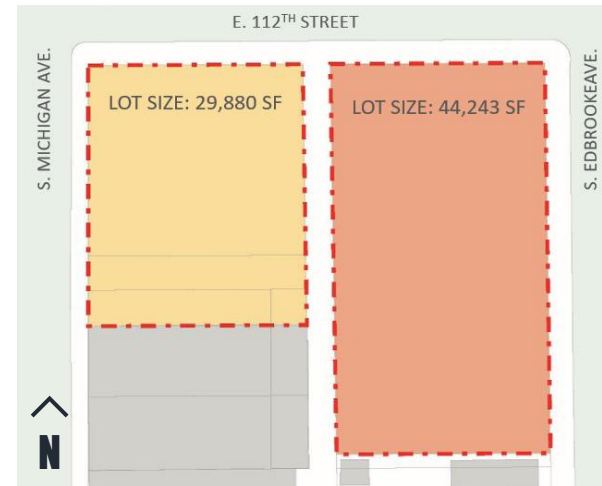
TSD Map

Invest South/West – Roseland: Gately People’s Store



Honoring the past while preparing for the future creates gateways to meaningful opportunities.

The Gateway @ Gately's is a refreshing, vibrant locale with high-quality, affordable housing options to lease or to own. The Gateway is an assortment of 75 units that include multi-family living, 2-, 3- and 6-flats, and accessory dwelling units (ADUs) that offer residents a wide variety of options to choose from. This exciting project not only provides beautifully designed homes, but it also offers a direct pipeline to homeownership for those needing additional resources to become homeowners. Other amenities at this site include a 1,600 square foot community space, magnificently landscaped outdoor areas, and over 7,000 square feet of ground floor retail and office space that pay tribute to the history of this site as a shopping and gathering place in Roseland.

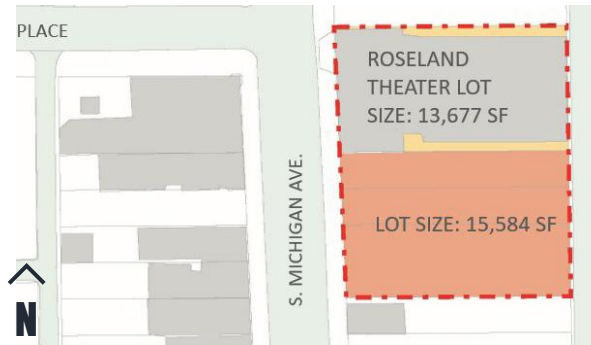


Invest South/West – Roseland: Roseland Theater



The Roseland Theater was designed by Henry L. Newhouse and originally built in 1914. The new design comprises of four “acts”:

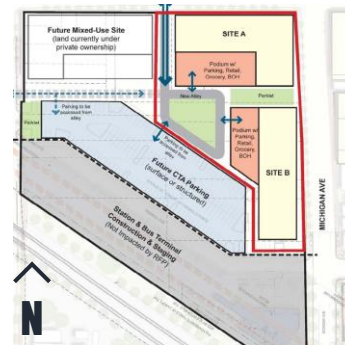
- Act 1: The Head of House – Retail Incubator
- Act 2: The Front Porch – Pop-Up Programming
- Act 3: The Lawn – Outdoor Community Space
- Act 4: The Theater – Community Performance



Invest South/West – Roseland: 1 Fifteen @ Michigan Station



Adjacent to the proposed 115th & Michigan Red Line Extension Station, 1 Fifteen at Michigan Station will serve as a commuter-centric community gathering place and connector bringing citizens together and linking people to new opportunities. Phase I of this development includes 58 affordable and market-rate rental homes, small commercial spaces, dining, and an 8,000 square foot market hall adjoined with a 23,000 square foot locally owned grocer. The outdoor plaza with elevated terraces overlooking the corridor will be a new, vibrant outdoor amenity for the community and residents to gather and enjoy.





History Of The District

The August 5, 2011 signing of the bill by Gov. Pat Quinn created the Roseland Community Medical District. The legislation will help the far south side of Chicago attract high-tech and medical research investments.

Sponsored by Rep. Bob Rita (D-Blue Island) and Sen. Emil Jones III (D-Chicago), House Bill 1888 establishes the Roseland Community Medical District (RCMD). It also creates a commission that will generate a comprehensive economic development plan with the goal of attracting academic institutions, medical research facilities and high-tech businesses to the area.

“We need to use everything in our toolbox to grow our economy and create jobs,” Governor Quinn said. “Keys to our future prosperity are in the high-tech and medical fields, where revolutionary advancements are made every day. This legislation will help ensure that more of those breakthroughs are made in Illinois.” – William Leonard Public Library



About Far South Community Development Corporation



Who We Are

Far South Community Development Corporation (Far South CDC) is a 501(c)(3) nonprofit organization that provides strategic community-building services to residents and businesses in Chicago's Far South Side neighborhoods and across south suburban Cook County. Far South CDC is one of the largest comprehensive community development organizations in the Chicago region that provides direct residential support, business assistance, and equitable development and planning services. The organization is a voice and advocate for economic, environmental, and social justice for the region.

Since 2017, Far South CDC was contracted (pro bono) to help provide administrative support for the Roseland Community Medical District Commission until the Commission reached stand-alone capacity.



Contact Information

Satellite Office (Mail To)

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Corporation

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Roseland Medical District

Advancing Health Equity

