



*Helping create communities where people thrive*

# Chicago Community Loan Fund

**CCLF  
Annual  
Stakeholders  
Meeting**

**May 18, 2023**



# WELCOME

*Erik Hall, Chair CCLF Board of Directors*



# AGENDA

## Annual Stakeholders Meeting

May 18, 2023

9:00 a.m. – 10:15 a.m.

DePaul University, 1 E. Jackson Blvd. Room 8004

## AGENDA

1. Welcome Introduction/Management Updates – Erik Hall, Board Chair
2. Calvin L. Holmes, President
3. Acknowledgements – Robert G. Tucker, Interim President, COO and EVP of Programs
4. Financial Statements – Candace Gregory, Accounting Manager
5. Portfolio and Lending Report – Lycrecia L. Parks, Chief Risk Officer and VP of Portfolio Management
6. Borrowers – Wendell Harris, VP of Lending Operations
  - Rebuild (Takeisha Baker)
  - Celadon Partners (Aron Weisner)
  - Regal Mile Studios (Jason Parks)
7. Q & A
8. Closing – Robert G. Tucker, Interim President, COO and EVP of Programs

# CALVIN L. HOLMES



# ACKNOWLEDGEMENTS – ROBERT G. TUCKER



# FINANCIAL STATEMENTS – CANDACE GREGORY



# Financial Statements

## Candace Gregory

### A. FY2022 Audit Report

- Audit Findings:
  - ✓ Material Weakness – None
  - ✓ Significant Deficiency – None
  - ✓ Audit Adjustment Entries – None
- Auditor Recommendations – None

# Financial Statements

## Candace Gregory

### FY 2022 Statement of Activities:

- ❑ \$4.8MM Surplus, \$1.2MM Operating Surplus
  - ✓ Driver: Unbudgeted grants and contributions
  - ✓ Driver: Recovery on written off loan of \$1MM

### FY 2022 Statement of Financial Position:

- ❑ Total Assets = \$158.9MM; Lending Capital = \$132.7MM
  - ✓ \$111 million portfolio (83% deployed)
  - ✓ 29% net asset ratio

# Financial Statements

## Candace Gregory

### B. FY2023 First Quarter Financial Statements

#### Statement of Activities:

- ❑ \$339M Surplus, \$258M Operating Surplus
  - ✓ Driver: Favorable Investment Income (\$203M)
  - ✓ Driver: Lower personnel expenses (\$70M)

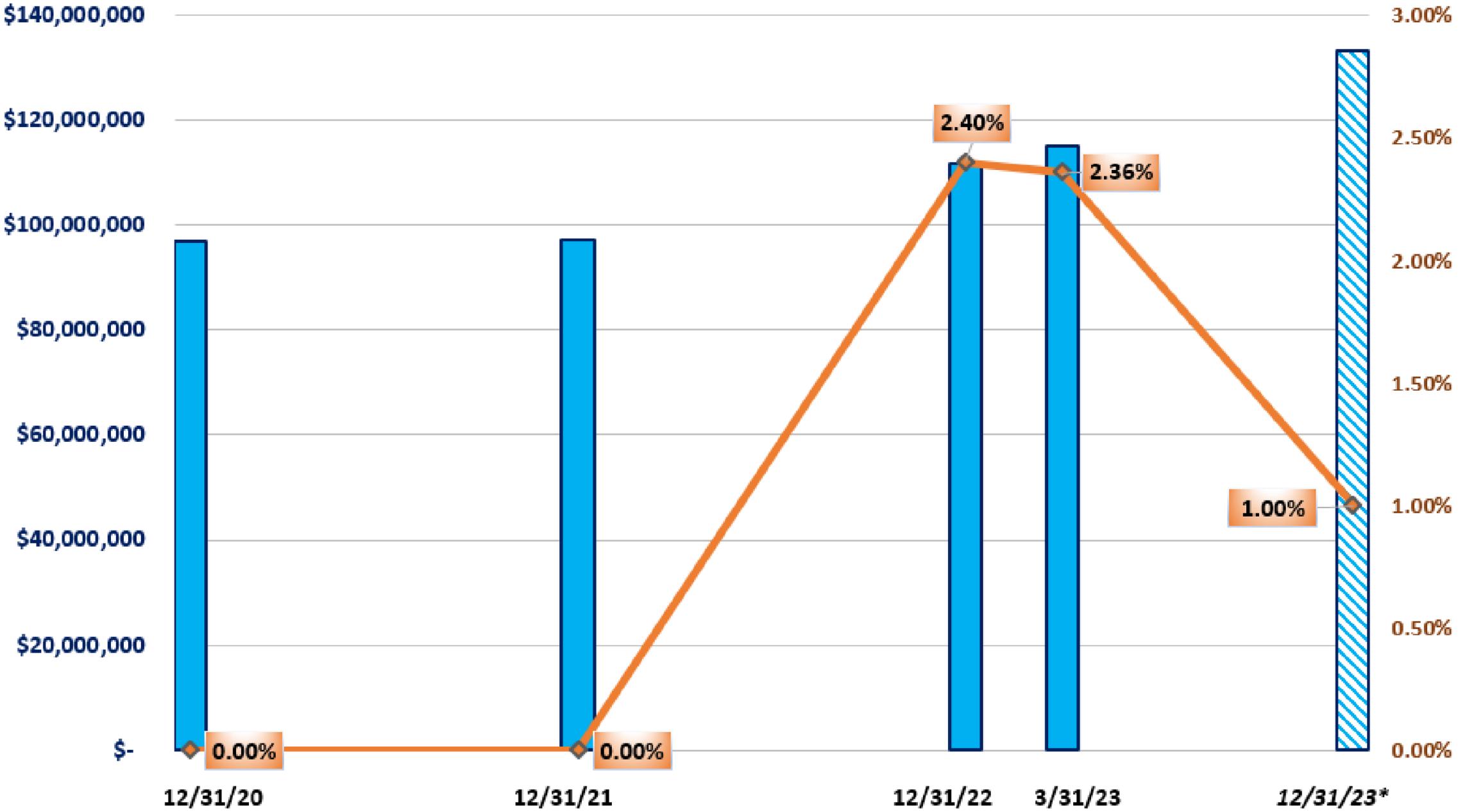
#### Statement of Financial Position:

- ❑ Total Assets = \$157MM; Lending Capital = \$132MM
  - ✓ \$110 million portfolio (84% deployed)
  - ✓ 30% net asset ratio



# PORTFOLIO AND LENDING REPORT – LYCRECIA L. PARKS

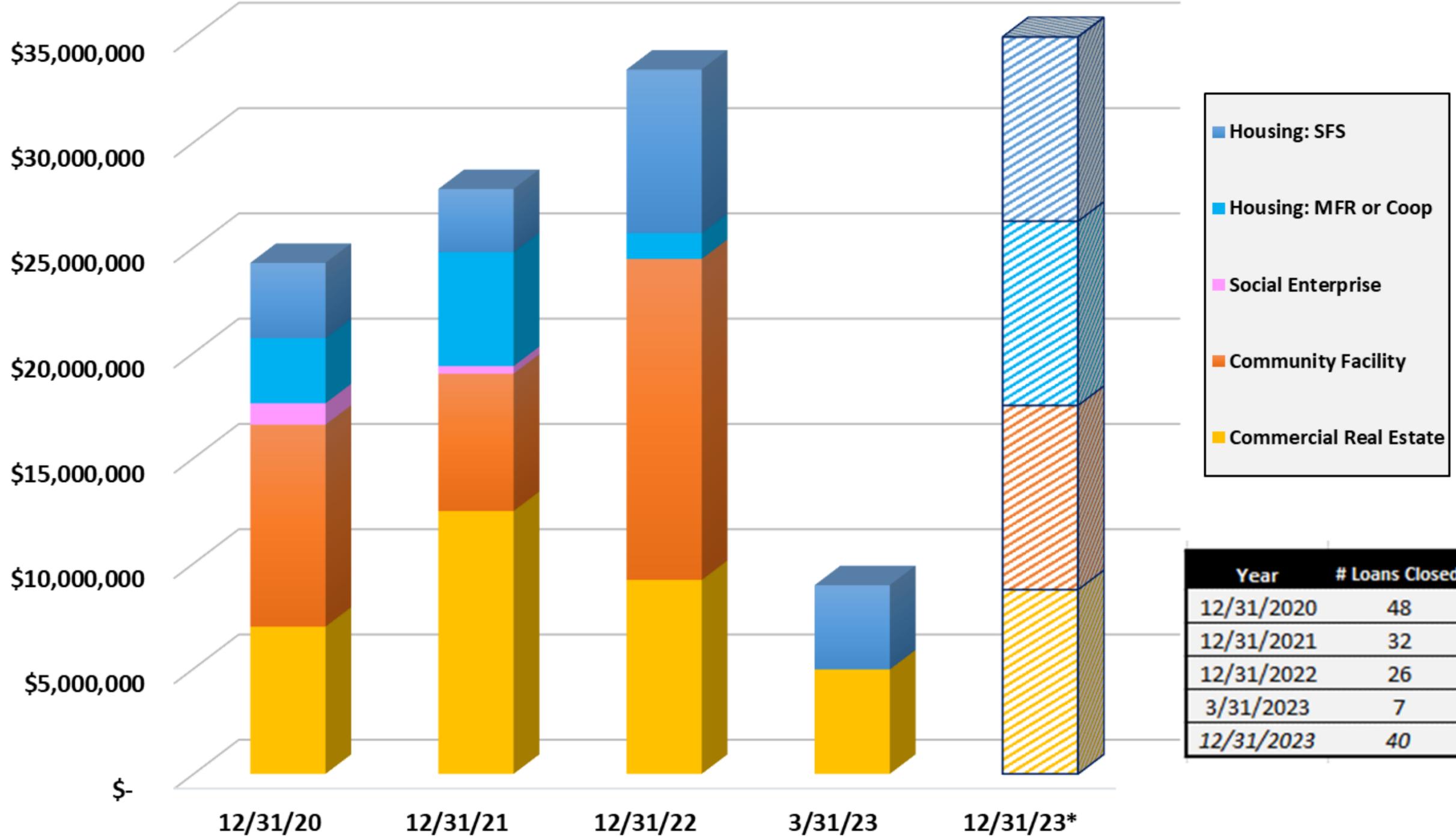
### Consolidated Outstanding Principal Balance with Delinquency at FYE 2020-2023



Consolidated OPB    Delinquency

\*Indicates 12/31/2023 projections

## Portfolio Segmentation by Loans Closed at Year End 2020-2023



\*Indicates 12/31/2023 projections

# BORROWERS – WENDELL HARRIS



# REBUILD – TAKEISHA BAKER



# CELADON PARTNERS – ARON WEISNER

## B. RAINBOW BUILDING

4701 S. ASHLAND | DEFESTOR'S BANK  
• FULLY RESTORED HISTORIC BUILDING WITH 22-30 UNITS OF HOUSING, NEW GROUND FLOOR USES INCLUDING COFFEE SHOP, RESIDENTIAL LOBBY AND IMPROVED EXISTING RETAIL ESTABLISHMENT



## A. 1515 WEST 47TH STREET

• NEW HIGH QUALITY MIXED USE MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT  
• 6 STORY BUILDING WITH 50 FAMILY UNITS, OUTDOOR TERRACE, GROUND FLOOR COMMERCIAL SPACE (OPPORTUNITY HUB) AND SURFACE PARKING

## C. NEW CITY SUPPORTIVE LIVING

4707 S. MARSHFIELD "GOLDBLATTS" BUILDING  
• HISTORIC BLADE SIGN REPURPOSED WITH "NEW CITY" GATEWAY AND IDENTITY SIGNAGE  
• EXISTING 101 UNITS OF AFFORDABLE EXISTING LIVING UNITS AND PROJECT AMENITIES TO REMAIN  
• NEW SENIOR MEDICAL CLINIC AND DIALYSIS FACILITY TO BE CONSTRUCTED IN GROUND FLOOR COMMERCIAL



**REGAL MILE STUDIOS– JASON PARKS**

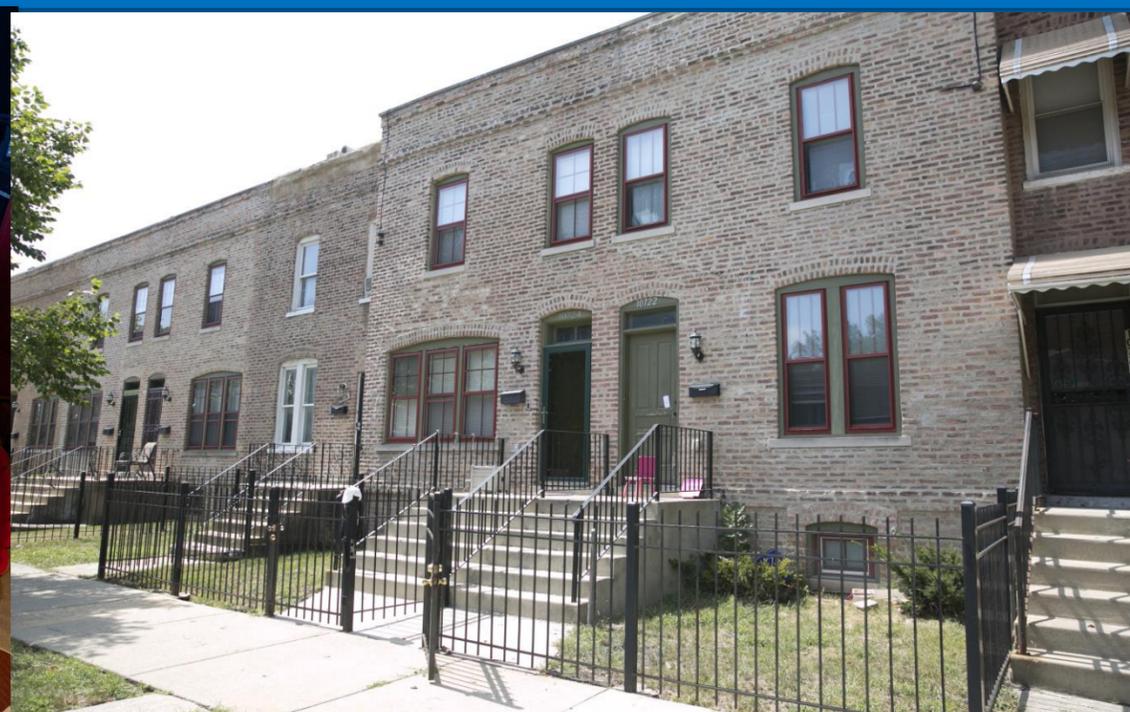


**S. CHICAGO AVENUE RENDERING**

**VIEW LOOKING NORTHEAST TOWARDS MAIN ENTRY, PLAZA AND LOBBY**



# Q & A





**CLOSING – ROBERT G. TUCKER**

THE BLACK ENSEMBLE THEATRE CULTURAL CENTER

THANK YOU