The Woodlawn Organization Memorandum

To: Reeshma Desai, IVPA Program Director

CC: Files

From: Georgette Greenlee Finney, Executive Director - TWO

Date: 12/27/2010

Re: Subcontractor Selections for IVPA Neighborhood Recovery Initiative

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Greetings Reeshma:

Attached, please find the responses you requested last week concerning various vendor selections. Also, please find copies of applications submitted for:

- The Woodlawn Children's Promise Community;
- The Woodlawn Battle on Wax and
- WES Health Systems

Please advise regarding additional clarity required. Thanks.

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The Woodlawn Organization
Responses to the Illinois Center for Violence Prevention Authority
Re: Governor Pat Quinn Neighborhood Violence Prevention Initiative Subcontractor Selections
December 27, 2010

I. **Review of Woodlawn Children's Promise Community Application:** Attached as Exhibit A, please find the application for the Woodlawn Children's Promise Community.

We consider the application submitted by WCPC, given the dearth of their resources and capacity, to be nonresponsive and inarticulate in addressing the means by which they would address the core components they are seeking to manage.

This organization is a new initiative staffed and supported by The University of Chicago designed to replicate the comprehensive wrap around of services currently offered by The Harlem Children's Zone in New York City. (Please note: There is overlap between the Woodlawn Children's Promise Community and The Woodlawn Organization in as much as the Executive Director of TWO and the former Chairperson of TWO and a select few other staff persons of the Woodlawn Community Development Corporation (TWO's sister agency) are on the Board of WCPC.)

The organization has hosted three large scale community events to propose the idea of Harlem Children's Zone-like activities in Woodlawn: a breakfast for parents and educators around August of 2009 at the Grand Ballroom on 64th and Cottage Grove; a meeting for parents, community residents, Woodlawn educators and representatives from the Harlem Children's Zone on November 7, 2009 and The organization applied to provide subcontractor services in the areas of Parent Leadership, School Based Counseling and Safety Net Works. The Woodlawn Children's Promise Community has been in operation since the summer of 2010 having been formerly incorporated in late 2009 or early 2010. The organization began as an offshoot of the work the Education Subcommittee of the Woodlawn New Communities Program (Woodlawn NCP).

They have also spearheaded some tutoring initiatives and have brought a mobile legal clinic to Woodlawn with the assistance of DLA Piper, a law firm. However, outside of working aggressively to raise funds – nearly $1.7 million raised to date all of which are managed by The University of Chicago, they have no staffed and managed program(s) in the Woodlawn community that are operational.

The WCPC is in the process of coming together for the benefit of Woodlawn, but has not yet demonstrated any staffed programmatic efforts.

In applying for resources and grants from foundations, the Chicago Public Schools and the federal government, the WCPC has negated the existing programs and services in Woodlawn, many of which have been in the community with great measures of success for over 30 years, to cater to agencies and social service entities that have no relationship with the Woodlawn community to date. Additionally, WCPC shares staff and office space with the Woodlawn Preservation Investment Corporation (WPIC) and could in a sense be considered defacto the same entity – although both organizations have been organized with

DAKI0059150

different boards and incorporating information. The overlap between the Woodlawn Preservation Investment Corporation, the Woodlawn Children's Promise Community and the Woodlawn New Communities Program – LISC is a matter of concern.

II. **Review of the Woodlawn Battle on Wax for Peace:** Attached as Exhibit B, please find the application of the Woodlawn Battle on Wax for Peace.

The Woodlawn Battle on Wax for Peace's application was not selected for assisting in the provision of reentry services because they are a very young organization that has no substantive track record to date.

The organizers of the entity, Floyd Davis and Demeatreas Whattley are both individuals who have worked with The Woodlawn Organization. The named contact, Demeatreas Whattley has currently rejoined the TWO staff as a member of our Cease Fire team, effective December 20, 2010.

While we applaud the vision that this TWO staffer and a few other former staff members have for bringing peace to Woodlawn, based on our supervision of them and our awareness of their personal and professional capacities we did not think that they had the infrastructure or the capacity to participate as a reentry subcontractor for this initiative.

III. **Review of WES Health System Application:** Attached as Exhibit C, please find the application of WES Health System.

We received the application from WES Health Care System. The beginning of their application was difficult to read and review. We could not discern if there were some technical difficulties or if the application had been cut and pasted together.

We were not familiar with WES Health System, even though we have worked with the Chicago Public Schools since 2003 as a provider of truancy intervention social services for several schools in the Woodlawn community. We have worked in collaborative arrangements with a number of mental health providers doing case referrals of students and parents in need.

It was also unclear as to where they proposed to provide services. Their application referenced an office in Chicago's south loop on Dearborn Street. Yet for providing Parent Leadership services we thought, based on the criteria for selection provided by IVPA, that we should seek the service of an organization rooted in the community with a facility large enough to host trainings and meetings with parents chosen to work as leaders in the community.

As far as reentry services in Woodlawn are concerned, to date there are two or maybe three organizations which have rallied behind the reentry community. The Woodlawn Preservation Investment Corporation has been diligent in working through the WPIC Employment Center with job counseling and hosting expungement conferences in concert with the Woodlawn New Communities Program. In the fall of 2009, TWO began working in meeting the needs of reentry populations in Woodlawn, Englewood and South Shore in an effort to reduce the epidemic of violence in those communities. To date TWO has employed

funding tool from HUD. While on the verge of bankruptcy, WCDC negotiated a plan with HUD whereby the property would be refinanced and another entity formed to take over the management and day to day operations. Out of this series of negotiations the Woodlawn Preservation Investment Corporation was formed, and Bishop Brazier, who had left the Center for Community Change and Transformation, joined WPIC as the Chairman of the Board of Directors. Dr. Leon D. Finney, Jr., who was at that time the President and CEO of TWO and WCDC was asked to serve on the Board of Directors of WPIC which he did faithfully until about 2007-2008.

Under Bishop Brazier's leadership WPIC became involved in a number of real estate development projects throughout the 1980's and 1990's. They subcontracted with the development company Thrush to create Plaisance Place 1 & 2 and they also spearheaded the commercial development of a shopping plaza at the northwest corner of 47th and Lake Park which was anchored by a Chase Bank and a Walgreens Drug Store. Neither TWO nor WCDC were involved in any of these projects and were heavily invested in their own organizing and development activities.

In the late 1990's WPIC and WCDC (not TWO) joined the development company called The Davis Group and embarked on a real estate development project partnership called Woodlawn Park, LLC. The Woodlawn Park, LLC. became heavily leveraged in the development of housing and commercial space on 63rd Street from Dorchester to Ingleside in a three phase project. To date phase one of the project is completed, a 30 unit market rate housing development called Columbia Pointe. In 2008/2009 the Local Initiatives Support Corporation, which had always been WPIC's equity partner in the development, bought out WPIC and The Davis Group. To date the sole investors in the development project are the Woodlawn Community Development Corporation and LISC.

Based on information and belief, Bishop Brazier remained the Chairperson of the Board of Directors of WPIC until his death on October 22, 2010.

Aside from the Columbia Pointe venture and working collaboratively as partners in the Woodlawn New Communities Program, there are no joint ventures or projects that WPIC, TWO and/or WCDC are working on, and they are two separate, unrelated entities.

V. **MAGIC – Fiscal Capacity and Structure:** Please see the response sent by MAGIC regarding their fiscal capacity.

DAKI0059152