

Dear DC Cook Supporter,

## **THANK YOU!**

Thanks to all of you for the impressive turn out at NENA's DC Cook Preservation Info Session on October 3. More than 80 individuals signed in and we counted close to 100 in attendance. Also, 50+ people watched the session livestream on FaceBook and more than 200 (total) have since watched the session (it is still available for viewing/sharing on NENA's FB page). A special thanks to our elected officials who attended:

- City council members: Corey Dixon, Baldemar Lopez, Carol Rauschenberger, and John Steffen
- County Board Member: Penny Wegman
- U-46 School Board Member: Veronica Nolan

Representative Anna Moeller was unable to attend but indicated her support for preserving the building. Several community leaders also joined us, including Jennifer Fukala, Executive Director of DNA; Dan and Pat Miller, GPA President and member; Karen Byer, former Executive Director Ecker Center; Bill Cogley, City of Elgin. Liz Marston, executive director of the Elgin History Museum was out of town but supports preserving DC Cook.

Here is the link to the many suggestions and questions that attendees generated: [DC Cook Questions and Comments](#) We'll keep these in mind as we progress.

## **UPDATE/PROGRESS**

NENA's Property Development Work Group (PDWG) met with DNA Executive Director Jennifer Fukala and DNA leader/Heritage Comm'n member Mike Zimmer on Oct. 10. Based upon feedback at our Info Session and discussion at this meeting, we're pursuing the following next steps:

1. Meet with City officials to coordinate strategy in approach to DC Cook (10/18).
2. Meet with DC Cook officials (10/28) to present an incentives package to preserve the historic building(s). Among ideas being considered:
  - a. Consider a micro-TIF for the property tied to the preservation of the building.
  - b. Encourage landmark registration to avail owners of Illinois River's Edge Redevelopment Zone and Federal Historic Tax Credits.
  - c. Present design scheme showing adaptive re-use of property as attached single family condos/apartments.
  - d. Explore assistance, if needed, to stabilize/mothball the building.
  - e. Highlight community support for preservation and redevelopment versus opposition to demolition and future rezoning in absence of historic building.
3. Mike Zimmer is creating the design scheme showing a potential residential adaptive reuse of the property with. This does not rule out any other potential adaptive reuses, but is a straight-forward and potentially profitable alternative with the above-described incentives. THANKS MIKE!
4. Reach out to developers with expertise in adaptive reuse--residential, mixed use, light commercial, senior housing, trade school, etc.

## HOW TO HELP

1. Send us your Letter of Support and encourage others to do the same ([link to letter of support](#)) by Nov 1. We'll present these to the City and DC Cook.
2. Connect us with developers you know who have expertise in adaptive reuse.
3. Continue to share the word that DC Cook is in grave danger of demolition and continue to offer support and suggestions for its preservation (share with us!).

The PDWG next meets on Nov. 5. We'll continue to keep you updated unless you opt out of these emails.

We value your TIME and SUPPORT!! Thank you for sharing them both with us!

Onward,

The NENA Property Development Work Group