

Road to the Future Paved with the past

2025



TAKING ADVANTAGE OF
UNIQUE OPPORTUNITIES TO
MOVE THE COMMUNITY
FORWARD

PRESENTED BY
Fredi Beth Schmutte

1

Every Community
has places that feel
left behind

They can drive the
next chapter of
growth.

02



2

Case Studies: Paxton & Paris, Illinois

03

DIFFERENT NEEDS, SAME LESSON—REVITALIZATION DRIVES RESULTS



3

DON'T RETURN

A stack of green banknotes with a large red 'X' over it, indicating that the funds are not to be returned.

GRANT FUNDS

DON'T RETURN

A stack of green banknotes with a large red 'X' over it, indicating that the funds are not to be returned.

GRANT FUNDS

DON'T RETURN

A stack of green banknotes with a large red 'X' over it, indicating that the funds are not to be returned.

GRANT FUNDS

04

4

05

Paxton, Illinois

NATIONAL OBJECTIVE

“AIDING IN THE
PREVENTION OF SLUM
AND BLIGHT”



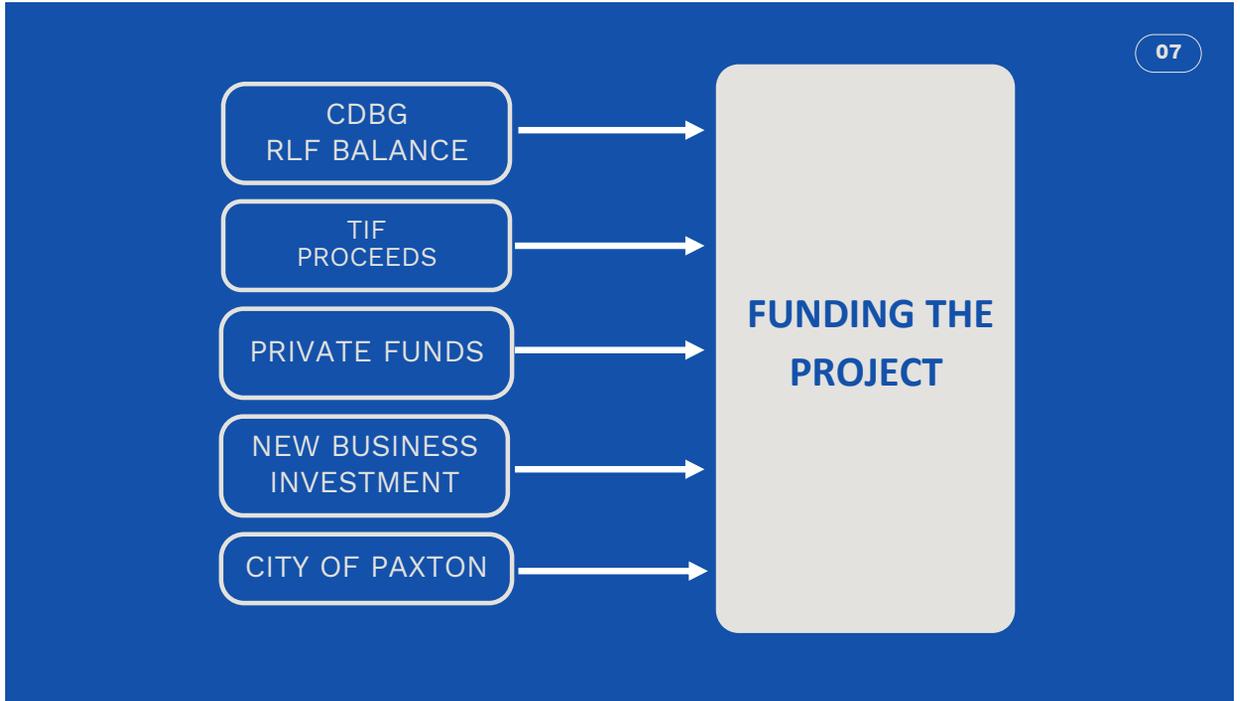
5

06

How it started

- * CITY ENGAGED FARNSWORTH GROUP TO LEAD THE PLANNING PROCESS
- * 3 YEARS PARTICIPATORY PLANNING
- * PUBLIC MEETINGS AND HEARINGS
- * NO IDEA WAS A BAD IDEA
- * CITY ADOPTED THE FINAL PLAN

6



7

Paxton Streetscape RLF Funding

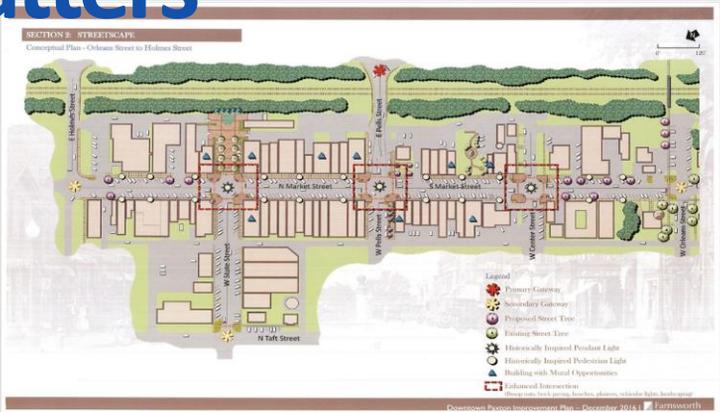
Cost Category	Activity	CDBG	Other	Total
03K	Street Improvements	\$992,827.76	\$75,821.24	\$1,068,649.00
	Design Engineering	\$148,850.00		\$148,850.00
	TOTAL	\$1,141,677.76	\$75,821.24	\$1,217,499.00

A small circular icon with the number '08' is located in the top right corner of the slide.

8

Why this project matters

FIRST PHASE COMPLETION OF A LONG TERM REVITALIZATION EFFORT



What we did...

The Work In Motion



Before

DOWNTOWN STREETScape

11



11

After

DOWNTOWN STREETScape

12



12

Results & Impact

13

ANNUAL "SWINE & DINE" BAR-B-QUE

WINE AND CHOCOLATE WALK

CHRISTMAS TREE LIGHTING

CROWDS COME TO DOWNTOWN

SALES TAX INCREASE

FIRST TIME VISITORS BECOME LONG
TIME FRIENDS AND NEIGHBORS



13

...NOT A HALLMARK CARD..

14



14

ONLY ONE THING MISSING AND THAT WAS THE CROWN

15



15

Paris, Illinois

16

NATIONAL OBJECTIVE

“AIDING IN THE PREVENTION OF
SLUM AND BLIGHT”



16

How it started



17

TIMING IS EVERYTHING

NIMBY

18

Before

19

PARIS HIGH SCHOOL



19

Before

20



Second Floor Classroom

20

Before

21



Interior Stair and Hallway



Interior third floor center

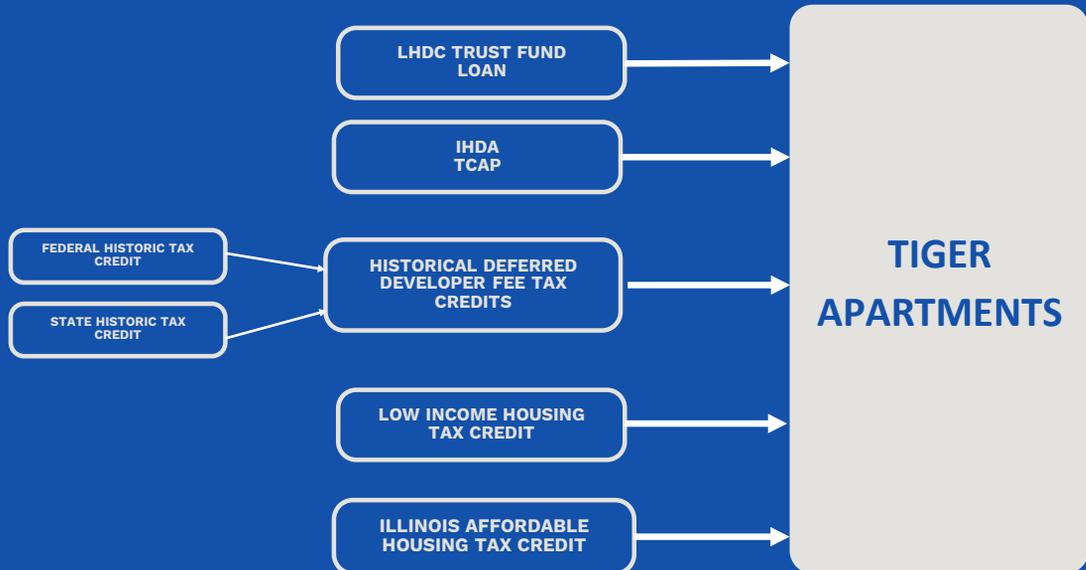


Interior Stairwell

21

Tiger Apartments

22



22



Supplemental Document 3

Illinois Affordable Housing Tax Credit Financing Form

STC- 1135

PROJECT NAME: Tiger Senior Apartments

List the final sources of funds for your project as of the closing date.

SOURCES OF FUNDS

Identify Lender and/or Program, and Equity Providers.

	<u>AMOUNT</u>
1 <u>Paris High School Building</u>	<u>\$225,000</u>
2 <u>Parking Lot Leasehold</u>	<u>\$30,000</u>
3 <u>Permits and Impact Fees</u>	<u>\$45,600</u>
4 _____	\$ _____
5 _____	\$ _____
6 Illinois Affordable Housing Tax Credit Equity:	
Source:	<u>\$127,755</u>
7 Low Income Housing Tax Credit Equity:	
Source:	<u>\$8,557,717</u>
8 Historic Tax Credit Equity: State	\$2,158,506
Federal	\$1,677,483
9 Other Equity	
Source: IHDA TCAP	\$350,000
LHD Trust Fund Loan	\$307,350
Deferred Developer Fee	\$428,885
	\$ _____

TOTAL SOURCES OF FUNDS: \$13,908,296

TOTAL DONATION AMOUNT: \$300,600 IAHTC AMOUNT: 150,300

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

Paris Street Improvements RLF Funding

Cost Category	Activity	CDBG	Other	Total
03K	Street Improvements	\$367,996.00	-\$34,783.23	\$33,310,277.00
03JD	Activity Delivery	\$20,000.00	-\$20,000.00	\$0.00
	TOTAL	\$387,886.00	-\$54,783.22	\$333,102.77

GROUNDBREAKING--NO WALL BREAKING--YES

25



25

After

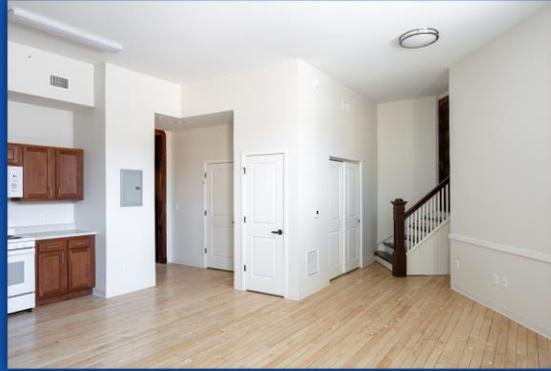
26



26

27

FROM THISTO THIS



27

28

After



28

Working to save parts of the past



29

What we did...



30

“From Paxton to Paris, our past connects us — and our future depends on how we build from it.”

31

Thank You!

Fredi Beth Schmutte
Schmutte & Associates
Phone: 847-922-6985
Email: fsdevcon@comcast.net

32