

TODD SCHOOL ZONING HEARING

October 6, 2021



PROJECT LEADERSHIP

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SHELLY J. TUCCIARELLI, MBA
VISIONARY VENTURES NFP CORPORATION

EDUCATION

Master of Business Administration,
Real Estate Finance and Investment, DePaul University

Bachelor of Accounting,
Governors State University

AWARDS

Candidate of the Year, Institute of Real Estate Management
Rising Star Award, Institute of Real Estate Management

PROFESSIONAL ACTIVITIES

Economic Growth Corporation
Board Member
Southside Community Optimal Redevelopment Enterprise
Advisory Board Member

Shelly Tucciarelli has over 30 years of experience in management, training, administration and development of affordable housing and community development. Shelly is a Native American tribal member of the Oneida Nation of Wisconsin, and owns Turtle Clan Development Services (TCDS). Shelly provides real estate development services and affordable housing consulting services. TCDS focuses on professional services to increase the supply and quality of housing and economic development in low-income and underserved areas nationwide.

Shelly is also the Executive Director of Visionary Ventures NFP Corporation (VVNFP), a 501(c) (3) Native American nonprofit with over 51% Native American board. VVNFP is working to develop the first Urban Indian Housing project in Chicago using Low Income Housing Tax Credits.

An instructor with the Native Learning Center (Seminoles Tribe, Hollywood, Florida) introducing information on affordable housing (LIHTC) and economic development. She was an instructor for several conferences, Podcasts and over 20 webinars. She has also been an instructor at the National American Indian Housing Council Annual Conference and Legal Symposium and volunteered to work with the staff at these conferences.

Previously worked for over 20 years for the State of Illinois' housing finance agency, the Illinois Housing Development Authority (IHDA). While there she worked in the Asset Management Department overseeing IHDA's multifamily portfolio. Shelly also worked for the Multifamily Department where she managed and administered the federal Low Income Housing Tax Credit (LIHTC) and Illinois Affordable Housing Tax Credit (IAHTC) programs. During her tenure at IHDA Shelly allocated over \$900M in LIHTC and \$50M in IAHTC while working in the tax credit department. Was a key member of IHDA's team working on the \$53M Neighborhood Stabilization Program, a Federal Stimulus program. Shelly was the program manager responsible for programmatic, financial oversight, technical assistance and compliance of \$18M spread over 7 sub-grantee.

EXECUTIVE SUMMARY

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PROPOSED BUILDING USE – LOT 1

- The 25,000 square foot Todd School is located at 100 Oak Avenue which is just northwest of downtown Aurora
- Will be remodeled into to 11 work force housing units
- Spaces will serve working families and include a gym/fitness center and computer lab

PROPOSED BUILDING USE – LOT 2

- Approx. 3,500 SF of former Todd School will be occupied by VNA Health Care, a patient-centered, not-for-profit healthcare provider serving over 72,000 patients/year
- At this location they will be serving the health care needs of the students of the West Aurora School District and their families

TODD SCHOOL HISTORY & BUILDING CHRONOLOGY

1852 Oak Street School

- Built in 1852 as an elementary school and burned in 1927

1934 Mary A. Todd School

- Completed in 1934 as an elementary school to replace the former school facility
- Named for Mary A. Todd, a former Oak Street School principal
- Expanded in 1965
- Closed in 2019



TODD SCHOOL



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THANK YOU!