



# St. Leonard's Ministries

# Michael Barlow Center

2110 W. Warren Blvd.  
Chicago, Illinois

**Total Project Cost**  
\$3,156,573

**Development Team**  
IFF  
*Project Manager and Lender*

St. Leonard's Ministries  
*Owner*

Weese Langley Weese  
Architects Ltd.  
*Architect*

Pepper Construction Company  
*General Contractor*

**Date Completed**  
August 2005

**Description of Project**

St. Leonard's Ministries has provided residential and case management services to formerly incarcerated individuals since 1954, achieving remarkably low recidivism rates. As part of its strategic plan, the agency wanted to add pre-employment and employment services.

As project manager, IFF provided oversight of the design process, coordinated real estate professionals on the project, prepared budgets and contracts, and managed construction.

The IFF project team challenged St. Leonard's senior managers to examine whether the size and use of the building they wanted was financially feasible. This process saved the agency over \$100,000 by eliminating design elements deemed unnecessary and enabled its executive

director to justify for funders the use and expenditure on every aspect of the facility.

The 16,200-square-foot facility was completed two months early and under budget. The Michael Barlow Center is realizing its full potential with tutoring, an alternative high school, a computer lab, job skills training, and job placement and retention services. IFF provided two loans: a \$500,000, short-term loan to bridge to capital campaign proceeds and a \$350,000, 15-year loan toward construction costs.

*The Michael Barlow Center was a project of the IFF's Community Asset Builder (CAB) program. The CAB program targeted nonprofits that would most benefit from integrated financing and real estate project management to develop new facilities for vital community programs.*