



I am alive.

I am this moment.

*My future is here
and now.*

- Soen Ozeki



The AUX is a commercial hub dedicated to wellness – a space owned and co-created by the community. It will house practitioners and entrepreneurs, opportunities and experiences that bring us together to uplift our minds, bodies, and spirits. In community, we can begin healing from the wear, pressure, and damage caused by systemic racism and trauma.

With a name derived from a sound system's AUXiliary cord, this project is about the power of connection. For us the AUX means plugging into our life-giving essence so we can thrive as we live, learn, work and play.

The AUX will transform vacant property into a high-quality commercial space for a collective of locally owned businesses and organizations that support holistic wellness. By bringing together diverse talents in our community, the AUX creates a transformative center dedicated to healing as we connect in community, supporting one another to reach physical, emotional, social, spiritual, intellectual, and financial wellness.

The AUX is a place where life happens and life expands.



Our Journey

This project was birthed during unprecedented times – when communities across our country are polarized, fighting for racial justice, facing extreme economic stress, and coping with social isolation. Yet the timing couldn't be more right. We know that as we move into 2021 and beyond, more than ever, we will need AUXiliary support and opportunities for healing, unifying, and thriving.

We believe that distance – physical, social and spiritual – allows injustices and pain

to flourish. What would it be like to heal in community? The AUX is this space – it honors authenticity and offers connection, healing, freedom, and love.

The AUX team came together to advance this transformative development with shared power and purpose, to lend our respective strengths and perspectives. We recognize that our wellbeing is dependent on the wellbeing of each member of our community. We invite you to join us.

Project Team

The Project Team brings experience in commercial real estate development, social entrepreneurship, and health and wellness combined with passion and commitment to the community.



Jacqui White

Jacqui is a proud lifelong Evanston resident and co-owner of The Laundry Café. She received her BA in Psychology with a minor in Criminal

Justice from Northeastern Illinois University. Jacqui has 20+ years of experience serving communities in various social service capacities such as mentoring and coaching young women combined with 17 years in law enforcement.



Tosha Wilson

Tosha is a fifth generation Evanstonian and co-owner of The Laundry Café. Tosha received her BA in Communications and minor in Sociology from Illinois State University.

She received her Master's in Children's Law and Policy from Loyola University School of Law. Tosha has served the Evanston community in law enforcement since 2002.



Lori Laser

Raised on an Iowa farm, Lori learned early that community means showing up for one another. Through a family health crisis, she felt called to work

to ensure all families have access to wellness resources. Lori is a graduate of the Engaged Mindfulness Institute and accredited with the International Mindfulness Teachers Association. Lori has committed catalytic funding to help launch the AUX.



Tiffini Holmes

Tiffini is owner of Total Transformation Solutions and author of *Balancing The Scale: What I Gained While Losing*. She is an

American Council on Exercise (ACE) certified Health Coach and has 18+ years of combined coaching experience in human resources and wellness. She is a behavior change specialist, advocate, resource, and accountability partner to her clients and community.



Juli Kaufmann

Juli is president of Fix Development, a Milwaukee-based commercial real estate company focused on using real estate for social

change. Fix Development has received national recognition for creating "quadruple bottom line" real estate projects that aim to have positive cultural, social, environmental and economic impact. To date, Juli has developed a dozen award-winning real estate projects.



Gabori Partee, Sr.

Gabori is a Certified Fitness Professional, and owner of The Fitness Representative Personal Training. He's also a public/motivational speaker

and host of The Fitness Report Radio Show. He is NASM certified in Personal Training, Performance Enhancement Specialist, and serves as the head trainer for Total Transformation Solutions. He is a United States Marine Corps war veteran.

Goals

- To curate a vibrant community wellness hub through holistic and culturally responsive modalities that support total well-being
- To support **entrepreneurs of color and social enterprises** that provide a full spectrum of services, products and experiences where our community is consciously uplifted
- To transform vacant property into a **beautiful, environmentally sustainable building** that emphasizes a quadruple bottom line for cultural, social, economic and environmental impact



Impact

Wellness

The AUX is intentionally located to increase access to healing and wellness services in communities of color. For all of Chicagoland, the AUX offers an inviting space dedicated to physical, emotional, social, spiritual, intellectual and financial wellness.

Entrepreneurship

As a small business hub, the AUX creates more inclusive economic opportunities and helps enhance the entrepreneurial spirit in the Black community. As business leaders, the tenant owners will serve as role models for young people and aspiring entrepreneurs.

Connection

After the immense challenges of 2020, the AUX will help rebuild and strengthen our connections across communities and to one another by providing opportunities for support and healing.

Wealth-building

Using a nontraditional real estate development model, community members may directly invest and become owners. The project is designed to be financially supported, owned, developed, staffed and filled with businesses run by community members, helping to circulate wealth within the community.

Tenant Partners

The AUX will provide high-quality space for small businesses and organizational tenants with mission-aligned services and products focused on community wellness. We actively seek practitioners and entrepreneurs from diverse races and cultures offering services and products for:

 Meditation & Mindfulness	 Yoga & Movement	 Business & Financial Health	 Conscious Food & Beverage
Holistic Healing	Beauty Services	Arts & Culture Events and Program Providers	Nutrition, Cooking, Gardening
Mental Health & Wellness	Health Care Providers	Event Rentals	Family & Community Services



You got the AUX cord. Your mind is your own. Your heart is your own. You set the playlist. Bump it.

- Lin Manuel Miranda

Committed Tenants

Grow Through Mindfulness

Ramaa Krishnan of Full Bloomed Lotus and Grow Through Mindfulness is a committed tenant. Grow Through Mindfulness partners with schools, workplaces, health care providers and community partners to offer mindfulness programming that addresses life's every day stressors. The organization helps train volunteer facilitators who live, practice and share mindfulness.



The Laundry Cafe

The Laundry Café (TLC) is where community meets necessity. On average people spend 2 hours in a laundromat. Clean laundry is a life wellness necessity that has been shown to improve school attendance and self-esteem. At TLC in the AUX, visitors can wash their clothes while using free wi-fi and enjoying a cup of coffee. TLC will be a space where the whole community can engage in learning, art, poetry, and culture.



The Laundry Cafe

Location

The AUX is pursuing a 12,900 sq ft commercial building located at 1611 Church Street in Evanston, IL. When fully renovated, the building will be a beautiful environmental beacon. In addition, the property includes nearly 30,000 sq feet of land that can be used for gardens, outside gathering space, outdoor vendors, and parking. The building plan will emerge dependent on uses and tenant needs.

Located along the historic Church & Dodge business corridor near Evanston Township High School and less than a mile from Downtown Evanston, the AUX is ideally located to serve residents across many neighborhoods.

Historically, the building was located along railroad tracks that many viewed as the separating line between the Black neighborhood and the White downtown.

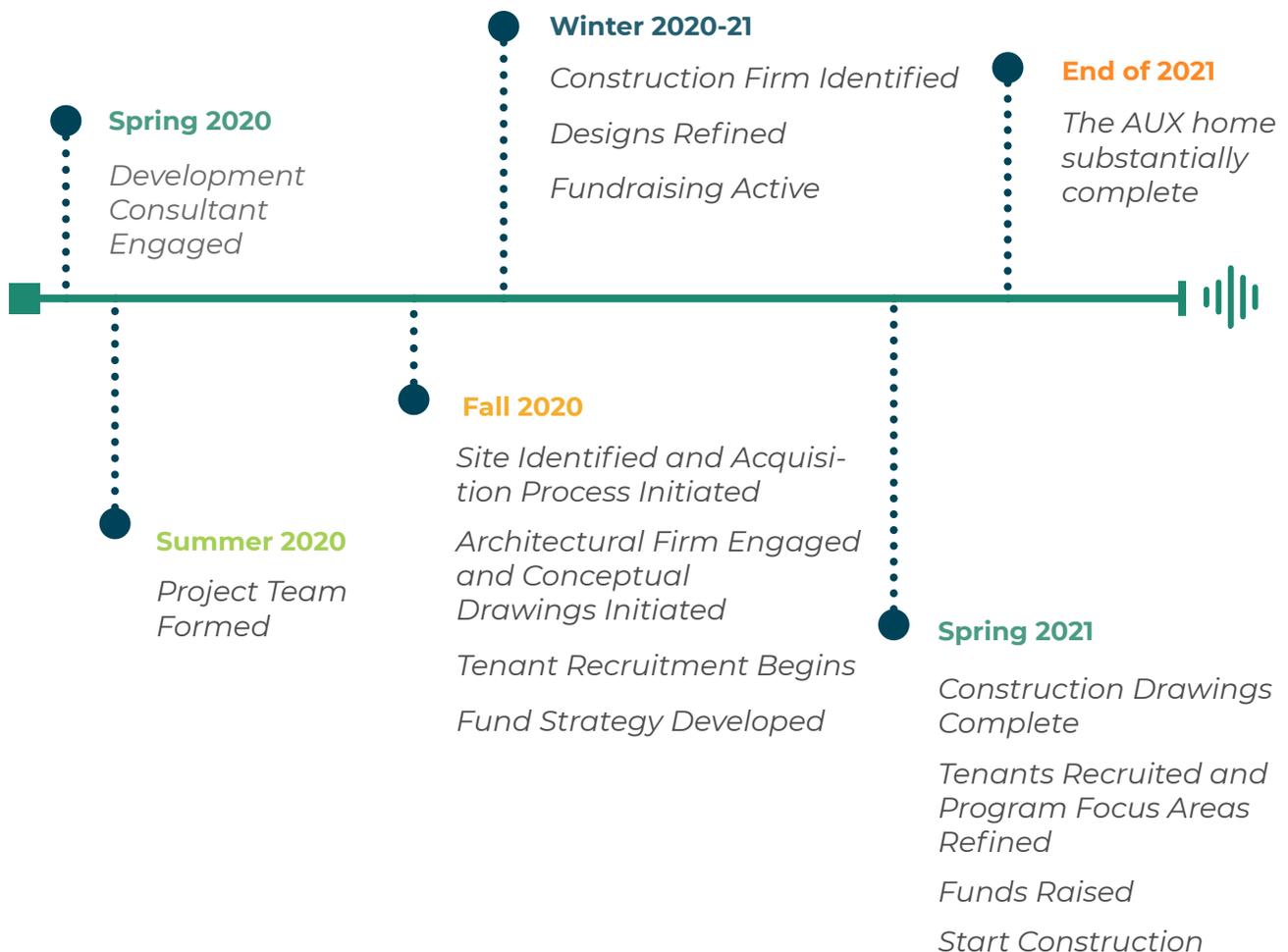
AUX team members Jacqui White and Tosha Wilson grew up across from this site. "We were the first block of black people on the other side of the tracks. Florence Ave is the block that separated the two communities and influenced our LLC, FLOrence Kid Inspired, which birthed The Laundry Café. The neighborhood gave us everything we needed and we can now be part of helping others get what they need."

Schedule & Budget

The project is in early stages and the schedule and budget will be refined as project concepts are solidified.

Initial Schedule Goals

Relationship-building is foundational to the AUX's development and the project will proceed at a pace driven by key collaborators. Once committed tenants are identified, the building project could take approximately 8 months. The following are initial benchmarks for an aggressive project timeline:



Early Budget Parameters

The project budget and building pro forma will be driven by the scope and scale of tenant and program partnerships. Initial estimates are \$3 - \$5 million. The intention is to create a multi-user space primarily occupied by tenants that deliver collaborative services. The building ownership aims to be a collective of community stakeholders that crowdfund the project using diversified sources of funds.

The AUX building will be designed to be financially self-sufficient once in full operation without ongoing subsidy, enabling market conditions to take root in places and ways traditionally abandoned by mainstream economic development practices.



Inspirations

The AUX is inspired by many successful models that integrate aspects of wellness, community-building, and economic revitalization in commercial redevelopments.



Clock Shadow Building & Core El Centro, Milwaukee, WI

The Clock Shadow Building is considered one of the most environmentally sustainable buildings in the world. The building houses a wellness collaborative that includes Core El Centro an organization that offers individuals of all income levels access to natural healing therapies including acupuncture, massage therapy, body work, gardening, movement and nutrition programs.



Sherman Phoenix, Milwaukee, WI

The Sherman Phoenix is a model for healing by generating positive economic and social returns in communities of color. The beautifully renovated building is home to 27 mostly Black-owned small businesses that offer prepared foods, wellness services, and cultural activities. It also provides much-needed community spaces to curate art exhibits, hold pop up markets and host celebrations.



Bus Boys & Poets, Washington DC

Bus Boys and Poets is a full-service restaurant, bar, bookstore, coffee shop, and events venue in Washington, D.C. It is a community where racial and cultural connections are consciously uplifted... a place to take a deliberate pause and feed your mind, body and soul... a space for art, culture and politics to intentionally collide. Bus Boys and Poets is built from the belief that by creating such a space we can inspire social change and begin to transform the community and the world.



Holistic Life Foundation, Baltimore, MD

Since 2001, The Holistic Life Foundation (HLF) has provided yoga and mindfulness education for underserved residents in the Baltimore community and beyond. Through a comprehensive approach, which helps children develop their inner lives through yoga, mindfulness, and self-care, HLF demonstrates deep commitment to learning, community, and stewardship of the environment. Since its inception, HLF has facilitated yoga, mindfulness, and environmental based programs for youth in schools, recreation centers, group homes, detention centers, and other venues.

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We seek to evolve these ideas through an inclusive process, inviting the community to share your ideas and feedback, envision how you may join this effort, and help connect us to others who are equally inspired to cultivate community healing and wellness. This is a living and evolving document. Adaptations are made frequently.

