



**Capital
Development
Board**
Building a Better Illinois

STATE OF ILLINOIS
JB PRITZKER, GOVERNOR
TAMAKIA EDWARDS, EXECUTIVE DIRECTOR

BOARD MEMBERS
Eileen Rhodes, Chair
Pam McDonough, Vice Chair
Ama Addai
Saul Morse
Beverly Potts

FROM: Freedom of Information Officer, Illinois Capital Development Board

DATE: July 2026

SUBJECT: INFORMATION POSTED PURSUANT TO THE FREEDOM OF INFORMATION ACT ("FOIA")

This memorandum is posted pursuant to the Illinois Freedom of Information Act (5 ILCS 140) and contains the following information:

- I. A description of the Illinois Capital Development Board ("CDB"), including the identification of CDB's Board Members, a block diagram outlining its subdivisions, the total amount of its operating budget, the location of its satellite offices, and the approximate number of full and part-time employees.
- II. A description of the methods whereby the public may request information and public records from CDB, including the name of CDB's designated FOIA Officer, the address where requests for public records should be directed and any fees allowable under FOIA.
- III. Fee Schedule for Records.

I. DESCRIPTION OF THE ILLINOIS CAPITAL DEVELOPMENT BOARD

Enacted under the Capital Development Board Act (20 ILCS 3105), the Capital Development Board ("CDB") is the construction management agency for Illinois state government. CDB oversees the construction of new state facilities, such as prisons, college and university classroom buildings, mental health hospitals and state parks. In addition, CDB is responsible for renovation and rehabilitation projects at over 8,770 state-owned buildings spread over more than 100 million square feet of floor space.

Established to better manage the State's capital improvement programs, CDB is guided by a seven-member, bipartisan board that deliberates matters of policy; approves the selection of design professionals pursuant to the Architectural, Engineering, and Land Surveying Qualifications Based Selection Act (30 ILCS 535); and sets the direction for CDB. The Board members, who are appointed by the governor and confirmed by the Illinois Senate, serve four-year, unpaid terms. They also are charged with selecting an Executive Director, who is responsible for the daily operations and management of CDB and its employees. Board members are as follows:

Eileen Rhodes – Chair

Governor JB Pritzker appointed Eileen Rhodes as Chairwoman to the Capital Development Board in April 2019. Since 1998, Rhodes has served as president of East Lake Management Group, Chicago's largest African American property management and development firm serving the city's underserved communities. Managing the 600-plus person company, she is responsible for overseeing all aspects of property management of 12,000 units of housing, including marketing, leasing, budgeting, staffing, repairs and regulatory compliance. Prior, she spent three years at the Chicago Housing Authority as a HOPE VI Program Manager and four years as the Director of development of the Chicago Dwellings Association. She also serves as board president of the Bodhi Spiritual Center and board member of Personal PAC and Sacred Keepers Sustainability Lab. Rhodes received her Master of Arts from the Erikson Institute of Early Childhood Development and Bachelor of Science from Georgetown University.

Pamela McDonough – Vice Chair

Governor JB Pritzker reappointed Pamela McDonough to CDB in April 2019. McDonough was first named to the Board in November 2015. She brings more than 30 years of experience in both the public and private sectors. She currently serves as President of the DeAngelo McDonough Construction Management Company, where she's worked since 2003. She also is the President of McDonough Enterprises, a business development company that performs technical assistance and association management for non-profits. Prior to 2003, McDonough was the first woman director of the Illinois Department of Commerce and Community Affairs. Under her leadership, Illinois ranked first in the nation for economic development in 2001 and 2002. She also served in many other state government leadership roles including serving as Deputy Director of CDB from 1992 to 1995. McDonough received her Master of Public Administration from Sangamon State University and a bachelor's degree from Northeastern Illinois University.

Beverly Potts – Board Member

Governor JB Pritzker appointed Beverly Potts to CDB in August 2019. Potts is a third-generation licensed plumber who began her career as an apprentice and then worked for her father's family business. Potts has served as Executive Director of both the Illinois and Bloomington-Normal Plumbing Heating Cooling Contractors Association for 22 years.

Saul J. Morse – Board Member

Governor JB Pritzker appointed Saul Morse to CDB in May 2021. Saul Morse is a retired attorney from Brown, Hay & Stephens LLP, the oldest law firm in Illinois having been in continuous operation since 1828. He has practiced extensively in the areas of health law, municipal and government, insurance, and not-for-profit law. His public service includes having been Chair of the Community Foundation for the Land of Lincoln, Founding Director of Innovate Springfield, President of Post-Polio Health International, and Governing Director of the University of Illinois Foundation where he currently serves as a member of the Audit, Executive, and Chair of the Membership and Governance Committees.

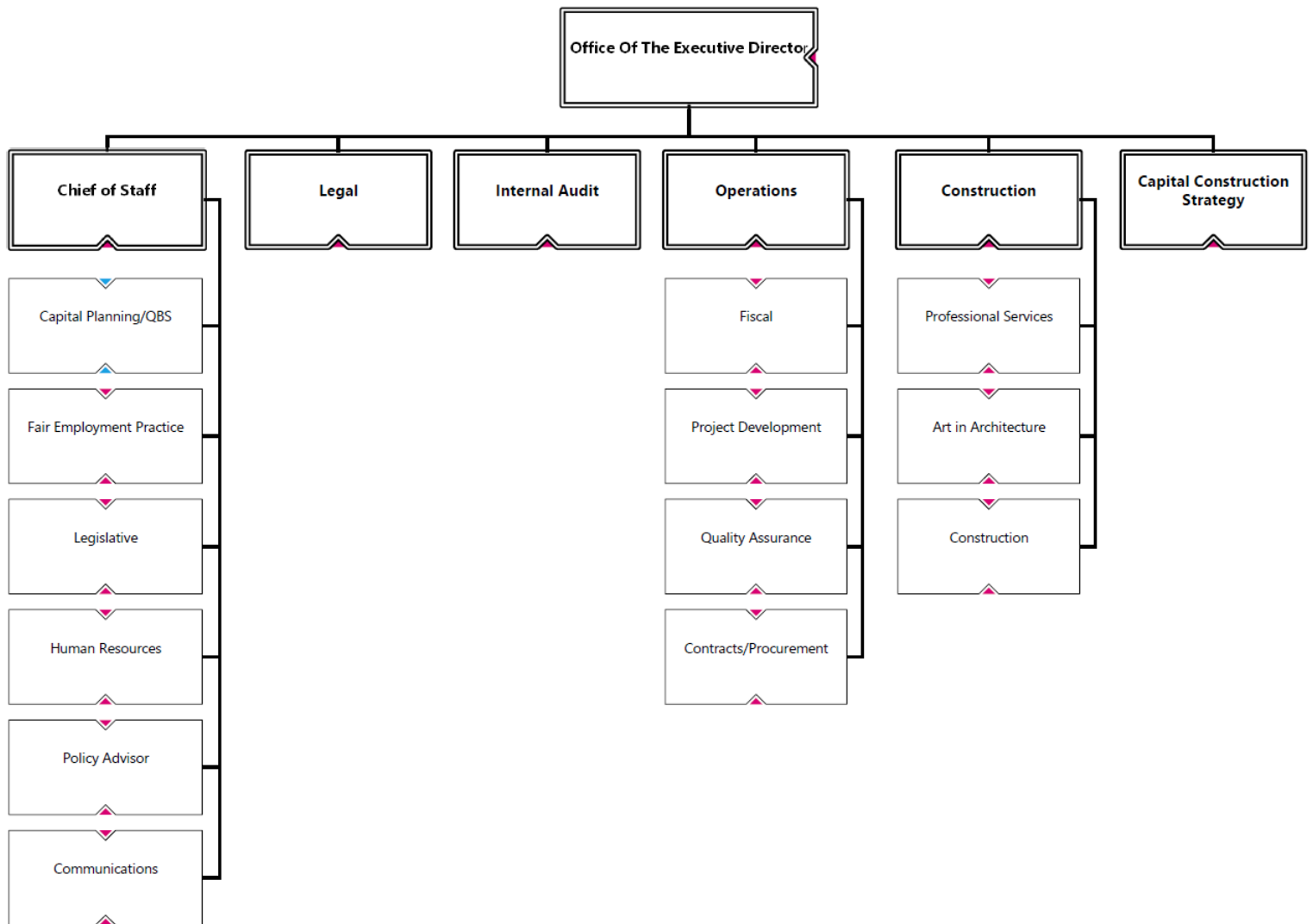
His past public service has included serving as the first person with a disability appointed to the Illinois Human Rights Commission, Director of the Illinois Comprehensive Health Insurance Plan, and Chair of the Illinois Guardianship and Advocacy Commission.

Ama Addai

Governor JB Pritzker appointed Ama Addai, PE to the Illinois Capital Development Board (CDB) in June 2024. Addai is a civil engineering leader with over 20 years of experience delivering infrastructure, energy, and utility programs for public and private clients. Ama currently serves as Area Director of Civil Infrastructure at TRC Companies, a WSP member, where she leads multidisciplinary teams delivering complex infrastructure projects throughout the United States and Canada. In her role, Ms. Addai oversees program delivery, operational performance, and strategic growth, with a focus on building strong teams and aligning projects with client and community impact. Prior to joining TRC, Addai spent over a decade at Ardmore Roderick, where she led the Energy & Utilities practice, managing a multi-million-dollar portfolio and a team of engineers, project managers, and technical professionals. Addai is a member of the Women's Transportation Seminar (WTS) Chicago Chapter, Women's Energy Network (WEN) Chicago Chapter, and Alpha Kappa Alpha Sorority, Incorporated. She also serves on the University of Illinois Civil and Environmental Engineering Alumni Board. Ama holds a Bachelor of Science in Civil Engineering from the University of Illinois Urbana-Champaign and a Master of Construction Engineering and Management from the Illinois Institute of Technology.

Araceli Garza

Araceli Garza is an accomplished licensed architect and real estate developer with a robust background in both the public and private sectors. As the founder and principal of Obra Real Estate, she is dedicated to creating culturally relevant, community-focused projects. Her work emphasizes affordable, sustainable housing solutions that honor the unique needs and identities of the communities she serves. Before founding her firm, Garza was the Managing Director of Studio ARQ. She is affiliated with several professional organizations, including being a HACIA Executive Fellow, a 2022 Inner City Capital Connections graduate, and a participant in the Women's Business Development Center. Garza earned a Bachelor of Architecture from the Illinois Institute of Technology and a Master of Science in Advanced Architectural Design and Real Estate Development from Columbia University.



The total operating budget for the Illinois Capital Development Board for fiscal year 2027 is as follows:

Appropriation Line	FY 27 Appropriation
Capital Development Fund	
Personal Services	5,520,300
Retirement	2,398,900
Social Security	415,300
Group Insurance	1,374,400
Sub-total	9,708,900
Revolving Fund	
Personal Services	19,896,500
Retirement	8,646,100
Social Security	1,521,200
Group Insurance	5,652,000
Contractual Services	2,148,900
Travel	300,000
Commodities	25,000
Printing	10,000
Equipment	475,000
Electronic Data Processing	350,000
Telecommunications	230,000
Auto Equipment	30,000
Job related outreach	50,000
Facility assessments	2,500,000
Project management tracking	4,500,000
Operational expenses	1,000,000
Sub-total	47,334,700
Energy Transition Assistance Fund	500,000
GRAND TOTAL	57,543,600

The Capital Development Board employs approximately 168 full-time employees and is headquartered at the William G. Stratton Building, 401 South Spring St., 3rd Floor, Springfield, IL 62706. Other locations are as follows:

CDB Chicago Office
555 West Monroe, 8th Floor
Chicago, IL 60661

Dunn-Richmond Economic Development Center
Suite #258
1740 Innovation Drive
Carbondale, IL 62903

Ottawa Satellite Office 2nd Floor IDOT Dist. # 3 Hdqtrs.
700 E. Norris Drive, 2nd Floor
Ottawa, IL 61350

Southern Illinois University - Edwardsville
99 Supporting Services Dr.
Suite 1350
Edwardsville, Illinois 62026

II. REQUEST FOR RECORDS UNDER THE FREEDOM OF INFORMATION ACT

Chris Miles, Executive II for the Capital Development Board, currently serves as the Freedom of Information Officer. The Freedom of Information Officer is responsible for receiving and responding to request for public records.

Requests for Capital Development Board records under the Freedom of Information Act (“FOIA”) may be submitted to the Freedom of Information Officer at the following address:

Capital Development Board
401 South Spring Street, 3rd Floor
Springfield, IL 62706
Attn: Freedom of Information Act Officer

CDB does not accept FOIA requests via telephone. E-mail requests will be honored at CDB.FOIA@Illinois.gov.

When submitting a FOIA request, please be as specific as possible and clearly describe the documents being sought, or documents you wish to inspect, including the project/contract numbers and a description of the project if applicable. Please include your name, affiliation, address and phone number.

Upon receipt of your request, the FOIA Officer will review your request and respond within 5 working days of receipt of the request. Responses may include but are not limited to a full disclosure of documents, a disclosure of documents with certain information redacted, a notification that CDB needs up to an additional 5 working days to respond, or a denial or partial denial of your request due to certain exemptions under the Act.

CDB may charge fees reasonably calculated to reimburse its actual cost for reproduction and for the use by any person of the equipment of the public body to copy records. CDB may waive fees if “the person requesting the documents states the specific purpose for the request and indicates that a waiver or reduction of fee is in the public interest” in accordance with 5 ILCS 140/6 (c).

III. FEE SCHEDULE FOR RECORDS

Joint Committee on Administrative Rules

ADMINISTRATIVE CODE

TITLE 2: GOVERNMENTAL ORGANIZATIONS
SUBTITLE E: MISCELLANEOUS STATE AGENCIES
CHAPTER VI: CAPITAL DEVELOPMENT BOARD
PART 1651 ACCESS TO RECORDS OF THE CAPITAL DEVELOPMENT BOARD
SECTION 1651.APPENDIX A FEE SCHEDULE FOR DUPLICATION AND
CERTIFICATION OF RECORDS

Section 1651.APPENDIX A Fee Schedule for Duplication and Certification of Records

TYPE OF DUPLICATION	FEE (PER COPY)
Paper copy from original, up to and including 50 copies of black and white, letter or legal sized copies	No charge
Paper copy from original, in excess of 50 copies of black and white, letter or legal sized copies	\$.15/page
Paper copy from microfilm original	\$.15/page
Microfilm diazo from original	\$.50/diazo
VHS video copy of tape	Actual cost of the reproduction
Audio tape copy of tape	Actual cost of the reproduction
CD ROM disk	Actual cost of the reproduction
Photograph from negative	Actual cost of the reproduction
Blueprints/oversized prints	Actual cost of the reproduction
Paper copies in color or in a size other than letter or legal	Actual cost of the reproduction
Certification fee	\$1.00/record

NOTE: Expense for delivery other than by First Class U.S. Mail must be borne by the requester.

