

**City of Chicago  
Department of Planning and Development**

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REQUESTING DEVELOPER DESIGNATION  
April 12, 2016**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name: Pullman Park Warehouse and Distribution Center

Applicant Name: Chicago Neighborhood Initiatives (CNI)

Project Address: 107<sup>th</sup>/Doty Avenue

Ward and Alderman: 9<sup>th</sup> Ward, Alderman Anthony Beale

Community Area: Pullman

Redevelopment Project Area: North Pullman

Requested Action: TIF Developer Designation

Proposed Project: The developer proposes to acquire the site, complete the demolition and necessary site preparation for the eventual end user.

Goal of Project: The goal of the project is to facilitate construction of a new industrial building on a long vacant property, creating jobs and eliminating blight.

TIF Assistance: \$8,400,000 (gross)

**II. PROPERTY DESCRIPTION**

Address: Near 107<sup>th</sup> and Doty Avenue

Location: Within the Pullman Park development at 107<sup>th</sup> and Doty Avenue.

Tax Parcel Numbers: 25-14-300-027-0000  
25-14-100-052-0000

Land Area: 16.7 acres

Current Use: The site is a currently unimproved, vacant parcel.

Current Zoning: PD 1167, Sub- Area H (Business, Residential, Institutional)

Proposed Zoning: PD 1167, as amended, which allows for light manufacturing.

Environmental Condition: The Pullman Park site has been enrolled in the IEPA Site Remediation Program and the developer will be seeking an NFR (No Further Remediation) for this property.

### **III. BACKGROUND**

Pullman is located on the far south side of Chicago, twelve miles south of the Loop, and is adjacent to Lake Calumet. The area is approximately 4.86 square miles with a 2013 population of 6,934. The community area is generally bounded by 95<sup>th</sup> Street on the north, Stony Island Avenue on the east, 115<sup>th</sup> Street on the south and Cottage Grove Avenue on the west. The Pullman Community originated as a planned industrial town. Throughout its history Pullman has evolved and currently holds a high stock of historically significant buildings. However, over the last several decades there has been a significant decline in population and general disinvestment in the area.

The median 2013 household income of the community was \$40,818 compared to an average of \$47,270 for the City of Chicago, a difference of roughly 16%. Also in 2013, 34% of its residents had household income of less than \$25,000 which compares to 29% for the entire city. Between the years of 2000 and 2010, Pullman experienced a 22% decline in population which is greater than the 7% experienced by the city as a whole during the same period. In addition, the population of Pullman is aging, as evidenced by a median age for the area (40.4 versus 33.3) and by the greater number of residents that fall between 65 and 79 years old (12% vs 7%). The current unemployment rate for Pullman is 24.4% as opposed to 13.6% for the rest of the City and 21.6% of the community's households live below the poverty line.

The project site is currently vacant and is owned by North Pullman 111<sup>th</sup>, a subsidiary of U.S. Bank National Association. The project site was previously an industrial site and home to Ryerson Steel. Ryerson moved its operations in 2008 and the site was acquired by Park National Bank and then subsequently by U.S. Bank through its acquisition of Park National Bank in 2009.

The project before the Community Development Commission today represents an opportunity to relocate a major grocery distribution center to the Pullman neighborhood on Chicago's far south side, creating employment opportunities for residents.

The project site is located within the 180-acre Pullman Park Planned Development which is comprised of several sub areas, allowing for up to 400,000 square feet of big box retail, 50,000-75,000 square feet of neighborhood retail, 1,100 new residential units, as well as an indoor and outdoor recreational space. Pullman Park is expected to be an economic development engine for the community, providing many benefits including much needed construction and permanent jobs.

The first phase of Pullman Park, Phase IA, is complete. The \$37 million phase included infrastructure improvements, both private and public, required for the delivery of a 15.5 acre pad for a 150,000 square foot Walmart store. Public infrastructure improvements consisted of the rebuilding and re-routing of Doty Avenue from 107<sup>th</sup> to 111<sup>th</sup> and two retention ponds. The private improvements included the installation of utilities, environmental remediation, dynamic compaction, grading and construction of parking lot improvements. Construction for this phase started in July 2011 and was substantially complete in September 2012, creating approximately 150 construction jobs. Walmart opened for business in September, 2013, creating 400 new jobs and providing the community with fresh foods and retail goods.

The next phase of the Pullman Park development (Phase 1B) was presented and approved by CDC in November 2012. Project costs of approximately \$37 million of the project are both public improvements and private improvements and include site infrastructure work and vertical construction of 67,000 square feet of retail space anchored by a 25,000 square foot Ross Dress for Less and a 20,000 square foot Planet Fitness health club. Phase 1B is 100% leased and occupied.

In 2013, Pullman Park was selected as the preferred site for a new 150,000 square foot manufacturing facility for Method, a leading manufacturer of eco-friendly cleaning products. The \$11.6 million project, for which TIF Assistance was approved by CDC in August, 2013, entailed the acquisition, site preparation, and public and private off-site improvements required to deliver a 21-acre pad to Method for the construction of its factory. The LEED Platinum facility began operations in December, 2014 and employs 100 people. In addition to Method, the facility houses Amcor, Method's bottling plant, and rooftop tenant Gotham Greens, a state-of-the-art growing facility.

The Pullman Community is located on the far south side of Chicago. The community area is generally bounded by 95<sup>th</sup> Street on the north, Stony Island Avenue on the east, 115<sup>th</sup> on the south and Cottage Grove on the west. The Pullman Community originated as a planned industrial town. Throughout time it has evolved and currently holds a high stock of significant historical buildings. However over time there has also been a heavy decline in population and disinvestment in the area.

The North Pullman TIF was designated in June 2009. The general boundaries of the TIF are South Doty and South Stony Island Avenue on the east; East 106<sup>th</sup>, East 110<sup>th</sup>, and East 111<sup>th</sup> Street on the south; South Cottage Grove and South Indiana Avenue to the west; and East 101<sup>st</sup> and East 103<sup>rd</sup> Streets on the north. Located in the Pullman and Roseland communities, the North Pullman TIF is intended to promote wide-ranging investment in the district's existing buildings and vacant properties. The North Pullman TIF has a general mix of land uses that includes residential, commercial and industrial. Additional funds are targeted for property assembly, building rehabilitation, job training and day care services.

This project complies with the goals and objectives of the North Pullman TIF in that it will provide the surrounding community with much needed development, infrastructure improvements and job creation.

#### **IV. PROPOSED DEVELOPMENT TEAM**

**Development Entity:** The development entity is Chicago Neighborhood Initiatives (“CNI”), an Illinois Not- for Profit Corporation. CNI is a community development organization committed to combatting community deterioration in underserved communities. CNI is governed by an independent board of directors consisting of community representatives, banking officials, accountants, attorneys and development professionals. David Doig is president of the Chicago Neighborhoods Initiatives. Mr. Doig has over 20 years of experience in community development, real estate, finance, and government. Mr. Doig has been the lead in the Pullman Park Development and the completion of the previous phases within Pullman Park. In addition, Chicago Neighborhood Initiatives has successfully completed investing \$50 million of New Market Tax Credits into a community center, a neighborhood hospital, a new charter school, and a community health center, creating several hundred new jobs.

#### **Consultants:**

##### TIF Lawyers:

DLA Piper LLP  
203 N. LaSalle St., 1900  
Chicago, IL 60601

##### TIF Consultants:

Laube Companies  
200 S. Wacker Dr., #3100  
Chicago, IL 60606

##### Environmental consultation

DAI Environmental, Inc.  
27834 N. Irma Lee Circle  
Lake Forest, Illinois 60045

##### Engineering

Spaceco, Inc.  
9575 West Higgins Road  
Rosemont, IL 60018

## **V. PROPOSED PROJECT**

**Project Overview:** The City of Chicago intends to enter into a Tax Increment Financing Redevelopment Agreement with Chicago Neighborhoods Initiatives, Inc. for the preparation of the 16.7 acre site for a new industrial warehouse and distribution facility which will eventually be occupied by Whole Foods after the vertical construction is completed by a 3<sup>rd</sup> party. The Developer will acquire the property located near 107<sup>th</sup> Street and Doty Avenue, complete demolition, site grading, and utility installation. Once this is completed the developer will sell the property to a 3<sup>rd</sup> party for the vertical construction of an approximately 140,000 square foot facility that will be leased to Whole Foods.

The Site is currently vacant and is owned by North Pullman 111, it was previously an industrial property and home to the Ryerson Steel Plant. Ryerson moved its operations in 2008 and the site was acquired by Park National Bank later the same year, then subsequently by U.S. Bank through its acquisition of Park National Bank in 2009. The site was acquired in July 2011 by Pullman Park Development, LLC for the purpose of developing the property into a mixed-use development.

The total cost of completing the Project as well as the vertical construction is approximately \$35,903,606. The costs associated with the vertical construction are not part of the TIF request and are not reflected in the attached budget. The developer will complete the site preparation and then convey the Property to a 3<sup>rd</sup> party developer for construction of an approximately 140,000 square foot warehouse and distribution facility, which will then be leased to Whole Foods.

**Environmental Features:** The industrial warehouse and distribution center will likely pursue LEED certification for the building.

## **VI. FINANCIAL STRUCTURE**

This project encompasses demolition, site preparation/grading, and utility installation prior to construction of the foundation and building pad. The site is currently at a competitive disadvantage with other large industrial properties in the neighboring municipalities and states. The Developer, a not for profit entity, has limited ability to borrow funds to complete this phase and is limited by the debt remaining from previous phases of the overall development. This deal would not be financially feasible but for the benefit of the TIF assistance.

The TIF assistance will be used to prepare the 16.7 acre site for a new state of the art industrial warehouse and distribution facility to be occupied by Whole Foods Market, Inc. The developer will acquire the site for \$2,215,301 then complete the demolition, site preparation/grading, and utility installation. Once the Project is completed, the 3<sup>rd</sup> party developer will acquire the site for \$688,847 (the Sale Proceeds) and construct an approximately 140,000 square foot facility which will be leased to Whole Foods Market, Inc.

The City intends to negotiate a TIF Redevelopment Agreement with the Developer in connection with the Project and anticipates reimbursing the Developer for a portion of its TIF-Eligible costs in an amount up to \$8,400,000 (gross) which is approximately 23.39% of the cost of completing the Project as well as the vertical construction, the total for both is currently estimated to be \$35,903,606. The costs associated with the vertical construction are not part of this TIF request and are not reflected in the budget provided below. The developer will complete the site preparation and then convey the Property to a 3<sup>rd</sup> party developer for construction of an approximately 140,000 square foot warehouse and distribution facility, which will then be leased to Whole Foods.

The TIF funds for the Project will be provided through the issuance of a Tax-Exempt Note of up to \$7,400,000 (face value) and a total of \$1,000,000 from existing area-wide increment. The funds will be provided as a reimbursement for TIF-eligible costs and reimbursed in the following manner:

Existing Area-Wide Increment- \$1,000,000

North Pullman TIF (\$500,000)- The Developer will receive \$500,000 in existing increment at closing which is expected to take place in June 2016.

Roseland/Michigan TIF (\$500,000)- The Developer will receive \$500,000 in existing increment at closing which is expected to take place in June 2016.

Tax Exempt Note- up to \$7,400,000 (face value)

A maximum of \$7,400,000 will be pledged in order to leverage \$6,453,329 in net proceeds from the sale of the Tax-Exempt Note. The difference between the face value of the Note and the anticipated net proceeds is attributable to the costs of issuance and the establishment of a debt service reserve fund. The increment will be pledged in the following manner:

1. North Pullman- increment generated by the Project PINs through the life of the TIF, which expires in 2033.
2. Roseland/Michigan- increment generated area-wide, and currently unallocated, through the life of the TIF, which expires in 2026.

And, if necessary:

3. North Pullman- increment generated area-wide, and currently unallocated, through the life of the TIF, which expires in 2033.

The following table identifies the sources and uses of funds.

<u>Sources</u>		<u>Amount</u>	<u>% of Total</u>
Sale Proceeds		\$688,847	8.46%
TIF Note Proceeds* (net)		\$6,453,329	79.26%
TIF Funds		\$1,000,000	12.28%
<b>Total Sources</b>		<b>\$8,142,176</b>	<b>100.00%</b>
<u>Uses</u>	<u>% of TPC</u>	<u>Amount</u>	<u>\$/SF of Land Area**</u>
<b>Land Acquisition</b>	<b>27.21%</b>	<b>\$2,215,301</b>	<b>\$3.05</b>
<u>Hard Costs</u>	<u>% of TPC</u>	<u>Amount</u>	<u>\$/SF of Land Area**</u>
Miscellaneous Hard Costs	6.89%	\$560,939	\$0.77
Pad Construction	7.74%	\$630,053	\$0.87
Site Prep- Earthwork	32.15%	\$2,617,442	\$3.60
Construction Management	2.46%	\$200,000	\$0.28
Hard Cost Contingency	4.24%	\$344,971	\$0.47
<b>Total Hard Costs</b>	<b>53.47%</b>	<b>\$4,353,405</b>	<b>\$5.99</b>
<u>Soft Costs/Fees</u>	<u>% of TPC</u>	<u>Amount</u>	<u>\$/SF of Land Area**</u>
Architecture and Engineering	1.54%	\$125,000	\$0.17
Legal, Title, Closing Costs	5.53%	\$450,000	\$0.62
Miscellaneous Soft Costs			
Environmental Consulting	1.84%	\$150,000	\$0.21
Geotech/Soils/Testing	1.35%	\$110,000	\$0.15
Insurance	0.68%	\$55,000	\$0.08
Appraisal	0.06%	\$5,000	\$0.01
Utility Consulting	0.31%	\$25,000	\$0.03
Entitlement- site planning	0.12%	\$10,000	\$0.01
IEPA Fees	0.12%	\$10,000	\$0.01
TIF Consulting	0.31%	\$25,000	\$0.03
Financing Costs	1.84%	\$150,000	\$0.21
Development Fee	2.87%	\$233,470	\$0.32
Permits	1.04%	\$85,000	\$0.12
Contingency	1.72%	\$140,000	\$0.19
<b>Total Soft Costs</b>	<b>19.32%</b>	<b>\$1,573,470</b>	<b>\$2.16</b>
<b>Total Uses</b>	<b>100.00%</b>	<b>\$8,142,176</b>	<b>\$11.20</b>

\* The Note, with a face value of up to \$7,400,000, will be sold to an undetermined investor, yielding \$6,453,329 in proceeds.

\*\* Land Area is 727,233 square feet

## **VII. PUBLIC BENEFITS**

The proposed project will provide the following public benefits.

**Property Taxes:** The project will expand the tax base because the investment in the property will result in an increase in its assessed value.

**Environmental Features:** The project will complete the clean-up of a site currently enrolled in the EPA Site Remediation Program and the developer will be seeking an NFR (No Further Remediation) for this property.

**Permanent Jobs:** The project is estimated to generate 175 permanent jobs after the completion of the vertical construction. The department's workforce development specialists will work with the developer on job training and placement.

**Construction Jobs:** The project, as well as the vertical construction, will produce 250 temporary construction jobs.

**Affirmative Action:** The developer will comply with the requirements of Chicago's affirmative action ordinance, which requires contract participation of 26% by minority-owned business enterprises (MBEs) and 6% by woman-owned business enterprises (WBEs). The developer has provided notification of the proposed project, by certified mail, to several associations of minority and women contractors. A sample version of the letter and copies of the post office receipts for the certified letters are presented as exhibits to this report.

**City Residency:** The developer will comply with the requirements of Chicago's city residency ordinance, which requires that at least half of all construction-worker hours be filled by Chicago residents. The developer will also comply with the requirement that all construction jobs are paid the prevailing wage.

**Neighborhood Development:** The project will continue the reuse of a vacant, blighted parcel within Pullman Park, in turn helping the continued revitalization of the Pullman Community.

## **VIII. COMMUNITY SUPPORT**

Alderman Beale endorses the project and has provided a letter of support (see exhibits for copy).

## **IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN**

The proposed project is located in the North Pullman Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the Redevelopment Plan:



- Eliminate conditions that qualify the North Pullman Redevelopment Project Area (RPA) as a conservation area and provide the mechanisms necessary to support public and private development and improvements in the RPA.
- Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in job opportunities associated with the redevelopment of the North Pullman RPA, particularly in design and construction industries.
- Support job training programs and increase employment opportunities for area residents.
- The recommended land uses for the Area are generally consistent with the existing zoning and current uses of the land and the areas adjacent.

The implementation strategy for achieving the goals of the Plan includes the need to provide TIF financial assistance to create jobs and spur development in the Project Area.

The proposed project also conforms to the plan's land use map, which calls for industrial development at the subject site.

#### **X. CONDITIONS OF ASSISTANCE**

If the proposed resolution is approved by the CDC, DPD will negotiate a redevelopment agreement with the developer. The redevelopment agreement will incorporate the parameters of the proposed project as described in this staff report.

It is DPD policy that no business will be conducted with a development entity whose any principal has outstanding municipal debts (such as unpaid parking tickets, unpaid water bills, unpaid business licenses, and others), is in arrears of child support payments, or who is a debtor in bankruptcy, a defendant in a legal action for deficient performance, a respondent in an administrative action for deficient performance, or a defendant in any criminal action.

Closing will not occur before the City Council has approved the redevelopment agreement, the developer has obtained all necessary City approvals including zoning and building permits, and the developer has presented proof of financing. The documents will include a development timetable.

#### **XI. RECOMMENDATION**

The Department of Planning and Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, its need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and DPD recommends that the CDC recommend to the City Council the designation of Chicago Neighborhood Initiatives as Developer for the development of the vacant parcel at 107<sup>th</sup> and Doty Avenue.

**EXHIBITS**

TIF Project Assessment Form  
TIF Annual Report  
Redevelopment Area Map  
Neighborhood Map or Aerial  
Survey or Plat  
Site Plan  
Typical Floor Plan  
Front Elevation or Rendering  
Sample M/WBE Letter  
Copies of M/WBE Certified Letter Receipts  
Lender's Letter of Interest  
Community Letters of Support  
Alderman's Letter of Support

# TIF PROJECT SCORECARD

## Pullman Park Warehouse Distribution Center 111th and Doty Avenue

The not for profit developer (Chicago Neighborhood Initiatives, inc.) proposes to complete the site preparation including: demolition, site grading, and utility installation, after which the eventual end user (Whole Foods) will build a new 140,000 square foot warehouse and distribution facility. The 16.7 acre site is currently vacant and is part of the former Ryerson Steel site.

Type of Project: Industrial

Developer: Chicago Neighborhood Initiatives, Inc. (CNI)

Total Project Cost: \$8,142,176

Timeline for Completion: August 2016 (site prep completion)

TIF Funding Request: \$8,400,000

Project Status: Pending CDC approval (4/12/16)

TIF District: North Pullman

### RETURN ON INVESTMENT BENCHMARKS

Advances Goal of Economic Development Plan YES or NO

Develop and deploy neighborhood assets.

Jobs Created/Retained  
Approximately 225 temporary construction jobs and 175 permanent jobs after completion.

Advances Goal of TIF District YES or NO

Redevelopment of a vacant, unfertilized site.

Affordable Housing Units Created/Preserved  
Not applicable

Addresses Community Need YES or NO

Job creation and removal of a long vacant, blighted site.

Return on Investment to City  
Not applicable

### FINANCIAL BENCHMARKS

Other Funds Leveraged by \$1 of TIF  
Not applicable

Financing Structure TIF funds from available increment (\$1,000,000) within the North Pullman and Roseland/Michigan TIFs as well as the project pins and ongoing increment from both TIFs (up to a \$7,400,000 note).

Types of Other Funding Leveraged YES or NO

### RDA TERMS

Payment Schedule:  
Closing or shortly thereafter.

Monitoring Term of Agreement:  
10 Years

Taxpayer Protection Provisions YES or NO

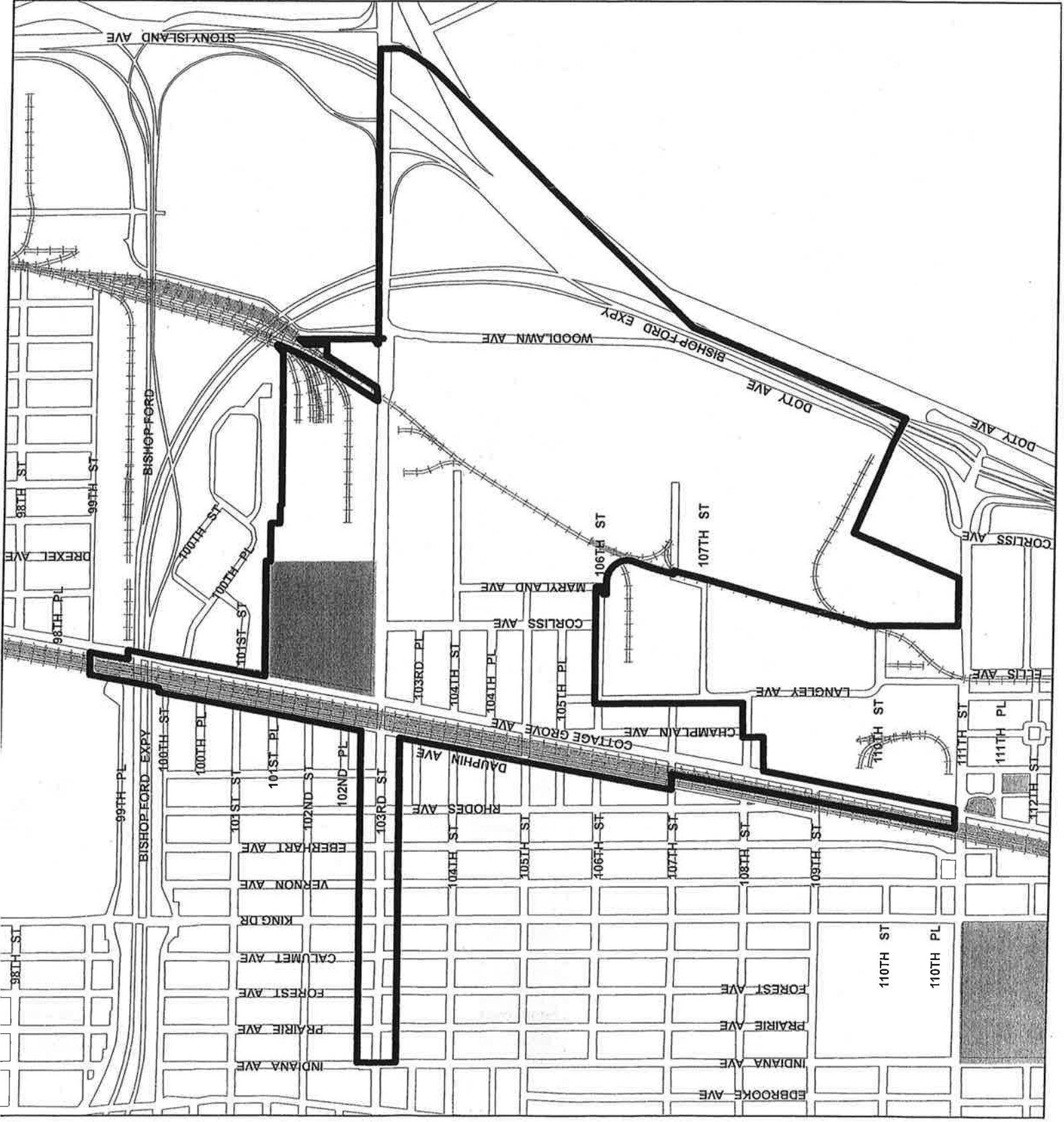
Based on availability of increment.

### OTHER CONSIDERATIONS



Existing Tax Increment Financing Districts

North Pullman

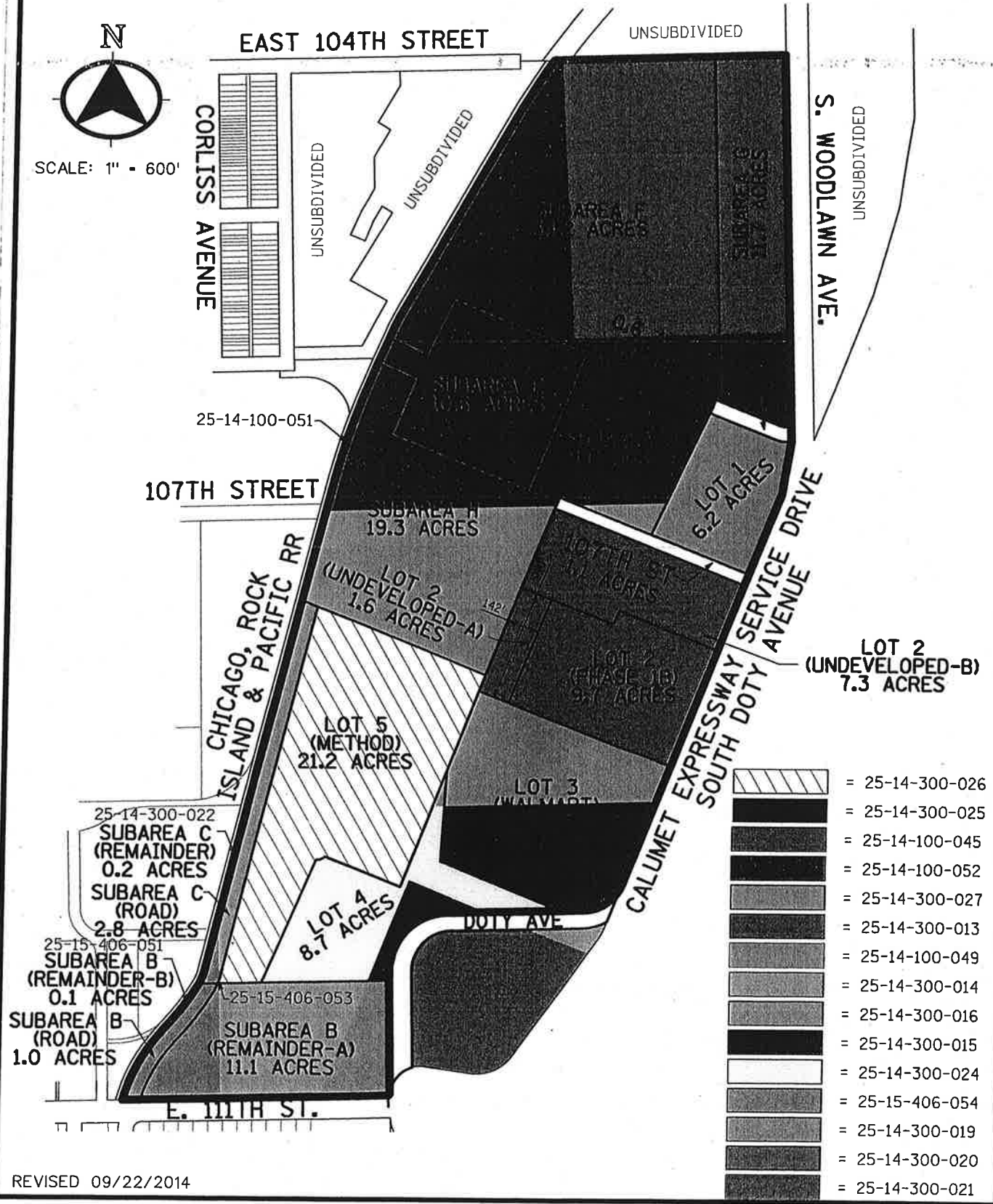




# PULLMAN PARK OVERALL EXHIBIT (TAX PIN OVERLAY)



SCALE: 1" = 600'



REVISED 09/22/2014

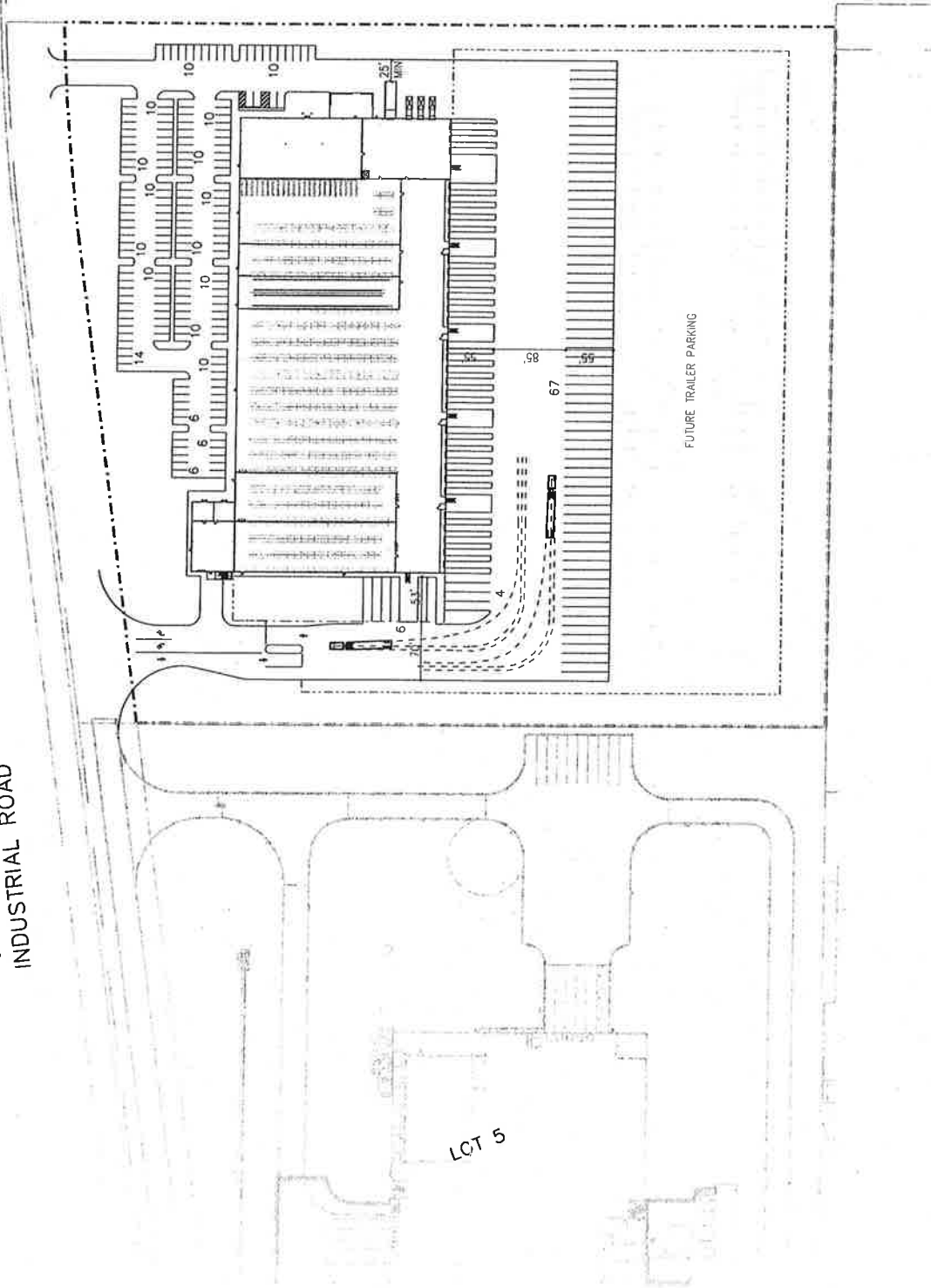
DATE: 07/31/2014

JOB NO: 5484

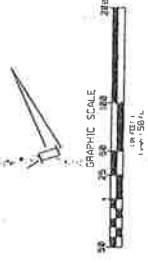
FILENAME: 5484EXB-38

PAGE 1 OF 1

INDUSTRIAL ROAD



SITE AREA	16.70 ACRES
BUILDING AREA	140,258 sf
DOCK DOORS	28
AUTO PARKING	172
TRAILER PARKING	77
RECYCLE DOCKS	3



MIDWEST REGION  
PERISHABLE DISTRIBUTION CENTER

November 30, 2015

PULLMAN SITE - 900 E 10th ST - PROPOSED SITE PLAN 1A

RSP ARCHITECTS |

 CHICAGO NEIGHBORHOOD  
INITIATIVES

**Via Certified Mail**  
# 7010 3090 0001 2775 1663

April 5, 2016

Ms. Janan Robinson  
Chicago Women in Trades (CWIT)  
244 W 16<sup>th</sup> St. Suite 3E  
Chicago, IL 60628

***Re: Site Development Project at Pullman Park (Industrial Parcel), Chicago, Illinois***

Dear Ms. Robinson:

Chicago Neighborhood Initiatives, Inc. (“**Developer**”) is pleased to announce the site development of certain property generally located near the intersection of 111<sup>th</sup> Street and Doty Avenue in Chicago, Illinois (the “**Property**”). The Property is currently vacant, and the Developer will be performing site development work in anticipation of the Property being redeveloped by a third party with a food distribution center.

The project will require the participation of multiple trades. The project will be subject to minority business enterprise (MBE) participation of 26 percent and women business enterprise (WBE) participation of 6 percent for certain budget items. The Developer expects that the site development work will begin in Summer 2016 and be completed by the end of 2016.

At your request, the Developer will meet with a representative of your organization to present the project budget and schedule when they have been completed. Further, at your request, the Developer will also provide your organization with one copy of the project bid documents (including plans and specifications).

The Developer is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,  
Chicago Neighborhood Initiatives, Inc.

By:   
DAVID DOTY

cc: Chip Hastings, Dept. of Planning and Development, City of Chicago



7008 1830 0004 0990 1893

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

FOREST PARK IL 60130

Postage	\$ 33.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 36.25



Sent to *Women's Construction Careers & Executives (WCC)*  
 Street, Apt. No., or PO Box No. *300 Circle Ave*  
 City, State, ZIP+4 *Forest Park IL 60130*

PS Form 3800, August 2005 See Reverse for Instructions

7008 1830 0004 0990 1909

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CHICAGO IL 60601

Postage	\$ 33.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 36.25



Sent to *Donna Camp*  
 Street, Apt. No., or PO Box No. *Alliance of Business Leaders & Entrepreneurs*  
 City, State, ZIP+4 *50 N. Michigan Ave Suite 2000 Chicago IL 60601*

PS Form 3800, August 2005 See Reverse for Instructions

7008 1830 0004 0990 1916

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CHICAGO IL 60619

Postage	\$ 33.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 36.25



Sent to *Chatham Business Association Small Bus Dev. Inc*  
 Street, Apt. No., or PO Box No. *8441 S. Cottage Grove Ave*  
 City, State, ZIP+4 *Chicago IL 60619*

PS Form 3800, August 2005 See Reverse for Instructions

7008 1830 0004 0990 1947

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CHICAGO IL 60638

Postage	\$ 33.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 36.25



Sent to *Alliance of Minority & Ethnic Contractors*  
 Street, Apt. No., or PO Box No. *c/o Federation of Women Contractors*  
 City, State, ZIP+4 *5152 S. Archer Ave Chicago IL 60638*

PS Form 3800, August 2005 See Reverse for Instructions

7008 1830 0004 0990 1954

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CHICAGO IL 60603

Postage	\$ 33.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 36.25



Sent to *Shelby Hill*  
 Street, Apt. No., or PO Box No. *Chicago Minority Supplier Development Council, Inc*  
 City, State, ZIP+4 *105 W. Adams St Suite 2300 Chicago IL 60603-6233*

PS Form 3800, August 2005 See Reverse for Instructions

7008 1830 0004 0990 1848

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CHICAGO IL 60639

Postage	\$ 33.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 36.25



Sent to *Miguel Torres*  
 Street, Apt. No., or PO Box No. *Chairman of Council*  
 City, State, ZIP+4 *4411 W. Fullerton Ave Chicago IL 60639*

PS Form 3800, August 2005 See Reverse for Instructions

7008 1830 0004 0990 1855

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**CHICAGO IL 60611** OFFICIAL USE

Postage	\$ 13.45
Certified Fee	12.30
Return Receipt Fee (Endorsement Required)	10.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 45.74

Sent to: Michael Chan - National Assoc. of Women Business  
 Street, Apt. No., or PO Box No. 230 E Ohio Suite 400  
 City, State, ZIP+4 Chicago IL 60611

PS Form 3800, August 2006 See Reverse for Instructions

7010 3090 0000 2775 1663

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**CHICAGO IL 60628** OFFICIAL USE

Postage	\$ 13.45
Certified Fee	12.30
Return Receipt Fee (Endorsement Required)	10.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 45.74

Sent to: Jaran Robinson CWIT  
 Street, Apt. No., or PO Box No. 244 W. 16th St Suite 3E  
 City, State, ZIP+4 Chicago IL 60628

PS Form 3800, August 2006 See Reverse for Instructions

7008 1830 0004 0990 2012

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**CHICAGO IL 60607** OFFICIAL USE

Postage	\$ 13.45
Certified Fee	12.30
Return Receipt Fee (Endorsement Required)	10.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 45.74

Sent to: Jerry Perez (HACAH)  
 Street, Apt. No., or PO Box No. 901 W. Jackson Blvd Suite 205  
 City, State, ZIP+4 Chicago IL 60607

PS Form 3800, August 2006 See Reverse for Instructions

7008 1830 0004 0990 2029

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**CHICAGO IL 60607** OFFICIAL USE

Postage	\$ 13.45
Certified Fee	12.30
Return Receipt Fee (Endorsement Required)	10.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 45.74

Sent to: Perry Wilkachi  
 Street, Apt. No., or PO Box No. 333 N. Dearborn Ave  
 City, State, ZIP+4 Chicago IL 60607

PS Form 3800, August 2006 See Reverse for Instructions

7008 1830 0004 0990 2036

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**CHICAGO IL 60603** OFFICIAL USE

Postage	\$ 13.45
Certified Fee	12.30
Return Receipt Fee (Endorsement Required)	10.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 45.74

Sent to: National Organization of Minority Engineers  
 Street, Apt. No., or PO Box No. 33 W Monroe Suite 1540  
 City, State, ZIP+4 Chicago IL 60603

PS Form 3800, August 2006 See Reverse for Instructions

7008 1830 0004 0990 2043

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**CHICAGO IL 60601** OFFICIAL USE

Postage	\$ 13.45
Certified Fee	12.30
Return Receipt Fee (Endorsement Required)	10.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 45.74

Sent to: The Cosmo Pollen Chamber of Commerce  
 Street, Apt. No., or PO Box No. 203 N. Wabash Ave Suite 518  
 City, State, ZIP+4 Chicago IL 60601

PS Form 3800, August 2006 See Reverse for Instructions

7008 1830 0004 0990 2067

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**CHICAGO IL 60603** OFFICIAL USE

Postage	\$ 33.45
Certified Fee	\$3.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 36.45

0431  
 06 Postmark Here  
 04/06/2016

Sent to: Women's Business Development Center  
 Street, Apt. No., or PO Box No.: 8 S. Michigan Ave Suite 400  
 City, State, ZIP+4: Chicago IL 60603

PS Form 3800, August 2006 See Reverse for Instructions

7008 1830 0004 0990 2050

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**CHICAGO IL 60640** OFFICIAL USE

Postage	\$ 33.45
Certified Fee	\$3.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 36.45

0431  
 06 Postmark Here  
 04/06/2016

Sent to: Tyrtle  
Asian American Institute  
 Street, Apt. No., or PO Box No.: 4753 N. Broadway St Suite 904  
 City, State, ZIP+4: Chicago IL 60640

PS Form 3800, August 2006 See Reverse for Instructions

7008 1830 0004 0990 1985

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**CHICAGO IL 60649** OFFICIAL USE

Postage	\$ 33.45
Certified Fee	\$3.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 36.45

0431  
 06 Postmark Here  
 04/06/2016

Sent to: South Shore Chamber, Inc  
 Street, Apt. No., or PO Box No.: 1750 E 71st Street  
 City, State, ZIP+4: Chicago IL 60649

PS Form 3800, August 2006 See Reverse for Instructions

7008 1830 0004 0990 1992

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**BARRINGTON IL 60010** OFFICIAL USE

Postage	\$ 33.45
Certified Fee	\$3.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 36.45

0431  
 06 Postmark Here  
 04/06/2016

Sent to: Larry Gulten  
Suburban Minority Contractors Association  
 Street, Apt. No., or PO Box No.: 1850 Carol Ave Suite 200  
 City, State, ZIP+4: Barrington, IL 60010

PS Form 3800, August 2006 See Reverse for Instructions

7008 1830 0004 0990 2005

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**CHICAGO IL 60615** OFFICIAL USE

Postage	\$ 33.45
Certified Fee	\$3.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 36.45

0431  
 06 Postmark Here  
 04/06/2016

Sent to: Orlando Evans  
Rainbow Rush Cadden International Trade Bureau  
 Street, Apt. No., or PO Box No.: 930 E 50th St  
 City, State, ZIP+4: Chicago IL 60615

PS Form 3800, August 2006 See Reverse for Instructions

7008 1830 0004 0990 1862

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com

**CHICAGO IL 60620** OFFICIAL USE

Postage	\$ 33.45
Certified Fee	\$3.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$ 36.45

0431  
 06 Postmark Here  
 04/06/2016

Sent to: Adrian McKinney  
Black Contractors United  
 Street, Apt. No., or PO Box No.: 4100 W. 76th St Suite 200  
 City, State, ZIP+4: Chicago IL 60620

PS Form 3800, August 2006 See Reverse for Instructions

7006 1830 0004 0990 1923

U.S. Postal Service  
CERTIFIED MAIL RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CHICAGO IL 60607 OFFICIAL USE

Postage	\$ 33.45
Certified Fee	\$2.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$35.45



Sent To: *Anton Field*  
 Street, Apt. No., or PO Box No.: *1509 S. Elizabeth St*  
 City, State, ZIP+4: *Chicago IL 60643*

PS Form 3800, August 2006 See Reverse for Instructions

7010 3090 0001 2775 1670

U.S. Postal Service  
CERTIFIED MAIL RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CHICAGO IL 60602 OFFICIAL USE

Postage	\$ 33.45
Certified Fee	\$2.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$35.45



Sent To: *Englewood Block Chamber*  
 Street, Apt. No., or PO Box No.: *PO Box 21453*  
 City, State, ZIP+4: *Chicago IL 60621*

PS Form 3800, August 2006 See Reverse for Instructions

7006 1830 0004 0990 1930

U.S. Postal Service  
CERTIFIED MAIL RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CHICAGO IL 60607 OFFICIAL USE

Postage	\$ 33.45
Certified Fee	\$2.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$35.45



Sent To: *United Neighborhood Organization (uno)*  
 Street, Apt. No., or PO Box No.: *951 W. Washington Blvd 3rd*  
 City, State, ZIP+4: *Chicago IL 60607*

PS Form 3800, August 2006 See Reverse for Instructions

7006 1830 0004 0990 1831

U.S. Postal Service  
CERTIFIED MAIL RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CHICAGO IL 60602 OFFICIAL USE

Postage	\$ 33.45
Certified Fee	\$2.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$35.45



Sent To: *Mr Omar Duque*  
 Street, Apt. No., or PO Box No.: *111 W. Washington suite 1100*  
 City, State, ZIP+4: *Chicago IL 60602*

PS Form 3800, August 2006 See Reverse for Instructions

7006 1830 0004 0990 1978

U.S. Postal Service  
CERTIFIED MAIL RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CHICAGO IL 60640 OFFICIAL USE

Postage	\$ 33.45
Certified Fee	\$2.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$35.45



Sent To: *Uptown Center Hall Assoc*  
 Street, Apt. No., or PO Box No.: *4520 N. Beacon St*  
 City, State, ZIP+4: *Chicago IL 60640*

PS Form 3800, August 2006 See Reverse for Instructions

7006 1830 0004 0990 1961

U.S. Postal Service  
CERTIFIED MAIL RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CHICAGO IL 60653 OFFICIAL USE

Postage	\$ 33.45
Certified Fee	\$2.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$35.45



Sent To: *Victor Davis*  
 Street, Apt. No., or PO Box No.: *4510 S. Michigan Ave*  
 City, State, ZIP+4: *Chicago IL 60653*

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60619

Postage	\$ 3.45
Certified Fee	\$2.90
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$6.35



Sent to 0431 Street Red  
African American Contractors Assoc.  
 Street, Apt. No.,  
 or PO Box No. 7445 S. State Chicago Ave  
 City, State, ZIP+4 Chicago IL 60619

7008 1830 0004 0990 1886

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

CHICAGO IL 60636

Postage	\$ 13.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	N/A
Total Postage & Fees	\$16.25



Sent to 0431 Street Red  
Rev. Hatchett Carlton Ave United Labor Force  
 Street, Apt. No.,  
 or PO Box No. 1253 W. 123rd St  
 City, State, ZIP+4 Chicago IL 60636

7008 1830 0004 0990 1879

CITY OF CHICAGO  
ECONOMIC DISCLOSURE STATEMENT  
AND AFFIDAVIT

SECTION I -- GENERAL INFORMATION

A. Legal name of the Disclosing Party submitting this EDS. Include d/b/a/ if applicable:

CHICAGO NEIGHBORHOOD INITIATIVES, INC.

Check ONE of the following three boxes:

Indicate whether the Disclosing Party submitting this EDS is:

1.  the Applicant  
OR

2.  a legal entity holding a direct or indirect interest in the Applicant. State the legal name of the Applicant in which the Disclosing Party holds an interest: \_\_\_\_\_  
OR

3.  a legal entity with a right of control (see Section II.B.1.) State the legal name of the entity in which the Disclosing Party holds a right of control: \_\_\_\_\_

B. Business address of the Disclosing Party: 1000 E 111TH ST  
CHICAGO, IL 60628

C. Telephone: 773-341-2063 Fax: \_\_\_\_\_ Email: amarks@cnigroup.org

D. Name of contact person: Angelica Marks

E. Federal Employer Identification No. (if you have one): 27-1832686

F. Brief description of contract, transaction or other undertaking (referred to below as the "Matter") to which this EDS pertains. (Include project number and location of property, if applicable):

TIE ASSISTANCE FOR SITE PREP WORK FOR PULLMAN PARK DISTRIBUTION CENTER,  
111TH ST. AND

G. Which City agency or department is requesting this EDS? DEPT. OF PLANNING & DEPT. DOTY AVE.

If the Matter is a contract being handled by the City's Department of Procurement Services, please complete the following:

Specification # \_\_\_\_\_ and Contract # \_\_\_\_\_

**SECTION II -- DISCLOSURE OF OWNERSHIP INTERESTS**

**A. NATURE OF THE DISCLOSING PARTY**

1. Indicate the nature of the Disclosing Party:

- Person
- Publicly registered business corporation
- Privately held business corporation
- Sole proprietorship
- General partnership
- Limited partnership
- Trust
- Limited liability company
- Limited liability partnership
- Joint venture
- Not-for-profit corporation  
(Is the not-for-profit corporation also a 501(c)(3))?  
 Yes                       No
- Other (please specify) \_\_\_\_\_

2. For legal entities, the state (or foreign country) of incorporation or organization, if applicable:

\_\_\_\_\_ IL \_\_\_\_\_

3. For legal entities not organized in the State of Illinois: Has the organization registered to do business in the State of Illinois as a foreign entity?

- Yes                       No                       N/A

**B. IF THE DISCLOSING PARTY IS A LEGAL ENTITY:**

1. List below the full names and titles of all executive officers and all directors of the entity.

**NOTE:** For not-for-profit corporations, also list below all members, if any, which are legal entities. If there are no such members, write "no members." For trusts, estates or other similar entities, list below the legal titleholder(s).

If the entity is a general partnership, limited partnership, limited liability company, limited liability partnership or joint venture, list below the name and title of each general partner, managing member, manager or any other person or entity that controls the day-to-day management of the Disclosing Party.

**NOTE:** Each legal entity listed below must submit an EDS on its own behalf.

Name	Title
NO MEMBERS	

2. Please provide the following information concerning each person or entity having a direct or indirect beneficial interest (including ownership) in excess of 7.5% of the Disclosing Party. Examples of such an interest include shares in a corporation, partnership interest in a partnership or joint venture,

interest of a member or manager in a limited liability company, or interest of a beneficiary of a trust, estate or other similar entity. If none, state "None." **NOTE:** Pursuant to Section 2-154-030 of the Municipal Code of Chicago ("Municipal Code"), the City may require any such additional information from any applicant which is reasonably intended to achieve full disclosure.

Name	Business Address	Percentage Interest in the Disclosing Party
<i>NONE</i>		

**SECTION III -- BUSINESS RELATIONSHIPS WITH CITY ELECTED OFFICIALS**

Has the Disclosing Party had a "business relationship," as defined in Chapter 2-156 of the Municipal Code, with any City elected official in the 12 months before the date this EDS is signed?

Yes                       No

If yes, please identify below the name(s) of such City elected official(s) and describe such relationship(s):

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**SECTION IV -- DISCLOSURE OF SUBCONTRACTORS AND OTHER RETAINED PARTIES**

The Disclosing Party must disclose the name and business address of each subcontractor, attorney, lobbyist, accountant, consultant and any other person or entity whom the Disclosing Party has retained or expects to retain in connection with the Matter, as well as the nature of the relationship, and the total amount of the fees paid or estimated to be paid. The Disclosing Party is not required to disclose employees who are paid solely through the Disclosing Party's regular payroll.

"Lobbyist" means any person or entity who undertakes to influence any legislative or administrative action on behalf of any person or entity other than: (1) a not-for-profit entity, on an unpaid basis, or (2) himself. "Lobbyist" also means any person or entity any part of whose duties as an employee of another includes undertaking to influence any legislative or administrative action.

If the Disclosing Party is uncertain whether a disclosure is required under this Section, the Disclosing Party must either ask the City whether disclosure is required or make the disclosure.



Name (indicate whether retained or anticipated to be retained)	Business Address	Relationship to Disclosing Party (subcontractor, attorney, lobbyist, etc.)	Fees (indicate whether paid or estimated.) NOTE: "hourly rate" or "t.b.d." is not an acceptable response.
D.A. PIPER		ATTORNEY	est. \$75,000
SPACECO, INC.		CIVIL ENGINEER	est \$125,000
LAUBE COMPANIES		TIF CONSULTANT	est \$25,000
DAI ENVIRONMENTAL		ENVIR. ENGR.	est \$ 50,000

(Add sheets if necessary)

Check here if the Disclosing Party has not retained, nor expects to retain, any such persons or entities.

## SECTION V -- CERTIFICATIONS

### A. COURT-ORDERED CHILD SUPPORT COMPLIANCE

Under Municipal Code Section 2-92-415, substantial owners of business entities that contract with the City must remain in compliance with their child support obligations throughout the contract's term.

Has any person who directly or indirectly owns 10% or more of the Disclosing Party been declared in arrearage on any child support obligations by any Illinois court of competent jurisdiction?

Yes

No

No person directly or indirectly owns 10% or more of the Disclosing Party.

If "Yes," has the person entered into a court-approved agreement for payment of all support owed and is the person in compliance with that agreement?

Yes

No

### B. FURTHER CERTIFICATIONS

1. Pursuant to Municipal Code Chapter I-23, Article I ("Article I")(which the Applicant should consult for defined terms (e.g., "doing business") and legal requirements), if the Disclosing Party submitting this EDS is the Applicant and is doing business with the City, then the Disclosing Party certifies as follows: (i) neither the Applicant nor any controlling person is currently indicted or charged with, or has admitted guilt of, or has ever been convicted of, or placed under supervision for, any criminal offense involving actual, attempted, or conspiracy to commit bribery, theft, fraud, forgery, perjury, dishonesty or deceit against an officer or employee of the City or any sister agency; and (ii) the Applicant understands and acknowledges that compliance with Article I is a continuing requirement for doing business with the City. NOTE: If Article I applies to the Applicant, the permanent compliance timeframe in Article I supersedes some five-year compliance timeframes in certifications 2 and 3 below.

2. The Disclosing Party and, if the Disclosing Party is a legal entity, all of those persons or entities identified in Section II.B.1. of this EDS:

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from any transactions by any federal, state or local unit of government;
- b. have not, within a five-year period preceding the date of this EDS, been convicted of a criminal offense, adjudged guilty, or had a civil judgment rendered against them in connection with: obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; a violation of federal or state antitrust statutes; fraud; embezzlement; theft; forgery; bribery; falsification or destruction of records; making false statements; or receiving stolen property;
- c. are not presently indicted for, or criminally or civilly charged by, a governmental entity (federal, state or local) with committing any of the offenses set forth in clause B.2.b. of this Section V;
- d. have not, within a five-year period preceding the date of this EDS, had one or more public transactions (federal, state or local) terminated for cause or default; and
- e. have not, within a five-year period preceding the date of this EDS, been convicted, adjudged guilty, or found liable in a civil proceeding, or in any criminal or civil action, including actions concerning environmental violations, instituted by the City or by the federal government, any state, or any other unit of local government.

3. The certifications in subparts 3, 4 and 5 concern:

- the Disclosing Party;
- any "Contractor" (meaning any contractor or subcontractor used by the Disclosing Party in connection with the Matter, including but not limited to all persons or legal entities disclosed under Section IV, "Disclosure of Subcontractors and Other Retained Parties");
- any "Affiliated Entity" (meaning a person or entity that, directly or indirectly: controls the Disclosing Party, is controlled by the Disclosing Party, or is, with the Disclosing Party, under common control of another person or entity. Indicia of control include, without limitation: interlocking management or ownership; identity of interests among family members, shared facilities and equipment; common use of employees; or organization of a business entity following the ineligibility of a business entity to do business with federal or state or local government, including the City, using substantially the same management, ownership, or principals as the ineligible entity); with respect to Contractors, the term Affiliated Entity means a person or entity that directly or indirectly controls the Contractor, is controlled by it, or, with the Contractor, is under common control of another person or entity;
- any responsible official of the Disclosing Party, any Contractor or any Affiliated Entity or any other official, agent or employee of the Disclosing Party, any Contractor or any Affiliated Entity, acting pursuant to the direction or authorization of a responsible official of the Disclosing Party, any Contractor or any Affiliated Entity (collectively "Agents").

Neither the Disclosing Party, nor any Contractor, nor any Affiliated Entity of either the Disclosing Party or any Contractor nor any Agents have, during the five years before the date this EDS is signed, or, with respect to a Contractor, an Affiliated Entity, or an Affiliated Entity of a Contractor during the five years before the date of such Contractor's or Affiliated Entity's contract or engagement in connection with the Matter:

- a. bribed or attempted to bribe, or been convicted or adjudged guilty of bribery or attempting to bribe, a public officer or employee of the City, the State of Illinois, or any agency of the federal government or of any state or local government in the United States of America, in that officer's or employee's official capacity;
- b. agreed or colluded with other bidders or prospective bidders, or been a party to any such agreement, or been convicted or adjudged guilty of agreement or collusion among bidders or prospective bidders, in restraint of freedom of competition by agreement to bid a fixed price or otherwise; or
- c. made an admission of such conduct described in a. or b. above that is a matter of record, but have not been prosecuted for such conduct; or
- d. violated the provisions of Municipal Code Section 2-92-610 (Living Wage Ordinance).

4. Neither the Disclosing Party, Affiliated Entity or Contractor, or any of their employees, officials, agents or partners, is barred from contracting with any unit of state or local government as a result of engaging in or being convicted of (1) bid-rigging in violation of 720 ILCS 5/33E-3; (2) bid-rotating in violation of 720 ILCS 5/33E-4; or (3) any similar offense of any state or of the United States of America that contains the same elements as the offense of bid-rigging or bid-rotating.

5. Neither the Disclosing Party nor any Affiliated Entity is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the Bureau of Industry and Security of the U.S. Department of Commerce or their successors: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the Entity List and the Debarred List.

6. The Disclosing Party understands and shall comply with the applicable requirements of Chapters 2-55 (Legislative Inspector General), 2-56 (Inspector General) and 2-156 (Governmental Ethics) of the Municipal Code.

7. If the Disclosing Party is unable to certify to any of the above statements in this Part B (Further Certifications), the Disclosing Party must explain below:

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If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

8. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all current employees of the Disclosing Party who were, at any time during the 12-month period preceding the execution date of this EDS, an employee, or elected or appointed official, of the City of Chicago (if none, indicate with "N/A" or "none").

N/A

9. To the best of the Disclosing Party's knowledge after reasonable inquiry, the following is a complete list of all gifts that the Disclosing Party has given or caused to be given, at any time during the 12-month period preceding the execution date of this EDS, to an employee, or elected or appointed official, of the City of Chicago. For purposes of this statement, a "gift" does not include: (i) anything made generally available to City employees or to the general public, or (ii) food or drink provided in the course of official City business and having a retail value of less than \$20 per recipient (if none, indicate with "N/A" or "none"). As to any gift listed below, please also list the name of the City recipient.

N/A

### C. CERTIFICATION OF STATUS AS FINANCIAL INSTITUTION

1. The Disclosing Party certifies that the Disclosing Party (check one)

is  is not

a "financial institution" as defined in Section 2-32-455(b) of the Municipal Code.

2. If the Disclosing Party IS a financial institution, then the Disclosing Party pledges:

"We are not and will not become a predatory lender as defined in Chapter 2-32 of the Municipal Code. We further pledge that none of our affiliates is, and none of them will become, a predatory lender as defined in Chapter 2-32 of the Municipal Code. We understand that becoming a predatory lender or becoming an affiliate of a predatory lender may result in the loss of the privilege of doing business with the City."

If the Disclosing Party is unable to make this pledge because it or any of its affiliates (as defined in Section 2-32-455(b) of the Municipal Code) is a predatory lender within the meaning of Chapter 2-32 of the Municipal Code, explain here (attach additional pages if necessary):

If the letters "NA," the word "None," or no response appears on the lines above, it will be conclusively presumed that the Disclosing Party certified to the above statements.

**D. CERTIFICATION REGARDING INTEREST IN CITY BUSINESS**

Any words or terms that are defined in Chapter 2-156 of the Municipal Code have the same meanings when used in this Part D.

1. In accordance with Section 2-156-110 of the Municipal Code: Does any official or employee of the City have a financial interest in his or her own name or in the name of any other person or entity in the Matter?

Yes                       No

NOTE: If you checked "Yes" to Item D.1., proceed to Items D.2. and D.3. If you checked "No" to Item D.1., proceed to Part E.

2. Unless sold pursuant to a process of competitive bidding, or otherwise permitted, no City elected official or employee shall have a financial interest in his or her own name or in the name of any other person or entity in the purchase of any property that (i) belongs to the City, or (ii) is sold for taxes or assessments, or (iii) is sold by virtue of legal process at the suit of the City (collectively, "City Property Sale"). Compensation for property taken pursuant to the City's eminent domain power does not constitute a financial interest within the meaning of this Part D.

Does the Matter involve a City Property Sale?

Yes                       No

3. If you checked "Yes" to Item D.1., provide the names and business addresses of the City officials or employees having such interest and identify the nature of such interest:

Name	Business Address	Nature of Interest

4. The Disclosing Party further certifies that no prohibited financial interest in the Matter will be acquired by any City official or employee.

**E. CERTIFICATION REGARDING SLAVERY ERA BUSINESS**

Please check either 1. or 2. below. If the Disclosing Party checks 2., the Disclosing Party must disclose below or in an attachment to this EDS all information required by paragraph 2. Failure to

comply with these disclosure requirements may make any contract entered into with the City in connection with the Matter voidable by the City.

X 1. The Disclosing Party verifies that the Disclosing Party has searched any and all records of the Disclosing Party and any and all predecessor entities regarding records of investments or profits from slavery or slaveholder insurance policies during the slavery era (including insurance policies issued to slaveholders that provided coverage for damage to or injury or death of their slaves), and the Disclosing Party has found no such records.

\_\_\_ 2. The Disclosing Party verifies that, as a result of conducting the search in step 1 above, the Disclosing Party has found records of investments or profits from slavery or slaveholder insurance policies. The Disclosing Party verifies that the following constitutes full disclosure of all such records, including the names of any and all slaves or slaveholders described in those records:

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**SECTION VI -- CERTIFICATIONS FOR FEDERALLY FUNDED MATTERS**

**NOTE: If the Matter is federally funded, complete this Section VI. If the Matter is not federally funded, proceed to Section VII. For purposes of this Section VI, tax credits allocated by the City and proceeds of debt obligations of the City are not federal funding.**

**A. CERTIFICATION REGARDING LOBBYING**

1. List below the names of all persons or entities registered under the federal Lobbying Disclosure Act of 1995 who have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter: (Add sheets if necessary):

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(If no explanation appears or begins on the lines above, or if the letters "NA" or if the word "None" appear, it will be conclusively presumed that the Disclosing Party means that NO persons or entities registered under the Lobbying Disclosure Act of 1995 have made lobbying contacts on behalf of the Disclosing Party with respect to the Matter.)

2. The Disclosing Party has not spent and will not expend any federally appropriated funds to pay any person or entity listed in Paragraph A.1. above for his or her lobbying activities or to pay any person or entity to influence or attempt to influence an officer or employee of any agency, as defined by applicable federal law, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress, in connection with the award of any federally funded contract, making any federally funded grant or loan, entering into any cooperative agreement, or to extend, continue, renew, amend, or modify any federally funded contract, grant, loan, or cooperative agreement.

3. The Disclosing Party will submit an updated certification at the end of each calendar quarter in which there occurs any event that materially affects the accuracy of the statements and information set forth in paragraphs A.1. and A.2. above.

4. The Disclosing Party certifies that either: (i) it is not an organization described in section 501(c)(4) of the Internal Revenue Code of 1986; or (ii) it is an organization described in section 501(c)(4) of the Internal Revenue Code of 1986 but has not engaged and will not engage in "Lobbying Activities".

5. If the Disclosing Party is the Applicant, the Disclosing Party must obtain certifications equal in form and substance to paragraphs A.1. through A.4. above from all subcontractors before it awards any subcontract and the Disclosing Party must maintain all such subcontractors' certifications for the duration of the Matter and must make such certifications promptly available to the City upon request.

#### B. CERTIFICATION REGARDING EQUAL EMPLOYMENT OPPORTUNITY

If the Matter is federally funded, federal regulations require the Applicant and all proposed subcontractors to submit the following information with their bids or in writing at the outset of negotiations.

Is the Disclosing Party the Applicant?

Yes

No

If "Yes," answer the three questions below:

1. Have you developed and do you have on file affirmative action programs pursuant to applicable federal regulations? (See 41 CFR Part 60-2.)

Yes

No

2. Have you filed with the Joint Reporting Committee, the Director of the Office of Federal Contract Compliance Programs, or the Equal Employment Opportunity Commission all reports due under the applicable filing requirements?

Yes

No

3. Have you participated in any previous contracts or subcontracts subject to the equal opportunity clause?

Yes

No

If you checked "No" to question 1. or 2. above, please provide an explanation:

---

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**SECTION VII -- ACKNOWLEDGMENTS, CONTRACT INCORPORATION,  
COMPLIANCE, PENALTIES, DISCLOSURE**

The Disclosing Party understands and agrees that:

A. The certifications, disclosures, and acknowledgments contained in this EDS will become part of any contract or other agreement between the Applicant and the City in connection with the Matter, whether procurement, City assistance, or other City action, and are material inducements to the City's execution of any contract or taking other action with respect to the Matter. The Disclosing Party understands that it must comply with all statutes, ordinances, and regulations on which this EDS is based.

B. The City's Governmental Ethics and Campaign Financing Ordinances, Chapters 2-156 and 2-164 of the Municipal Code, impose certain duties and obligations on persons or entities seeking City contracts, work, business, or transactions. The full text of these ordinances and a training program is available on line at [www.cityofchicago.org/Ethics](http://www.cityofchicago.org/Ethics), and may also be obtained from the City's Board of Ethics, 740 N.

Sedgwick St., Suite 500, Chicago, IL 60610, (312) 744-9660. The Disclosing Party must comply fully with the applicable ordinances.

C. If the City determines that any information provided in this EDS is false, incomplete or inaccurate, any contract or other agreement in connection with which it is submitted may be rescinded or be void or voidable, and the City may pursue any remedies under the contract or agreement (if not rescinded or void), at law, or in equity, including terminating the Disclosing Party's participation in the Matter and/or declining to allow the Disclosing Party to participate in other transactions with the City. Remedies at law for a false statement of material fact may include incarceration and an award to the City of treble damages.

D. It is the City's policy to make this document available to the public on its Internet site and/or upon request. Some or all of the information provided on this EDS and any attachments to this EDS may be made available to the public on the Internet, in response to a Freedom of Information Act request, or otherwise. By completing and signing this EDS, the Disclosing Party waives and releases any possible rights or claims which it may have against the City in connection with the public release of information contained in this EDS and also authorizes the City to verify the accuracy of any information submitted in this EDS.

E. The information provided in this EDS must be kept current. In the event of changes, the Disclosing Party must supplement this EDS up to the time the City takes action on the Matter. If the Matter is a contract being handled by the City's Department of Procurement Services, the Disclosing Party must update this EDS as the contract requires. **NOTE:** With respect to Matters subject to Article 1 of Chapter 1-23 of the Municipal Code (imposing **PERMANENT INELIGIBILITY** for certain specified offenses), the information provided herein regarding eligibility must be kept current for a longer period, as required by Chapter 1-23 and Section 2-154-020 of the Municipal Code.

The Disclosing Party represents and warrants that:



F.1. The Disclosing Party is not delinquent in the payment of any tax administered by the Illinois Department of Revenue, nor are the Disclosing Party or its Affiliated Entities delinquent in paying any fine, fee, tax or other charge owed to the City. This includes, but is not limited to, all water charges, sewer charges, license fees, parking tickets, property taxes or sales taxes.

F.2 If the Disclosing Party is the Applicant, the Disclosing Party and its Affiliated Entities will not use, nor permit their subcontractors to use, any facility listed by the U.S. E.P.A. on the federal Excluded Parties List System ("EPLS") maintained by the U. S. General Services Administration.

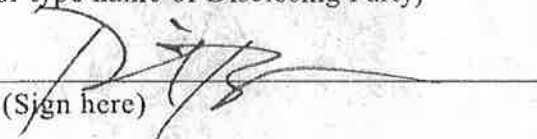
F.3 If the Disclosing Party is the Applicant, the Disclosing Party will obtain from any contractors/subcontractors hired or to be hired in connection with the Matter certifications equal in form and substance to those in F.1. and F.2. above and will not, without the prior written consent of the City, use any such contractor/subcontractor that does not provide such certifications or that the Disclosing Party has reason to believe has not provided or cannot provide truthful certifications.

NOTE: If the Disclosing Party cannot certify as to any of the items in F.1., F.2. or F.3. above, an explanatory statement must be attached to this EDS.

### CERTIFICATION

Under penalty of perjury, the person signing below: (1) warrants that he/she is authorized to execute this EDS and Appendix A (if applicable) on behalf of the Disclosing Party, and (2) warrants that all certifications and statements contained in this EDS and Appendix A (if applicable) are true, accurate and complete as of the date furnished to the City.

CHICAGO NEIGHBORHOOD INITIATIVES, INC.  
(Print or type name of Disclosing Party)

By:   
(Sign here)

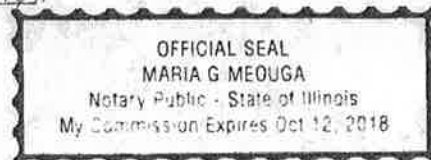
DAVID DOIG  
(Print or type name of person signing)

PRESIDENT  
(Print or type title of person signing)

Signed and sworn to before me on (date) February 25, 2016  
at Cook County, IL (state).

Maria G. Meduga Notary Public.

Commission expires: Oct 12, 2018.



CITY OF CHICAGO  
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT  
APPENDIX A

**FAMILIAL RELATIONSHIPS WITH ELECTED CITY OFFICIALS AND DEPARTMENT HEADS**

**This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5 percent. It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.**

Under Municipal Code Section 2-154-015, the Disclosing Party must disclose whether such Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently has a "familial relationship" with any elected city official or department head. A "familial relationship" exists if, as of the date this EDS is signed, the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof is related to the mayor, any alderman, the city clerk, the city treasurer or any city department head as spouse or domestic partner or as any of the following, whether by blood or adoption: parent, child, brother or sister, aunt or uncle, niece or nephew, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepfather or stepmother, stepson or stepdaughter, stepbrother or stepsister or half-brother or half-sister.

"Applicable Party" means (1) all executive officers of the Disclosing Party listed in Section II.B.1.a., if the Disclosing Party is a corporation; all partners of the Disclosing Party, if the Disclosing Party is a general partnership; all general partners and limited partners of the Disclosing Party, if the Disclosing Party is a limited partnership; all managers, managing members and members of the Disclosing Party, if the Disclosing Party is a limited liability company; (2) all principal officers of the Disclosing Party; and (3) any person having more than a 7.5 percent ownership interest in the Disclosing Party. "Principal officers" means the president, chief operating officer, executive director, chief financial officer, treasurer or secretary of a legal entity or any person exercising similar authority.

Does the Disclosing Party or any "Applicable Party" or any Spouse or Domestic Partner thereof currently have a "familial relationship" with an elected city official or department head?

Yes

No

If yes, please identify below (1) the name and title of such person, (2) the name of the legal entity to which such person is connected; (3) the name and title of the elected city official or department head to whom such person has a familial relationship, and (4) the precise nature of such familial relationship.

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**CITY OF CHICAGO  
ECONOMIC DISCLOSURE STATEMENT AND AFFIDAVIT  
APPENDIX B**

**BUILDING CODE SCOFFLAW/PROBLEM LANDLORD CERTIFICATION**

This Appendix is to be completed only by (a) the Applicant, and (b) any legal entity which has a direct ownership interest in the Applicant exceeding 7.5 percent (an "Owner"). It is not to be completed by any legal entity which has only an indirect ownership interest in the Applicant.

1. Pursuant to Municipal Code Section 2-154-010, is the Applicant or any Owner identified as a building code scofflaw or problem landlord pursuant to Section 2-92-416 of the Municipal Code?

Yes

No

2. If the Applicant is a legal entity publicly traded on any exchange, is any officer or director of the Applicant identified as a building code scofflaw or problem landlord pursuant to Section 2-92-416 of the Municipal Code?

Yes

No

Not Applicable

3. If yes to (1) or (2) above, please identify below the name of the person or legal entity identified as a building code scofflaw or problem landlord and the address of the building or buildings to which the pertinent code violations apply.

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**FILLING OUT THIS APPENDIX B CONSTITUTES ACKNOWLEDGMENT AND AGREEMENT THAT THIS APPENDIX B IS INCORPORATED BY REFERENCE INTO, AND MADE A PART OF, THE ASSOCIATED EDS, AND THAT THE REPRESENTATIONS MADE IN THIS APPENDIX B ARE SUBJECT TO THE CERTIFICATION MADE UNDER PENALTY OF PERJURY ON PAGE 12 OF THE ASSOCIATED EDS.**



## 2015-2016 Directory

### Board of Directors

Merlon Jackson, Chair

[Merlon\\_jackson@comcast.net](mailto:Merlon_jackson@comcast.net)

- Senior Pastor, Christ Community Church

Bridget O'Keefe, Vice Chair

[bokeefe@daspinaument.com](mailto:bokeefe@daspinaument.com)

- Partner, Daspin and Aument

Eva M. Brown, Secretary

[eva.brown@usbank.com](mailto:eva.brown@usbank.com)

- Vice President and Manager, Community Affairs Division

Timothy Frens, Treasurer

[Tim.frens@plantemorán.com](mailto:Tim.frens@plantemorán.com)

- Partner, Plante Moran

Darryl Jacobs

[djacobs@ginsbergjacobs.com](mailto:djacobs@ginsbergjacobs.com)

- Partner, Ginsberg and Jacobs

Melinda Kelly

[melindakelly@cbaworks.org](mailto:melindakelly@cbaworks.org)

- Executive Director, Chatham Business Association

Steve Kramer

[Steve.kramer@usbank.com](mailto:Steve.kramer@usbank.com)

- Senior Vice President, Tax Credit Investments, US Bank Community Development Corporation

Robert McGhee

[Robert.mcghee@usbank.com](mailto:Robert.mcghee@usbank.com)

- Vice President, Community Affairs, Citibank

Thomas McMahon

[mcmahonc@sbcglobal.net](mailto:mcmahonc@sbcglobal.net)

- Pullman representative

Willard Payton

[Wlp1500@sbcglobal.net](mailto:Wlp1500@sbcglobal.net)

- Senior Pastor, New Birth Church of God in Christ

Arnold Pugh

[appugh@ameritech.net](mailto:appugh@ameritech.net)

- Roseland community representative

Christopher Smith

[csmith@nhschicago.org](mailto:csmith@nhschicago.org)

- Roseland representative

Daniel Watts

[dwatts@forestparkbank.com](mailto:dwatts@forestparkbank.com)

- President/COO, Forest Park National Bank and Trust



34 EAST 112TH PLACE  
CHICAGO, ILLINOIS 60628  
TELEPHONE: 773-785-1100  
FAX: 773-785-2790  
EMAIL: WARD09@CITYOFCHICAGO.ORG

CITY COUNCIL  
CITY OF CHICAGO  
COUNCIL CHAMBER

THIRD FLOOR - CITY HALL  
121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE: 312-744-6838  
FAX: 312-744-8457

**ANTHONY A. BEALE**  
ALDERMAN, NINTH WARD

COMMITTEE MEMBERSHIPS

TRANSPORTATION AND  
PUBLIC WAY  
(CHAIRMAN)  
BUDGET AND GOVERNMENT  
OPERATIONS  
RULES & ETHICS  
EDUCATION & CHILD DEVELOPMENT  
PUBLIC SAFETY  
WORKFORCE DEVELOPMENT  
AND AUDIT  
FINANCE

April 6, 2016

Commissioner David L. Reifman  
Department of Housing and Economic Development  
City of Chicago  
121 N LaSalle Street, Room 1000  
Chicago, IL 60602

Re: Pullman Park – Whole Foods Distribution Center

Dear Commissioner Reifman:

I am writing to convey my support of Chicago Neighborhood Initiatives Inc. ("CNI") to redevelop approximately 19 acres of land at 111<sup>th</sup> Street and Doty Road in order to accommodate a new distribution center for Whole Foods. Specifically, I am writing to convey my support of CNI's application for \$7,453,329 in Tax Increment Financing ("TIF") for TIF eligible site preparation and financing costs.

The project will provide much-needed construction and permanent jobs for my community. When completed, the Whole Foods Distribution Facility is expected to employ approximately 150 people.

This is a very important project for the Pullman community and will serve as a catalyst to attract other industrial companies to the neighborhood and to the entire Calumet Region.

Sincerely,

Alderman Anthony A. Beale  
9<sup>th</sup> Ward

AB/qe



Calumet Area Industrial Commission

P • 773.928.6000 P • 773.928.6016 1000 E. 111th Street, 10th Floor Chicago, IL 60628 [www.calumetareaindustrial.com](http://www.calumetareaindustrial.com)

April 5, 2016

Commissioner David L. Reifman  
Department of Housing and Economic Development  
City of Chicago  
121 N LaSalle Street, Room 1000  
Chicago, IL 60602

Re: Pullman Park – Whole Foods Distribution Center

Dear Commissioner Reifman:

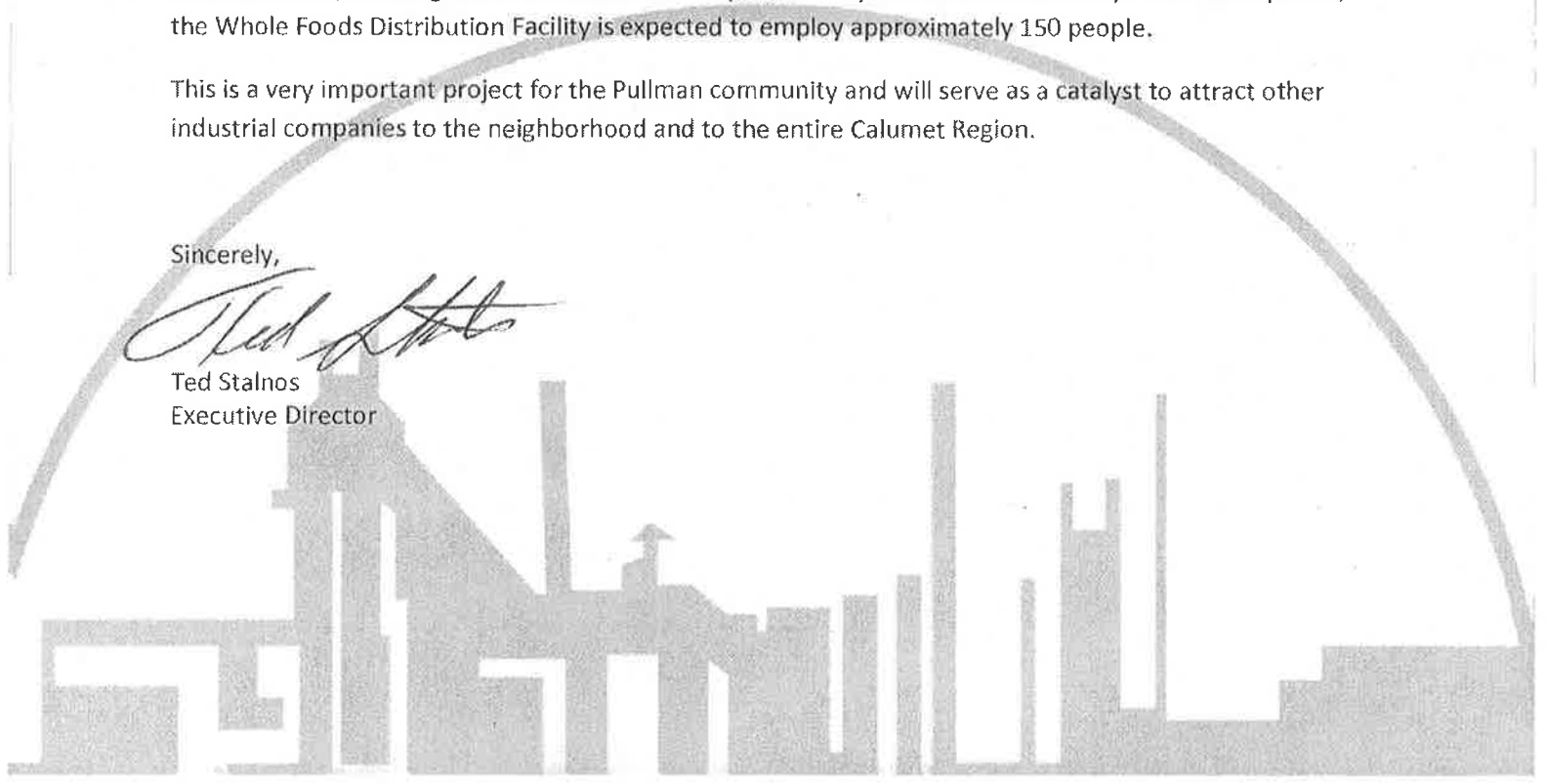
I am writing to convey my support of Chicago Neighborhood Initiatives Inc. ("CNI") to redevelop approximately 19 acres of land at 111<sup>th</sup> Street and Doty Road in order to accommodate a new distribution center for Whole Foods.

Whole Foods will join Method and Gotham Greens at Pullman Park and further enhance our growing industrial base, creating critical construction and permanent jobs for the community. When completed, the Whole Foods Distribution Facility is expected to employ approximately 150 people.

This is a very important project for the Pullman community and will serve as a catalyst to attract other industrial companies to the neighborhood and to the entire Calumet Region.

Sincerely,

Ted Stalnos  
Executive Director



NEIGHBORHOOD HOUSING SERVICES OF CHICAGO, INC.

*Rebuilding Chicago's Neighborhoods*

Roseland

11001 S. Michigan Ave.  
Chicago, IL 60628  
773-568-1020  
fax: 773-568-9831  
www.nhschicago.org



April 5, 2016

Commissioner David L. Reifman  
Department of Housing and Economic Development  
City of Chicago  
121 N LaSalle Street, Room 1000  
Chicago, IL 60602

Re: Pullman Park -- Whole Foods Distribution Center

Dear Commissioner Reifman:

As Director of the Roseland Office of Neighborhood Housing Services of Chicago (NHS), I convey my support for Chicago Neighborhood Initiatives Inc. ("CNI") to redevelop approximately 19 acres of land at 111<sup>th</sup> Street and Doty Road in order to accommodate a new distribution center for Whole Foods.

Whole Foods will join Method and Gotham Greens at Pullman Park and further enhance our growing industrial base, creating critical construction and permanent jobs for the community. When completed, the Whole Foods Distribution Facility is expected to employ approximately 150 people.

This is a very important project for the Pullman community and will serve as a catalyst to attract other industrial companies to the neighborhood and to the entire Calumet Region.

Sincerely,

Phillip D. Snorden  
Neighborhood Director Roseland  
Neighborhood Housing Services of Chicago, Inc.



April 5, 2016

Commissioner David L. Reifman  
Department of Housing and Economic Development  
City of Chicago  
121 N LaSalle Street, Room 1000  
Chicago, IL 60602

Re: Pullman Park – Whole Foods Distribution Center

Dear Commissioner Reifman:

I am writing to convey my support of Chicago Neighborhood Initiatives Inc. ("CNI") to redevelop approximately 19 acres of land at 111<sup>th</sup> Street and Doty Road in order to accommodate a new distribution center for Whole Foods.

Whole Foods will join Method and Gotham Greens at Pullman Park and further enhance our growing industrial base, creating critical construction and permanent jobs for the community. When completed, the Whole Foods Distribution Facility is expected to employ approximately 150 people.

This is a very important project for the Pullman community and will serve as a catalyst to attract other industrial companies to the neighborhood and to the entire Calumet Region.

Sincerely,

Ann M. Alsbaugh  
Board President, PullmanArts  
11111 S. Forrestville Ave  
Chicago, IL 60628  
info@PullmanArts.org





Roseland Special Service Area SSA 40/41  
Business District

SSA 40 Michigan Ave / SSA 41 103<sup>rd</sup> Street

April 5, 2016

Commissioner David L. Reifman  
Department of Housing and Economic Development  
City of Chicago  
121 N LaSalle Street, Room 1000  
Chicago, IL 60602

Re: Pullman Park – Whole Foods Distribution Center

Dear Commissioner Reifman:

As Property and Business Owners of the 9<sup>th</sup> Ward, we are in full support of Chicago Neighborhood Initiatives Inc. (“CNI”) to redevelop approximately 19 acres of land at 111<sup>th</sup> Street and Doty Road in order to accommodate a new distribution center for Whole Foods.

Whole Foods will join Method and Gotham Greens at Pullman Park and further enhance our growing industrial base, creating critical construction and permanent jobs for the community. When completed, the Whole Foods Distribution Facility is expected to employ approximately 150 people.

This is a very important project for the Pullman community and will serve as a catalyst to attract other industrial companies to the neighborhood and to the entire Calumet Region.

Sincerely,

9<sup>th</sup> Ward Business Owners

*“Please see attached page”*

# SUPPORTERS of

Whole Foods joining Method and Gotham Greens at Pullman Park

Print Name: Cathy Brown  
Signature: Cathy Brown  
Business: Bon Ton Family Dining  
Chicago, IL 6028

Print Name: CEGO AUTO REBUILDERS INC.  
Signature: 1050554 So. Michigan Ave.  
Chicago IL 60628  
Business: [Signature]  
Chicago, IL 6028

Print Name: Pastor Fred Henry  
Signature: [Signature]  
Business: ROSELAND CHRISTIAN MISSION  
Chicago, IL 6028

Print Name: John Fred F. Walker  
Signature: [Signature]  
Business: State Farm Ins. Agency.  
Chicago, IL 6028

Print Name: Edwina Williams  
Signature: Edwina Williams  
Business: Daycare Center  
Chicago, IL 6028

Print Name: Vincent Thomas  
Signature: Vincent Thomas  
Business: Brook. SS  
Chicago, IL 6028

Print Name: John Hightower  
Signature: John Hightower  
Business: T-Mobile  
Chicago, IL 6028

Print Name: SHEILAH ROBINSON  
Signature: [Signature]  
Business: BY MY OWN HANDS  
Chicago, IL 6028

Print Name: John Zimbark  
Signature: [Signature]  
Business: Rosewood Glass & Mirror  
Chicago, IL 6028

Print Name: [Signature]  
Signature: [Signature]  
Business: [Signature]  
Chicago, IL 6028



**Roseland Special Service Area (#40/41)**

1000 East 111<sup>th</sup> Street, Chicago, IL 60628  
773-928-6000, 773-928-6016 fax  
www.calumetareaindustrial.com

SSA # 40 Michigan Avenue  
SSA # 41 103<sup>rd</sup> Street

April 5, 2016

Commissioner David L. Reifman  
Department of Housing and Economic Development  
City of Chicago  
121 N LaSalle Street, Room 1000  
Chicago, IL 60602

Re: Pullman Park – Whole Foods Distribution Center

Dear Commissioner Reifman:

I am writing to convey my support of Chicago Neighborhood Initiatives Inc. ("CNI") to redevelop approximately 19 acres of land at 111<sup>th</sup> Street and Doty Road in order to accommodate a new distribution center for Whole Foods.

Whole Foods will join Method and Gotham Greens at Pullman Park and further enhance our growing industrial base, creating critical construction and permanent jobs for the community. When completed, the Whole Foods Distribution Facility is expected to employ approximately 150 people.

This is a very important project for the Pullman community and will serve as a catalyst to attract other industrial companies to the neighborhood and to the entire Calumet Region.

Sincerely,

A handwritten signature in black ink, appearing to read "Sheilah Robinson-Stevenson", written over a horizontal line.

Sheilah Robinson-Stevenson  
SSA Program Manager

**COMMUNITY DEVELOPMENT COMMISSION  
OF THE  
CITY OF CHICAGO**

**RESOLUTION NO. 16 - CDC -**

**AUTHORIZATION TO NEGOTIATE A  
REDEVELOPMENT AGREEMENT WITH CHICAGO NEIGHBORHOOD  
INITIATIVES, INC.**

**AND  
RECOMMENDATION TO  
THE CITY COUNCIL OF THE CITY OF CHICAGO  
FOR THE DESIGNATION OF CHICAGO NEIGHBORHOOD INITIATIVES, INC.  
AS DEVELOPER**

**WHEREAS**, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council referred to herein collectively with the Mayor as the "Corporate Authorities") as codified in Section 2-124 of the City's Municipal Code; and

**WHEREAS**, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.), (as amended from time to time, the "Act"); and

**WHEREAS**, the City Council, upon the Commission's recommendation pursuant to Resolution 09-CDC-28 and pursuant to the Act, enacted three ordinances on June 30, 2009 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the North Pullman Redevelopment Project Area (the "Area"), designated the Area as a redevelopment project area and adopted tax increment allocation financing for the Area. The street boundaries of the Area are described on Exhibit A hereto; and

**WHEREAS**, Chicago Neighborhood Initiatives, Inc. (the "Developer"), has presented to the City's Department of Planning and Development (the "Department") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the preparation of the site and construction of a pad (the "Project") which is ready for conveyance to the end user for the construction of an approximately 140,000 square foot warehouse and distribution facility; and

**WHEREAS**, DPD requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that the Department be authorized to negotiate, execute and deliver a redevelopment agreement with the Developer for the Project; now,

therefore,

**BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:**

- Section 1. The above recitals are incorporated herein and made a part hereof.
- Section 2. The Commission hereby recommends to City Council that the Developer be designated as the developer for the Project and that the Department be authorized to negotiate, execute and deliver on the City's behalf a redevelopment agreement with the Developer for the Project.
- Section 3. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.
- Section 4. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 5. This resolution shall be effective as of the date of its adoption.
- Section 6. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: \_\_\_\_\_, 2016

Attachment: Exhibit A, Street Boundary Description

## **EXHIBIT A**

### **Street Boundary Description of the North Pullman Tax Increment Financing Redevelopment Project Area**

The Area is generally bounded by East 101<sup>st</sup> and 103<sup>rd</sup> Streets on the north, South Doty and Stony Island Avenues on the east, East 106<sup>th</sup>, 108<sup>th</sup>, and 111<sup>th</sup> Streets on the south, and South Cottage Grove and Indiana Avenues on the west.