

STATE OF ILLINOIS)  
  )SS  
COUNTY OF COOK)

**CERTIFICATE**

I, Jennifer Rampke, the duly authorized, qualified and Executive Secretary of the **Community Development Commission of the City of Chicago**, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the **Community Development Commission of the City of Chicago** at a Regular Meeting Held on the 10<sup>th</sup> Day of May 2005 with the original resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

**Dated this 10<sup>th</sup> Day of May 2005**

  
**EXECUTIVE SECRETARY**  
**Jennifer Rampke**

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

**RESOLUTION NO. 05 - CDC - 45**

**AUTHORITY TO NEGOTIATE A  
REDEVELOPMENT AGREEMENT WITH  
CNA FINANCIAL CORPORATION**

**WITHIN THE  
CENTRAL LOOP TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AREA,**

**AND**

**TO RECOMMEND TO  
THE CITY COUNCIL OF THE CITY OF CHICAGO  
THE DESIGNATION OF  
CNA FINANCIAL CORPORATION  
AS THE 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 96-CDC-81 and pursuant to the Act, enacted three ordinances on February 7, 1997 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Central Loop 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, CNA Financial Corporation (the "Developer"), has presented to the City's Department of Planning and Development ("DPD") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the redevelopment of 45-story office building located at 333 S. Wabash Avenue (the "Project"); and

WHEREAS, DPD requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that DPD 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 DPD 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: May 10, 2005

Attachment: Exhibit A, Street Boundary Description

**CITY OF CHICAGO**  
**Community Development Commission**  
Department of Planning & Development  
May 10, 2005

**SUMMARY SHEET**  
**CNA Financial Corporation**  
**Central Loop Tax Increment Financing Project Area**

---

- Action Requested:** Recommend to the City Council the designation of CNA Financial Corporation ("CNA"), as the Developer for the redevelopment of the property located within the boundaries of the Central Loop Tax Increment Financing ("TIF") Redevelopment Project Area and commonly known as 333 S. Wabash Avenue (the "Project" and the "Property"); and
- Authorize the Department of Planning and Development to negotiate, execute and deliver on the City's behalf, a redevelopment agreement with the Developer for the Project.
- Project:** Redevelopment of the CNA Center, a 45-story office building at the northeast corner of Wabash and Van Buren. The approximately 1,144,000ft<sup>2</sup> office building was originally constructed for, and has historically been occupied by a single user – CNA. Due to a significant restructuring, CNA has the need for only 863,000ft<sup>2</sup> of space. CNA proposes to reconfigure the building, allowing for additional tenants to occupy floors 4-5 and 7-15, which will require significant adaptation of the building's lobby, entrances, security, telecommunications system, elevators and utility systems.
- Location:** Property is located at the northeast corner of Wabash and Van Buren.
- Developer:** CNA Financial Corporation
- Assistance:** \$13,680,000 in tax increment financing assistance. Assistance will be provided upon issuance of a Certificate of Completion.
- Zoning:** The Property is zoned DX-16; all signage and building materials shall be in conformance with underlying zoning and the State Street Sign guidelines.
- Ward:** 2<sup>nd</sup> Ward, Alderman Madeline Haithcock
- Public Benefits:** CNA to maintain its corporate headquarters at this location  
Create 200 non-Chicago or new jobs by March 31, 2006  
Maintain a minimum of 3,000 jobs at this location until end of 2006

**Public  
Benefits (cont'd):**

Maintain a minimum of 2,700 jobs for a 10-year period after a  
Certificate of Completion is issued  
Create 420 full-time construction jobs  
100% of the net roof area will be green; roof will be Energy Star-rated  
Donation of \$1 million over three-year period to various non-profit  
organizations in the City

**MBE/WBE:**

The Developer intends to comply with the City's MBE/WBE requirements. The  
certified mail receipts are attached as evidence that the Developer has  
provided the MBE/WBE contractor associations with the required notifications.

**Community  
Outreach:**

Alderman Haithcock, World Business Chicago, Greater State Street Council  
and the Chicagoland Chamber of Commerce are all supportive of the Project,  
as evidenced by the attached letters.

**Issues:**

None

**CITY OF CHICAGO**  
**Community Development Commission**  
Department of Planning & Development  
May 10, 2005

**STAFF REPORT**  
**CNA Financial Corporation**  
**Central Loop Tax Increment Financing Redevelopment Project Area**

---

**CHAIRMAN RICHARDSON-LOWRY AND MEMBERS OF THE COMMISSION:**

The Resolution before you requests that the Community Development Commission recommend to the City Council the designation of CNA Financial Corporation ("CNA"), as the Developer for the redevelopment of property location within the boundaries of the Central Loop Tax Increment Financing Redevelopment Project Area, located at 333 S. Wabash Avenue. The Resolution also asks for your authorization to negotiate, execute and deliver a redevelopment agreement on the City's behalf with the Developer for the Project.

**Background**

The Property is located within the Central Loop Tax Increment Financing Redevelopment Project Area (the "Area"), which was established by the City Council on June 20, 1984 and amended on February 7, 1997. The Area is generally bounded by Wacker Drive on the north, Michigan Avenue on the east, Congress Parkway on the south and Dearborn, La Salle and Franklin Streets on the west.

The Property - CNA Center, is located at 333 S. Wabash Avenue, which is at the northeast corner of Wabash and Van Buren, anchoring the East Loop office submarket. The building was constructed in 1972, designed by Graham, Anderson, Probst & White, and is recognized by its red-coated skin of carbon steel. The building was constructed for and is entirely occupied by CNA, and is in conformance with the site's underlying DX-16 zoning.

In 1900, The Continental Assurance Company of North America, a three-year old insurer, opened its headquarters on Monroe Street, with a two-room office and 15 employees. One hundred and five years later, CNA, along with its affiliates and subsidiaries, is now the country's seventh largest commercial insurance writer and the fourteenth largest property and casualty company, with 11,000 employees and 101 offices throughout the United States, Canada and Europe. CNA maintains its headquarters at 333 S. Wabash Avenue and has more than 3,000 of its employees at this location.

CNA is a Delaware Corporation and its common stock is listed on the New York Stock Exchange, Chicago Stock Exchange and Pacific Exchange, as well as being traded on the Philadelphia Stock Exchange. Approximately 91% of CNA's outstanding common stock is owned by Loews Corporation.

CNA subsidiaries for the Project include Continental Casualty Company, an Illinois insurance company that is wholly owned by The Continental Corporation, a New York corporation this is, in turn, wholly owned by CNA, and is the entity through which CNA employs its employees, and Continental Assurance Company, an Illinois insurance company that is wholly owned by Continental Casualty Company and holds title to the building (please refer to Organization Chart). It is currently anticipated that Continental Assurance Company will serve as the lessor the leases of the multi-tenant spaces within the converted building and will, at the direction of CNA, enter into the contracts for renovations.

## **Development Project**

### Proposed Developer

CNA Financial Corporation (the "Developer")

CNA has retained the John Buck Company ("JBC") to oversee leasing of the 281,000ft<sup>2</sup> of vacant space, as well as act as a consultant in evaluating the feasibility of converting CNA Center vs. considering alternate options. Furthermore, Buck Management is the current property manager of CNA Center.

### Proposed Project

Recently, CNA has undergone a significant restructuring, including the sale of several lines of business that were no longer part of its core operations. This restructuring strengthened the company financially, but left CNA with several major real estate issues across the United States. The most pressing of these issues has been the more than 281,000ft<sup>2</sup> of vacant office space at CNA Center, which historically has been occupied solely by CNA.

The considerable expenses of converting the building for additional tenants, the relatively low operational barrier for CNA to relocate, and the extremely soft office market in suburban Chicago and elsewhere, have created tremendous pressure on CNA to leave the City and relocate its headquarters.

The proposed project would use TIF monies in order to implement a viable solution to these issues. Leveraging significant funds from CNA, TIF monies would be used to restructure and preserve CNA's headquarters within the 863,000ft<sup>2</sup> of the building, adapt the balance of the building for occupancy by additional tenants on floors 4-5 and 7-15, and preserve the 3,000 jobs within the CNA Center.

CNA has occupied the 333 South Wabash building exclusively for the past thirty years. Introducing one or more tenants into the building will require significant modifications to the building's security, utilities and telecommunications facilities. The lobby will need to be expanded to accommodate a separate security checkpoint for CNA employees and visitors and a separate security checkpoint for tenants' employees and visitors.

Lobby ingress, egress and circulation patterns will also need to be redesigned to accommodate the separate populations and destinations, including segregated elevator banks; elevators and escalators will need to be reprogrammed accordingly.

Security systems and building features also will need to be adapted so that CNA and other tenants may jointly utilize the second and third floor common area amenities. Heating, ventilation and air-conditioning systems will need to be reconfigured and reprogrammed into zones that the building's multiple occupants may separately control. The HVAC systems, as with electricity, telephone and cable systems, will also need to be reconfigured for separate metering. The foregoing will involve significant work within the building's existing thirty-year old utility duct systems.

CNA has committed to constructing a green roof that covers 100% of the net roof area, and an Energy Star-rated roof; LEED Certification will be encouraged.

While the entire Project shall occur over a 15-year period, reconfiguration of the CNA Center will begin with lobby redesign, upgrading the HVAC and electric systems for multi-tenant use, and building conference rooms and facilities. Construction is anticipated to begin in late 2005 for these various improvements. It is also anticipated that tenant improvement work may be undertaken on floors 4-5 and 7-15 if and as desired by new tenants.

While additional tenants have not been secured at this time, CNA anticipates that the first new tenant will occupy their space beginning mid-2007.

## **Deal Structure**

### Project Cost and Financing

The City, through the Department of Planning and Development (DPD), is planning to reimburse CNA for the TIF-eligible costs through \$13,680,000 in tax increment financing assistance. CNA plans to fund the Project using cash reserves; no additional debt or equity financing is anticipated. CNA shall post a Letter of Credit or other form of security acceptable to the City, prior to the expiration of the Central Loop TIF district. Any decrease in employee thresholds, which are outlined in the "Public Benefits" section, will result in a decreased level of assistance. The Letter of Credit, or other form of security acceptable to the City, will also secure these employment performance measures.



Sources & Uses of Funds:

<b>SOURCES OF FUNDS</b>		
CNA Internal Funds		\$63,665,704
<b>USES OF FUNDS</b>		
Acquisition (N/A)		
Site Prep (N/A)		\$0
Soft Cost/Fees of Re-Stack and Building Conversion*		\$0
General Conditions & Fees (\$700K plus 1% insurance + 1.5%Fee)		\$714,500
Architectural Fees		\$380,000
Engineering Fees (MEP/Structural etc.)		\$425,000
Consultants		\$150,000
Additional Work Budget (Restack moves, relocating Downers Grove employees, removing and reconfiguring furniture from new tenant floors)		\$3,300,000
Legal Expenses		\$150,000
Insurance		\$386,000
<b>Construction Costs of Re-Stack and Building Conversion*</b> (Lobby, 3rd floor, restack demolition and construction (walls, etc), infrastructure to separate mechanicals, electrical, etc. for multi-tenant occupancy)		<b>\$14,100,000</b>
<b>Building Capital Repair Expenses</b>		
Green Roof		\$6,442,084
Interest & Loan Fees (N/A)		\$360,000
Tenant Allowances (Tenant Improvement Allowances and Brokers Commissions)		\$0
<b>TOTAL PROJECT COST</b>		<b>\$37,258,120</b>
		<b>\$63,665,704</b>

\*Restack costs are those costs relating to CNA's consolidation of operations within the remaining portion of the building.

The building conversion cost of \$26,047,584 shall be spent prior to the expiration of the Central Loop TIF district.

**Conformance with Plan**

The proposed redevelopment is in conformance with the land use goals and objectives of the Central Loop Redevelopment Project Area Plan and the Vision Plan for State Street and Wabash Avenue.

**Community Outreach**

Alderman Haithcock, World Business Chicago, Greater State Street Council and the Chicagoland Chamber of Commerce are all supportive of the Project (see attached letters of support).

**Public Benefits**

Jobs

The Project will create 200 new full-time jobs. A minimum of 3,000 jobs will be retained at this location, through the end of 2006; a minimum of 2,700 jobs are required for a 10-year period after a Certificate of Completion is issued. Approximately 420 full-time construction jobs will be created.

The jobs that are being retained and created are high-quality, well-paying jobs. The chart below summarizes the current job information at CNA Center and average base salaries for employees, which do not include additional benefits and annual incentive bonuses.

<u>Current CNA Positions and Base Salaries</u>			
<u>Position</u>	<u>Number of Employees in Position</u>	<u>Average Base Salary for Position</u>	<u>Total Base Salary Payroll for Position</u>
Clerical	494	\$ 45,117.40	\$ 22,287,798
Professional	1,866	\$ 75,910.67	\$141,649,926
Management	727	\$128,873.32	\$ 93,690,671
<b>Total</b>	<b>3,087</b>		<b>\$257,628,395</b>
Chicago Residents	943		

Furthermore, there are indirect and induced benefits from these jobs. For example, using standard formulas, 3,000 CNA employees, at the salary levels described above, would be projected to make expenditures within the City of Chicago of approximately \$32.2 million per year. This figure climbs to nearly \$50 million of expenditures per year, once indirect and induced employment figures are considered.

Green Technology

CNA commits to constructing a green roof that covers 100% of the available roof area and having its roof Energy Star-rated; LEED Certification is encouraged.

Donation to Various Non-Profit Organizations

CNA has agreed to donate \$1,000,000 over a three-year period to various non-profit organizations in the City. The first \$250,000 shall be donated prior to the issuance of the Certificate of Completion.

Prevailing Wage, MBE/WBE, City Residency

CNA agrees to comply with all City ordinances regarding Prevailing Wage, MBE/WBE and City Residency. Certified mail receipts are attached as evidence that the Developer has provided the MBE/WBE contractor associations with the required notifications.

**Recommendation**

Department of Planning and Development requests that the Community Development Commission recommend to the City Council the designation of CNA Financial Corporation as the Developer for the redevelopment of the property located at 333 S. Wabash Avenue. DPD also requests that the Commissioner provide DPD with authority to negotiate, execute and deliver on the City's behalf, a redevelopment agreement with the Developer for the Project.

**Attachments & Exhibits**

- Central Loop TIF Boundary Map
- Organizational Chart
- Site Plan Map & Elevations
- MBE/WBE Contractor Notifications and Certified Mail Receipts
- Term Sheet
- Letters of Support from Ald. Haithcock, WBC, Chicagoland Chamber and GSSC
- Resolution
- Street Boundaries of Area

EXISTING TAX INCREMENT  
FINANCING DISTRICT

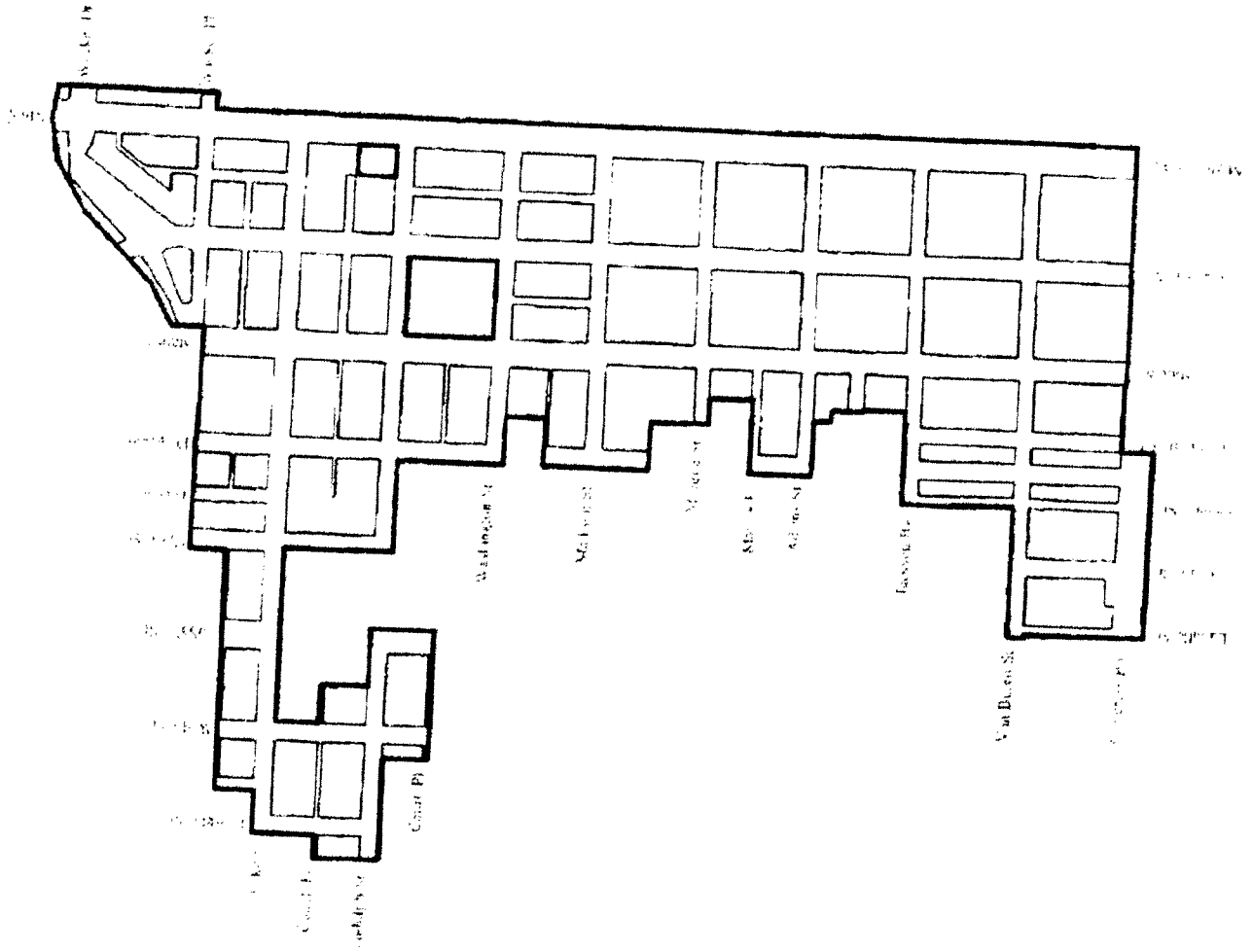
Central Loop



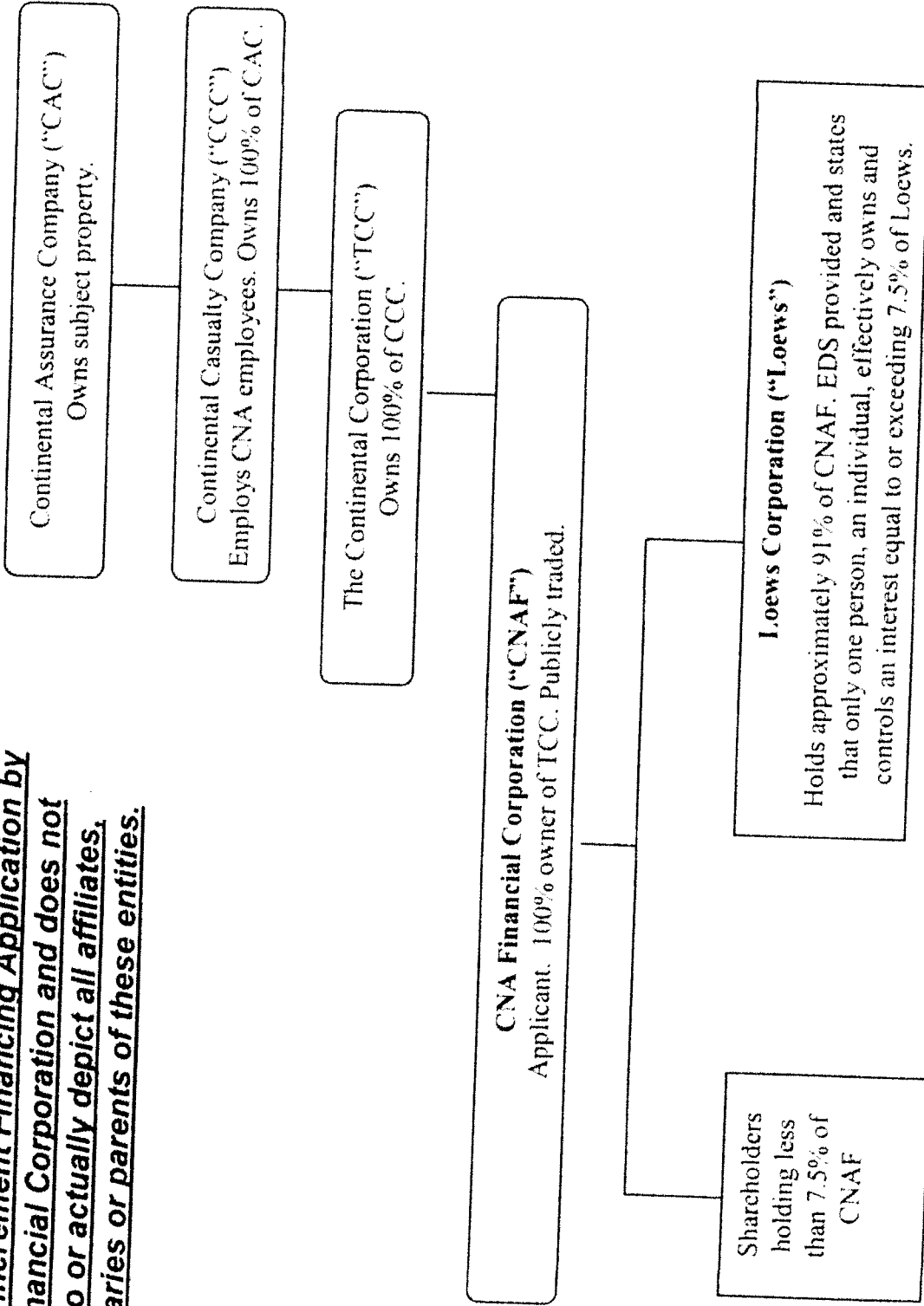
CITY OF CHICAGO  
DEPARTMENT OF PLANNING  
AND COMMUNITY DEVELOPMENT

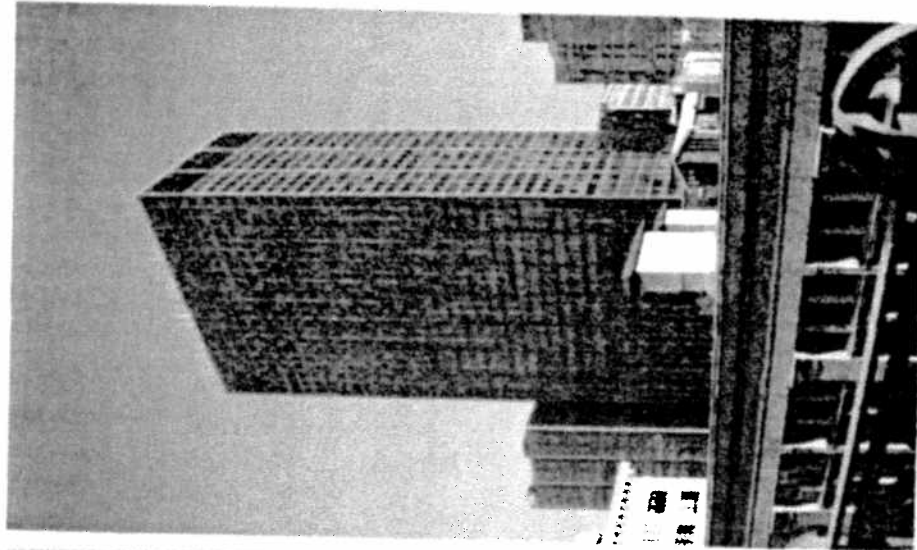
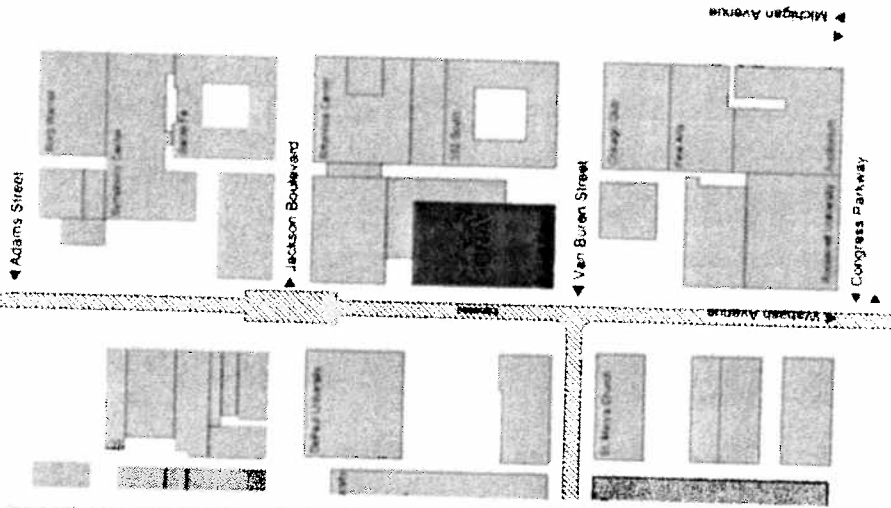
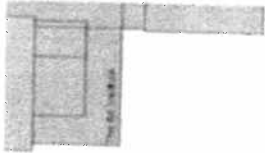
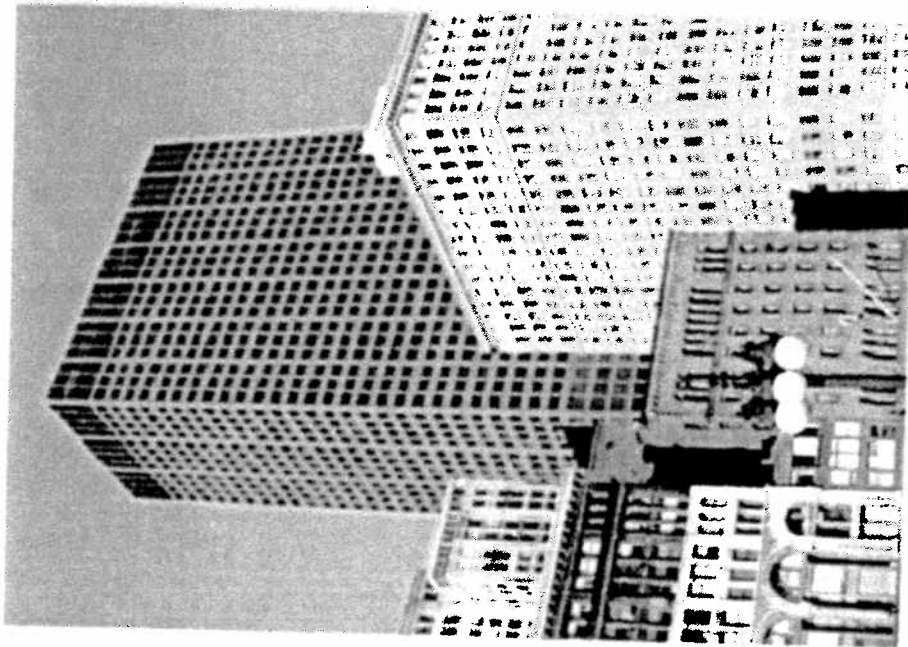


Map Number:  
C-140-200-1-10-11-12-13



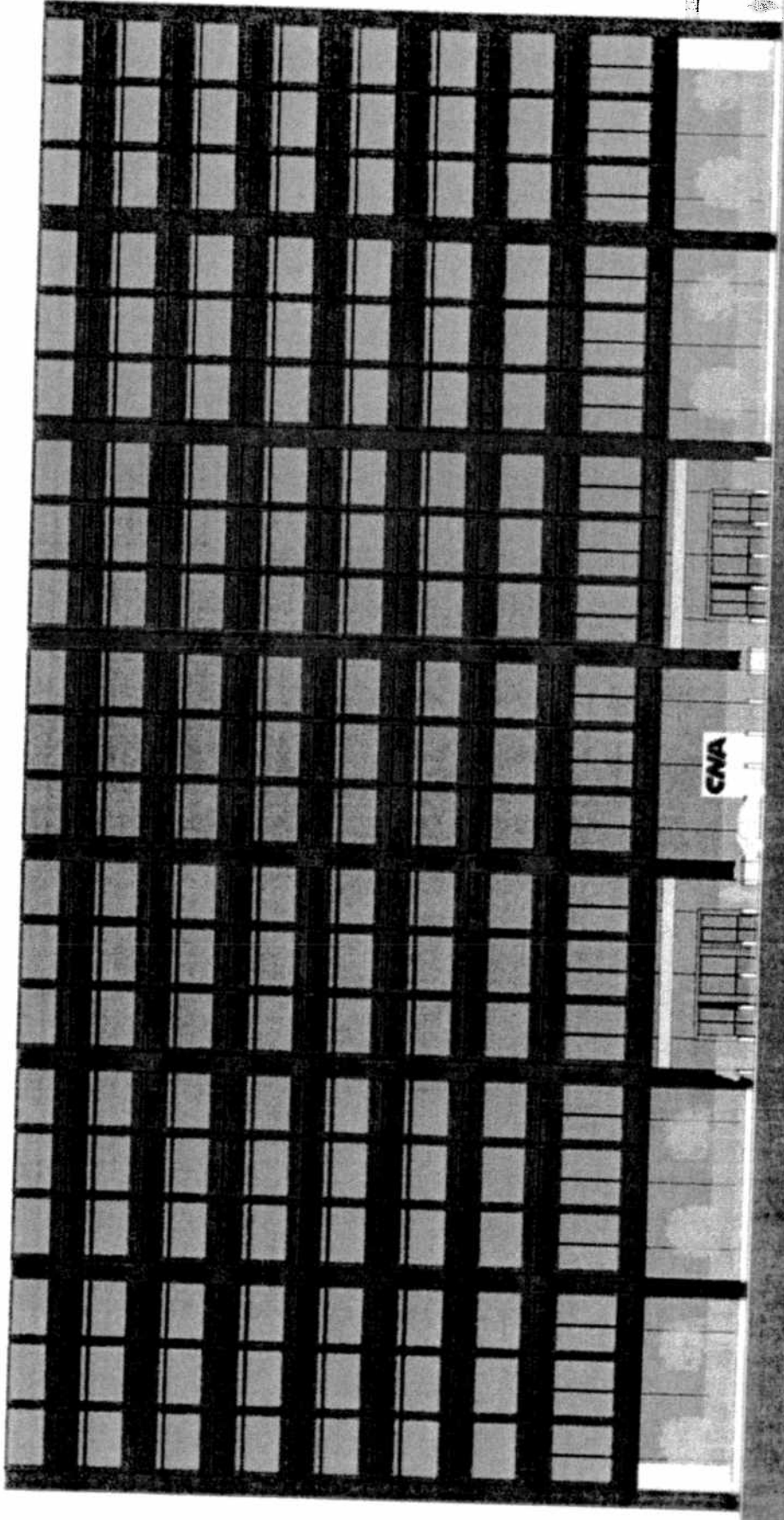
**This chart is provided only in connection with the Tax Increment Financing Application by CNA Financial Corporation and does not intend to or actually depict all affiliates, subsidiaries or parents of these entities.**





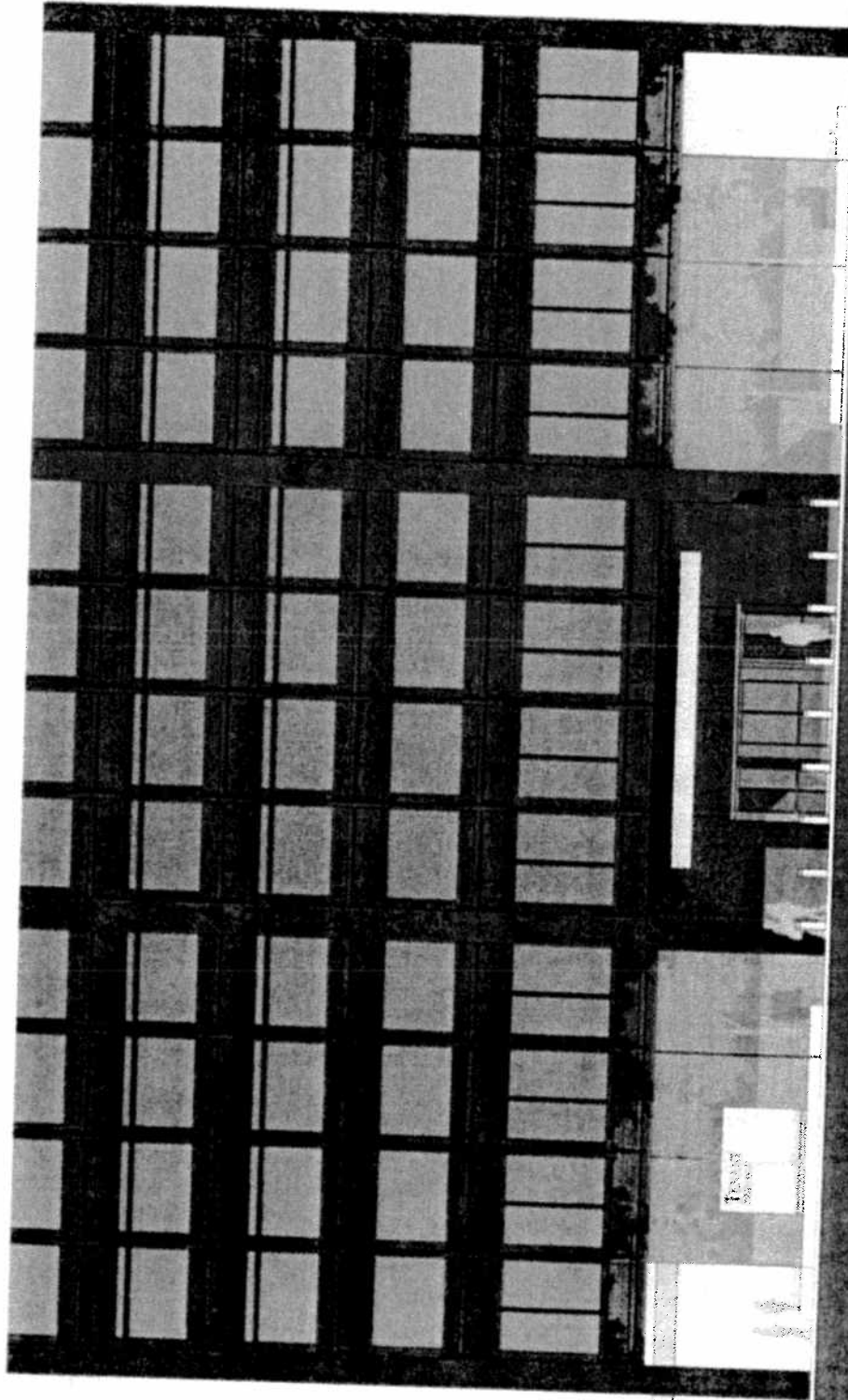
LOCATION PLAN - 333 SOUTH WABASH

PROJECT NO. 100-00000000  
 DATE 10/15/2010  
 DRAWN BY [Name]  
 CHECKED BY [Name]  
 PROJECT LOCATION: 333 SOUTH WABASH  
 CHICAGO, ILLINOIS 60604  
 PROJECT NO. 100-00000000



PROPOSED WEST ELEVATION - Wabash Avenue

Project Name: **POWELL/RRSCH/107**  
Client: **POWELL/RRSCH/107**  
Date: **1.0**  
Scale: **1/8" = 1'-0"**  
Drawing No: **107-01-01**  
Revision: **1.0**  
Date: **11/11/2008**



PROPOSED SOUTH ELEVATION - Van Buren Street

POWELL BROSCHARD  
610 North La Salle Avenue  
Chicago, IL 60610  
Tel: 312.842.8000  
Fax: 312.842.8001  
www.powellbroscard.com

FROM:

03 28 05 16:49 TO: DFD CENTRAL DIVISION

7004 1160 0006 4774 4624 4594

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

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

**OFFICIAL USE**

Postage	\$	Postmark here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent to: PERLY NACKACH  
 Street, Apt. No. or PO Box No. 333 N. GOEN AVE  
 City, State, ZIP+4<sup>®</sup> Chicago, IL 60607

7004 1160 0006 4774 4624 4594

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

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

**OFFICIAL USE**

Postage	\$	Postmark here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent to: MAR STALEY  
 Street, Apt. No. or PO Box No. 3401 S. STATE ST #123  
 City, State, ZIP+4<sup>®</sup> Chicago, IL 60609

7004 1160 0006 4774 4624

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

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

**OFFICIAL USE**

Postage	\$	Postmark here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent to: HEDY PATNER  
 Street, Apt. No. or PO Box No. 8 South Michigan Ave  
 City, State, ZIP+4<sup>®</sup> Chicago, IL 60603

7004 1160 0006 4774 4624

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

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

**OFFICIAL USE**

Postage	\$	Postmark here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent to: Babette Peterson  
 Street, Apt. No. or PO Box No. 1643 East 71st Street  
 City, State, ZIP+4<sup>®</sup> Chicago, IL 60649

7004 1160 0006 4774 4624

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

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

**OFFICIAL USE**

Postage	\$	Postmark here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent to: BETH DORIS  
 Street, Apt. No. or PO Box No. 5650 S. THICKETZ  
 City, State, ZIP+4<sup>®</sup> Chicago, IL 60638

7004 1160 0006 4774 4624

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

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

**OFFICIAL USE**

Postage	\$	Postmark here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent to: CEAR SMITH  
 Street, Apt. No. or PO Box No. 901 WEST BUCKINGHAM AVE  
 City, State, ZIP+4<sup>®</sup> Chicago, IL 60607



FROM:

03-28 05 19:50 TO: DED CENTRAL DIVISION

7500 2136 0000 4774 4545

GENERAL INVESTIGATION DIVISION

Postage	\$	Receipt Date
Collection Fee		
Special Receipt Fee (Attachment Provided)		
Registered Delivery Plus (Postmark Required)		
Total Postage & Fees	\$	

Name: EDWARD T. McKEENE  
 400 W. 7th Street  
 Chicago IL 60620

7500 2136 0000 4774 4545

GENERAL INVESTIGATION DIVISION

Postage	\$	Receipt Date
Collection Fee		
Special Receipt Fee (Attachment Provided)		
Registered Delivery Plus (Postmark Required)		
Total Postage & Fees	\$	

Name: [Handwritten Name]  
 35 N. La Salle St. 11th Fl.  
 Chicago IL 60602

**CNA Financial Corporation  
Term Sheet**

**Project Description:**

Redevelopment and leasing of CNA Center, a 45-story office building at the northeast corner of Wabash and Van Buren. The 1,144,000ft<sup>2</sup> building was constructed for a single tenant – CNA, who has undergone a significant restructuring, resulting in the need only 863,000ft<sup>2</sup> of space. CNA proposes to reconfigure this building, allowing for additional tenants to occupy the now-vacant space, which will require significant adaptation of the building's lobby, entrances, security, telecommunications system, elevators and utility systems.

**City Funding Commitment to CNA Financial Corporation:**

The City, through the Department of Planning and Development (DPD), is planning to reimburse the Developer for the TIF-eligible costs through \$13,680,000 in tax increment financing assistance. The assistance will be provided to the Developer upon issuance of a Certificate of Completion.

**Sources & Uses of Funds:**

<u>Sources:</u>	<u>Amount</u>	<u>% of Total</u>
CNA Internal Funds	<b>\$63,665,704</b>	100%

<u>Uses of Funds:</u>	<u>Amount</u>	<u>\$/sf of Building</u>
Acquisition	\$ 0	
Site Preparation	\$ 0	
Soft Costs/Fees of Re-Stack & Conversion		
General Conditions & Fees	\$ 714,500	
Architectural Fees	\$ 380,000	
Engineering Fees (MEP/Structural)	\$ 425,000	
Consultants	\$ 150,000	
Restack moves, employee relocation		
Removing/reconfiguring furniture	\$ 3,300,000	
Legal Expenses	\$ 150,000	
Insurance	\$ 386,000	
Construction Costs	\$14,100,000	
Building Capital Repair Expenses	\$ 6,442,084	
Green Roof	\$ 360,000	
Interest & Loan Fees	<u>\$ 0</u>	
Subtotal Re-Stack Conversion & Retrofit Costs	\$26,407,584	\$ 23.08
Tenant Improvements & Lease Commissions:	<u>\$37,258,120</u>	\$132.59
<b>Total Project Costs</b>	<b>\$63,665,704</b>	



**CITY COUNCIL**  
CITY OF CHICAGO

**COUNCIL CHAMBER**

ROOM 300  
121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE 312-744-6836  
FAX 312-744-2022

**COMMITTEE MEMBERSHIPS**

SPECIAL EVENTS  
AND CULTURAL AFFAIRS  
(CHAIRMAN)

EDUCATION  
(VICE CHAIRMAN)

LICENSE AND CONSUMER PROTECTION  
(VICE CHAIRMAN)

AVIATION

BUDGET AND GOVERNMENT OPERATIONS

FINANCE

POLICE AND FIRE

RULES AND ETHICS

**MADELINE L. HAITHCOCK**

ALDERMAN, 2ND WARD  
WARD OFFICES  
449 EAST 35TH STREET  
CHICAGO, ILLINOIS 60616  
TELEPHONE: (773) 924-0014  
FAX: (773) 924-5950

701 SOUTH WESTERN AVENUE  
CHICAGO, ILLINOIS 60612  
TELEPHONE: (312) 733-8169

April 26, 2005

Denise Casalino  
Commissioner  
Department of Planning and Development  
121 North LaSalle Street  
Room 1000  
Chicago, IL 60602

**Re: TIF Assistance for CNA Center 333 South Wabash**

Dear Commissioner Casalino:

I am writing to express my full support for CNA's request for tax increment financing assistance. CNA will be using the TIF assistance to reconfigure their building so that it may continue to serve as CNA's headquarters and be adapted for other tenants as well. CNA is one of Chicago's oldest and largest employers and has demonstrated its commitment to diversity and to philanthropy for the benefit of the city.

Thank you for your consideration. If you have any questions, please contact me at (773) 924-0014.

Sincerely,

Madeline L. Haithcock  
Alderman, 2<sup>nd</sup> Ward



WORLD  
BUSINESS  
CHICAGO

President, World Business Chicago  
150 North Dearborn Street, Suite 500  
Chicago, IL 60610

April 25, 2005

Denise M. Casalino, P.E.  
Commissioner  
Department of Planning and Development  
121 North LaSalle Street, 10<sup>th</sup> Floor  
Chicago, IL 60602

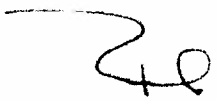
Dear Denise:

I am writing on behalf of World Business Chicago in support of the CNA Headquarters project and the 3,000-plus jobs that will be retained downtown. As your partner in business attraction and retention, you know that we are often a company's point of first contact, as we were on the CNA project. From the moment CNA explained its real estate issues to the City and the possibility that it might leave downtown, DPD marshaled the economic tools necessary to keep CNA in Chicago and as a commercial anchor for the southeast Loop. Your department's effective responsiveness is yet another example of why Chicago is called "the city that works."

Losing a corporate headquarters in Chicago is more than a public relations problem. The loss of 3,000 jobs would hurt at least that many working families in our city, and the positive economic impact CNA has in our city would be difficult to replace. Instead, with the City's assistance, CNA is redeveloping its headquarters into a multi-tenant building. This will not only grow CNA's Chicago headcount by 200 jobs, it will bring new tenants to the South Loop, helping to revitalize this critical are of downtown.

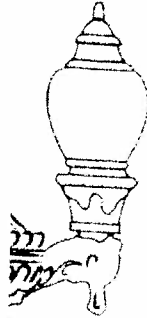
I am writing to support and applaud the economic assistance your team has proposed to maintain one of the Midwest's leading corporations in the City of Chicago. Securing CNA Headquarters and its thousands of jobs will once again demonstrate why so many companies choose to do business in this city, and will in fact help us to draw other corporate employers downtown.

With best regards,

  
Paul O'Connor  
Executive Director

Cc. Chairman Mary Richardson-Lowry ✓  
Community Development Commission

606-312-5535 • www.wbc.org



 APR 28 2005

April 25, 2005

Denise Casalino  
 Commissioner  
 Department of Planning & Development  
 121 N. LaSalle St., Suite 1101  
 Chicago, IL 60602


Dear Commissioner Casalino:

Our Redevelopment Committee (a joint venture of the Greater State Street Council, Central Michigan Avenue Association, and State Street Commission) recently met to review the plans for the redevelopment of the CNA headquarters located at 333 South Wabash Avenue.

The Committee is comfortable with the proposed changes to the sidewalk and with the ground floor lobby expansion, which would include pulling the glass line out. The Committee also supports TIF assistance for this project. We believe refurbishing this building will reduce its physical deterioration and obsolescence, enhance the attractiveness of the Central Business District, and promote additional pedestrian traffic.

We are pleased to endorse CNA Financial Corporation's plans.

Sincerely,



*Lori T. Healey*

Lori Healey  
 Chair  
 Greater State Street Council/  
 Central Michigan Avenue Association

*Ralph Hughes*

Ralph Hughes  
 Chairman  
 State Street Commission

cc: Sarah Pang, CNA



**CHICAGOLAND**  
CHAMBER OF COMMERCE

Ms. Denise Casalino  
Commissioner  
Department of Planning and Development  
121 North LaSalle Street, 10th Floor  
Chicago, IL 60602

March 22, 2005

**Project Title: CNA Headquarters Project**

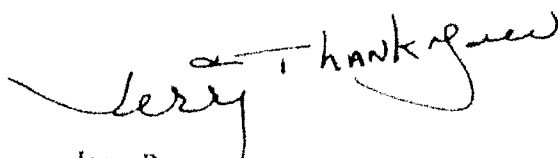
Dear Commissioner Casalino:

I am writing in support of the CNA Headquarters project and to applaud the City's efforts to ensure that CNA maintains its worldwide corporate headquarters in Chicago. CNA has called Chicago home for more than 100 years and moving its headquarters would not only result in the loss of more than 3,000 jobs but would also have an adverse effect on our economy and the vitality of the South Loop. Thanks to Mayor Daley's support, this is not the story in Chicago as it is in so many other large urban centers.

CNA's commitment to Chicago goes well beyond the vital role it plays as an employer and contributor through corporate and Foundation gifts. The company serves as a role model in the business community on important issues such as supplier diversity where it has been a critical player in the Chamber's supplier program, as well as on our Entrepreneurial Center board. CNA is a quiet company that puts commitment into action rather than in the words of a press release.

On behalf of the Chicagoland Chamber of Commerce, I express our support for the CNA Headquarters project. It is an appropriate use of TIF assistance and it will maintain the headquarters of one of Chicago's leading corporations in the City of Chicago.

Sincerely,

  
Jerry Roper  
President & CEO

cc. Chairman Mary Richardson-Lowry  
Community Development Commission  
City of Chicago  
121 North LaSalle Street  
Chicago, IL 60602

**EXHIBIT A**

Street Boundary Description of the  
Central Loop Tax Increment Financing  
Redevelopment Project Area

The Area is generally bounded by Wacker Drive on the north, Michigan Avenue on the east, Congress Parkway on the south and Dearborn, La Salle and Franklin Streets on the west.