

Form 10-168c
Rev 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approval
No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION

REQUEST FOR CERTIFICATION OF COMPLETED WORK

RECEIVED
SEP 09 2003
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

ILLINOIS SHPO
Received 5-20-03

RECEIVED

MAY 20 2003

NPS Office Use Only

NPS No

Preservation Services

Instructions: Upon completion of the rehabilitation project, the applicant must submit representative photographs of the completed work (both exterior and interior views) to the appropriate reviewing office. If a Part 2 application has not been submitted in advance of project completion, it must accompany this Request for Certification of Completed Work. A copy of this form will be provided to the Internal Revenue Service. Type or print clearly in black ink. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: The Somerset Hotel/Roosevelt Hotel

Address of property: Street 1152 South Wabash (30 East Roosevelt)
City Chicago County Cook State Illinois Zip 60605

Is property a certified historic structure? yes no If yes, date of certification by NPS: March 3, 2000
or date of listing in the National Register: March 3, 2000

2. Data on rehabilitation project:

National Park Service assigned rehabilitation project number: IL-01-00017 (7168)

Project starting date: 9/1/00

Rehabilitation work on this property was completed and the building placed in service on: December, 2002

Estimated costs attributed solely to the rehabilitation of the historic structure: \$ 6.3 million

Estimated costs attributed to new construction associated with the rehabilitation, including additions, site work, parking lot, landscaping, etc: 6.4 million \$ 100,000

3. Owner: (space on reverse for additional owners)
I hereby apply for certification of rehabilitation work described above for purposes of the Federal tax incentives. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed rehabilitation meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application. I also attest that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name: Roosevelt LLC Signature: [Signature] Date: 5/19/03

Organization: Joint Venture between Keith Giles and Neighborhood Revivification Fund

Social Security or Taxpayer Identification Number: 36-4338756

Street: 1530 S State Street City: Chicago

State: Illinois Zip: 60605 Daytime Telephone Number: 312-949-1500

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 2" for the above-listed "certified historic structure" and has determined:

that the completed rehabilitation meets the Secretary of the Interior's "Standards for Rehabilitation" and is consistent with the historic character of the property or the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." A copy of this certification has been provided to the Department of the Treasury in accordance with Federal law. This letter of certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the appropriate local Internal Revenue Service office. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the "Standards for Rehabilitation." The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's "Standards for Rehabilitation."

that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date: 09/23/03 National Park Service Authorized Signature: [Signature] National Park Service Office/Telephone No: HPS

☐ Site Attachments

From: STEVEN HOLLER
To: Chip Hastings
Date: 5/11/04 12:49PM
Subject: Re: Roosevelt Hotel

Yes you can make this assumption.

Steve Holler
Department of Law
City of Chicago
312-744-1745 phone
312-744-8538 fax

>>> Chip Hastings 05/11/04 12:47PM >>>
I will let Keith know.

Can I assume that the liens would not prevent us from issuing the Certificate of Completion?

>>> STEVEN HOLLER 05/11/04 12:30PM >>>
Someone other than Harris can provide it but we need the new L/C in hand before we give up/cancel the old one.

It is not that there are no outstanding liens, but that anything lients that I have knowledge of is in the process of being resolved and would be more than covered by a draw on the L/C if it came to that.

Steve Holler
Department of Law
City of Chicago
312-744-1745 phone
312-744-8538 fax

>>> Chip Hastings 05/11/04 12:23PM >>>
Keith Giles called me and asked for assistance in swapping the Harris Bank L/C for another L/C of equal value (\$230,000). I am not sure how to accomplish this, if we have an issue with doing so, or even where the L/C actually is located. The RA to me reads as though the developer should provide evidence of a separate L/C prior to us acting on returning the existing Harris Bank L/C. I was hoping you could offer some guidance on the subject.

As far as the C of C. I will follow up with Kristin on the Public Benefits, and try to get a hold of a confirmation from DOH on the MBE/WBE and Prevailing Wage. I believe you left me a voice mail that there are no more outstanding liens on the property (Dezco, Strom, etc.), please confirm.

From: Kristin Groce
To: Chip Hastings
Date: 5/25/04 10:20AM
Subject: RE: RE: Escrow Agreement Regarding Disbursement of PublicBenefitMoney

Yes, the Roosevelt Hotel is current with their public benefits for 2004.

>>> Chip Hastings 05/25/04 09:32AM >>>

Am I correct in assuming that means, even though the Public Benefit requirement runs through the term of the agreement, that they are up to date/current in this regard?

>>> Kristin Groce 02/02/04 03:31PM >>>

Steve, FYI Keith has just sent a \$4,000 check to cover public benefits for last year.

Keith, I need to know ASAP what public benefit you would like the money to go toward. Also, as an FYI you have a public benefit balance of \$20,000.

>>> STEVEN HOLLER 02/02/04 02:52PM >>>

Keith,

Re: Roosevelt Hotel, my notes show the (old) items as still open. If you can provide written resolution, please do:

1. Nancy Pomes' written sign-off on monitoring issues;
2. Confirmation of final public benefit number on a going forward basis.
3. Evidence of settlement of Desco lien (papers or date-down indorsement).

Steve Holler
Department of Law
City of Chicago
312-744-1745 phone
312-744-8538 fax

>>> <kgiles@frankelgiles.com> 02/02/04 02:33PM >>>

Steve --

There seems to be no movement in this Roosevelt L/c reduction. Should we arrange a meeting with all the parties?

Please advise, Thanks

Keith

-----Original Message-----

From: STEVEN HOLLER <sholler@cityofchicago.org>
Sent: Fri, 02 Jan 2004 11:25:13 -0600
To: <kgiles@frankelgiles.com>
Cc: "Kristin Groce" <kgroce@cityofchicago.org>
Subject: RE: Escrow Agreement Regarding Disbursement of PublicBenefitMoney

Back-up documentation of payments to date relating to the public benefit is important to sign-off on this point. I've looked and told you what I have. I don't believe Kristin Groce has anything else. Given that the

public benefit runs through the Term of the Agreement under the language of Section 8.23, which term won't expire for some time, I don't see how the developer could have fully satisfied its public benefit.

Steve Holler
Department of Law
City of Chicago
312-744-1745 phone
312-744-8538 fax

>>> <kgiles@frankelgiles.com> 12/31/03 12:15PM >>>

I don't remember one and don't know where to look. However, we recently paid the \$4,000 though our construction loan. I believe DPD was trying to reallocate these funds for a different use.

I believe we have complied with our side of the Public Benefit program

-----Original Message-----

From: STEVEN HOLLER <sholler@cityofchicago.org>
Sent: Wed, 31 Dec 2003 12:01:43 -0600
To: <kgiles@frankelgiles.com>
Cc: "Kristin Groce" <kgroce@cityofchicago.org>
Subject: Escrow Agreement Regarding Disbursement of Public BenefitMoney

I'm trying to locate this. My files include a 10/9/2001 Loan Escrow Instructions letter, a 10/9/2001 Construction Loan Escrow Agreement, a 10/10/2001 Near North Final Disbursement Report, a 10/10/01 Near North Combined Closing Statement. I've reviewed these but couldn't locate the establishing or funding of an escrow relating to the public benefit.

Can you please provide (fax 744-8538) the documentation governing the public benefit escrow?

For your convenience, I've excerpted below what the Redevelopment Agreement said about the public benefit.

In connection with the Project, the Beneficiary shall contribute to a new neighborhood "Clean Streets" beautification program for Roosevelt Road between Indiana Street and Wabash Avenue called the Roosevelt Road Clean Streets Program. The New South Association will coordinate residents of the Chicago Christian Industrial League to work on the project. The program will operate from May 1 of every year through December 31st. Once a week, between those dates, a program employee will remove trash and garbage along both sides of Roosevelt Road between the identified streets. In the program's inaugural year, the Beneficiary shall contribute the full operating budget for the program. It is anticipated that the cost of the program will be approximately \$1,000 per month, but additional start-up costs may be necessary. On the Closing Date, the Beneficiary will pay \$8,000 towards that initial operation cost. Any additional reasonable sums which may be required will be coordinated with the New South Association. On the first, second and third anniversary dates of the Closing Date, the Beneficiary shall contribute half of the operating budget, which contribution is estimated to be \$4,000. Thereafter, through the Term of the Agreement, the Beneficiary shall contribute one-quarter of the operating budget, which contribution is estimated to be \$2,000.

Steve Holler
Department of Law
City of Chicago
312-744-1745 phone
312-744-8538 fax



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

Date: February 18, 2004

To: Nikki Bravo
Assistant Commissioner

From: Kristin Groce *KMG*
South Loop Project Manager

RE: Roosevelt Hotel Public Benefit Funds

Attached is a check from the developers of the Roosevelt Hotel Apartment project. Since TIF funds were used on this project public benefits must be provided. During the TIF negotiations the developer agreed to pay the South Loop delegate agency, New South Association, money every year over the life of the TIF to oversee a Roosevelt Road "Clean Streets" program.

The attached check is to be added to the budget for New South in order to implement the Clean Streets program for 2004. If you have any additional questions please do not hesitate to call me at 312.744.0087.

Cc: Brenda Lindsey
Joi Adelizzi
Terri Texley



LaSalle Bank, NA
Chicago, IL 60603

Near North National Title
222 N. LaSalle Street
Chicago, IL 60601
312.419.3900

0199687

File No. C7010069
Buyer ROOSEVELT LLC

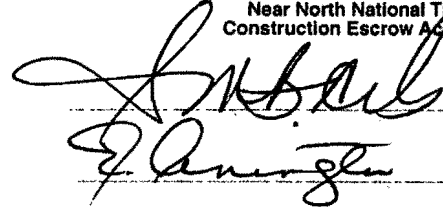
DATE CHECK NO. CHECK AMOUNT 2-50/710

01/22/2004 0199687 *****\$4,000.00

PAY TO THE ORDER OF FOUR THOUSAND AND 00/100 DOLLARS

CITY OF CHICAGO
121 NORTH LASALLE STREET
CHG, IL 60602

Near North National Title
Construction Escrow Account



MP

MP

⑈0199687⑈ ⑆071000505⑆ 2354672⑈

THIS DOCUMENT HAS A COLORED FACE AND CONTAINS A WATERMARK THAT IS VISIBLE WHEN HELD TO THE LIGHT. ABSENCE OF THESE FEATURES INDICATES A COPY.

Near North National Title
FILE NO. C7010069

VENDOR CIT004
CITY OF CHICAGO

0199687

DATE	REFERENCE NO	COMMENTS	AMOUNT
06/12/2003		ROOSEVELT HOTEL	4000.00

CHECK NO.	CHECK DATE	DELIVERY METHOD	SETTLEMENT	CHECK AMOUNT
0199687	01/22/2004	MAIL	PARTIAL	4000.00