

TIF PROJECT SCORECARD

The National American Red Cross

2200 W. Harrison Street

The National American Red Cross (ARC) proposes to relocate and modernize its Blood Distribution and Collection Facility from 310 S. Racine Avenue to their existing Rauner Center at 2200 W. Harrison Avenue. Red Cross will re-configure existing vacant office space at the Rauner Center, and build out new space for the Blood Distribution and Collection facility.

Type of Project: Streamline TIF, Office and Distribution Facility

Total Project Cost: \$2,125,056

TIF Funding Requested: \$500,000

TIF District: Western/Odgen TIF, 2nd Ward

Developer: The American National Red Cross

Timeline for Completion: December 2012

Project Status: CDC June 2012

RETURN ON INVESTMENT BENCHMARKS

- **Advances Goal of Economic Development Plan**
Yes – Invest to create next generation infrastructure.
- **Advances Goal of TIF District**
Yes - Create an environment that will contribute more positively to the health, safety and welfare of the City.
- **Addresses Community Need**
Yes - Improved availability of a vital product.
- **Jobs Created/Retained**
68 Created/Retained and
48 Temporary/Construction
- **Affordable Housing Units Created/Preserved**
N/A
- **Return on Investment to City**
More efficient and safer access to Chicago's blood supply, and ability to collect and store more blood locally.

FINANCIAL BENCHMARKS

- **Other Funds Leveraged by \$1 of TIF**
\$3.25
- **Financing Structure**
Grant
- **Types of Other Funding Leveraged**
General funds of the American Red Cross

RDA TERMS

- **Payment Schedule**
\$166,667 per year for three years
- **Monitoring Term of Agreement**
10 years
- **Taxpayer Protection Provisions**
Yes – payments will begin following the Certificate of Completion.

OTHER CONSIDERATIONS

- A not-for-profit that provides important public services that offset City or other government expenditures.



City of Chicago
Department of Housing and Economic Development

STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
July 10, 2012

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	The American National Red Cross
Applicant Name:	The American National Red Cross, ("ARC")
Project Address:	2200 West Harrison Street
Ward and Alderman:	Robert Fioretti, 2 nd Ward
Community Area:	Near Westside (28)
Redevelopment Project Area:	Western-Ogden TIF Redevelopment District
Requested Action:	Tax Increment Financing (TIF) Assistance
Proposed Project:	Relocation of Blood Distribution & Collection Facility
Streamline TIF Assistance:	\$500,000.00

II. PROPERTY DESCRIPTION

Address:	2200 West Harrison Street, Chicago, Illinois
Location:	The Red Cross Rauner Center, 2200 West Harrison Street within the Western-Ogden TIF Redevelopment Project Area and Illinois Medical Districts.
Tax Parcel Numbers:	Exempted: 17-18-130-038 to -041, -044 to -046, and -050
Current Use:	The American National Red Cross, Rauner Center is a 4 story commercial office building at 57,877 square feet. The building is owned by The American National Red Cross.
Current Zoning:	Planned Development #30

III. BACKGROUND

The American National Red Cross (“ARC”) shelters, feeds and provides emotional support to the victims of disasters; teaches skills that save lives; provides international humanitarian aid; supports military members and their families; and supplies more than 40% of the nation’s blood. Since World War II, people in America have relied upon the ARC to provide essential blood services and products. Approximately every 2 seconds, someone in America needs blood. On the average, 21,000 times a day, a patient receives lifesaving blood donated by Red Cross donors. To meet this need, the ARC holds 600 blood drives across the country each day and must collect an average of 22,000 blood donations each weekday and 15,000 each weekend.

However, the ARC faces serious challenges to its ability to meet the nation’s need for blood products. As demand grows, fueled by more aggressive treatments for certain diseases and a changing population, the supply needs to keep pace. An aging population, increasing ethnic diversity, and inadequate technology are some of the causes contributing to the growing gap in supply and demand that impact the region and limit the Chicago area supply. Having a safe, ample and robust blood supply saves lives and improves community resiliency.

The Chicago American National Red Cross Distribution & Collection Center is currently located on the 6th floor of the Helix Camera Building at 310 South Racine Avenue. They provide blood services from a 6,600 sf leased space to area hospitals. They have operated at this location since 2000. The Distribution Services occupies approximately 80% of the facility, while Blood Collection Services utilizes the balance of the space. Challenged by its inability to meet the demands of local Chicago area hospitals, the ARC finds that this facility has a number of service and expansion impediments:

- **Not Disaster Resilient Building/Area:** The current facility is a few blocks West of Chicago’s Central Business District. In the event of a mass casualty event, ingress and egress is likely to be impeded at the same time that demand for blood products by the hospitals will be spiking to save the lives of the injured.
- **Inefficient Building Elevators/Equipment:** All elevators at the current facility are inefficient and unreliable. As they do not have a back up generator, if a mass casualty event caused a power outage, blood will have to be hand carried up and down several flights of stairs to support hospital needs. All materials (including supplies, kits, blood products, etc) are currently transported via a single freight elevator which frequently malfunctions. Staff must then use the main elevator which is small and designed to transit people, not freight, and also malfunctions from time to time.
- **Inefficient Loading Docks:** The current facility loading dock is not accessible to the freight elevator and, as a result all, materials must be off-loaded in an unprotected area in the parking lot and then onto the freight elevator.
- **Inefficient/Shared Parking Lot:** The current facility parking lot is configured such that, the ARC’s loading dock is at the parking lot entrance. When loading/unloading their trucks, the

parking lot entrance is then blocked for use by all occupants of the Helix Building who need truck and dock access. Therefore, staff must temporarily move their truck to allow the other vehicles access. Additionally, the current facility cannot accommodate a new blood mobile.

- **Inefficient HVAC System:** Malfunction issues with the HVAC system in the current facility have increased and repair wait time jeopardizes services. This results in periodic temperature changes. Temperature control is an important component of ensuring a safe blood supply in a highly regulated industry, meaning that workers cannot work with the blood products in the refrigerator and freezer units if the room temperature becomes too warm.
- **Dated/Cramped Office Space:** The current space is not conducive to expansion of services for the types of demands required to properly serve the Chicagoland region. The space is not adequate to allow for a reference lab, additional work space, nor has the ability to accommodate new state-of-the-art equipment.

To address these issues, the ARC proposes to relocate its Blood Distribution & Collection Services to their ARC Headquarters at the Rauner Center located at 2200 West Harrison Street within the Western-Ogden Tax Increment Financing Redevelopment Area and Illinois Medical Districts. ARC anticipates relocation and reconfiguration costs will be approximately \$2,125,056. They seek financial assistance from the Department of Housing and Economic Development (DHED) in the amount of \$500,000 to help defray some of its anticipated build-out costs. Should the City approve this request, the ARC will move its Blood Distribution & Collection Center to the Rauner Center within 6 months of build-out completion, expected December 2012. ARC commits to retain 64 employees at the Rauner Center, and plans to create 48 temporary construction jobs, and 4 new permanent jobs. The total number of new and retained jobs would be 68.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: The American National Red Cross
Law Firm: Bryan Cave LLP

V. PROPOSED PROJECT & RENNOVATIONS

In 2004, the ARC's New Chicago Chapter and Disaster Operations Headquarters at the Rauner Center, 2200 West Harrison Avenue, was completed. It is a 4- story, 57,877 square feet, state-of-the art, LEED Certified Building with green roof within the Illinois Medical District. The Rauner Center is the region's Emergency Operation Center ("EOC"), which serves as the disaster command center. Because the Helix Facility has special challenges, some operations were moved a few years ago to the Rauner Center. Some operations, such as the reference laboratory, are housed in Peoria.

As a part of the project, 3 of 4 floors of the Rauner Center will be significantly reconfigured, particularly facilities on the first and second floor to accommodate the addition of the blood services. The first floor will be primarily dedicated to blood distribution, collection and storage. It is optimal for this reconfiguration, as it is accessible to the loading dock area. These renovations also include a

dedicated facility for Biomedical Distribution including expanded refrigeration equipment that allows for increased storage of the blood supply and related products.

The Rauner Center's EOC is the epicenter of our disaster relief work, will receive a technological refresh, along with a minor reconfiguration to accommodate more planning partners. The EOC is where disaster operations hold community meetings and partnership forums and, in the case of a disaster, is equipped with media and technology to assist in planning and response efforts.

The second floor renovations will include the new Reference Laboratory, thus eliminating the current need to source these tasks in Peoria, Illinois. These renovations will also accommodate the displaced office and functional requirements from the first floor (IT infrastructure, mailroom, training facilities and office space).

The third floor renovations include the addition of a conference room and work spaces to accommodate displaced functions from the first floor Blood Operations.

VI. FINANCIAL STRUCTURE

The project consists of the rehabilitation of an existing 57,877 square foot building at 2200 West Harrison Street, which will house the headquarters, blood distribution and collection facility for the American National Red Cross. This would allow the Red Cross to consolidate their two existing facilities (2200 West Harrison and 310 South Racine Avenue) into one building located within the Illinois Medical District. They currently own the property at 2200 West Harrison and have requested TIF assistance in order to offset build-out costs for updating the critical facility. The project will be financed utilizing internal capital and TIF will be used to reimburse the Red Cross after the completion of the project. The TIF assistance (\$500,000) will be provided in 3 equal/annual payments (\$166,667) beginning after a Certificate of Completion for the project is issued. (The developer will cover the entire TIF amount upfront with developer equity.) The payments, roughly 23.5% of the total project cost of \$2,125,056, will be made from existing available increment within the Western-Ogden TIF.

Sources and Uses of Funds

<u>Sources</u>	<u>Amount</u>	<u>% of Total</u>
Developer Equity	\$1,625,056	76.5%
Developer Equity Advance (TIF)	\$ 500,000	23.5%
<u>Uses</u>		
<u>Hard Costs</u>	<u>Amount</u>	<u>\$/SF of Building*</u>
Demolition	\$12,360	\$0.21
1st Floor Interior Renovation	\$676,860	\$11.69
2nd Floor Interior Renovation	\$104,620	\$1.81
3rd Floor Interior Renovation	\$39,200	\$0.68
Reference Lab	\$126,625	\$2.19
Common Area Refurbishment	\$175,000	\$3.02

Emergency Operations Center	\$100,000	\$1.73
Employee and Volunteer Wellness	\$15,000	\$0.26
Security Camera Upgrade	\$50,000	\$0.86
HVAC Automation System	\$30,000	\$0.52
Switch Gear Cleaning and Maintenance	\$6,500	\$0.11
Hard Cost Contingency	\$0	\$0
Total Hard Costs	\$1,336,165	\$23.09

Soft Costs	Amount	
Architecture and Engineering	\$173,241	\$2.99
General Conditions	\$216,552	\$3.74
Contractor Fee	\$66,698	\$1.15
Total Soft Costs	\$456,491	\$7.89

Furniture, Fixtures, and Equipment

Hospital Services Packing Stations	\$10,000	\$0.17
Ice Machine	\$8,000	\$0.14
Relocate Platelet Incubator	\$2,000	\$0.03
Mobile Ops Shelving	\$1,200	\$0.02
Office Cubicle Furniture	\$14,400	\$0.25
Hospital Services Equipment	\$3,000	\$0.05
Total FFE	\$38,600	\$0.67

Decommissioning (Helix)	\$19,800	\$0.00
Blood Mobile	\$274,000	\$0.00
Land Acquisition	\$0	\$0.00

Total	\$2,125,056	\$31.64
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*The facility is 57,877 square feet

LEED Certification Covenant

The Rauner Center was designed with an assessable patio and green roof. It is constructed of a 4" deep modular system of trays composed of 60% post industrial recycled HDPE. The modular trays are filled with planting systems specifically designed for the micro climate and hardiness. This roof produces an annual energy savings and helps to reduce peak demands on power plants. A study by Westin estimated that the green grid roof would result in annual energy savings, insulate and shade the building, which in turn reduces the heat island effect, reducing heating & cooling cost up to 25% and 50% respectively, for the floor directly below the roof. It minimizes roof top storm runoff through absorption and recycling of rain water.

VII. PUBLIC BENEFITS

The proposed project will be beneficial to ARC's operations and their corresponding benefits to the Chicagoland region in a number of ways:

- **Consolidation of Centers:** the consolidation of all of ARC's operations in at the Rauner center, within the Illinois Medical District, eliminates a number of the aforementioned issues.
- **Blood Distribution Center:** The new Blood Distribution Center will be located on the first floor of the Rauner Center, and enhanced into a comprehensive Blood Distribution Center. Its new location and superior workflow design will dramatically improve the speed and accuracy of the distribution of blood products to local hospitals.
- **Aphaeresis Collection Site:** The new Collection Service Center will be located on the first floor of the Rauner Center. Utilizing advanced medical technology; aphaeresis separates out certain blood components during the donation process and returns the remaining blood components to the donor. This technology is currently being used at the Rauner Center to support life-extending treatments to stage-4 prostate cancer patients. This same facility could be used as a platelet collections site, or to support a wider variety of cancer and other blood related medical treatments.
- **Reference Laboratory:** the construction of a new state-of-the-art reference laboratory will improve the ARCs ability to provide rare and antigen-specific blood matches to critically-ill patients and provide area hospitals with a wider range of blood products.
- **Blood Collection Staging and Donor Recruitment Facility:** To further improve the region's blood collection capacity, an enhanced blood collection staging and donor recruitment facility will provide for a secure, temperature-controlled environment to house sensitive equipment and computers utilized during blood drives.
- **Affirmative Action:** ARC would comply with the requirements of Chicago's affirmative action ordinance, which requires contract participation of 24% by minority-owned business enterprises (MBEs) and 4% by woman-owned business enterprises (WBEs). ARC has provided notification of the proposed Project, by certified mail, to several associations of minority and women contractors. (see exhibits)
- **City Residency:** ARC would 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. ARC would also comply with the requirement that all construction jobs are paid the prevailing wage.
- **Job Retention/Creation:** ARC commits to retain 64 employees at the Rauner Center, and plans to create 48 temporary construction jobs, and 4 new permanent jobs. The total number of new and retained jobs would be 68.

VIII. COMMUNITY SUPPORT

The Illinois Medical District, Rush University Medical Center and Northwestern Memorial Hospital are in full support of this action. Additionally, Second Ward Alderman Robert Fioretti endorses the project. All have provided a letter of support. (See exhibits)

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the Western-Ogden Tax Increment Financing Redevelopment Project Area. The proposed project would satisfy the goal of the current redevelopment plan: to reduce or eliminate the conditions that qualify the Western- Ogden Project Area as a conservation area (the "Area"), and to provide the mechanisms necessary to support public and private development and improvements in the Area. The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance to promote the Area as a center of employment and commercial activity, through the attraction and retention of major employers and corporate headquarters, and providing assistance to small and growing businesses. The Project also conforms to the redevelopment plan land use map, which calls for commercial development at the subject site.

X. CONDITIONS OF ASSISTANCE

If the proposed resolution is approved by the Community Development Commission, DHED would negotiate a redevelopment agreement with ARC. The redevelopment agreement would incorporate the parameters of the proposed project as described in this staff report.

It is DHED policy that no business would 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 of the redevelopment agreement would not occur before the City Council has approved the agreement, ARC has obtained all necessary City approvals including zoning and building permits, and ARC has presented proof of financing. The redevelopment agreement would include a development timetable.

XI. RECOMMENDATION

The Department of Housing and Economic Development has thoroughly reviewed the 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 DHED recommends that the CDC recommend to the City Council the designation of American National Red Cross as Developer for the office space improvements for the property located at the Red Cross Rauner Center, 2200 West Harrison Street located in the Western-Ogden TIF and Illinois Medical Center Districts.

EXHIBITS

Exhibit A: TIF Project Assessment Form

Exhibit B: Redevelopment Area Map

Exhibit C: Site Plan

Exhibit D: Typical Floor Plan

Exhibit E: Front Elevation or Rendering

Exhibit F: Sample M/WBE Letter

Exhibit G: Copies of M/WBE Certified Letter Receipts

Exhibit H: Community Letter of Support

Exhibit I: Alderman's Letter of Support

The American National Red Cross
2200 West Harrison Street

The American National Red Cross (ARC) proposes to relocate and modernize its Blood Distribution and Collection Facility from 310 South Racine Avenue to their existing Rauner Center at 2200 West Harrison Avenue. ARC will reconfigure existing vacant office space at the Rauner Center, and build out new space for the Blood Distribution and Collection Facility.

Type of Project: **Streamline TIF, Office and Distribution Facility**
 Total Project Cost: **\$2,125,056**
 TIF Funding Request: **\$500,000**
 TIF District: **Western-Ogden TIF, 2nd Ward**
 Developer: **The American National Red Cross**
 Completion Timeline: **December 2012**
 Project Status: **Community Development Commission, July 10, 2012**

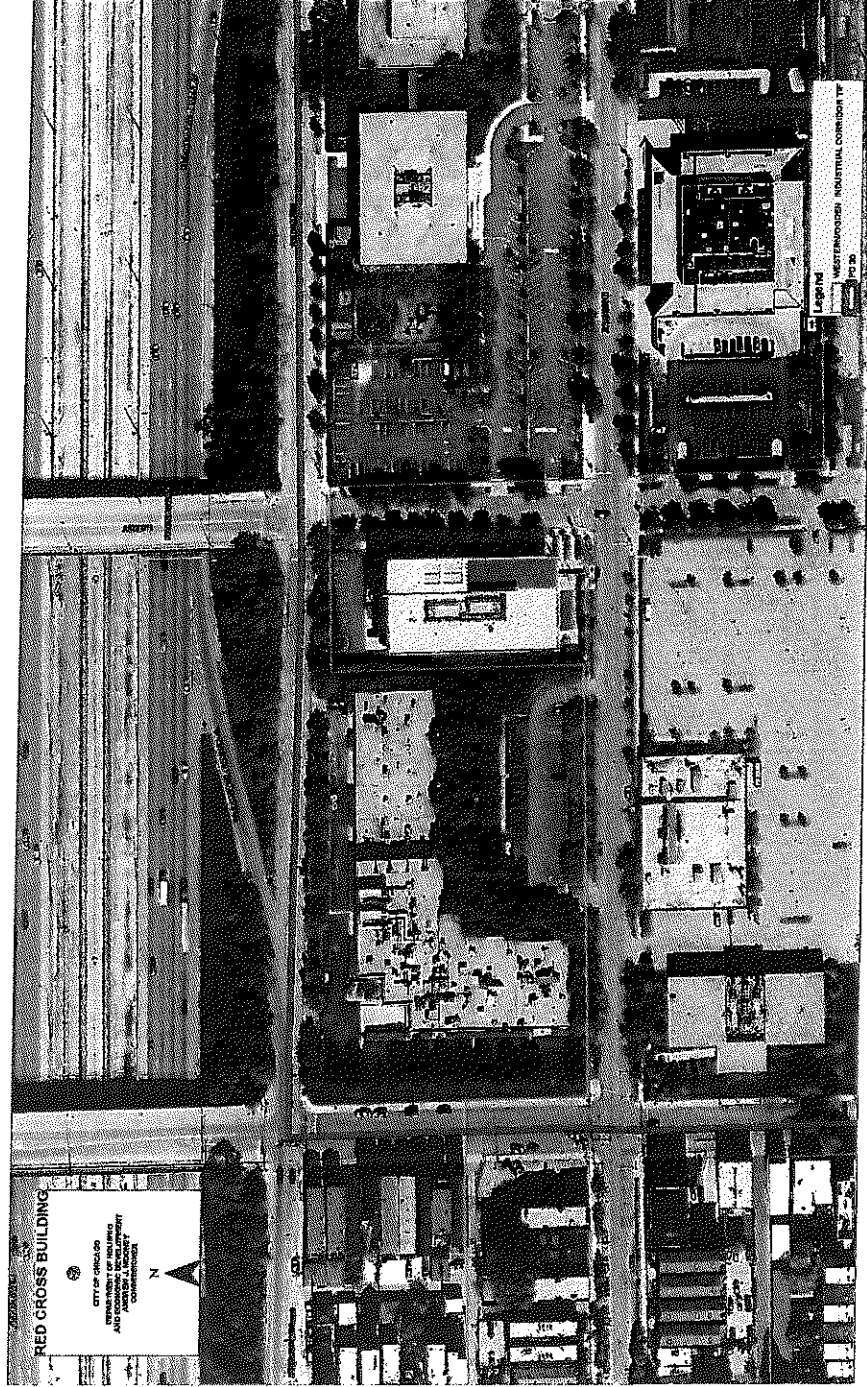
Return on Investment Benchmarks	
Advances Goal of Economic Development Plan	Yes – Invest to create next generation infrastructure.
Advances Goal of TIF District	Yes - Create an environment that will contribute more positively to the health, safety and welfare of the City.
Addresses Community Need	Yes- Improved availability of a vital product.
Jobs Created/Retained	68 Created/Retained and 48 Temporary/Construction
Affordable Housing Units Created/Preserved	Not Applicable
Return on Investment to City	More efficient and safer access to Chicago's blood supply, and ability to collect and store more blood locally.

Financial Benchmarks	
Other Funds Leveraged by \$1 of TIF	\$3.25
Types of Other Funding Leveraged	General funds of the Red Cross
Financing Structure	Grant

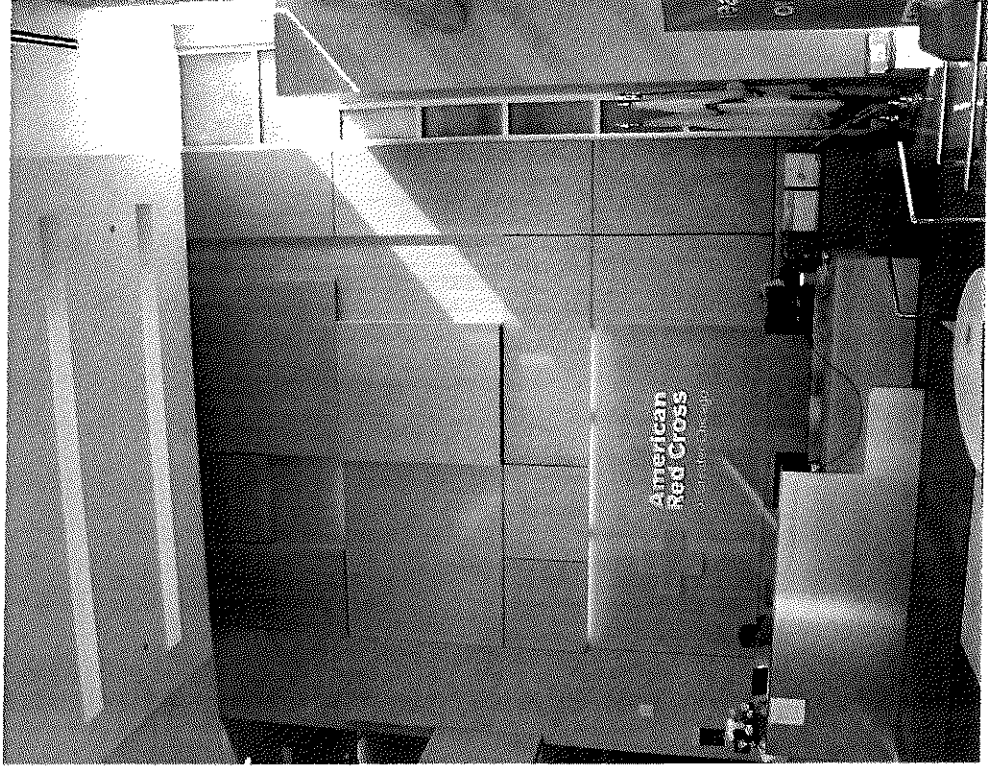
RDA Terms	
Payment Schedule	\$166,667 per year for three years
Taxpayer Protection Provisions	Yes – payments will begin following the Certificate of Completion.
Total Term of Agreement	10 Years

Other Considerations	
A not-for-profit that provides important public services that offset City or other government expenditures.	

Rauner Center: 2200 W. Harrison St. Illinois Medical District

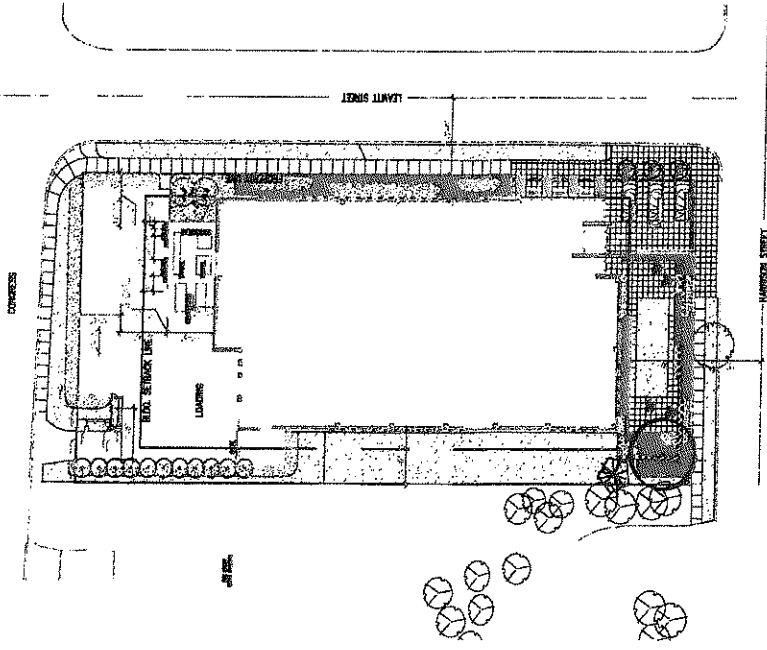


Proposed Site: 2200 W. Harrison St. The Rauner Center



Proposed Plans-Rauner Center

**SITE PLAN
RAUNER CENTER
AMERICAN NATIONAL RED CROSS
CHICAGO, ILL.**

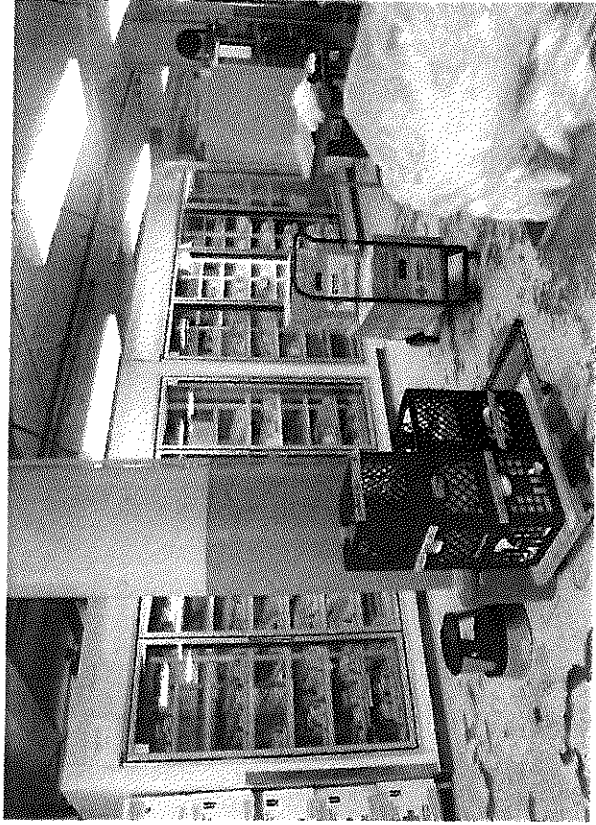


HARRISON STREET

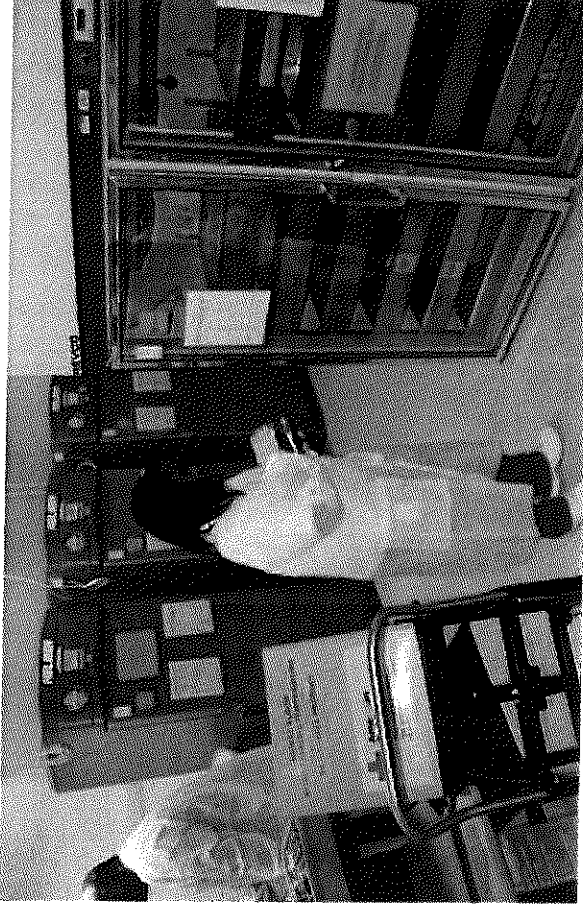
Refrigerated Storage Units

Whole blood and red blood cells have a refrigerated shelf life of 35 and 42 days respectively. They must be kept at 1-6 celsius.

Current



Proposed



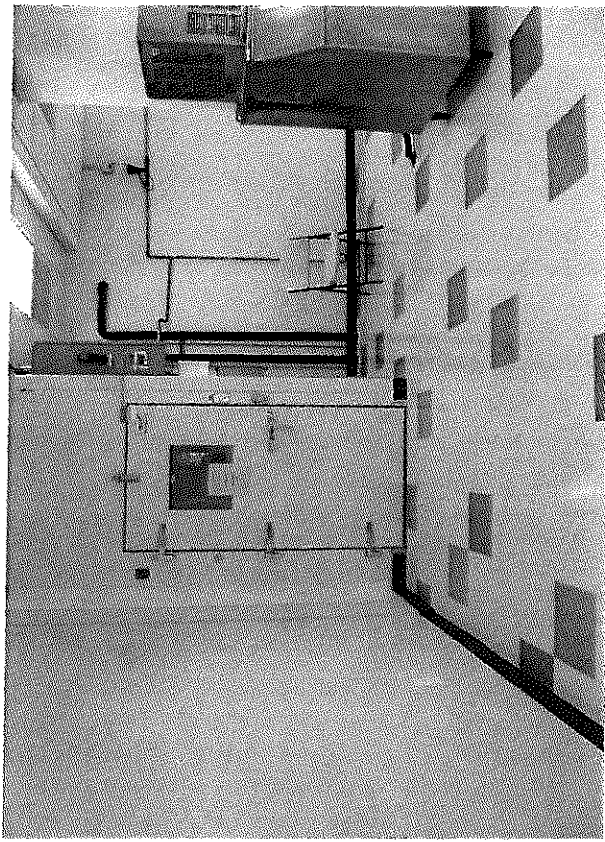
Freezer Units

Fresh frozen plasma must be kept at -18C or colder at all times. These older units have front and rear entry doors. The new blood center will have a walk-in freezer. This will both provide additional safety precautions to keep the plasma at the right temperature while increasing capacity 30 - 40%.

Current



Proposed



Product Distribution

Workstations in the new Distribution Center will be streamlined using LEAN process improvement to maximize efficiency and aid in faster and more accurate product distribution.

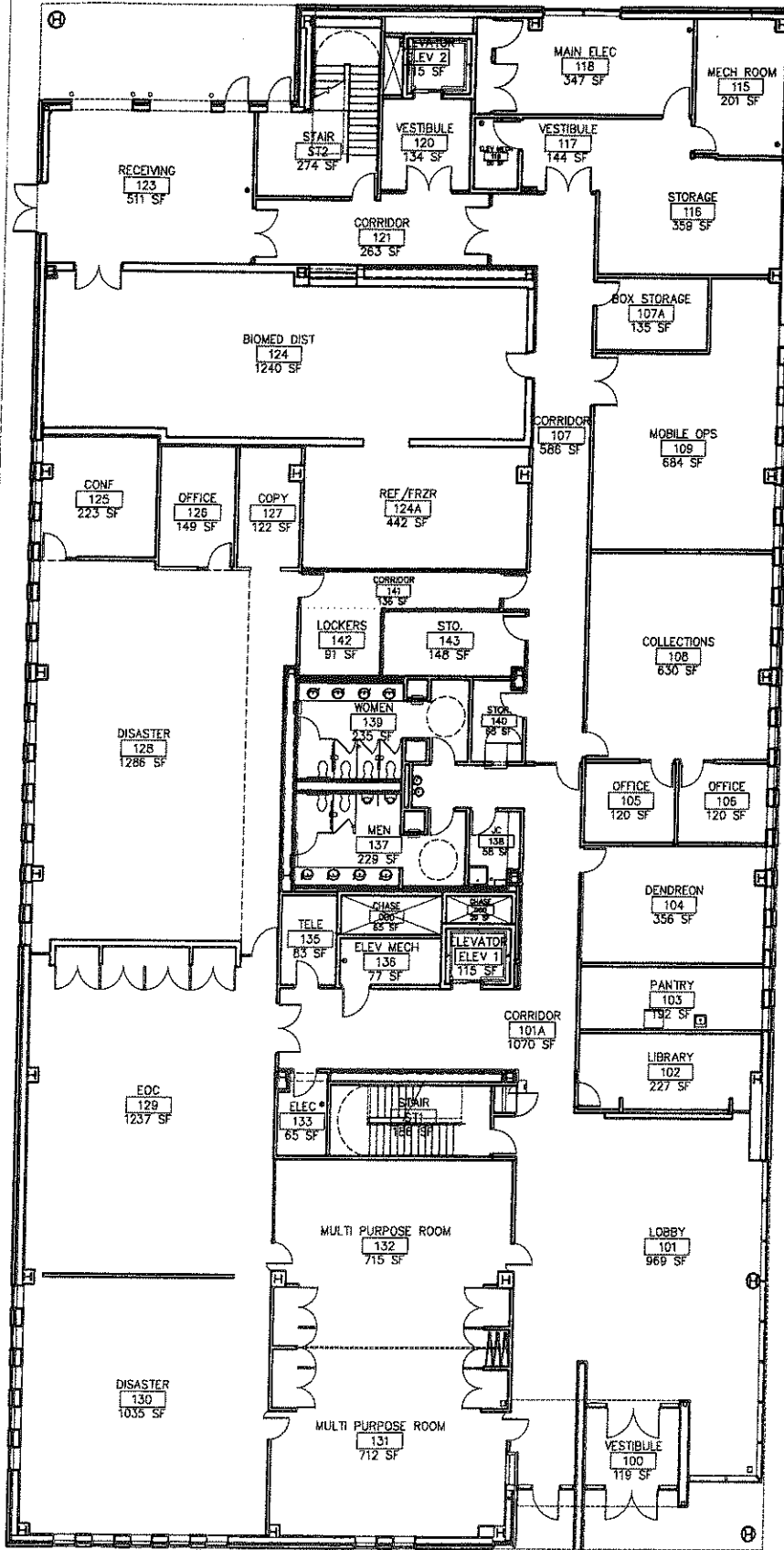
Current



Proposed



KEY NOTES



APPROVALS

CHAPTER SIGNATURE _____ DATE _____
 PRINT NAME _____ TITLE _____

BIOMED SIGNATURE _____ DATE _____
 PRINT NAME _____ TITLE _____

SHEET NOTES

CAPACITY: 6X8 CUBICLES: 27

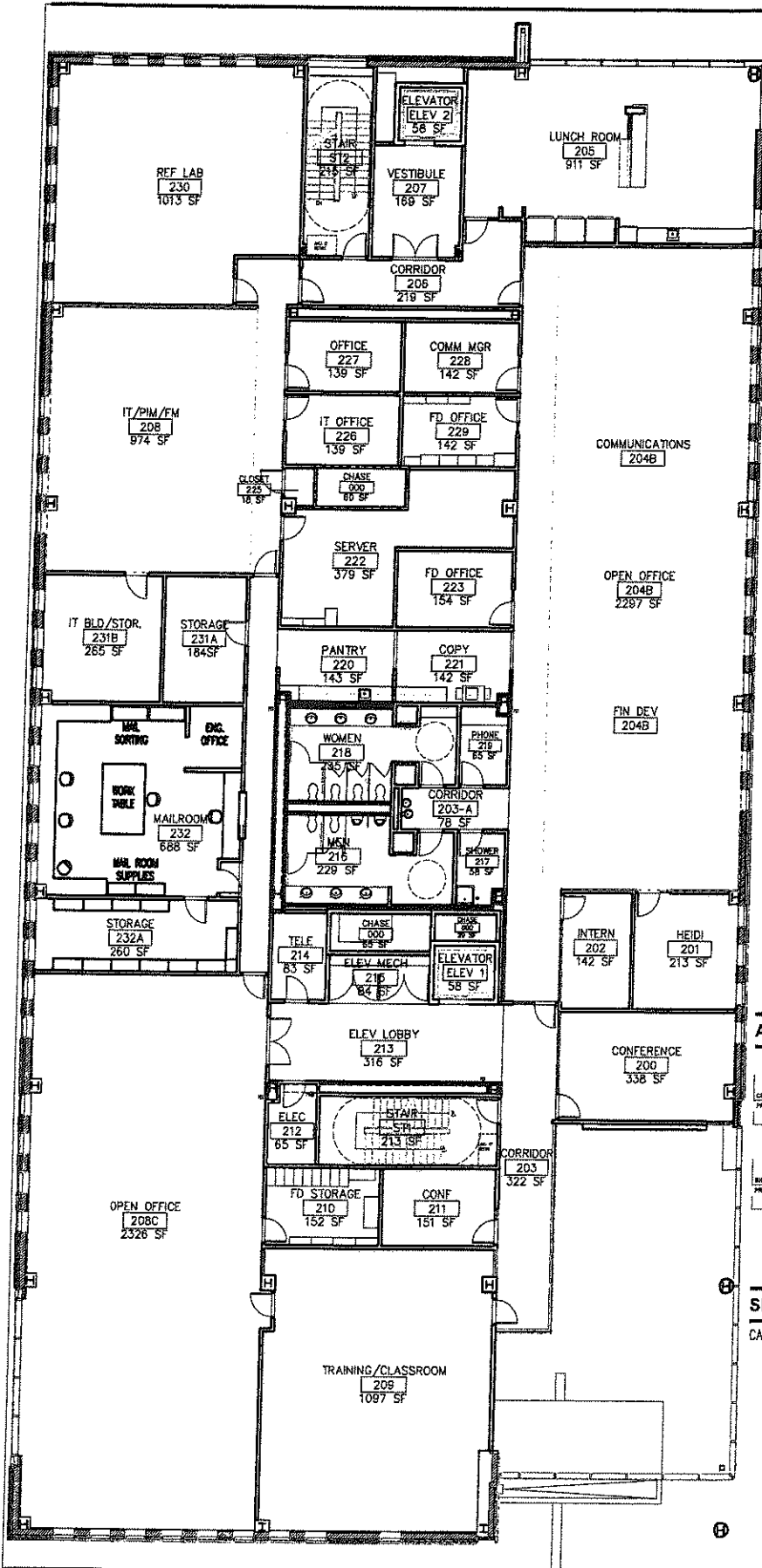
American Red Cross
 Real Estate Management
 606-A Forest Point Circle
 Charlotte, NC 28273
 Telephone: 704-943-6991
 Facsimile: 704-943-6890

Rev	Date & Hours	Description	By	Check
1	11-22-11	REVIEW DRAFT	JDT	--
REV 1	12-08-11	REVISION	JDT	--
REV 2	12-20-11	REVISION	JDT	--
REV 3	12-23-11	REVISION	JDT	--
REV 4	01-18-12	REVISION	JDT	--
REV 5	05-03-12	REVISION	JDT	--

Project Name: CHAPTER RESTACK/BIMED INTEGRATION
 AMERICAN RED CROSS OF GREATER CHICAGO
 Project Number: 2011-TEMP
 CAD File Name: HARRISON 1ST FLOOR.dwg
 Description:

Scale: INTERNAL APPROVAL PLAN
FIRST FLOOR PLAN
A-1.1

KEY NOTES



APPROVALS

CHAPTER SIGNATURE _____ DATE _____
 PRINT NAME _____ TITLE _____

BIDDED SIGNATURE _____ DATE _____
 PRINT NAME _____ TITLE _____

SHEET NOTES

CAPACITY: 6X8 CUBICLES: 42



American Red Cross

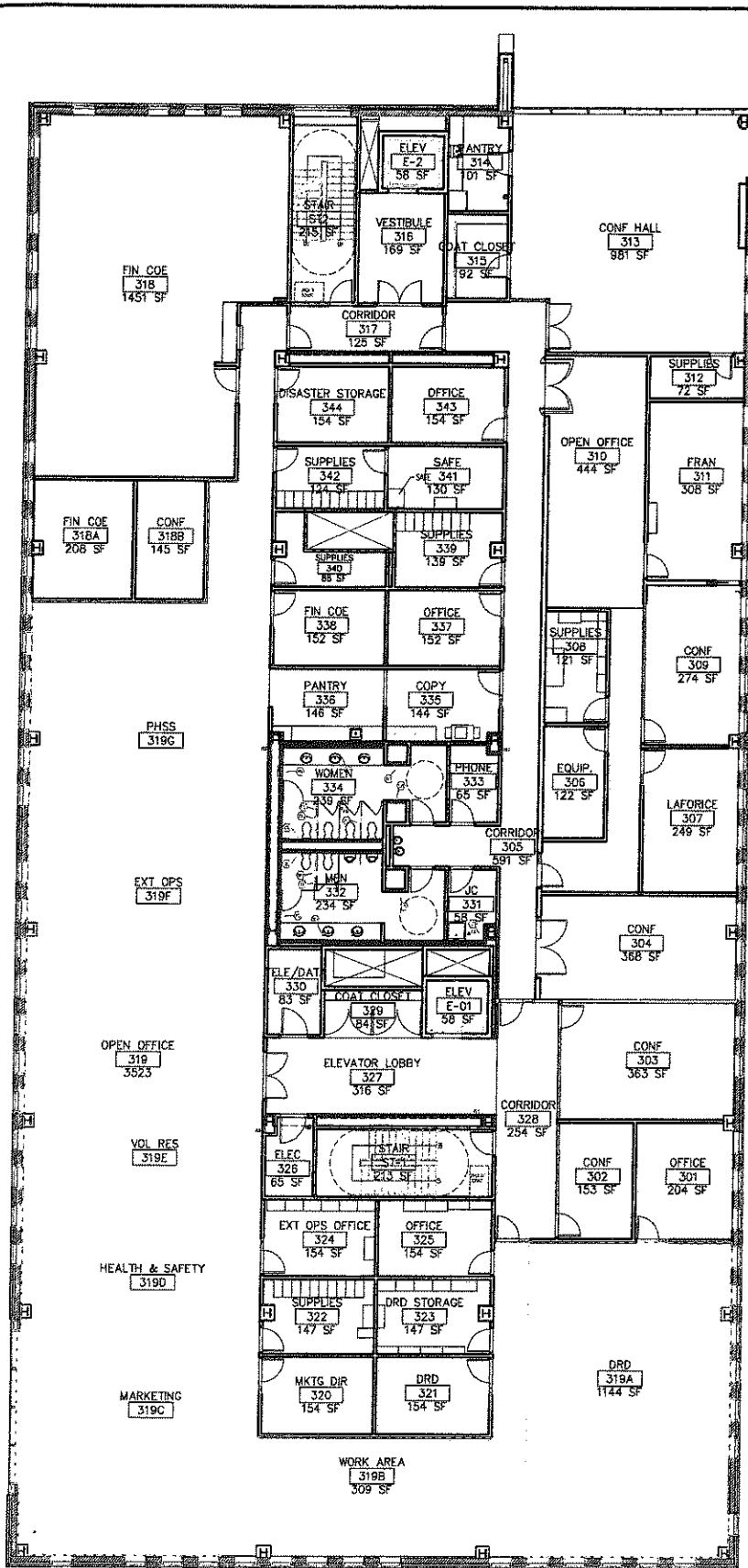
Real Estate Management
 606-A Forest Park Circle
 Charlotte, NC 28273
 Telephone: 304.943.6913
 Facsimile: 304.943.6890

Issue	Date & Issue Description	By	Check
1	11-22-11 REVIEW DRAFT	JDT	-
REV. 1	12-06-11 REVISION	JDT	-
REV. 2	12-20-11 REVISION	JDT	-
REV. 3	01-10-12 REVISION	JDT	-
REV. 4	05-03-12 REVISION	JDT	-

Project Name: CHAPTER RESTACK/BIDDED INTEGRATION
 AMERICAN RED CROSS OF GREATER CHICAGO
 Project Number:
 CAD File Name:
 Description:

Issue: INTERNAL APPROVAL PLAN
SECOND FLOOR PLAN
A-1.2

KEY NOTES



APPROVALS

CHAPTER SIGNATURE _____ DATE _____
 PRINT NAME _____ TITLE _____

DESIGNED SIGNATURE _____ DATE _____
 PRINT NAME _____ TITLE _____

SHEET NOTES

CAPACITY: 6X8 CUBICLES: 64



American Red Cross

Real Estate Management
 400 N. Forest Home Circle
 Chicago, IL 60627-13
 Telephone: 708.943.6900
 Facsimile: 708.943.6900

Issue	Date & Issue Description	By	Check
1	11-22-11 REVIEW DRAFT	JOT	-
REV 1	12-08-11 REVISION	JOT	-
REV 2	12-20-11 REVISION	JOT	-
REV 3	01-10-12 REVISION	JOT	-
REV 4	03-03-12 REVISION	JOT	-

Project Name
 CHAPTER RESTACK/BIOMED INTEGRATION
 AMERICAN RED CROSS OF GREATER CHICAGO

Project Number
 2011-TEMP
 CAD File Name

Description

Date

INTERNAL APPROVAL PLAN
THIRD FLOOR PLAN
A-1.3



American Red Cross
of Greater Chicago

COPY

July 2, 2012

Mr. Omar Shareef
African American Contractors Association
7445 S. South Chicago Avenue
Chicago, IL 60619

Rauner Center
2200 West Harrison Street
Chicago Illinois 60612
v 312 729 6100
www.chicagoredcross.org

BY CERTIFIED MAIL

Re: 2200 West Harrison Ave, Chicago, Illinois

Dear Mr. Shareef:

The American National Red Cross ("Red Cross") is pleased to announce the redevelopment of a portion the property located at 2200 West Harrison Street, Chicago, Illinois (the "Premises"). The Premises consists of approximately 52,522 square feet of space, a portion of which will be redeveloped into an expanded biomedical, laboratory and related facilities to support the mission of the Red Cross in the Chicagoland region (the "Project").

Red Cross' general contractor for the Project will be The Whiting-Turner Contracting Co. It is anticipated that the project will require participation of trades such as carpentry, electrical, mechanical, plumbing, and others. The preliminary hard costs for the build out of the Premises are estimated to be up to \$2.1 million, of which at least 24 percent shall be subject to minority business enterprise (MBE) participation and four percent will be subject to women business enterprise (WBE) participation. It is anticipated that construction of the Project will be between July 15 and October 15, 2012.

At your request, the Red Cross will meet with a representative of your organization to present the project budget and schedule. At your request, the Red Cross will also provide your organization with one copy of the project bid documents (including plans and specifications).

Red Cross 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 call Dawn Breen of the American Red Cross of Greater Chicago at 312-729-6166/Fax: 312-729-6307.

Sincerely,


Francesca M. Edwardson
Chief Executive Officer

cc: Dept. of Housing and Economic Development, City of Chicago

<p>TO: Ricky Rivers Hispanic American Construction Industry Assn 901 W. Jackson, Suite 205 Chicago, IL 60607</p> <p>SENDER: Karl Marschel REFERENCE: P009747</p> <p>7196 9006 9040 1033 8101 PS Form 3800, January 2005</p>	<p>TO: Beth Doria Federation of Women Contractors 5650 S. Archer Avenue Chicago, IL 60638</p> <p>SENDER: Karl Marschel REFERENCE: P009747</p> <p>7196 9006 9040 1033 7965 PS Form 3800, January 2005</p>	<p>TO: Belinda Henderson Black Contractors United 1200 Marshall Street Calumet Park, IL 60827</p> <p>SENDER: Karl Marschel REFERENCE: P009747</p> <p>7196 9006 9040 1033 7883 PS Form 3800, January 2005</p>	<p>TO: Dor Shareef African Amer. Contractors 7445 S. South Chicago Avenue Chicago, IL 60619</p> <p>SENDER: Karl Marschel REFERENCE: P009747</p> <p>7196 9006 9040 1033 6664 PS Form 3800, January 2005</p>																																																												
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<p>TO: Jody Rastor Women Business Development Center 8 S. Michigan Ave., Ste. 400 Chicago, IL 60603</p> <p>SENDER: Karl Marschel REFERENCE: P009747</p> <p>7196 9006 9040 1034 1361 PS Form 3800, January 2005</p>	<p>TO: Terry Nadecki Association of Asian Construction Enterprises 333 N. Ogden Avenue Chicago, IL 60607</p> <p>SENDER: Karl Marschel REFERENCE: P009747</p> <p>7196 9006 9040 1034 1248 PS Form 3800, January 2005</p>	<p>TO: Omey Dogue Illinois Hispanic Chamber of Commerce 855 W. Adams Street Chicago, IL 60607</p> <p>SENDER: Karl Marschel REFERENCE: P009747</p> <p>7196 9006 9040 1034 1158 PS Form 3800, January 2005</p>	<p>TO: Omey Dogue Illinois Hispanic Chamber of Commerce 855 W. Adams Street Chicago, IL 60607</p> <p>SENDER: Karl Marschel REFERENCE: P009747</p> <p>7196 9006 9040 1034 1158 PS Form 3800, January 2005</p>																																																												
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CITY HALL, ROOM 200 OFFICE 02
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE 312-744-6836

**ROBERT W. FIORETTI
ALDERMAN – 2ND WARD**

PUBLIC SERVICE OFFICE
1319 SOUTH STATE STREET
CHICAGO, ILLINOIS 60605
TELEPHONE 312-263-9273

COMMITTEE MEMBERSHIPS
**ENVIRONMENTAL PROTECTION
&
PUBLIC UTILITIES**
HEALTH
**LICENSE
&
CONSUMER
PROTECTION**
RULES & ETHICS
SPECIAL EVENTS

June 20, 2012

Andrew J. Mooney
Commissioner
Department of Housing and Economic Development
City of Chicago
121 N. La Salle St., Room 1000
Chicago, IL 60602

Re: American Red Cross TIF Application

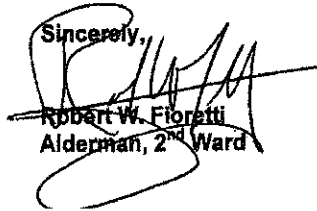
Dear Commissioner Mooney:

I am writing this letter to recommend the American National Red Cross's Tax Increment Funding (TIF) application to bring a state of the art Biomedical Blood Distribution Facility into the Illinois Medical District. The Red Cross currently has two locations in the 2nd Ward, a blood distribution center that has operated since 2001 on the Northern edge of the Ward in rental space in an aging facility at Jackson and Racine, and the Rauner Center, the regional Chapter Headquarters for the Greater Chicago Chapter at 2200 West Harrison Street in the Illinois Medical District, which was built by Red Cross after acquiring the land in 2002. The Red Cross serves the residents of Chicago and surrounding communities from these facilities, each year assisting thousands of people impacted by disasters, provided life-saving emergency training to more than 300,000 people, collecting and distributing blood and blood products for Chicago area hospitals, transmitting emergency messages between our military members and their families and educating our school children and neighborhood residents communities on becoming prepared for disasters.

The Red Cross is seeking to consolidate these two operations into a single operation in the Rauner Center, by restacking the building to bring in the blood distribution operation. This facility will address the urgency of a life-saving blood supply for all, including the ability to quickly identify rare blood types when blood is urgently needed for sickle cell and other critically ill patients, representing some of our most vulnerable populations. The Red Cross has demonstrated a progressive commitment to my Ward and to the citizens of Chicago, and, accordingly, I support this TIF application.

Page Two
June 20, 2012
Andrew J. Mooney
Re: American Red Cross TIF Application

If you have any questions or concerns regarding this matter, please contact Tim Stevens of my office at (312) 263-9273.

Sincerely,

Robert W. Fioretti
Alderman, 2nd Ward

cc: Mary Bonome, HED

1725 W. Harrison St.
Suite 364
Chicago, IL 60612

Tel: 312.942.7073
Fax: 312.942.2055
Larry_J_Goodman@rush.edu
www.rush.edu



 **RUSH**

Larry J. Goodman, MD
Rush University
President
Rush University Medical Center
Chief Executive Officer

June 26, 2012

Mr. Andrew Mooney
City of Chicago
Department of Housing and Economic Development
121 N. La Salle Street – Room 1000
Chicago, IL 60602

RE: American National Red Cross-Rauner Center Expansion

Dear Mr. Mooney,

I was pleased to learn that the American Red Cross ("Red Cross") is proposing to upgrade and expand its Biomed facilities in the Chicago area by renovating the Rauner Center at 2200 W. Harrison in the Illinois Medical District. Red Cross supplies critically needed blood for patients at Rush University Medical Center, which also serves as a host site for community blood drives in partnership with Red Cross.

The new distribution center proposed by the Red Cross will improve the supply chain for blood and blood products needed by Chicago hospitals, especially when mass casualty events occur. The reference lab will improve our ability to care for the needs of patients with rare blood types, and its proximity to Rush in the Illinois Medical District is particularly helpful.

I am writing this letter to voice my full support for the proposed project and to urge the City to support the tax increment financing request submitted by the Red Cross.

Sincerely,

Larry Goodman, MD
Chief Executive Officer

Dean M. Harrison
President and Chief Executive Officer

June 25, 2012

Mr. Andrew Mooney
City of Chicago
Department of Housing and Economic Development
121 N. La Salle Street – Room 1000
Chicago, IL 60602

RE: American National Red Cross-Rauner Center Expansion

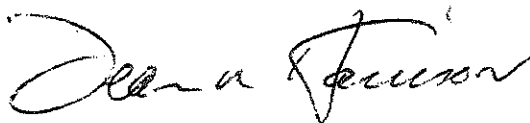
Dear Mr. Mooney:

I was pleased to learn that the American Red Cross (“Red Cross”) is proposing to upgrade and expand its Biomed facilities in the Chicago area by renovating the Rauner Center at 2200 W. Harrison. Red Cross supplies critically-needed blood for patients at Northwestern Memorial Hospital, which also serves as a host site for community blood drives in partnership with Red Cross.

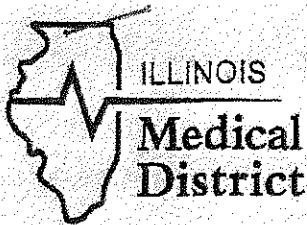
The new distribution center proposed by the Red Cross will improve the supply chain for blood and blood products needed by Chicago hospitals. The reference lab will improve our ability to care for the needs of patients with rare blood types.

I am writing this letter to voice my full support for the proposed project and to urge the City to support the tax increment financing request submitted by the Red Cross.

Sincerely,



Mr. Jasso - 12/20



IMDC
2100 W. Harrison Street
Chicago, Illinois 60612-3705

312-738-5800 T
312-738-5801 F
312-738-6304 TDD

www.medicaldistrict.org

State of Illinois
Governor
Pat Quinn

Cook County Board
President
Toni Preckwinkle

City of Chicago
Mayor
Rahm Emanuel

Commissioners

Jennifer L. Woodard
President

Meredith O'Connor
Vice President

Daniel A. Trevino
Secretary

Carmita Vaughan
Treasurer

Blake P. Sercye

James Clewlow

Isaac S. Goldman

Executive Director
Warren Ribley

April 27, 2012

Mr. Andrew Mooney
City of Chicago
Department of Housing and
Economic Development
121 N. LaSalle Street - Room 1000
Chicago IL 60602

RE: American National Red Cross-Rauner Center Expansion

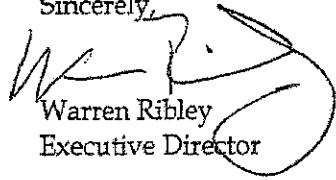
Dear Mr. Mooney:

I learned this week about the pending renovation of the facilities of the American Red Cross ("Red Cross") at the Rauner Center (2200 W. Harrison) which sits within the boundaries of the Illinois Medical District. As the new Executive Director of the Illinois Medical District Commission ("IMDC"), I am writing this letter to voice my full support for the proposed project and to urge the City to support both the tax increment financing request submitted by the Red Cross and to also work with them to expedite any necessary permitting for the renovation.

The renovated distribution center and reference laboratory including enhanced blood donation and processing facilities proposed by the Red Cross will provide the Chicago region with a much needed expanded and trustworthy supply of blood and blood products. The IMDC views the proposed project as a key asset to both the hospitals and healthcare facilities within the District, as well as a significant asset to the Chicago region as a whole.

Thank you for your help.

Sincerely,


Warren Ribley
Executive Director

cc: Michael Jasso
Fran Edwardson
Greg Hummel



MEMORANDUM

To: Will Edwards, DHED Division of Workforce Solutions

From: Karen J. Forte, DHED Project Manager

Subject: Workforce Solutions Project Notification

Business Development Bureau is in the process of negotiating TIF Assistance in the amount of \$500,000 to the American National Red Cross for the relocation of their Blood Distribution & Collection Center from the Helix Camera Building located at 310 South Racine to their Rauner Center Headquarters located at 2200 West Harrison street within the Illinois Medial District and the Western-Ogden TIF Redevelopment Area.

The company's current employment is 64, and approximately 4 new jobs will be added following project completion. The project is located in the 2nd ward. Alderman Robert Fioretti is aware of the project and is supportive.

The company contact is Ms. Francine Edwardson, Director of the Red Cross Rauner Center. Her phone number is 312-729-6101. This e-mail is copied to Ms. Edwardson with your division's Employer Personnel Needs Assessment (EPNA) form attached. We will direct her to submit the completed form to you as soon as possible, but no later than one month before the date for submission of the project to the to the Community Development Commission.

When the completed EPNA form is returned to DHED, a member of the Workforce Solutions staff will make arrangements to meet with the developer or their designated human resources representative to develop an employment plan, where applicable.

Feel free to call me if you have any questions. My direct line is 4-4867

**CC: Mary Bonome, Deputy Commissioner
Karl M, Bryan Cave LLP
Francine Edwardson, Applicant**

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

RESOLUTION NO. __ - CDC -

**AUTHORIZATION TO NEGOTIATE A TIF
REDEVELOPMENT AGREEMENT WITH THE AMERICAN NATIONAL RED CROSS
AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF THE AMERICAN NATIONAL RED CROSS
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 06-CDC-72 and pursuant to the Act, enacted ordinance on February 5, 1998, pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Western-Ogden Tax Increment Financing 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, The American National Red Cross (the "Developer"), has presented to the City's Department of Housing and Economic Development ("DHED") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the tenant build-out of the 1st – 3rd floors for the relocation of their Blood Distribution & Collection Center to their Rauner Center headquarters located at 2200 West Harrison Street (the "Project"); and

WHEREAS, DHED requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that DHED 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 DHED 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: July 10, 2012

Attachment: Exhibit A, Street Boundary Description

EXHIBIT A

Street Boundary Description of the
Western-Ogden Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by Congress Parkway, West Harrison and Polk Streets and West Roosevelt Road on the north; West 21st, 18th, and 16th Streets on the south; South Ashland, Campbell and Western Avenues on the east; and California, Talman, Rockwell and Washtenaw Avenues on the west.