

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 9th Day of August 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 9th Day of August 2005


EXECUTIVE SECRETARY
Jennifer Rampke

05-CDC-77

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

RESOLUTION NO. 05 - CDC - 77

**AUTHORITY TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH
BLACK ENSEMBLE THEATER**

AND/OR

A RELATED ENTITY TO BE FORMED

**WITHIN THE
CLARK/MONTROSE TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA,**

AND

**TO RECOMMEND TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
THE DESIGNATION OF
BLACK ENSEMBLE THEATER
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 99-CDC-78 and pursuant to the Act, enacted three ordinances on July 7, 1999 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Clark/Montrose 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 Black Ensemble Theater (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 construction of a new 299-seat theater at 4440-4450 North Clark Street (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: August 9, 2005

Attachment: Exhibit A, Street Boundary Description

CITY OF CHICAGO
Community Development Commission
 Department of Planning & Development
 August 9, 2005

SUMMARY SHEET
The Black Ensemble Theater

Actions

- Requested:**
- 1) Request authority to negotiate a Redevelopment Agreement with The Black Ensemble Theater and/or a related entity to be formed (the "Developer") for the redevelopment property located at 4440-4450 North Clark Street (the "Property"), located within the Clark/Montrose Redevelopment Project Area (the "Area") and;
 - 2) Recommend to the City Council of the City of Chicago the designation of The Black Ensemble Theater and/or a related entity to be formed as the developer of the Project located within the boundaries of the Area.

Project: The Developer has proposed the construction of a 299-seat performing arts theater with on-site parking for 42 cars.

Location: The Property is located at 4440-4450 North Clark Street.

Developer: The Black Ensemble Theater

Assistance: \$6,000,000 in tax increment financing assistance in the form of one or more Developer notes.
 The assistance will be provided to the Developer in following ways: 1) Note 1 in the amount of \$4,752,025 be issued at the closing of the Redevelopment Agreement. 2) Note 2 in the amount of \$1,247,975 to be issued upon completion of construction of the new theater. However, the amount of Note 2 is to be reduced by funds raised by BET in excess of \$7,557,213.

Zoning: The Property is currently zoned B1-2. The proposed zoning change to B3-3 has been introduced to City Council on June 8, 2005. A 299-seat theater and a restaurant with liquor is a permitted use in a B3-3 zone.

Ward: 47th Ward, Alderman Gene Schuler

Public Benefits:

- Jobs
- Green Technology and Landscaping
- Revitalization of an Underutilized Site
- Community arts and cultural programs

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 Schulter is supportive of the Project and a letter is attached.

Issues: N/A

CITY OF CHICAGO
Community Development Commission
Department of Planning & Development
August 9, 2005

STAFF REPORT
Black Ensemble Theater

CHAIRMAN RICHARDSON-LOWRY AND MEMBERS OF THE COMMISSION:

The Resolution before you requests that the Community Development Commission take the following actions:

- 1) Request authority to negotiate a Redevelopment Agreement with The Black Ensemble Theater (BET) and/or a related entity to be formed (the "Developer") for the redevelopment property located at 4440-4450 North Clark Street (the "Property"), located within the Clark/Montrose Redevelopment Project Area (the "Area") and;
- 2) Recommend to the City Council of the City of Chicago the designation of The Black Ensemble Theater and/or a related entity to be formed as the developer of the Project located within the boundaries of the Area.

Purpose of Resolution

To provide Tax Increment Financing assistance for the construction of a new 299-seat theater and related facilities on the Property on an underutilized site within the Clark/Montrose Tax Increment Financing District.

Background

The Property is located within the Clark/Montrose Tax Increment Financing Redevelopment Project Area (the "Area"), which was established by the City Council on July 7, 1999. The site is bounded by West Sunnyside Avenue on the north, North Clark Street on the east, an alley west of North Clark Street on the west, and a three story public storage facility building on the south.

The site is currently occupied by a vacant structure that once housed a company in the electronic industry. The site has been vacant for over three years. The Black Ensemble Theater is planning to acquire and build out a building located at 4440 North Clark Street for the purpose of relocating the theater currently located at 4520 North Beacon Street. The current facility is out-dated and no longer serve the capacity needs of the Ensemble. Although the Black Ensemble Theater has yet to acquire the property, it has a purchase agreement with the current owner of the building contingent upon approval of the Tax Increment Financing from the city.

Development Project

Proposed Developer

The Black Ensemble Theater (the "Developer")

Founded in 1976, the Black Ensemble Theater, a 501-C-3 not-for-profit organization, is the only professional African-American theater company on the north side of Chicago. The Black Ensemble Theater was formed with the mission to be a dominant force and catalyst in providing continual opportunities and ongoing resources for development, inclusion and prosperity. The Black Ensemble Theater has an annual attendance of 70,000 multi-cultural patrons, with 80% from the Chicago land area and the remaining 20% from Midwestern and other states. In 1976, it started with a budget of \$25,000 and has grown to an annual budget of \$1.7 million. The BET has grown to a successful and nationally

recognized organization that produced over 100 plays and employed over 3000 Chicago artists and technicians over the past twenty-nine years. The BET has been featured in number of local and national newspapers, magazines and TV programs. Among other awards in 2004, the Chicago Sun-Times newspaper selected Ms. Jackie Taylor as #9 of the *Top Ten in the Arts* category of their *2004 Chicago's 100 Most Powerful Women* awards. Also in 2004, the Hollywood Gospel Insider Music Awards selected Ms. Taylor the winner of the Gospel Stage Production/Director award for "*The Jackie Wilson Story*". Other awards Ms. Taylor has received include; inclusion in the Chicago Tribune *2002 Chicagoan of the year*; Screen Magazine included her as one of the *2002 People of the Year*; and the 2003 National Black Women's Expo selected her as *The Phenomenal Woman in the Arts*. Ms. Taylor is also the recipient of the Seventh Annual Paul Berger Arts Entrepreneurial Award, which honors leaders of arts organizations for their visionary arts management and ability to creatively address the myriad of challenges facing arts organizations.

The Black Ensemble Theater is currently leasing a 150 seat theater facility located at 4520 North Beacon Street with limited parking spaces.

Proposed Development Team

The Black Ensemble Theater

General Contractor - To be determined.

Architect - Morris Architects/Planners. Mr. John Morris, the architect for the development, has extensive experience in the adaptive reuse and new construction of theater space, including the adaptive reuse of the history Water Tower Pumping Station for the new Lookingglass Theater space on Michigan Avenue in Chicago. Other Chicago-area projects include the new Steppenwolf Theater, Northlight Theater, the Chicago Center for the Performing Arts, Raven Theater, the Beverly Arts Center, Noble Fool Theater and the award-winning performance hall for the Old Town School of Folk Music..

Attorney - Steve Friedland

TIF Consultant: Johnson Research Group

Proposed Project

The developer proposes to create a 299-seat performing arts theater with a small balcony and appropriate support facilities for the BET's productions and training, including a 150-seat training/educational theater, a small restaurant, office/administrative area, and dressing room space for the actors. Existing one-story building at 4450 North Clark will be demolished to allow 42 on-site parking spaces.

Additional off-site parking has been obtained to accommodate 200 cars at Japanese American Citizens League located at 5415 North Clark Street and at Stockton School located at 4420 North Beacon Street. Valet parking service will be provided for the off-site parking.

The building's main frontage would be on North Clark Street. The Clark Street facade would feature glass curtain walls to showcase the lobby space on the first and second floors which is designed to be highly visible from the street. Backstage areas will support two theaters and will include several dressing rooms, scene shop, prop shop, costume shop, wig room rehearsal room and wardrobe room. The stage will feature a full fly-tower for the storage and movement of scenic elements. A small café will be a part of the lobby space.

The Developer will incorporate the following "green" attributes: 1) the Developer will abide by the Landscape Ordinance by planting parkway trees, perimeter screen trees and internal parking lot shade trees; 2) the Developer will design and construct a green roof that covers 69% of the net roof area.

Main vehicular access to the parking lot would be from West Sunnyside Avenue at the north end of the property.

Deal Structure/Financial Assistance

The Developer seeks TIF assistance in the amount of \$6,000,000 total, in the form of one or more Developer Notes. The Theater will receive Bank financing in the amount of \$6,000,000 and the TIF note payments will support the loan debt service. The first Note will be issued at closing in the amount of \$4,752,025 of the proceeds of the note, which represents 35% of the total project costs, will be provided at closing and is contingent on BET's demonstration to the City that it has or will have sufficient funds to complete the project. The remaining proceeds of the note(s) will be made available at substantial completion of the project is approximately \$1,247,975. This total TIF subsidy represents 44% of the total project cost of \$13,577,213. The remainder of the funds will be raised by the Black Ensemble Theater in the form of endowments, gifts and grants in the amount of \$7,557,213. Should the Theater's fundraising numbers exceed this amount and/or the project cost be less than projected, the second TIF note will be reduced accordingly. The TIF Notes will be backed by increment available in the Clark/Montrose TIF.

<u>Sources</u>	<u>Amount</u>	
TIF Backed Loans	\$6,000,000	44%
Fundraising, Marketing	<u>7,557,213</u>	56%
Total Sources	\$13,557,213	100%

Uses

		<u>\$/sf of Buidling *</u>
Acquisiton (\$125 psf of land)	\$3,600,000	\$92.75
Site Preparation		
Demoition	\$10,000	
Environmental Remediation	\$70,000	
Landscaping	\$50,000	
Infrastructure/Site Work/Utilities	\$20,000	
Contingency	\$5,000	
Site Prep Sub-total	\$155,000	\$4.53
Hard Construction Costs		
Shell & Core, Finishes (exterior/interior)	\$4,500,000	
FF&E	\$2,500,000	
Contingency	\$700,000	
Hard Construction Costs sub-total	<u>\$7,700,000</u>	\$224.83
TOTAL SITE AND HARD COSTS	\$11,455,000	

	% of	
Soft Costs	Total Costs	
Architectural Plans	3.32%	\$450,000
Civil, Engineering & Plans	0.15%	\$20,000
General Conditions	1.77%	\$240,000
General legal, Title, accounting and TIF	0.44%	\$60,000
Contractor Fee	1.33%	\$180,000
Construction Admin/Mgt.	1.33%	\$180,000
Env/Material Testing/Geo/Eng Evaluations	0.18%	\$25,000
Appraisal	0.48%	\$65,000

Survey	0.07%	\$10,000
Permits & City Inspection, Legal Fees	0.04%	\$5,000
Redevelopment Consultant	0.30%	\$40,000
Compliance Monitoring	0.07%	\$10,000
Marketing	0.18%	\$25,000
Legal, title & closing costs	0.15%	\$20,000
Builder's/liability/Bus. Risk & WC Insurance	0.18%	\$25,000
Interim Real Estate Taxes during construction	0.05%	\$7,000
Development Mgt. Fee	0.85%	\$115,213
Soft Cost Contingency	0.92%	\$125,000
Subtotal - Soft Costs	11.82%	\$1,602,213
Financing Costs	3.69%	\$500,000
Soft Cost Total		\$2,102,213

Total Uses **\$13,557,213**

* Gross building area is 34,248 square feet

Conformance with Plan

The Project conforms to the plan and goals of the Clark/Montrose Tax Increment Financing District. It contributes to the goals of the plan by providing sound economic development in the project area, eliminating conditions which qualify as blighted in the Redevelopment Project Area and strengthening the economic well being of the project area as well as the City by increasing business activity and taxable values.

Community Outreach

June 28, 2005 - community meeting at Chase Park.

Alderman Schuller is supportive of the Project and a letter is attached.

Public Benefits

Jobs

The Project is expected to create 8 additional full-time and 13 additional part-time positions. Developer will work with MOWD on job training and placement.

Green Technology and Landscaping

The Developer will incorporate the following "green" attributes: 1) the Developer will abide by the Landscape Ordinance by planting parkway trees, perimeter screen trees and internal parking lot shade trees; 2) the Developer will design and construct a green roof that covers 69% of the net roof area.

Revitalization of an Underutilized Site

The proposed redevelopment will transform a structure that has been vacant for over three years into a new and vibrant theater that will be a significant draw to the area.

Prevailing Wage, MBE/WBE, City Residency

The Developer has agreed to comply with all City ordinances regarding Prevailing Wage, MBE/WBE and City Residency.

Community arts and cultural outreach programs

The Developer has and will continue to provide personal and professional development, employment opportunities, and education to its associated artists and the community at large through its varied

community outreach programs. Over the past twenty-nine years, these programs have impacted over 100,000 children, youth and adults. On an annual basis, these educational outreach programs serve over 30,000 inner-city low-income and disenfranchised youth and adults. Following are brief description of the programs offered by BET:

Strengthening the School Through Theater Arts:

Annually serves over 2,000 students, their parents and teachers in inner-city elementary schools. This program utilizes theater arts to enhance the cognitive and social development skills of children, enables teachers to utilize theater in teaching their curriculum as well as equips them with strategies to improve classroom management and equips parents with skills to help their children to be successful in their academic endeavors.

New Directions:

Annually serves 35 youth who are in foster care, helping them to prepare for academic and vocational advancement and to develop skills for successful transition to independent/semi-independent living. Each year, BET places one or two of these youth in internship to strengthen their vocational skills and reinforce concepts learned in the program.

Pathway to Development:

The BET is a service provider of Pathway to Development, a program under the Illinois Department of Children and Family Services, which provides cultural arts enrichment to youth in foster care.

Theater for Special Women:

This program serves 45 mentally and physically challenged women in vocational training, helping them develop appropriate cognitive, communication and socialization skills for successful participation in the workplace.

Plays With a Purpose:

A new program designed to impact 25,000 school children and their teachers through a series of five musical plays designed to teach children positive life lessons and values for the purpose of instilling positive growth and development. The program is also designed to provide teachers alternative language and educational approaches that affect an increase in positive classroom management.

Strengthening the Family Through Theater Arts:

This program is designed to bring families into the theater for the purpose of enhancing family communication, equipping parents with positive motivational techniques that increase parenting skills while building children's cognitive skills.

Arts for Parents in School Communities Program:

This program equips parents with necessary tools to help them to increase their children's cognitive and social skills development and empowers parents towards self-sufficiency, stronger school involvement and teacher interaction.

Community Access Program:

Over 3,000 free/discounted tickets are provided annually to more than 45 social services and not-for-profit organizations serving youth and disenfranchised individuals. These organizations include Lakefront SRO, Safer Foundation, Lutheran Social Services, InnerVoice, Support Advocate for Women, Deborah's Place, Department of Veterans' Affairs, Catholic Charities,

Hull House and Child-Parent Center. This program highlights the BET's commitment to ensure that educational and entertainment aspects of theater are made available to those who would not otherwise have access.

MBE / WBE

The Developer will comply with all requirements regarding the use of minority and women-owned business contractors for the construction and build-out of the Project. In July of 2005, the Developer notified eight minority and women-owned business associations, by certified mail of their intent to develop this Project. The Developer will also meet with the Monitoring and Compliance staff once the general contractor is selected to discuss the monitoring and reporting requirements related to MBE / WBE compliance.

Recommendations

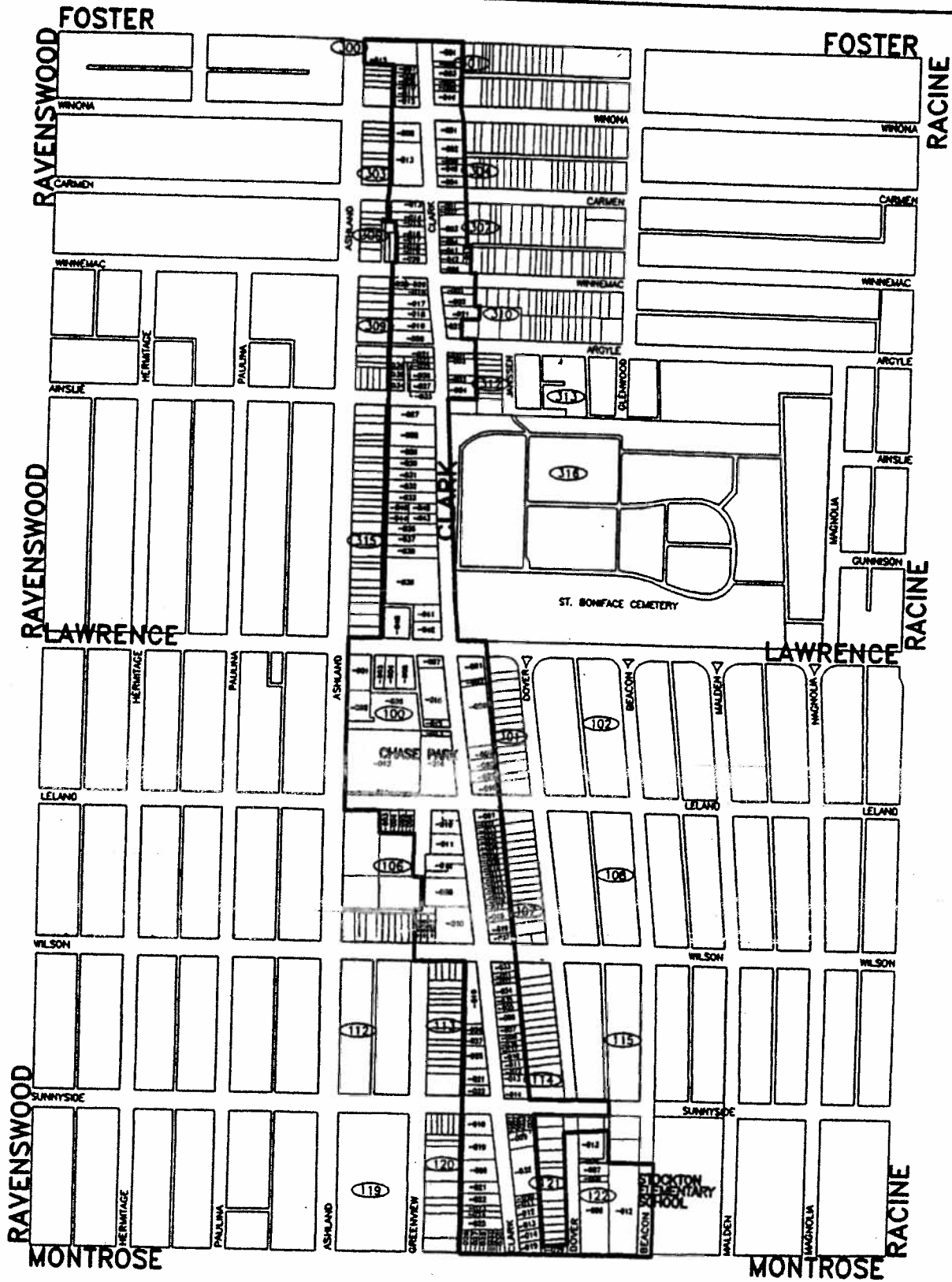
- 1) Request authority to negotiate a Redevelopment Agreement with The Black Ensemble Theater and/or a related entity to be formed (the "Developer") for the redevelopment property located at 4440-4450 North Clark Street (the "Property"), located within the Clark/Montrose Tax Increment Financing Redevelopment Project Area (the "Area") and;
- 2) Recommend to the City Council of the City of Chicago the designation of The Black Ensemble Theater and/or a related entity to be formed as the developer of the Project located within the boundaries of the Area.

Attachments

- TIF Boundary Map
- Site Plan Map
- Landscape Plan Map
- MBE/WBE Contractor Notifications and Certified Mail Receipts
- Lender's Letter of Interest
- Letter of Support from Alderman Schulner
- TIF Term Sheet

CLARK & MONTROSE T.I.F.
REDEVELOPMENT PLAN : BOUNDARY

MAP 1



ARCHITECTURE • ENGINEERING • PLANNING • URBAN DESIGN
DEVELOPMENT • CONSTRUCTION MANAGEMENT

MACONDO
corp.

22 North Morgan Street, Suite 110 Chicago, Illinois 60607
Telephone: (312) 733-0288 Facsimile: (312) 733-0280

LOUIK / SCHNEIDER AND ASSOCIATES, INC.
54 W. Hubbard St. Suite 210, Chicago IL 60610
Telephone: 312 828 9222 Facsimile: 312 828 9347

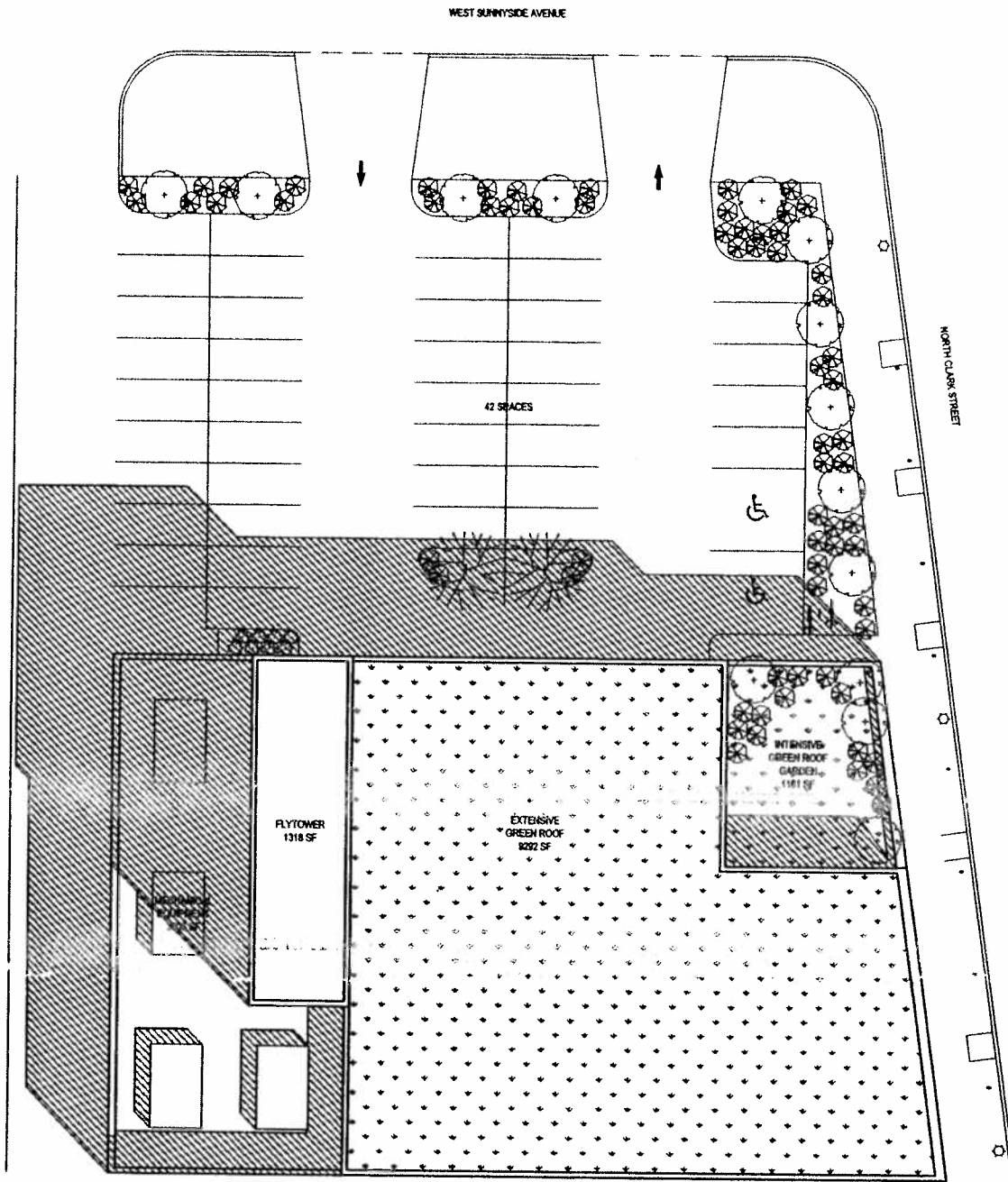
DATE:
03/02/99





4440-4450 North Clark Street





15260 SF TOTAL ROOF AREA
 9292 SF EXTENSIVE GREEN ROOF
 1181 SF INTENSIVE GREEN ROOF
 10473 SF TOTAL GREEN ROOF
 69% OF ROOF AREA GREEN

BLACK ENSEMBLE

4440 NORTH CLARK STREET

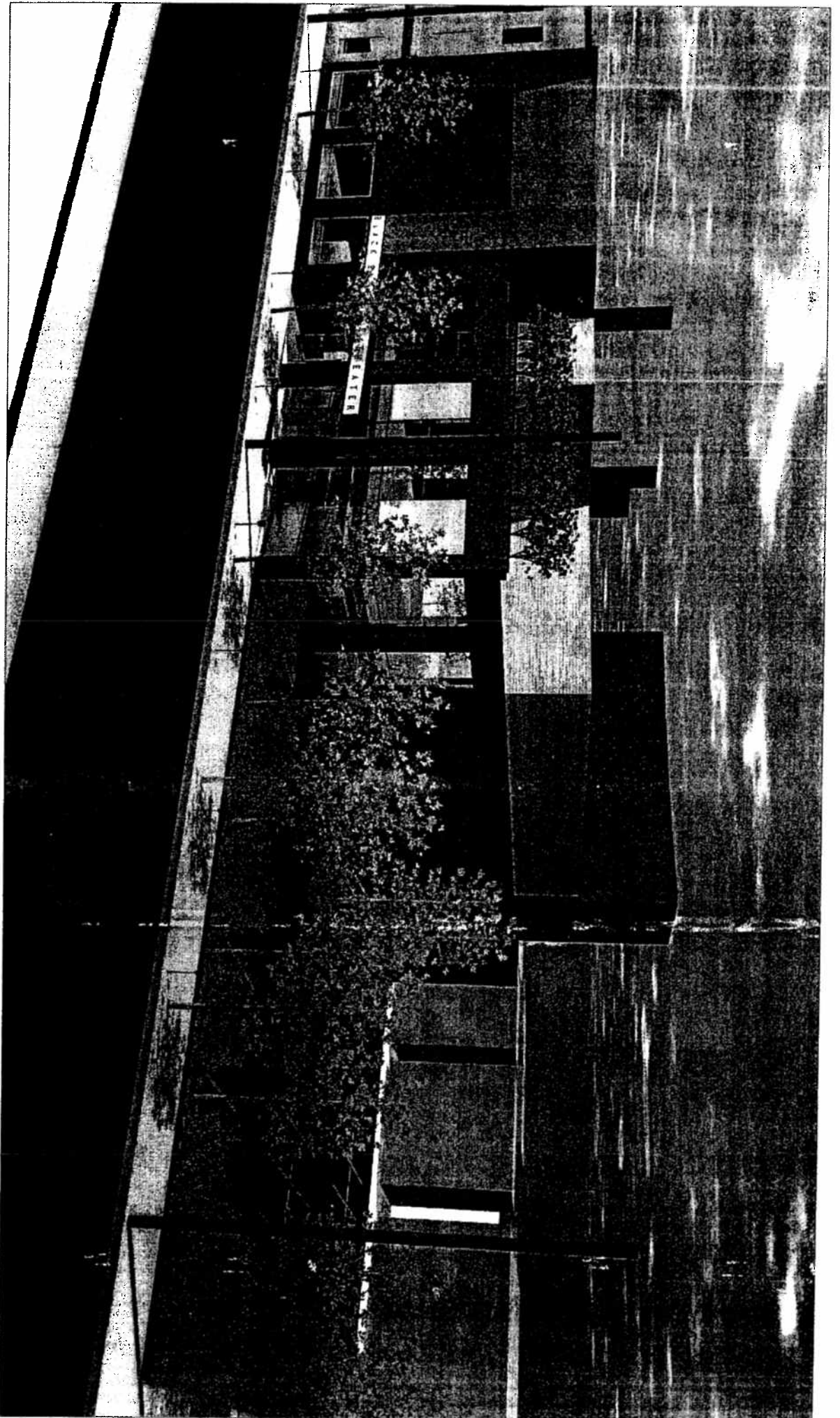
MORRIS ARCHITECTS | PLANNERS

944 WEST HURON STREET | CHICAGO, ILLINOIS 60622-5914
 T 312 942 0500 | F 312 942 0562

2006-07-22

SITE/LANDSCAPING PLAN

SCALE: 1/32" = 1'-0" PROJ. NO. 0507



BLACK ENSEMBLE THEATER

1 NORTH CLARK STREET

MORRIS ARCHITECTS | PLANNERS

944 WEST MARION STREET
CHICAGO, ILLINOIS 60622-5914
T 312 942 0567

2006-07-02

EXTERIOR RENDERING

SCALE: NOT TO SCALE

PROJ. NO. 0807



BLACK ENSEMBLE THEATER

BOARD OF DIRECTORS

Chairman
Kareem A. Dale
Winston & Strawn, L.L.C.

Vice Chairman
James Waller
Growth Development Associates

Secretary
Diana Hennington
Grand Events Worldwide

Jackie Taylor
Founder & Executive Director

Claudia Cheres
President, Auxiliary Board

Chairman Emeritus
Bob Dale
R.J. Dale Advertising &
Public Relations

MEMBERS

Alan Bell
City & Associates

Michael Broadus
M.L. Broadus & Associates

Mary Dyson
WGCI AM/PM/TV/7A/7P/8P

Charles Everhardt
Koenig & Sirey

'Sugie' Gilbert-Lassiter
United Airlines

Gregory K. Morris, MD
Kreative Minds, LLC

Larry Neels
Koenig & Sirey

Leo Rawls
Entertainer

Carolyn Rush
State of Illinois
Office of the Treasurer

Leotis Scott, Jr.
Great Scott's Group, Inc.

Lois Welsberg
Commissioner of Cultural Affairs

July 20, 2005

CERTIFIED MAIL

Babette Payton
Illinois Association of Minority Contractors
1643 East 71st Street
Chicago, IL 60649

RE: Black Ensemble Theater, 4440 N. Clark Street, Chicago, IL

Dear Ms. Payton:

This is to notify you that we are planning the redevelopment of the referenced property into a new 300-seat theater space with an additional 150-seat working theater, with associated amenities and administrative space. The project budget is just over \$13,700,000 of which approximately \$7,855,000 is subject to 25% MBE and 5% WBE participation. It is anticipated that plans will be issued for bid in December 2005 and construction will begin in April 2006. The project is estimated to take approximately 12 months to complete. The developer of the property is The Black Ensemble Theater.

We will provide you with a set of bid documents as soon as they are complete. In addition, we would like to schedule a preliminary meeting with you in the next few weeks to discuss the project and participation of your members.

In the meantime, if you need any other information please do not hesitate to call me at (773) 769-1540, or e-mail at jackietaylorstar@aol.com. I look forward to working with you on this exciting project.

Sincerely,


Jackie Taylor
Executive Director

Cc: Robert Kunze, Chicago Department of Planning and Development

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

CHICAGO, IL 60602

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.67

Postmark Here
 Clerk: KP0226

7000 0600 0028 6771 0903

Juan Ochoa
 Mexican American Chamber of Commerce
 33 N. LaSalle, Suite 1720
 Chicago, IL 60602

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

CHICAGO, IL 60607

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.67

UNIT ID: 0131
 Postmark Here
 Clerk: KP0226

7000 0600 0028 6771 0866

Perry Nackachi
 Association of Asian Construction Enterprise
 333 N. Ogden Avenue
 Chicago, IL 60607

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

CHICAGO, IL 60649

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.67

Postmark Here
 Clerk: KP0226

7000 0600 0028 6771 0910

Babette Payton
 Illinois Association of Minority Contractors
 1643 East 71st Street
 Chicago, IL 60649

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

CHICAGO, IL 60603

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.67

Postmark Here
 Clerk: KP0226

7000 0600 0028 6771 0910

Hedy Ratner
 Women Business Development Center
 8 South Michigan, Suite 400
 Chicago, IL 60603

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

CHICAGO, IL 60653

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	2.67

UNIT 10: 0131
Postmark: JUL 21 2005
Clerk: KP0220

7000 0600 0028 6770 9969

Omar Shareef
African American Contractors Association
3706 S. Indiana Avenue, 1st Floor
Chicago, IL 60653

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

CHICAGO, IL 60620

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	2.67

UNIT 10: 0131
Postmark: JUL 21 2005
Clerk: KP0220

7000 0600 0028 6770 0860

Edward T. McKinnie
Black Contractors United
400 W. 76th Street
Chicago, IL 60620

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

CHICAGO, IL 60638

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	2.67

UNIT 10: 0131
Postmark: JUL 21 2005
Clerk: KP0220

7000 0600 0028 6770 0897

Beth Doris
Federation of Women Contractors
5650 S. Archer
Chicago, IL 60638

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

CHICAGO, IL 60607

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	2.67

UNIT 10: 0131
Postmark: JUL 21 2005
Clerk: KP0220

7000 0600 0028 6770 0897

Rafael Hernandez
Hispanic American Construction Industry
901 W. Jackson, Suite 205
Chicago, IL 60607



Alderman Gene Schuler

July 25, 2005

Denise Casalino, Commissioner
Department of Planning and Development
City of Chicago
121 N. La Salle Street, Room 1000
Chicago, Illinois, 60602

Re: Black Ensemble Theater

Dear Commissioner Casalino,

I would like to take this opportunity to express my support for the tax increment financing (TIF) assistance to be used in support of the new Black Ensemble Theater, to be located at 4440-4450 North Clark Street, and the streetscape for Clark Street, from Ainslie Street to Montrose Avenue.

Thank you for your cooperation in this matter.

Sincerely,

Gene Schuler
Alderman, 47th Ward

GS:dl



HARRIS

Harris N.A.

111 West Monroe, 2E
Chicago, IL 60603
T 312-461-6385

July 22, 2005

Ms. Jackie Taylor
Executive Director
Black Ensemble Theater
4520 N. Beacon
Chicago, IL 60640

RE: Acquisition and Redevelopment of Property at
4440-4450 North Clark Street
Chicago, IL

Dear Ms. Taylor:

Thank you for selecting Harris as your partner in Black Ensemble Theater's exciting new community development project. We hope that the recent closing of your Harris loan for downpayment on the subject property is the beginning of a successful relationship in the construction and operation of your new theater complex.

As you know, Harris is a leader in community development and has financed several special-use and TIF-supported developments for organizations throughout the Chicago area. We look forward to completing our review of your application for TIF and construction financing for the proposed theater complex. Please keep us updated on the progress of your application to the City of Chicago for increment from the Clark/Montrose TIF District.

Additionally, thank you for opening your capital campaign account for the project with Harris. Please be sure to contact me at (312) 461-2797 for any questions about your account or Black Ensemble's application for project financing.

Sincerely,

Carl Jenkins
Vice President
Community Development

TERM SHEET

The Developer seeks TIF assistance in the amount of \$6,000,000 total, in the form of one or more Developer Notes. The Theater will receive Bank financing in the amount of \$6,000,000 and the TIF note payments will support the loan debt service. The first Note will be issued at closing in the amount of \$4,752,025 of the proceeds of the note, which represents 35% of the total project costs, will be provided at closing and is contingent on BET's demonstration to the City that it has or will have sufficient funds to complete the project. The remaining proceeds of the note(s) will be made available at substantial completion of the project is approximately \$1,247,975. This total TIF subsidy represents 44% of the total project cost of \$13,577,213. . The remainder of the funds will be raised by the Black Ensemble Theater in the form of endowments, gifts and grants in the amount of \$7,557,213. Should the Theater's fundraising numbers exceed this amount and/or the project cost be less than projected, the second TIF note will be reduced accordingly. The TIF Notes will be backed by increment available in the Clark/Montrose TIF.

<u>Sources</u>	<u>Amount</u>
TIF Backed Loans	\$6,000,000
Fundraising, Marketing	<u>7,557,213</u>
Total Sources	\$13,557,213

Uses

Acquisiton (\$125 psf of land)	\$3,600,000
Site Preparation	
Demolition	\$10,000
Environmental Remediation	\$70,000
Landscaping	\$50,000
Infrastructure/Site Work/Utilities	\$20,000
Contingency	\$5,000
Site Prep Sub-total	\$155,000
Hard Construction Costs	
Shell & Core, Finishes (exterior/interior)	\$4,500,000
FF&E	\$2,500,000
Contingency	\$700,000
Hard Construction Costs sub-total	<u>\$7,700,000</u>
TOTAL SITE AND HARD COSTS	\$11,455,000

Soft Costs

Architectural Plans	\$450,000
Civil, Engineering & Plans	\$20,000
General Conditions	\$240,000
General legal, Title, accounting and TIF	\$60,000
Contractor Fee	\$180,000
Construction Admin/Mgt.	\$180,000
Env/Material Testing/Geo/Eng Evaluations	\$25,000
Appraisal	\$65,000
Survey	\$10,000
Permits & City Inspection, Legal Fees	\$5,000
Redevelopment Consultant	\$40,000
Compliance Monitoring	\$10,000
Marketing	\$25,000
Legal, title & closing costs	\$20,000
Bullder's/liability/Bus. Risk & WC Insurance	\$25,000

Interim Real Estate Taxes during construction	\$7,000
Development Mgt. Fee	\$115,213
Soft Cost Contingency	\$125,000
Subtotal - Soft Costs	\$1,602,213
Financing Costs	<u>\$500,000</u>
Soft Cost Total	\$2,102,213

Total Uses **\$13,557,213**

EXHIBIT A

Street Boundary Description of the
Clark/Montrose Tax Increment Financing
Redevelopment Project Area

The Clark/Montrose TIF is generally bounded by Foster Avenue on the north, the alley east of Clark Street on the east, Montrose Avenue on the south, and Ashland Avenue on the west.