

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

RESOLUTION NO. ⁰⁶ - CDC - 15

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH MLRP MERLIN, LLC**

**AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF MLRP MERLIN, LLC
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 98-CDC-130 and pursuant to the Act, enacted three ordinances on December 2, 1998 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Northwest Industrial Corridor 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, MLRP Merlin, LLC (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 Beverage Distribution Center (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: *February 17, 2006*

Attachment: Exhibit A, Street Boundary Description

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

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
February 14, 2006**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name: Coca Cola Lease TIF Assistance (Merlin LLC)
Applicant Name: Merlin Funding, LLC, Merlin-Cicero, LLC
Project Address: 1401 N. Cicero
Ward and Alderman: 37th Ward, Alderman Emma Mitts
Community Area: Austin Community
Redevelopment Project Area: Northwest Industrial Corridor
Requested Action: TIF Developer Designation
Proposed Project: Industrial
TIF Assistance: \$1,593,885

II. PROPERTY DESCRIPTION

Address: 1401 W. Cicero
Location: Corner of Division and Cicero
Tax Parcel Numbers:
16-03-104-010-0000
16-03-103-023-0000
16-03-103-022-0000
16-03-103-021-0000
16-03-103-020-0000

TIF Developer Designation- MLRP Merlin, LLC

Land Area: Entire Building 389,400 sq. ft., used by Coke 208,983 sq. ft.

Current Use: Ferguson Industries currently occupies a portion of the building (180,000 sq ft). The building was previously used and owned by Helene Curtis.

Current Zoning: PMD

Proposed Zoning: N/A

Environmental Condition: The environmental condition of the property is forthcoming in the pending appraisal report.

III. BACKGROUND

The property, located at 1401 N. Cicero, was built in 1988 as a facility for Helene Curtis. The facility brought jobs into an area that had not seen new construction in many years. The distribution facility continued to operate after Helene Curtis was sold to Unilever. Finally, in 2002, Unilever shut down the facility.

Upon the closure of the facility, there was an attempt to reuse the structure for commercial purposes. As part of the City's PMD strategy, the Northwest Industrial Corridor, was designated in 2004 which was meant to safeguard industrial areas against residential and commercial encroachment. With an estimated 200 companies and nearly 6,000 jobs in the corridor, the designation of the PMD was a crucial component in encouraging the redevelopment of 1401 N. Cicero. The building was sold to Merlin in in 2003.

Coca Cola has been searching for a new home for their distribution center which is currently located on Cermak Road. Due to the expansion of Juarez High School, adjacent to their property, they are being displaced. DPD and the Mayor's office main concern was to keep the quality jobs that Coca Cola provides in the City. Coke worked with the Mayors office and the Department of Planning to find a new location that would meet their needs. After looking at several sites in the Pilsen area, Coca Cola finally found that 1401 N. Cicero was the building that best met their needs. Coke has been negotiating a lease with Merlin and has agreed to lease approximately 200,000 square feet of the building located in the Northwest Industrial Corridor TIF. Currently, one tenant (Ferguson Industries) occupies approximately one half of the facility.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: MLRP Merlin LLC is the development entity and the owner of the building. MLRP Merlin, LLC is comprised of Merlin Funding, LLC and Merlin-Cicero LLC (the company's organizational chart is attached).

The three principals of Merlin are Harvey Camins, Michael Tomasz and Richard Ungaretti. Mr. Camins is a partner of Camins, Tomasz and Krittr. He has several decades of experience in industrial development and management and was a founding partner of Frain Camins and Swartchild. Michael Tomasz also has years of experience in real estate and is also a partner in Camins Tomasz and Krittr. Finally, Richard Ungaretti, is a partner at Ungaretti and Harris, a Chicago law firm. As a graduate of DePaul University, he has nearly 30 years of experience in law with a specialization in real estate transactions.

V. PROPOSED PROJECT

Project Overview:

DPD intends to enter into a Tax Increment Financing ("TIF") redevelopment agreement with MLRP Merlin, LLC and, through a limited joinder, Coca Cola. The purpose of the redevelopment agreement is to provide an incentive to Coca Cola to remain in the City and to relocate some jobs from Alsip and Niles to the new distribution center.

MLRP Merlin, LLC owns the building that includes approximately 389,400 square feet, at the corner of Division and Cicero Streets. One of the building's tenant is Ferguson Industries. The Property is located within the 37th Ward and the Northwest Industrial Corridor Tax Increment Financing Redevelopment Project Area.

MLRP Merlin, LLC intends to enter into a lease with Coca Cola for approximately 208,983 square feet of improved space for use as its distribution center. Merlin will invest approximately \$5.2M in improvements to the site. The project will include the following components:

- Development of 5.8 acres of land for use as a parking lot for 75 route trucks, 18 trailer stalls and for access to the additional 8 grade-level truck doors to be located at the southern wall of the existing building.
- Expand the existing parking lot located along the western side of the site to provide approximately 130 additional automobile stalls.
- Two driveway entrances, one on Cicero Avenue and a second on Division Street will be constructed.
- Secure existing truck court and new site improvements with two guard houses.
- Construct a 10,000 square foot fleet maintenance area with five service bays for truck repairs and an approximately 21,000 square foot drive-in area for the side loading of route trucks.
- 3 new grade-level truck doors for access to the fleet maintenance facility.

- Additional improvements include a new floor drain system, a nitrogen dioxide detection and exhaust system an upgrade of the existing electrical service and the construction of a battery charging area designed for forklifts and pallet jacks.
- Installation of a scrubber pit, a utility sink, concrete floor repairs and poly area joint filler.
- Floor mounted steel angle for protections of exterior walls.
- Column protection.
- Replacement of 14 existing dock levelers.
- Renovation of existing 17,400 square foot existing office area.
- Construction of 2,500 square feet of additional office.
- Construction of 480 linear foot cinder block demising wall.

A site plan, floor plans and elevation are provided as exhibits to this report.

Environmental Features: The existing structure will not support a green roof. The developer, as a means to demonstrate their commitment to greening the site, has agreed to set aside 13,000 square feet of vacant land as undevelopable. The land is located to the north of the development site on Keating and will remain open space. This dedication of open space will be a benefit to the neighbors and will help retain rainwater. Additionally, the developer will construct a runoff retention pond on the southwest corner of the main parcel.

VI. FINANCIAL STRUCTURE

The City intends to enter into a TIF Redevelopment Agreement with MLRP Merlin, LLC and, through a limited joinder, Coca Cola. After tenant improvements, Coca Cola will enter into a 15 year lease, use 208,983 square feet, and utilize the space as its distribution center.

DPD intends to provide MLRP Merlin LLC with TIF assistance, for eligible costs incurred, in an amount equal to \$2,625,000(\$175,000 for 15 years) (\$1,593,885 NPV or 28% of project costs); the total project cost for the tenant improvements is approximately \$5,500,000. The City's financial assistance is being provided for the rent gap that MLRP Merlin will experience to retain Coca Cola as a lessee. TIF will

be provided to MLRP Merlin, LLC from the increment it produces in the Northwest Industrial Corridor Redevelopment Project Area.

The assistance will be awarded as a pay as you go with annual payments for fifteen years, which is the term of the Coke lease. The net present value of the assistance is 30% of the renovation costs.

The following table identifies the sources and uses of funds.

Sources and Uses of Funds

<u>Sources</u>	<u>Amount</u>	<u>% of total</u>
Equity	\$3,030,728	55%
Debt (Owner of Applicant)	<u>\$2,484,390</u>	<u>45%</u>
Total Sources	\$5,515,118	100%

<u>Uses</u>	<u>Amount</u>
Site Clearance and Preparation	\$2,030,250
Hard Costs	\$2,186,907
Soft Costs	
Professional Fees	\$117,000
Developer Fees	\$212,120
Marketing/Leasing Fees	\$486,750
Project Contingency	<u>\$482,091</u>
Total Soft Costs (18.2% of total costs)	<u>\$1,297,961</u>
Total Uses	\$5,515,118

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Permanent Jobs: Coca Cola has committed to the creation and/or retention of a minimum of 240 jobs (120 of which are new). Coca Cola will maintain a minimum of 175 jobs at the building for a 10-year period from the date the Certificate is issued. Currently, Coca Cola has 120 employees at the Cermak facility, all of whom shall be relocated to the new distribution center. The remaining 120 jobs will be created by moving employees from Alsip and Niles to this facility. The Mayor's Office for Workforce Development (MOWD) has been informed of the project and work with the developer on job training and placement. *

DPD will have Coke as a cosigner of the redevelopment agreement. Because the City is providing TIF assistance, it is imperative that Coke retain the jobs at the site and if not, there must be some financial penalties for the City in order to recoup the TIF assistance.

Coke has agreed to the following stipulations:

Provision of 225 FTE positions

4 Months to Ramp up to 225 employees

If Coke fails to keep up to 225 employees due to a fault of Merlin, Coke will not be required to pay the City

Penalties will be proportional to the number of jobs below 225

Affirmative Action: The developer will 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). A sample version of the letter and copies of the post office receipts for the certified letters are presented as exhibits to this report.

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

Environmental Features: The building, as constructed in 1988, cannot handle the load of a green roof. They will create a retention on pond on the southwest corner of the main parcel.

VIII. COMMUNITY SUPPORT

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

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the Northwest Industrial Corridor Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan: Provide needed incentives to encourage a broad range of improvements in preservation, rehabilitation and new development, and create an environment that stimulates private investment in appropriate new construction and rehabilitation. The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of Industrial Development. The proposed project also conforms to the plan's land use map, which calls for Industrial development at the subject site.

X. CONDITIONS OF ASSISTANCE

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

It is DPD policy that no business will be conducted with a development entity whose any principal has outstanding municipal debts (such as unpaid parking tickets, unpaid water bills, unpaid business licenses, and others), is in arrears of child support payments, or who is a debtor in bankruptcy, a defendant in a legal action for deficient performance, a respondent in an administrative action for deficient performance, or a defendant in any criminal action. Before today's action is presented to the city council for approval, the department will conduct a thorough background check of all principals having an ownership interest of 7.5 percent or greater, and of the boards of directors and trustees of non-profit organizations. Similar background checks will be conducted on the development entity itself.

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

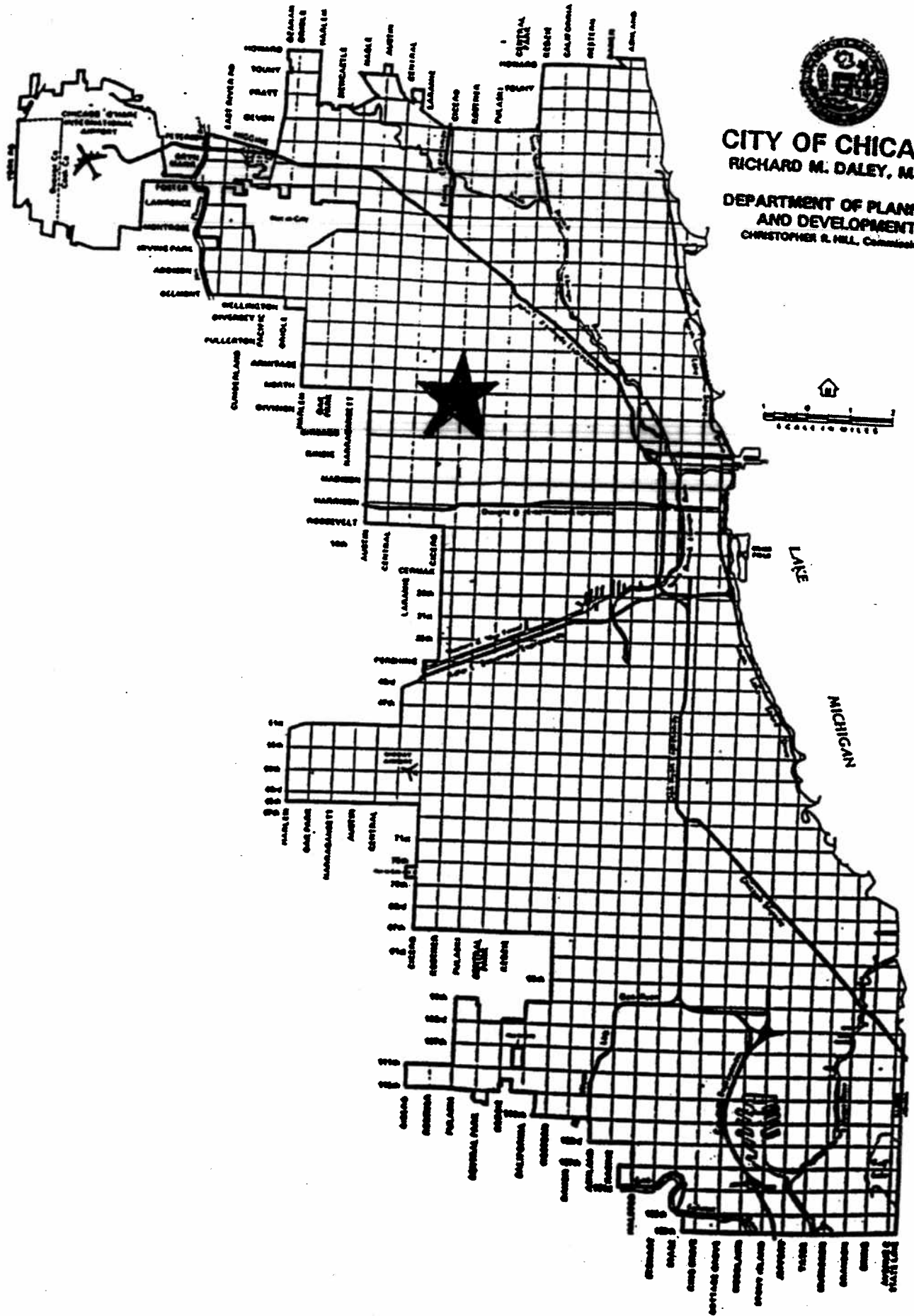
XI. RECOMMENDATION

The Department of Planning and Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, its need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and DPD recommends that the CDC recommend to the City Council the designation of MLRP Merlin, LLC as Developer for the development of Coca Cola Distribution Center at 1401 N. Cicero.



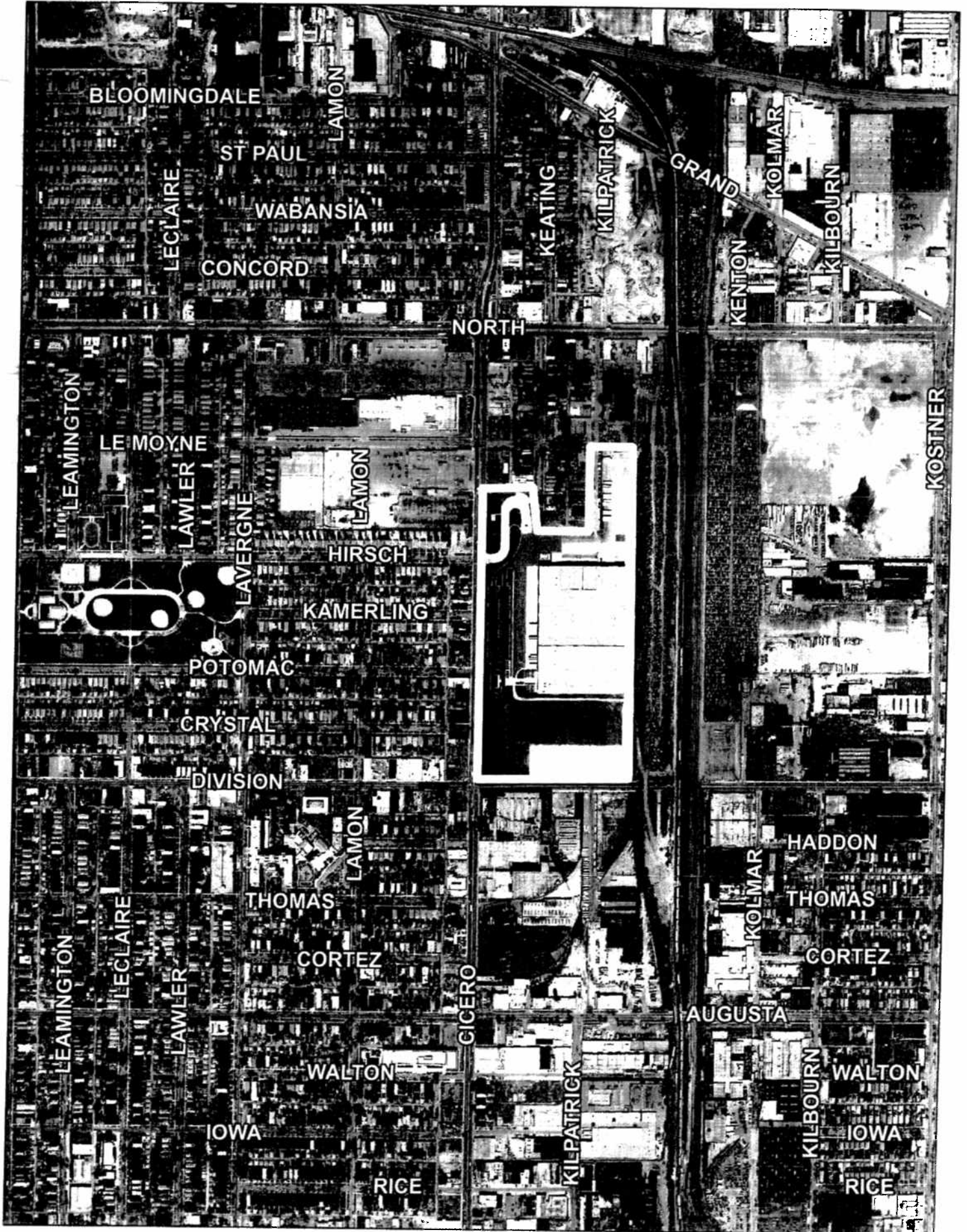
CITY OF CHICAGO
 RICHARD M. DALEY, Mayor

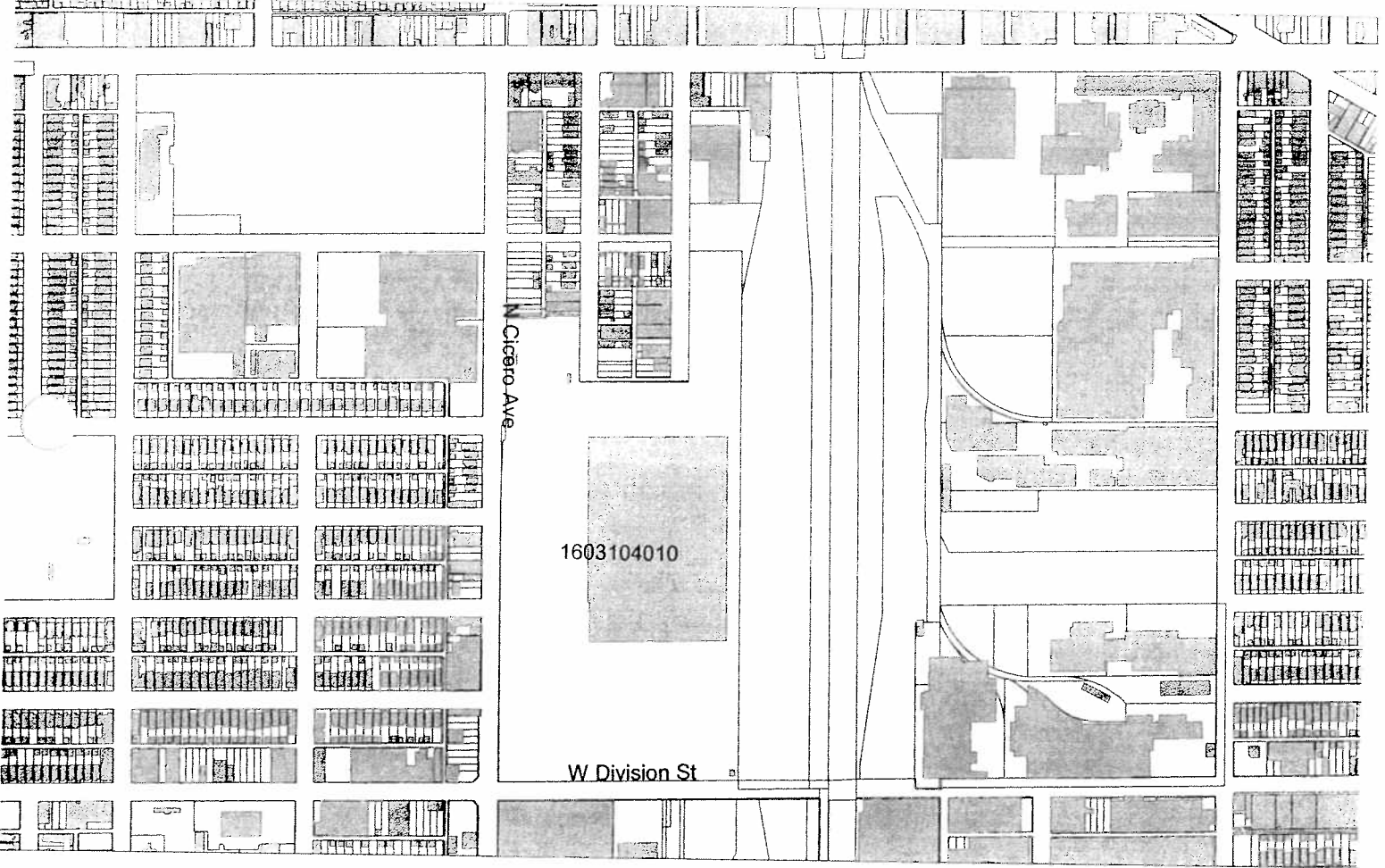
**DEPARTMENT OF PLANNING
 AND DEVELOPMENT**
 CHRISTOPHER S. HILL, Commissioner



LOCATION MAP
 NORTHWEST REDEVELOPMENT PROJECT AREA

1401 N CICERO





Cicero Ave

1603104010

W Division St

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Perry Nackachi
 Association of Asian
 Construction Ent.
 333 N. Ogden Ave.
 Chicago, IL 60607

2. Article Number
 (Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Beth Doria
 Federation of Women
 Contractors
 5650 S. Archer
 Chicago, IL 60638

2. Article Number
 (Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
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 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

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1. Article Addressed to:
 Hedy Ratner
 Women Business Development
 Center
 8 S. Michigan Ave, Suite 400
 Chicago, IL 60603

2. Article Number
 (Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
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1. Article Addressed to:
 Omar Shareef
 African American Contractor Ass,
 3706 S. Indiana Ave, 1st floor
 Chicago, IL 60653

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

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102595-02-M-1540

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Juan Ochoa
 Mexican American
 Chamber of Commerce
 33 N. LaSalle, Suite 1720
 Chicago, IL 60602

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Edward T. McKinnie
 Black Contractors United
 400 W. 76th Street
 Chicago, IL 60620

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Babette Payton
 Illinois Assoc of Minority
 Contractors.
 1443 E. 71st Street
 Chicago, IL 60649

COMPLETE THIS SECTION ON DELIVERY

A. Signature X

B. Received by (Printed Name) Agent Addressee

C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

SENDER COMPLETE THIS SECTION

2. Article Number
 (Transfer from service label)
 PS Form 3871, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature X

B. Received by (Printed Name) Agent Addressee

C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

1. Article Addressed to:
 Cesar Santoy
 Hispanic American Construction
 Industry Association
 901 W. Jackson, Suite 205
 Chicago, IL 60607

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)
 PS Form 3871, February 2004 Domestic Return Receipt

102585-02-M-1540

245 Sidney Court
Villa Park, IL 60181

P. 630.833.8600
F. 630.833.9595

www.keeley.com

KEELEY

February 3, 2006

Omar Shareef/Crystal Overton
African American Contractors Association
3706 South Indiana Avenue, 1st Floor
Chicago, Illinois 60653
Phone: (312) 915-5960
Fax: (312) 567-9919

BY CERTIFIED MAIL

Re: 1401 N. Cicero Avenue, Chicago, IL.

Dear Omar Shareef/Crystal Overton:

ML Realty Partners LLC. is pleased to announce the redevelopment of the property located at 1401 N. Cicero Avenue, Chicago, Illinois. The property consists of a 208,000 square foot office/warehouse renovation with approximately 2 acres site work.

ML Realty Partners LLC has chosen Keeley Construction Inc. to be the general contractor for the project. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing, and others. The project Budget is \$4 million all of which is subject to minority business enterprise (MBE) participation of 24 percent and women business enterprise (WBE) participation of 4 percent. The project schedule is April 1, 2006 to September 1, 2006. The contact information for the general contractor is Keeley Construction, Inc. 245 Sidney Court, Villa Park, IL 60101. Phone: 630-833-8600 Fax: 630-833-9595 Project Manager is Todd Hunsberger ext 227.

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

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

Sincerely,
Keeley Construction, Inc.

Todd Hunsberger
Project Manager

cc: ML Realty Mark Studtmann
Dept. of Planning and Development, City of Chicago

245 Sidney Court
Villa Park, IL 60181

P. 630.833.8600
F. 630.833.9595

www.keeley.com

KEELEY

February 3, 2006

Perry Nackachi
Association of Asian Construction Enterprises
333 N. Ogden Avenue
Chicago, Illinois 60607
Phone: (312) 563-0746
Fax: (312) 666-1785

BY CERTIFIED MAIL

Re: 1401 N. Cicero Avenue, Chicago, IL

Dear Perry Nackachi:

ML Realty Partners LLC is pleased to announce the redevelopment of the property located at 1401 N. Cicero Avenue, Chicago, Illinois. The property consists of a 208,000 square foot office/warehouse renovation with approximately 2 acres site work.

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Sincerely,
Keeley Construction, Inc.

Todd Hunsberger
Project Manager

cc: ML Realty Mark Studtmann
Dept. of Planning and Development, City of Chicago

245 Sidney Court
Villa Park, IL 60181

P. 630.833.8600
F. 630.833.9595

www.keeley.com

KEELEY

February 3, 2006

Edward T. McKinnie
Black Contractors United
400 W. 76th Street
Chicago, IL 60620
Phone: (773) 483-4000
Fax: (773) 483-4150

BY CERTIFIED MAIL

Re: 1401 N. Cicero Avenue, Chicago, IL

Dear Edward T. McKinnie:

ML Realty Partners LLC. is pleased to announce the redevelopment of the property located at 1401 N. Cicero Avenue, Chicago, Illinois. The property consists of a 208,000 square foot office/warehouse renovation with approximately 2 acres site work.

ML Realty Partners LLC has chosen Keeley Construction Inc. to be the general contractor for the project. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing, and others. The project Budget is \$4 million all of which is subject to minority business enterprise (MBE) participation of 24 percent and women business enterprise (WBE) participation of 4 percent. The project schedule is April 1, 2006 to September 1, 2006. The contact information for the general contractor is Keeley Construction, Inc. 245 Sidney Court, Villa Park, IL 60101. Phone: 630-833-8600 Fax: 630-833-9595 Project Manager is Todd Hunsberger ext 227.

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Sincerely,
Keeley Construction, Inc.

Todd Hunsberger
Project Manager

cc: ML Realty Mark Studtmann
Dept. of Planning and Development, City of Chicago

245 Sidney Court
Villa Park, IL 60181

P. 630.833.8600
F. 630.833.9595

www.keeley.com

KEELEY

February 3, 2006

Beth Doria
Federation of Women Contractors
5650 S. Archer
Chicago, Illinois 60638
Phone: (312) 360-1122
Fax: (312) 360-0239

BY CERTIFIED MAIL

Re: 1401 N. Cicero Avenue, Chicago, IL

Dear Beth Doria:

ML Realty Partners LLC is pleased to announce the redevelopment of the property located at 1401 N. Cicero Avenue, Chicago, Illinois. The property consists of a 208,000 square foot office/warehouse renovation with approximately 2 acres site work.

ML Realty Partners LLC has chosen Keeley Construction Inc. to be the general contractor for the project. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing, and others. The project Budget is \$4 million all of which is subject to minority business enterprise (MBE) participation of 24 percent and women business enterprise (WBE) participation of 4 percent. The project schedule is April 1, 2006 to September 1, 2006. The contact information for the general contractor is Keeley Construction, Inc. 245 Sidney Court, Villa Park, IL 60101. Phone: 630-833-8600 Fax: 630-833-9595 Project Manager is Todd Hunsberger ext 227.

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

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

Sincerely,
Keeley Construction, Inc.

Todd Hunsberger
Project Manager

cc: ML Realty Mark Studtmann
Dept. of Planning and Development, City of Chicago

245 Sidney Court
Villa Park, IL 60181

P. 630.833.8600
F. 630.833.9595

www.keeley.com

KEELEY

February 3, 2006

Cesar Santoy
Hispanic American Construction Industry Association
901 West Jackson, Suite 205
Chicago, Illinois 60607
Phone: (312) 666-5910
Fax: (312) 666-5692

BY CERTIFIED MAIL

Re: 1401 N. Cicero Avenue, Chicago, IL

Dear Cesar Santoy:

ML Realty Partners LLC is pleased to announce the redevelopment of the property located at 1401 N. Cicero Avenue, Chicago, Illinois. The property consists of a 208,000 square foot office/warehouse renovation with approximately 2 acres site work.

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Project Manager

cc: ML Realty Mark Studtmann
Dept. of Planning and Development, City of Chicago

245 Sidney Court
Villa Park, IL 60181

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F. 630.833.9595

www.keeley.com

KEELEY

February 3, 2006

Babette Payton
Illinois Association of Minority Contractors
1643 East 71st Street
Chicago, Illinois 60649
Phone: (773) 955-7571
Fax: (773) 955-9369

BY CERTIFIED MAIL

Re: 1401 N. Cicero Avenue, Chicago, IL

Dear Babette Payton:

ML Realty Partners LLC is pleased to announce the redevelopment of the property located at 1401 N. Cicero Avenue, Chicago, Illinois. The property consists of a 208,000 square foot office/warehouse renovation with approximately 2 acres site work.

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Sincerely,
Keeley Construction, Inc.

Todd Hunsberger
Project Manager

cc: ML Realty Mark Studtmann
Dept. of Planning and Development, City of Chicago

245 Sidney Court
Villa Park, IL 60181

P. 630.833.8600
F. 630.833.9595

www.keeley.com

KEELEY

February 3, 2006

Juan Ochoa
Mexican American Chamber of Commerce
33 N. LaSalle, Suite 1720
Chicago, Illinois 60602
Phone: (312) 372-3010
Fax: (312) 372-3403

BY CERTIFIED MAIL

Re: 1401 N. Cicero Avenue, Chicago, IL

Dear Juan Ochoa:

ML Realty Partners LLC. is pleased to announce the redevelopment of the property located at 1401 N. Cicero Avenue, Chicago, Illinois. The property consists of a 208,000 square foot office/warehouse renovation with approximately 2 acres site work.

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Sincerely,
Keeley Construction, Inc.

Todd Hunsberger
Project Manager

cc: ML Realty Mark Studtmann
Dept. of Planning and Development, City of Chicago

245 Sidney Court
Villa Park, IL 60181

P. 630.833.8600
F. 630.833.9595

www.keeley.com



February 3, 2006

Hedy Ratner
Women Business Development Center
8 South Michigan Avenue Suite 400
Chicago, Illinois 60603
Phone: (312) 853-3477
Fax: (312) 853-0145

BY CERTIFIED MAIL

Re: 1401 N. Cicero Avenue, Chicago, IL

Dear Hedy Ratner:

ML Realty Partners LLC is pleased to announce the redevelopment of the property located at 1401 N. Cicero Avenue, Chicago, Illinois. The property consists of a 208,000 square foot office/warehouse renovation with approximately 2 acres site work.

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Sincerely,
Keeley Construction, Inc.

Todd Hunsberger
Project Manager

cc: ML Realty Mark Studtmann
Dept. of Planning and Development, City of Chicago



**CITY COUNCIL
CITY OF CHICAGO
COUNCIL CHAMBER**

CITY HALL - ROOM 300
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE 312-744-8019
FAX 312-744-4852

COMMITTEE MEMBERSHIPS

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- ECONOMIC AND CAPITAL DEVELOPMENT
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& PUBLIC UTILITIES
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- --
- POLICE AND FIRE

EMMA M. MITTS

ALDERMAN, 37TH WARD
5344 WEST NORTH AVENUE
CHICAGO, ILLINOIS 60639
TELEPHONE 773-745-2894
FAX: 773-745-3748
E-Mail: emitts@cityofchicago.org

February 3, 2006

Lori T. Healey, Commissioner
Department of Planning and Development
121 N. LaSalle Street
Chicago, IL 60602

RE: Coca Cola Project, 1401 N. Cicero
TIF Assistance

Dear Commissioner Healey:

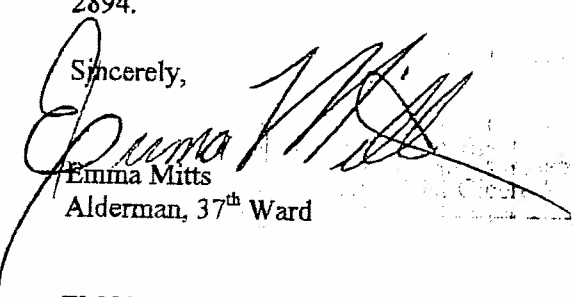
Please accept this correspondence as my support for TIF assistance for MLRP Merlin, LLC (the Coca Cola project) at 1401 N. Cicero. I believe that this project would be a welcome addition to my community.

The above-referenced building has been largely vacant over the years since Helene Curtis left the City. In addition, when Coca Cola leases out the building they will bring with them nearly 240 jobs which will not only benefit the City, but the entire community.

I wholeheartedly support this TIF project and request your favorable consideration in this regard.

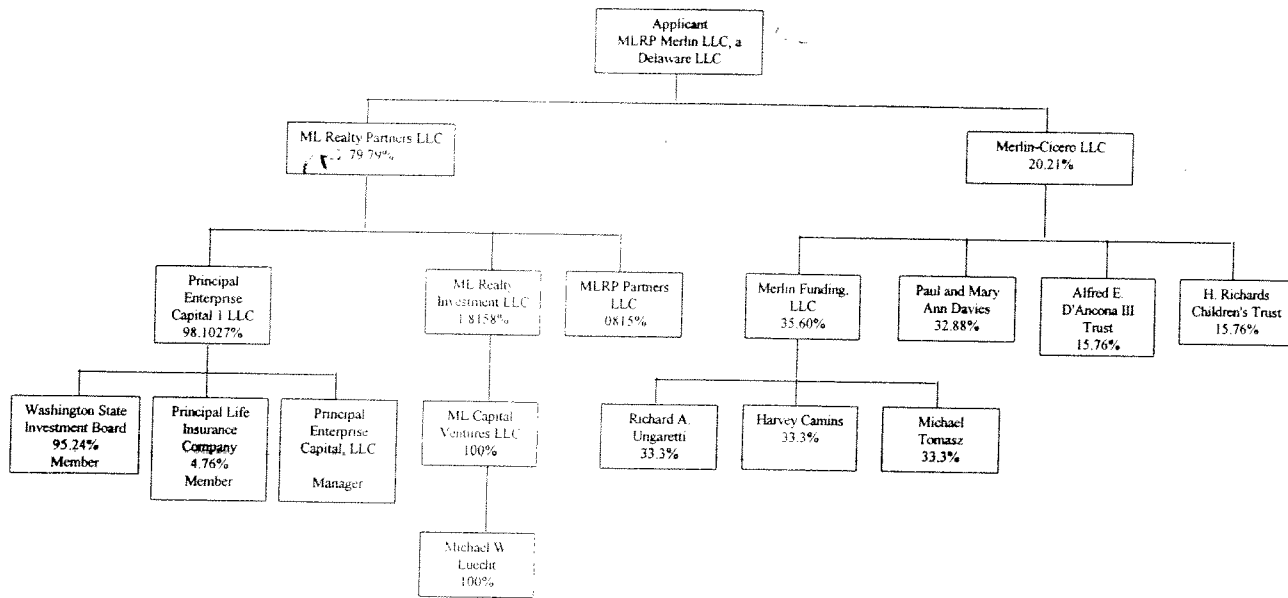
Should you have any questions and/or concerns, please do not hesitate to contact me at 773-745-2894.

Sincerely,


Emma Mitts
Alderman, 37th Ward

EM/bb





722915v1