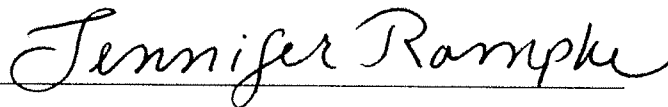


STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

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 11th Day of December 2007 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 11th Day of December 2007



**EXECUTIVE SECRETARY
Jennifer Rampke**

EXHIBIT A

Street Boundary Description of the
Chicago-Kingsbury Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by Hobbie Street on the north, Orleans Street on the east, Ohio Street on the south, and the North Branch of the Chicago River on the west.

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

RESOLUTION NO. 07-CDC-106

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH
INFINIUM CAPITAL MANAGEMENT LLC**

**AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF INFINIUM CAPITAL MANAGEMENT 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 00-CDC-27 and pursuant to the Act, enacted three ordinances on April 12th, 2000 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Chicago-Kingsbury Tax Increment Finance 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, Infinium Capital Management 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 office and research and development facilities within the 600 West Chicago Building (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: *December 11, 2007*

Attachment: Exhibit A, Street Boundary Description

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

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
DECEMBER 11, 2007**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name:	Redevelopment Agreement to provide financial assistance to Infinium Capital Management LLC
Applicant Name:	Infinium Capital Management LLC
Project Address:	900 North Kingsbury Avenue, 3 rd floor
Ward and Alderman:	27 th Ward, Alderman Walter Burnett, Jr
Community Area:	Near North Community Area (#8)
Redevelopment Project Area:	Chicago-Kingsbury TIF
Requested Action:	TIF Developer Designation
Proposed Project:	Infinium will relocate from the Chicago Board of Trade to 900 North Kingsbury to retain their existing 150 jobs and to allow for an expansion over the next 5 years to add an additional 150 jobs to this proprietary trading firm.
TIF Assistance:	\$1,377,451 over 10 years

II. PROPERTY DESCRIPTION

Address:	900 North Kingsbury Avenue, 3 rd floor
Location:	Former Montgomery Ward Catalog House at the northwest

corner of Larrabee Street and Chicago Avenue

Tax Parcel Numbers: 17-04-300-023 thru -033 (for entire building)

Land Area: Total gross floor area of the building is approximately 2 million square feet - Infinium would occupy 61,130 square feet initially with an option to expand into an additional 44,800 square feet adjacent to the initial space.

Current Use: 900 North Kingsbury Avenue is the northern portion of the building collectively known as 600 West Chicago Avenue. This building is a Chicago Landmark building which contains office, retail and restaurant space. The northern (non-landmark) portion of the building contains residential units.

Current Zoning: This building is part of Planned Development Number 447

Proposed Zoning: unchanged

Environmental Condition: No additional remediation required

III. BACKGROUND

Founded in 2001, Infinium is a capital management firm with offices in New York and Chicago. They have 150 employees in their Midwest office in Chicago and wish to expanded by an additional 150 employees over the next 5 years, but have outgrown their space in the Chicago Board of Trade. The financial assistance will partially fund a build out of their new space on the third floor of the 600 West Chicago Avenue Building. Infinium will occupy 61,130 square initially with 44,800 available on the same floor for expansion. The TIF assistance will partially close a gap of more than \$2.8 million between consolidating the firm's operations in New York City versus maintaining (and expanding) the Chicago office.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity:

Infinium Capital Management LLC is a capital management firm with offices in Chicago and New York.

Consultants:

Gensler - Architect

Clune Construction Company - General Contractor

WMA - Engineers

Pappageorge/Haymes Ltd. - Structural Engineers

Horwood Marcus and Berk - Attorneys

Camiros - prepared TIF projections for the proposed build out of the third floor space within the 600 West Chicago building

V. PROPOSED PROJECT

Project Overview:

The 61,130 square foot build out of raw space on the third floor of the 600 West Chicago Building will be to create a one-of-a-kind trading floor which will be the largest in Chicago outside of the Board of Trades main floor.

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

Environmental Features:

The project will incorporate

1. Lighting control when daylight is present artificial lighting will dim to maintain a consistent lighting level
2. Highly efficient fluorescent lights will be utilized
3. Acoustic ceiling panels manufactured from renewable/recycled materials
4. Carpet tiles and floor materials made with minimum 50% recycled content

VI. FINANCIAL STRUCTURE

The City, through the Department of Planning and Development, is planning to reimburse the Developer for TIF eligible expenses whereby, provided annual job goals are consistently met, Infinium would receive a maximum of \$137,745 annually for a period of ten years. This stream of payments has an approximate net present value (NPV) of \$967,463 at 7% NPV or 11.5% of total project costs; or \$924,280 at 8% NPV (11.0% of total project costs). Annual payments of TIF assistance would begin upon issuance of a Certificate of Completion (COC). As this full level of assistance would require that the firm maintain 300 jobs over the final five years, the level of assistance is less than \$4,600 per job (without consideration of NPV).

The City intends to negotiate a redevelopment agreement (the "TIF RDA") with the Developer in connection with the Project. The City, through the Department of Planning and Development, intends to provide the Developer with annual payments of TIF assistance for a period of ten years amounting to a maximum amount over time of not to exceed \$1,377,451. The Developer will invest at least \$8,435,095 to build out and move into this location and will occupy approximately 61,130 square feet. TIF eligible expenses will be reimbursed from existing increment available in the Chicago/Kingsbury Payments will commence in the following manner:

Payment would be divided equally over a ten-year period of time (i.e. \$137,745 annually). TIF payment eligibility would begin upon issuance of the Certificate of Completion. Infinium will be required to submit an annual employment affidavit, whereby the company will receive their

annual TIF subsidy only if they have fulfilled and maintained their agreement upon permanent job target goals on an annual basis (a detailed annual job target schedule is outlined below). A one-year cure period will be provided in the event annual job target goals have not been realized.

If for any reason the total project costs of \$8,435,095 as defined in the preceding section is reduced, then the amount of TIF funds being provided will be reduced accordingly. The formula for such a reduction will be as follows:

Each \$1.00 reduction in the Total Project Cost below \$8,435,095 will result in a 50 cent reduction in TIF funds.

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>
Bank loans	\$1,222,600	14.49%
Company cash	<u>\$7,212,495</u>	<u>85.51%</u>
Total Sources	\$8,435,095	100.00%
<u>Uses</u>	<u>Amount</u>	<u>\$/sf of Building*</u>
Base building construction	\$7,736,125	\$126.82 psf
General Contractor	\$252,000	\$4.13 psf
Architect	\$227,470	\$3.72 psf
Engineer	\$159,000	\$2.60 psf
Other Costs	\$60,500	\$.99 psf
Total Uses	\$8,435,095	\$138.28 psf

*Size of the initial premises is 61,130 square feet

The lease would be between the landlord (600 West Chicago Associates LLC) and Infinium Capital Management LLC and would run from the commencement date of April 1, 2008 or the date the Tenant commences to conduct business on any portion of the premises and will expire 131 months from the commencement date. Monthly rent per square foot will be \$23.00 in year 1 and increase in regular increments to reach \$29.50 by year 11. Other than destruction of the premises by fire or other casualty, there are no early termination provisions within the lease.

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Property Taxes: The project will expand the tax base because the investment in the property

will result in an increase in its assessed value.

Environmental Features: The project will incorporate

1. Lighting control when daylight is present artificial lighting will dim to maintain a consistent lighting level
2. Highly efficient fluorescent lights will be utilized
3. Acoustic ceiling panels manufactured from renewable/recycled materials
4. Carpet tiles and floor materials made with minimum 50% recycled content

Permanent Jobs: The Developer shall be required to create a total of 150 FTE positions by January 1, 2012 at the Chicago Midwest location in accordance to the following:

- a). Move 150 FTE from the CBOT location to the 900 North Kingsbury location by April 2008.
- b). Create a minimum of 30 additional FTE positions by December 31, 2008;
- c). Create a minimum of 30 additional FTE positions by December 31, 2009;
- d). Create a minimum of 30 additional FTE positions by December 31, 2010;
- e). Create a minimum of 30 additional FTE positions by December 31, 2011;
- f). Create a minimum of 30 additional FTE positions by December 21, 2012;
- g). Retain 90 percent (270 FTE positions) of the 300 FTE positions created to the Midwest location for a period of time beginning January 1, 2012 and ending on the 10th anniversary of the issuance of the Certificate.

The project is projected to generate 300 permanent jobs. The Mayor's Office for Workforce Development (MOWD) has been informed of the project and work with the developer on job training and placement.

Construction Jobs: The project will produce 140 temporary construction jobs.

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). The developer has provided notification of the proposed project, by certified mail, to several associations of minority and women contractors. 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.

VIII. COMMUNITY SUPPORT

Alderman Walter Burnett Jr. 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 Chicago Kingsbury Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan:

1. An environment which will contribute more positively to the health, safety and general welfare of the Project Area and the surrounding community
2. An environment which will preserve or enhance the value of properties, some of which are architecturally significant, within and adjacent to the Project Area
3. An enhance economic climate for the City and other taxing districts having jurisdiction over the Project Area
4. The attraction of new business, commercial, retail, and residential development and the creation of new job opportunities within the Project Area

The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of business and commercial uses. The proposed project also conforms to the plan's land use map, which calls for mixed-use 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

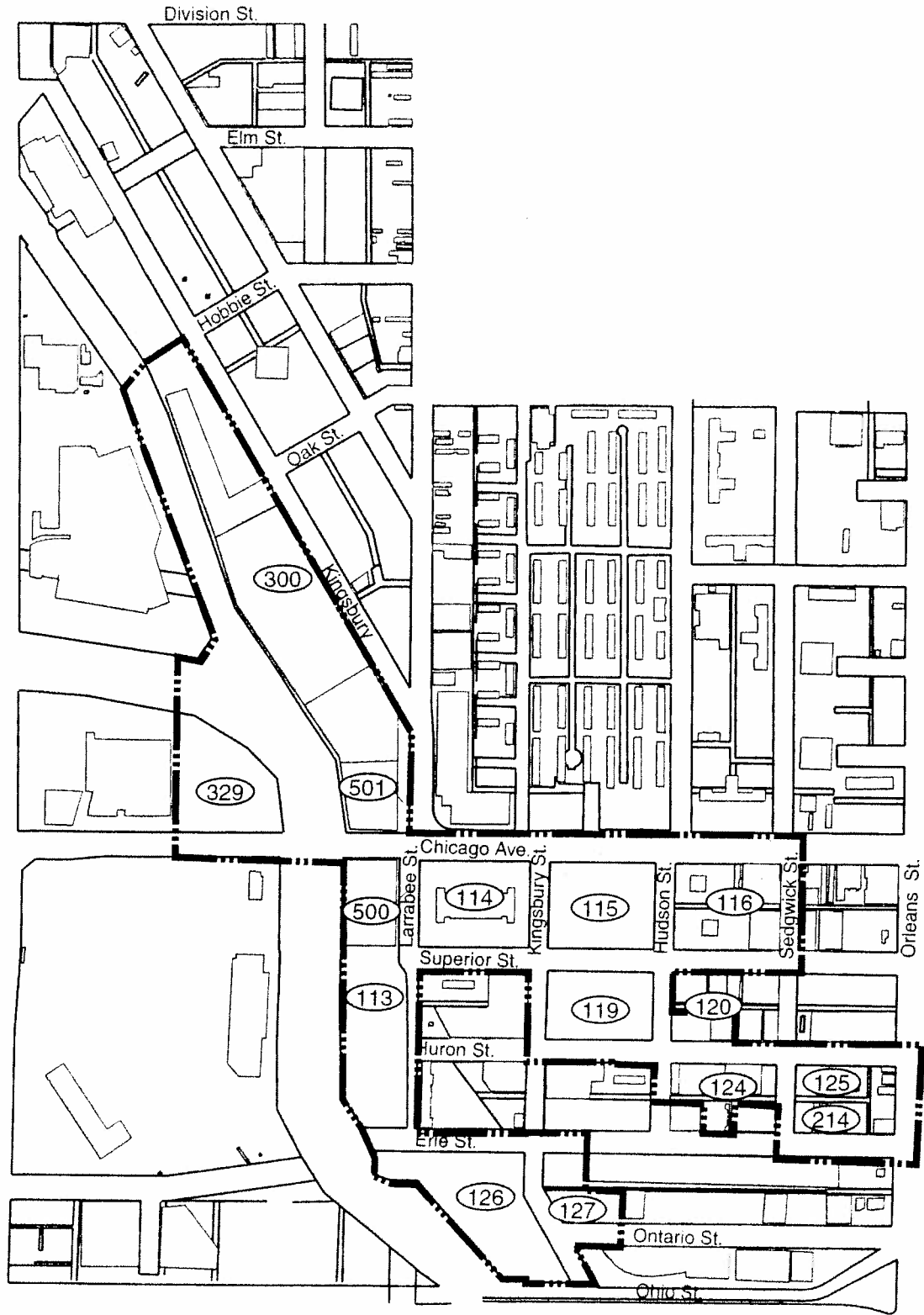
agreement, the developer has obtained all necessary City approvals including zoning and building permits, and the developer has presented proof of financing. The redevelopment agreement will include a development timetable.

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 Infinium Capital Management LLC as the Developer for the development of office space and a trading floor at the 600 West Chicago Building.

EXHIBITS

Redevelopment Area Map
Neighborhood Map or Aerial
Typical Floor Plan
Sample M/WBE Letter
Copies of M/WBE Certified Letter Receipts
Alderman's Letter of Support





 Project Area Boundary
 Block Numbers

Figure 1
PROJECT AREA BOUNDARY

CHICAGO/KINGSBURY

Tax Increment Financing Redevelopment Project

Chicago, IL

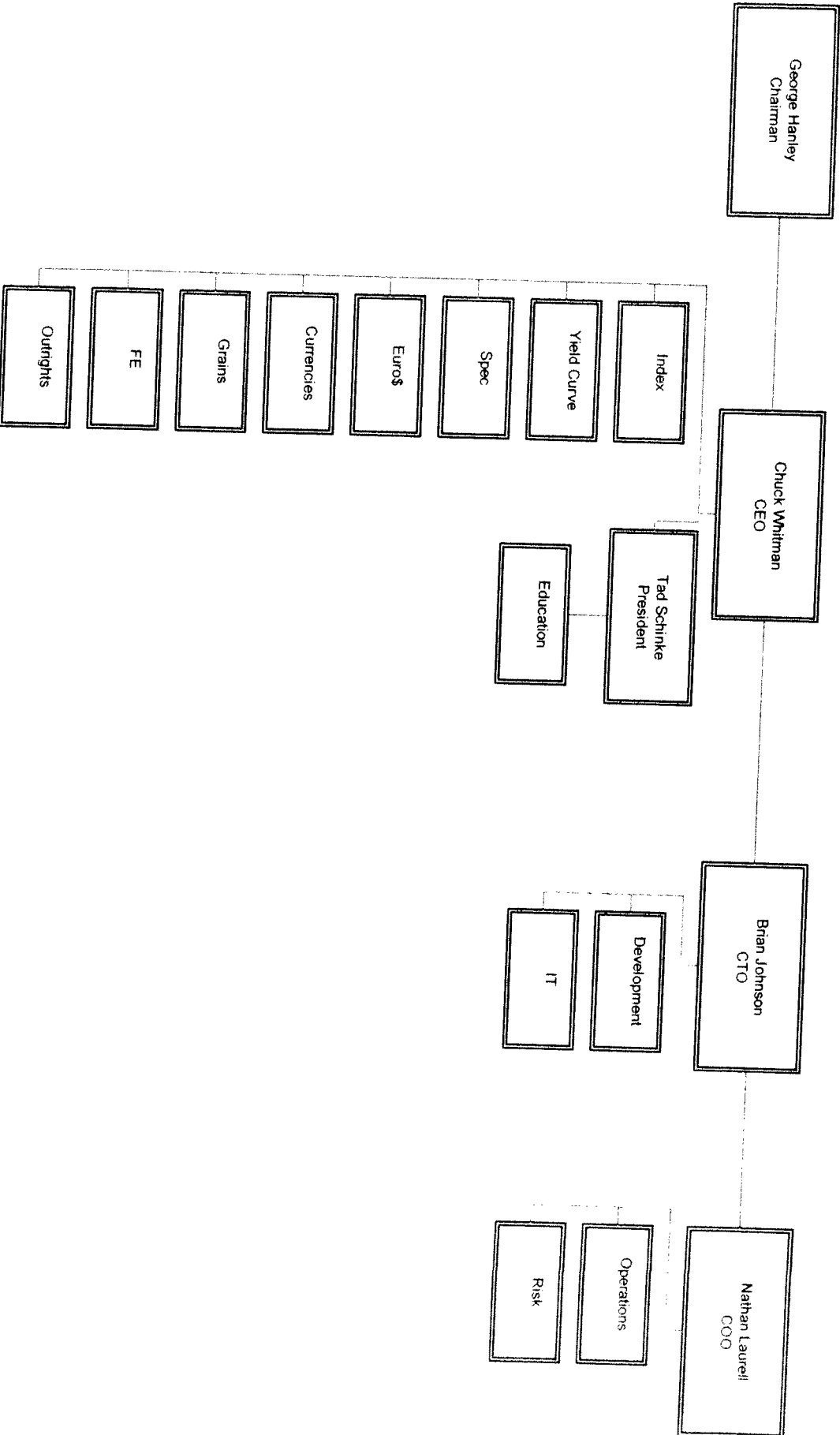
Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.

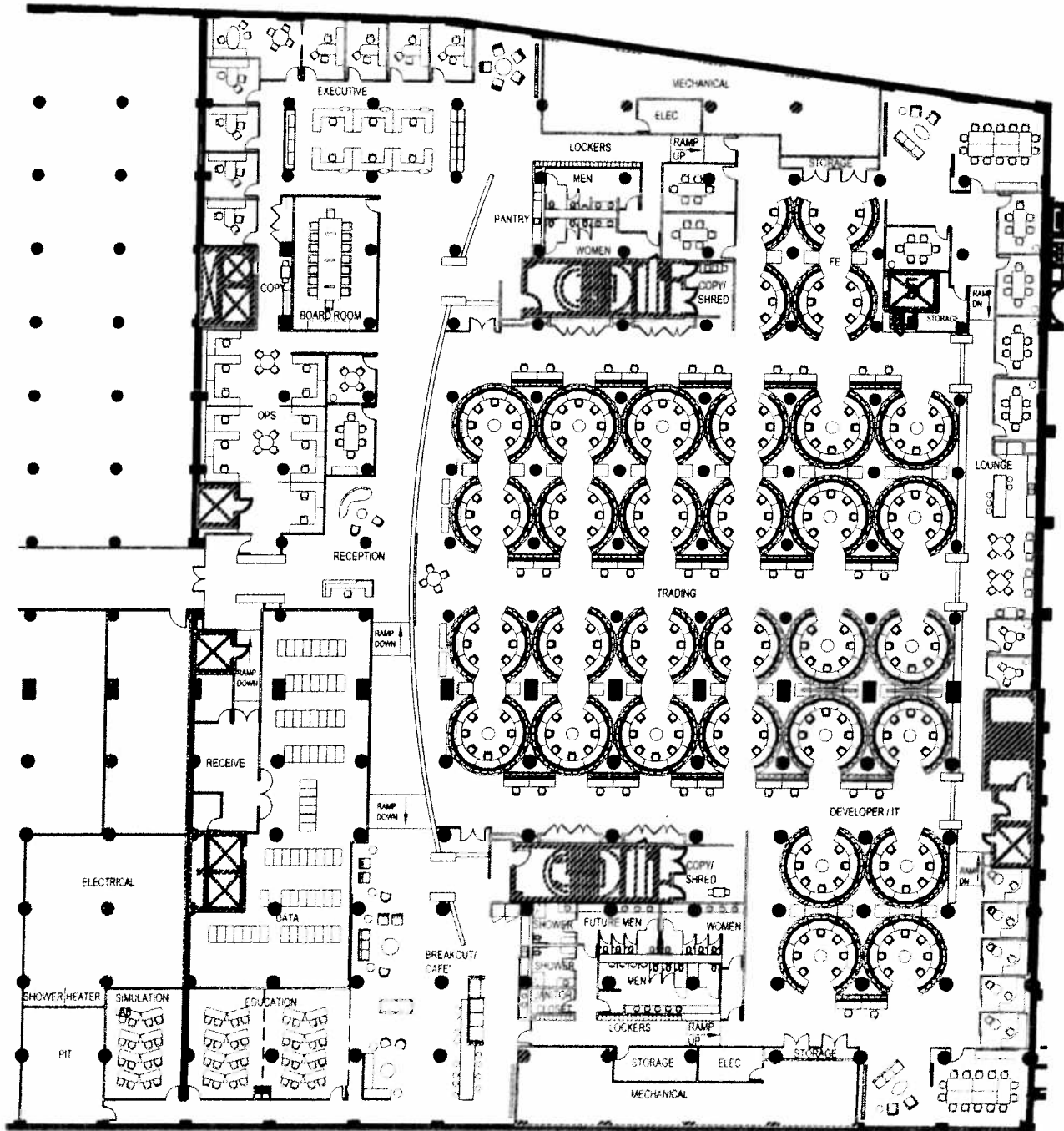




INFINIUM

Capital Management







December 7, 2007

Mr. Omar Shareef
African American Contractors Association
3901 S. State Street Suite 103
Chicago, IL 60609

RE: 900 N. Kingsbury

Dear Mr. Shareef:

Infinium Capital Management is pleased to announce the redevelopment of the space located at 900 N. Kingsbury, Chicago, Illinois. The property consists of a 60,000 square foot vacant space that will be redeveloped into a high-tech trading facility.

Infinium Capital Management has chosen Clune Construction Co. to be the general contractor for the project. Because the project is in full swing, the minority business enterprise (MBE) contractors and the women business enterprise (WBE) contractors have already been selected.

Sincerely,
Infinium Capital Management

Nathan Laurell, Principal

8951 4256 1000 0152 4007

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CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

CHICAGO IL 60607 **PROFICIAL USE**

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Return Receipt Fee (Endorsement Required)	\$0.00	
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Total Postage & Fees	\$ 3.06	

Sent To
 Assoc. of Asian Construction Att: Perry Nakhli
 Street, Apt. No.
 or PO Box No. 333 N. Dodson Ave.
 City, State, ZIP+4
 CHICAGO, IL 60607

PS Form 3800, Use on both sides. GOVERNMENT USE ONLY



**CITY COUNCIL
CITY OF CHICAGO
COUNCIL CHAMBER**

CITY HALL, ROOM 203
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE 312-744-6124

COMMITTEE MEMBERSHIPS

- BUILDINGS
- COMMITTEES, RULES, AND ETHICS
- EDUCATION
- TRANSPORTATION AND PUBLIC WAY
- BUDGET AND GOVERNMENT OPERATIONS
- FINANCE

WALTER BURNETT, JR.

ALDERMAN, 27TH WARD
2009 WEST GRAND AVENUE
CHICAGO, ILLINOIS 60612
TELEPHONE 312-432-1995
FAX: 312-432-1049
E-MAIL: wburnett@cityofchicago.org

December 4, 2007

Arnold L. Randall, Commissioner
Department of Planning and Development
121 North LaSalle Street #501
Chicago, IL 60602

RE: TIF assistance for Infinium Capital Management LLC

Dear Commissioner Randall,

I would like to express my support for TIF assistance in the amount of \$1,377,451 for the development of their Midwest office for Infinium Capital Management in 600 west Chicago Building. This assistance will be tied to the creation of a minimum of 300 jobs over the next five years. This relocation will further strengthen Chicago's role as a world leader in finance.

If you have any questions regarding this matter, contact my office at 312 432-1995.

Sincerely,

Walter Burnett Jr
Walter Burnett, Jr.
Alderman, 27th Ward

WBJ/tlt

