

CITY OF CHICAGO
Department of Planning & Development
Community Development Commission
October 12, 2004

SUMMARY SHEET

ACTION REQUESTED: Authority to publish notice of the intentions of the City of Chicago (the "City") to negotiate a redevelopment agreement with Blommer Chocolate Company for the use of incremental taxes and/or tax increment financing bond proceeds for the redevelopment of property generally located within the River West T.I.F. Redevelopment Project Area (the "Area") and

Authority to publish a notice of the intention of the City to enter into a negotiated sale of three parcels (the "disposition parcels"), subject to survey, located within the area and

To request alternative proposals and

To recommend to the City Council of the City of Chicago the designation of Blommer Chocolate Company for the sale of the disposition parcels and as the developer if no other responsive alternative proposals are received.

PROJECT & TYPE OF DEVELOPMENT: Negotiated Sale and TIF Assistance to create an industrial campus through site acquisition and preparation and equipment purchase and installation.

LOCATION: Blommer is located at 600 W Kinzie and proposes to acquire three properties totaling 1.9 acres to create its industrial campus:

Parcel 1 - 578 W Kinzie St - Tsimis L.L.C. c/o Arnold Weinberg

- PIN: 17-09-112-014
- Use: Surface parking lot (Alright Parking)
- Size: 34,414 sf

Parcel 2 - 441 N Jefferson St - Jefferson & Hubbard, L.L.C.

- PINs: 17-09-112-015 and 17-09-112-020
- Use: Surface parking lot
- Size: 22,486 sf

Parcel 3 - 460 and 468 N Jefferson St - Fred J. Eychaner

- PINs: 17-09-107-004,005,006
- Use: Sales office for nearby residential development
- Size: 25,384 sf

Total Size: 1.9 acres (82,284 sf).

DEVELOPER: Blommer Chocolate Company

ASSISTANCE: Estimated \$5,225,000 TIF assistance

APPRAISED VALUE : TBD

SALES PRICE City's acquisition costs

MINIMUM BID PRICE:

NA

ZONING:

Planned Manufacturing District No. 5 - Chicago Halsted PMD

SISTER AGENCY ACQUISITION

NA

WARD & ALDERMEN:

42nd Ward, Burton Natarus, Alderman

PUBLIC BENEFITS:

- Jobs
 - ▶ 150 jobs retained
 - ▶ 10-15 jobs created
 - ▶ 20-30 temporary construction jobs
 - ▶ Blommer has submitted its completed Needs Assessment form to MOWD
- Reduced congestion on street - Industrial campus will allow Blommer to internalize truck staging operations and keep trucks from parking on the street.

M/WBE:

The Developer has notified minority and women owned contractors associations about the Project.

COMMUNITY OUTREACH:

- Alderman Natarus supports the project.
- LEED Council, Inc. supports the project.
- West Central Association and Neighbors of River West were briefed on the project.
- The City's plans for industrial redevelopment were the subject of community meetings and public hearings when the PMD and TIF were put in place.

ISSUES:

None

CITY OF CHICAGO
Department of Planning and Development
Community Development Commission
October 12, 2004

STAFF REPORT

Introduction

Madam Chairwoman and members of the commission, the resolution before you requests:

Authority to publish notice of the intentions of the City of Chicago (the "City") to negotiate a redevelopment agreement with Blommer Chocolate Company for the use of incremental taxes and/or tax increment financing bond proceeds for the redevelopment of property generally located within the River West T.I.F. Redevelopment Project Area (the "Area") and

Authority to publish a notice of the intention of the City to enter into a negotiated sale of three parcels (the "disposition parcels"), subject o survey, located within the area and

To request alternative proposals and

To recommend to the City Council of the City of Chicago the designation of Blommer Chocolate Company for the sale of the disposition parcels and as the developer if no other responsive alternative proposals are received.

Purpose of Resolution

The purpose of this resolution is to provide the opportunity for industrial expansion of Blommer Chocolate Company.

Background

Blommer Chocolate Company is a family-owned chocolate product processor founded in Chicago in 1939. Today, Blommer employs 150 people at its headquarters and manufacturing plant at 600 W Kinzie St. The property is in the River West TIF and the Chicago/Halsted PMD No. 5.

Although it could have moved production to one of its plants in California and Pennsylvania, Blommer chose to invest \$40 million in its Chicago plant to create an industrial campus and update its facility.

To create this industrial campus, the company proposes to acquire three adjacent parcels:

- Parcel 1. 578 West Kinzie St - currently a paid surface parking lot
- Parcel 2. 441 North Jefferson St - unpaved, paid surface parking lot
- Parcel 3. 460 and 468 North Jefferson St - sales office for a nearby residential development

The City is in the process of acquiring the properties. CDC passed a resolution for acquisition authority on May 14, 2002. City Council approved it on June 19, 2002.

Project Summary/Development Project

A. Proposed Developer

Blommer Chocolate Company is the project developer.

B. Proposed Project

Blommer proposes to acquire three parcels (578 West Kinzie St, 441 N Jefferson St, and 460 and 468 N Jefferson St); purchase and install approximately \$31 million of new equipment; and create an industrial campus to accommodate increased productivity and alleviate traffic congestion on public ways. The plans for the campus include a truck staging area, a new truck scale, a new brick fence and landscaping, and construction of a 15,725 square foot shelter to house bean dumping and cleaning functions. The Developer may also pursue vacation of Jefferson Street and Hubbard Street.

Deal Structure

The City, through its Department of Planning and Development (DPD), will reimburse the Developer for TIF eligible land acquisition costs and TIF eligible site preparation hard costs associated with the Project. The TIF assistance will be provided through a taxable Note issued at closing. The amount of TIF assistance is not known at this time since these costs are dependent on the City's acquisition costs. However, TIF assistance is estimated at \$5,225,000.

Sources

Lender Financing/Equity	\$37,840,859
TOTAL SOURCES	\$37,840,859

Uses

Est. Site Costs/Prep/Acquisition	\$ 5,225,000
Construction	\$ 868,000
Equipment	\$31,084,580
Soft Costs	\$ 663,279
TOTAL USES	\$37,840,859

Conformance with Plan

The project is consistent with the TIF redevelopment plan and project as well as the goals and objectives of the PMD.

Community Outreach

Staff has contacted the owners and tax payers of the subject properties by telephone and certified mail. Alderman Burton F. Natarus supports the project. LEED Council, Inc., the West Central Association, and Neighbors of River West were briefed on the project. The community was made aware of the City's plan for the area at community meetings held prior to approval of the PMD and TIF.

Public Benefits

A. Project Benefits

- Jobs
 - 150 jobs retained
 - 10 - 15 jobs created
 - 20 - 30 temporary jobs during construction
 - MOWD has been notified of the project and Blommer has submitted its completed Needs Assessment form to MOWD.

- Reduced congestion on street - Industrial campus will allow Blommer to internalize truck staging operations and keep trucks from parking on the street

B. M/WBE Benefits

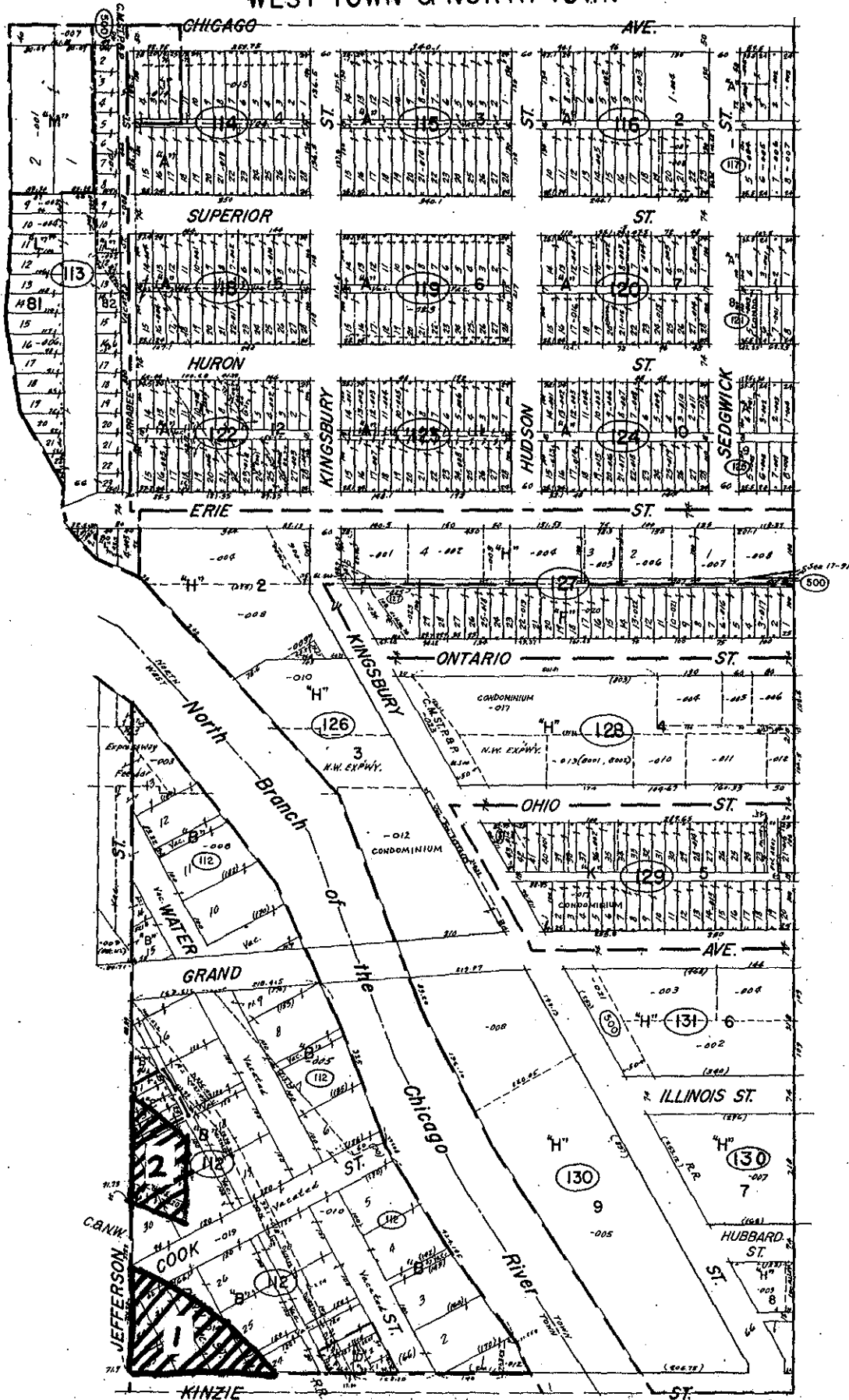
The Developer has notified minority and women owned contractors associations about the Project.

Recommendations

The Department of Planning and Development recommends that the CDC approves the resolution.

E. 1/2 N.W. 1/4 Sec. 9 -39-14
WEST TOWN & NORTH TOWN

39-14-9D
17-9



W. 1/2 N. W. 1/4 Sec. 9 - 39-14
WEST TOWN

RUSSELL, MATHER & ROBERT'S ADD. TO CHICAGO in Sec. 9-29-14. Ante-Fire. Rec. July 22, 1858.

SUB. of Lots 9 & 10 in Blk. 78 of Russell, Mather & Robert's Add. to Chicago (see "A"). Ante-Fire.

ANDERSON'S DIV. of Lots 15 & 16 of Blk. 79 of Russell, Mather & Robert's Add. to Chicago (see "A"). Ante-Fire.

ANDERSON'S SECOND DIV. of Lots 15 & 16 of Blk. 79 of Russell, Mather & Robert's Add. to Chicago (see "A"). Ante-Fire.

ANDERSON'S DIV. of Lots 1 & 2 of Blk. 73 of Russell, Mather & Robert's Add. to Chicago (see "A"). Ante-Fire.

ANDERSON'S SECOND DIV. of Lots 1 & 2 of Blk. 73 of Russell, Mather & Robert's Add. to Chicago (see "A"). Ante-Fire.

SUB. of Lots 14, 15, & 16 of Blk. 78 of Russell, Mather & Robert's Add. to Chicago (see "A"). Ante-Fire.

SUB. of Lot 16 in Blk. 78 of Russell, Mather & Robert's Add. to Chicago (see "A"). Ante-Fire.

HENRY SMITH'S SUB. of Lots 7 & 8 of Blk. 78 of Russell, Mather & Robert's Add. to Chicago (see "A"). Rec. May 14, 1848. Ante-Fire.

SUB. of Lots 9 & 10 of Blk. 81 of Russell, Mather & Robert's Add. to Chicago (see "A"). Rec. Apr. 12, 1854. Ante-Fire.

SUB. of Dillon's Lots in Blks. 73 & 74 of Russell, Mather & Robert's Add. to Chicago (see "A"). Rec. Apr. 14, 1852. Ante-Fire.

SUB. of Lots 1, 2, 3, & 4 and parts of Lots 5, 10, & 11 and sublots 25 & 26 of Dillon's Sub. of Blk. 74 of Russell, Mather & Robert's Add. to Chicago (see "A"). Ante-Fire.

MITCHELL'S SUB. of Lots 9 & 10 in Blk. 89 of Russell, Mather & Robert's Add. to Chicago (see "A"). Rec. Aug. 18, 1853. Ante-Fire.

RESUB. of part of Blk. 73 of Russell, Mather & Robert's Add. to Chicago (see "A"). (Lot 20-1/2 to the N. 1/2 of the W. 1/2 of Lot 20. Rec. Mar. 29, 1857. Ante-Fire.

HENRY SMITH'S SUB. of Lots 7 & 8 of Blk. 89 of Russell, Mather & Robert's Add. to Chicago (see "A"). Rec. Feb. 5, 1858. Ante-Fire.

HENRY SMITH'S SUB. of Lots 9 & 10 of Blk. 70 of Russell, Mather & Robert's Add. to Chicago (see "A"). Rec. Feb. 4, 1858. Ante-Fire.

HENRY SMITH'S SUB. of Lots 1 & 2 (except 40 ft. from the W. end thereof) of Blk. 74 in Russell, Mather & Robert's Add. to Chicago in original lot 11, lately known as Sublots of R. J. Dillon's Sub. of Lots 5 to 8, 11 & 12 of Blk. 74 in Russell, Mather & Robert's Add. to Chicago in Sec. 9-29-14. Rec. May 4, 1858. Ante-Fire.

Vacation of Sublots 1, 2, & 3 of R. J. Dillon's Sub. of Lots 5 to 8, 11 & 12 of Blk. 74 in Russell, Mather & Robert's Add. to Chicago in Sec. 9-29-14. Rec. May 4, 1858. Ante-Fire.

ANDERSON'S DIV. of Lots 1 & 2 in Blk. 89 in Russell, Mather & Robert's Add. to Chicago (see "A"). Rec. July 20, 1858. Ante-Fire.

ANDERSON'S DIV. of Lots 16 & 17 in Blk. 74 of Russell, Mather & Robert's Add. to Chicago (see "A"). Ante-Fire.

SUB. of Lots 9 & 10 in Blk. 75 of Russell, Mather & Robert's Add. to Chicago (see "A"). Rec. Sept. 20, 1860. Ante-Fire.

MARY P. LEE'S SUB. of parts of Lots 12, 13, 14, 15, & 16 in Blk. 74 of Russell, Mather & Robert's Add. to Chicago (see "A"). Rec. Jan. 2, 1864. Ante-Fire.

SUB. of Lots 11 & 12 in Blk. 74 of Russell, Mather & Robert's Add. to Chicago (see "A"). Rec. Jan. 20, 1864. Ante-Fire.

ANDERSON'S DIV. of Lots 1 & 2 in Blk. 71 of Russell, Mather & Robert's Add. to Chicago (see "A"). Rec. July 17, 1866. Ante-Fire.

ANDERSON'S DIV. of Lot 2 of Blk. 78 of Russell, Mather & Robert's Add. to Chicago (see "A"). Rec. Sept. 12, 1866. Ante-Fire.

ANDERSON'S DIV. of Lot 1 of Blk. 78 of Russell, Mather & Robert's Add. to Chicago (see "A"). Rec. July 21, 1867. Ante-Fire.

ANDERSON'S DIV. of Lot 8, the S. 1/2 of T. of Blk. 78 of Russell, Mather & Robert's Add. to Chicago (see "A"). Rec. July 21, 1867. Ante-Fire.

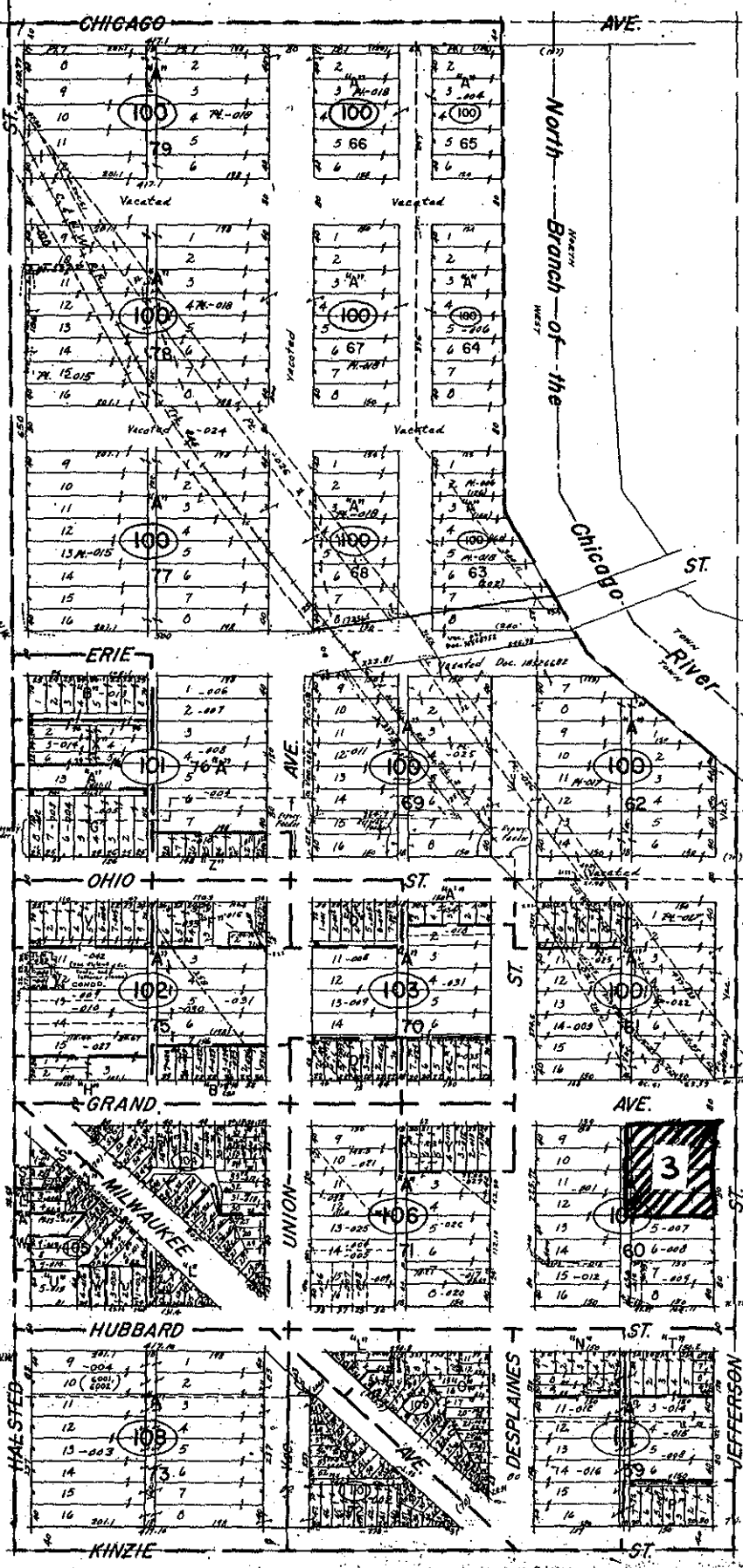
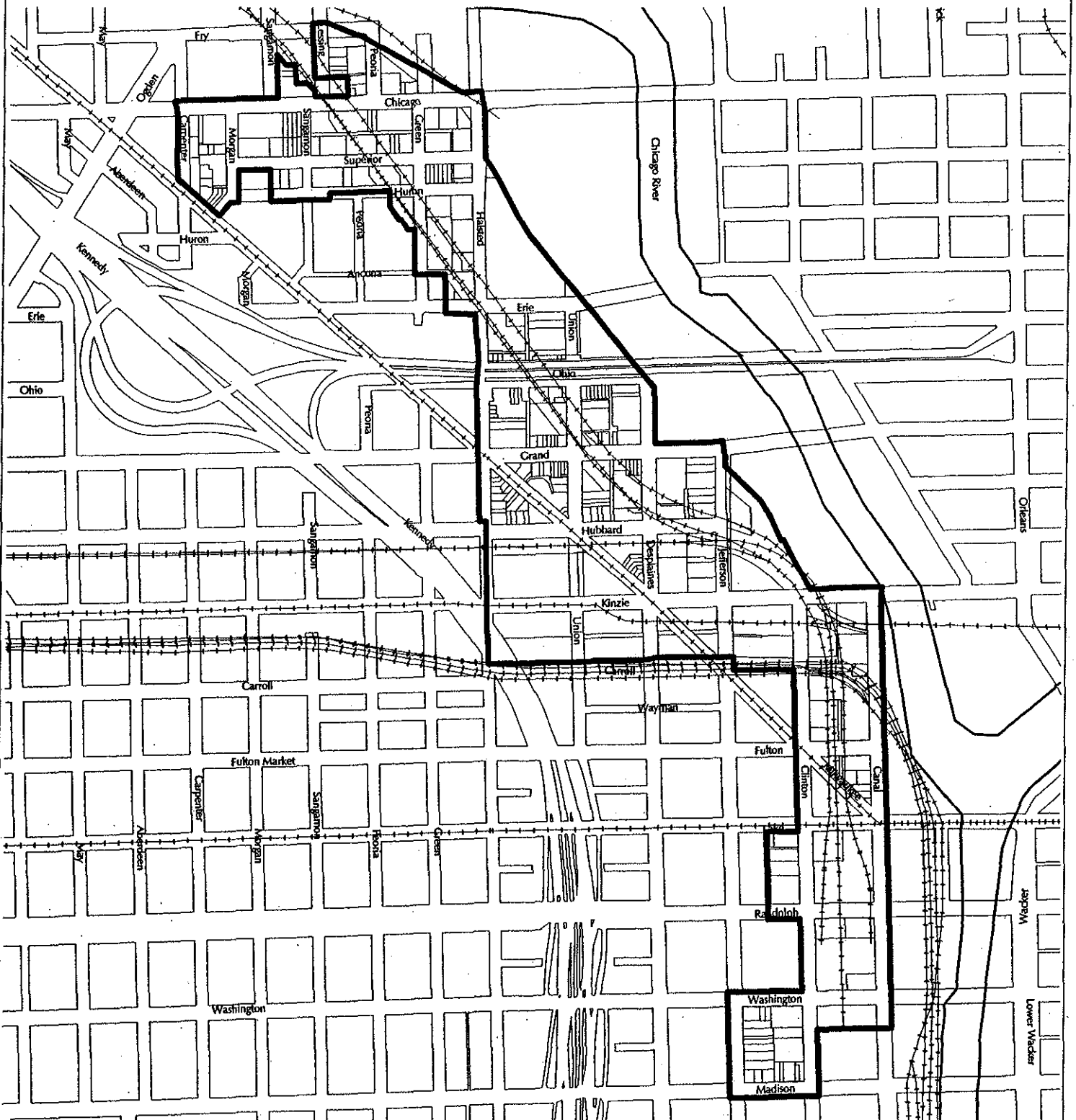


Figure A Proposed Project Area River West TIF District - Chicago, Illinois

TESKA
ASSOCIATES
INC.

September 5, 2000



Legend

 Project Area

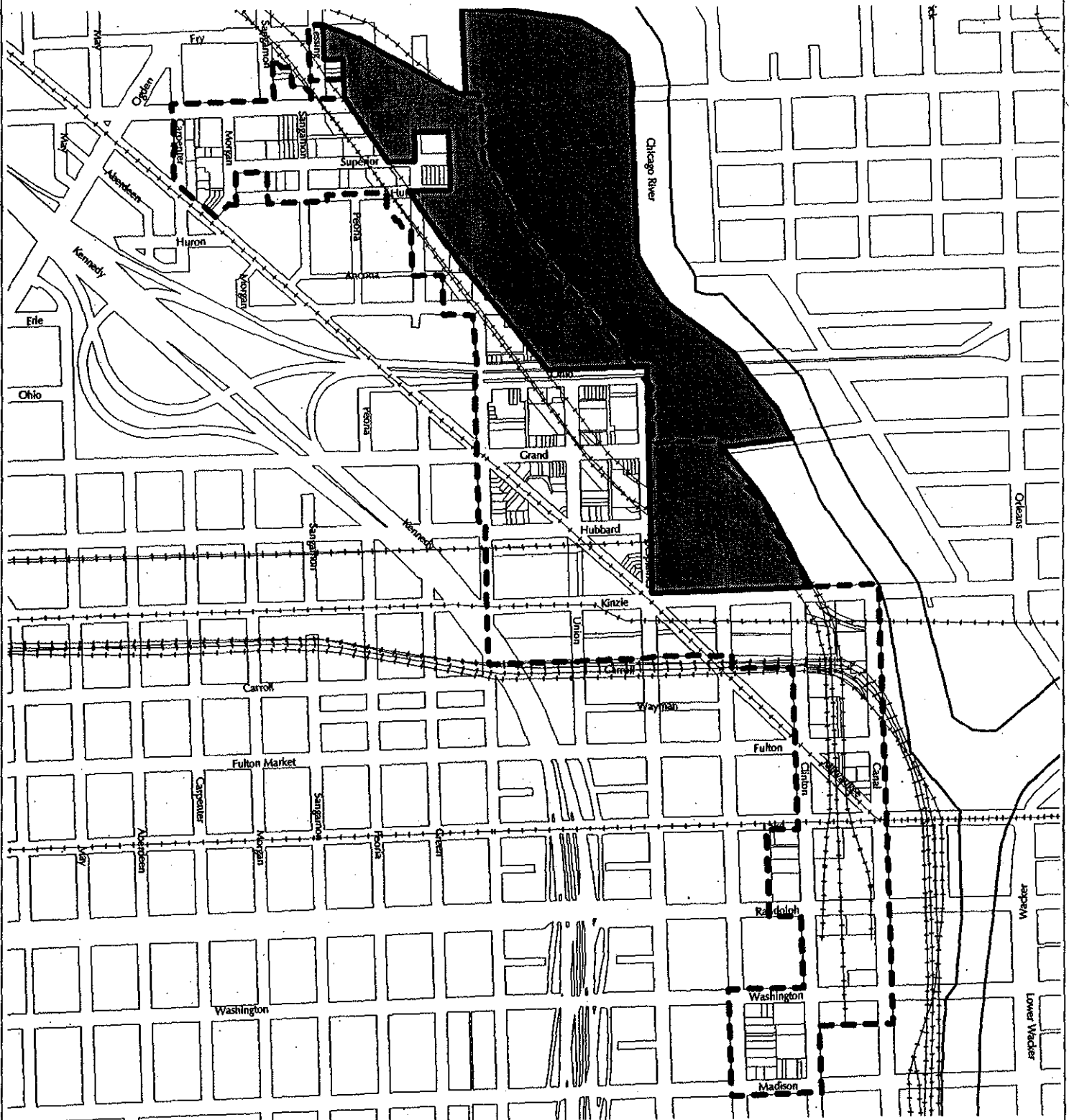
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Figure B
Planned Manufacturing District (PMD)
River West TIF District - Chicago, Illinois

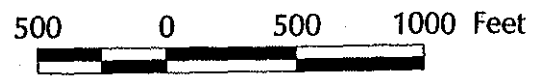
TESKA
ASSOCIATES
INC.

September 5, 2000



Legend

- Planned Manufacturing District
- Project Area



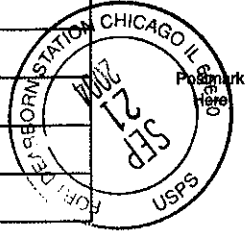
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To Mexican American Chamber of Commerce
 Street, Apt. No., or PO Box No. 33 N. LaSalle, Suite 1720
 City, State, ZIP+4 Chicago, IL 60602

PS Form 3800, June 2002 See Reverse for instructions

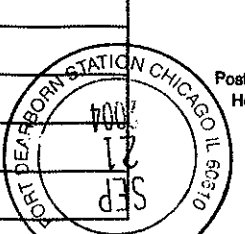
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Total Postage & Fees	\$



Sent To Federation of Women Contractors
 Street, Apt. No., or PO Box No. 5650 S. Archer
 City, State, ZIP+4 Chicago, IL 60638

PS Form 3800, June 2002 See Reverse for instruction

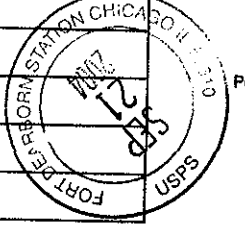
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Sent To Illinois Assoc. of Minority Contractors
 Street, Apt. No., or PO Box No. 1643 East 71st Street
 City, State, ZIP+4 Chicago, IL 60649

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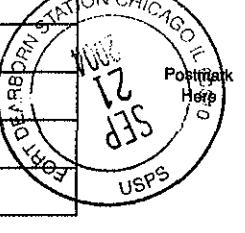
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 Street, Apt. No., or PO Box No. 400 W. 76th Street
 City, State, ZIP+4 Chicago, IL 60620

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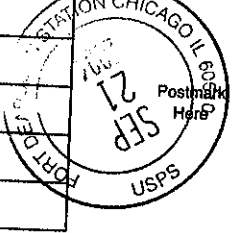
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Total Postage & Fees	\$



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 Street, Apt. No., or PO Box No. 901 West Jackson, Ste 205
 City, State, ZIP+4 Chicago, IL 60607

PS Form 3800, June 2002 See Reverse for instructions

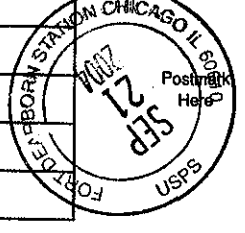
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Sent To African American Contractors Association
 Street, Apt. No., or PO Box No. 3706 S. Indiana Ave, 1st Floor
 City, State, ZIP+4 Chicago, IL 60653

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To: Assoc of Asian Construction Enterprises
 Street, Apt. No.; or PO Box No.: 333 N. Ogden Ave
 City, State, ZIP+4: Chicago, IL 60607

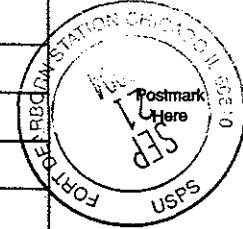
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Sent To: Women Business Development Center
 Street, Apt. No.; or PO Box No.: 8 South Michigan Ave Ste 400
 City, State, ZIP+4: Chicago, IL 60603

BLOMMER CHOCOLATE COMPANY

Term Sheet

Project Description:

Blommer proposes to acquire three parcels (578 West Kinzie St, 441 N Jefferson St, and 460 and 468 N Jefferson St); purchase and install approximately \$31 million of new equipment; and create an industrial campus to accommodate increased productivity and alleviate traffic congestion on public ways. The plans for the campus include a truck staging area, a new truck scale, a new brick fence and landscaping, and construction of a 15,725 square foot shelter to house bean dumping and cleaning functions. The Developer may also pursue vacation of Jefferson Street and Hubbard Street.

City Funding Commitment to Blommer Chocolate Company:

The City, through its Department of Planning and Development (DPD), will reimburse the Developer for TIF eligible land acquisition costs and TIF eligible site preparation hard costs associated with the Project. The TIF assistance will be provided through a taxable Note issued at closing. The amount of TIF assistance is not known at this time since these costs are dependent on the City's acquisition costs. However, TIF assistance is estimated at \$5,225,000.

PROJECT BUDGET

Sources and Uses of Funds:

Sources

Lender Financing/Equity	\$37,840,859
TOTAL SOURCES	\$37,840,859

Uses

Est. Site Costs/Prep/Acquisition	\$ 5,225,000
Construction	\$ 868,000
Equipment	\$31,084,580
Soft Costs	\$ 663,279
TOTAL USES	\$37,840,859

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

RESOLUTION NO. 04 - CDC -

**AUTHORITY TO PUBLISH NOTICE
OF THE INTENTION OF THE CITY OF CHICAGO (THE "CITY")
TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH
BLOMMER CHOCOLATE COMPANY**

**FOR THE USE OF INCREMENTAL TAXES
AND/OR TAX INCREMENT FINANCING BOND PROCEEDS FOR THE
REDEVELOPMENT OF PROPERTY GENERALLY LOCATED WITHIN THE RIVER
WEST T.I.F. REDEVELOPMENT PROJECT AREA (THE "AREA")**

AND

**AUTHORITY TO PUBLISH A NOTICE OF THE INTENTION OF THE CITY TO
ENTER INTO A NEGOTIATED SALE OF THREE PARCELS (THE "DISPOSITION
PARCELS"), SUBJECT TO SURVEY, LOCATED WITHIN THE AREA**

AND

TO REQUEST ALTERNATIVE PROPOSALS,

AND

**TO RECOMMEND TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
THE DESIGNATION OF
BLOMMER CHOCOLATE COMPANY
FOR THE SALE OF THE DISPOSITION PARCELS AND
AS THE DEVELOPER IF NO OTHER
RESPONSIVE ALTERNATIVE PROPOSALS ARE RECEIVED**

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-112 and pursuant to the Act, enacted three ordinances on November 14, 2000 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the River West TIF 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, Blommer Chocolate Company (the "Developer"), has presented to the City's Department of Planning and Development ("DPD") a proposal for redevelopment of the site generally located at 578 W Kinzie St, 441 N Jefferson St, and 460 and 468 N Jefferson St within the Area that is in compliance with the Plan. The project will consist of creation of an industrial campus through site acquisition and preparation and equipment purchase and installation (the "Project"); and

WHEREAS, DPD has entered into discussions with the Developer concerning the sale and development of certain parcels (the "Disposition Parcels") located within the Area and as described in Exhibit A; and

WHEREAS, the Developer has submitted a project budget and evidence of having financial ability to complete the Project and DPD has reviewed these and found them to be satisfactory; and

WHEREAS, the Developer has proposed to pay the City's acquisition costs as consideration for the purchase of the Disposition Parcels; and

WHEREAS, DPD has reviewed this proposal and has found it to be satisfactory and in conformance with the Plan; and

WHEREAS, pursuant to Section 5/11-74.4-4(c) of the Act, the City may not enter into any agreement relating to the development of City-owned property within the Area without first making public disclosure of the terms of such agreement and all bids and proposals related thereto and providing reasonable opportunity for any person to submit an alternative proposal or bid; and

WHEREAS, DPD requests the authority of the Commission to make the required disclosure by publishing a public notice substantially in the form set forth as Exhibit B hereto (the "Notice") be published at least once for three consecutive weeks in at least one Chicago metropolitan newspaper, inviting alternative proposals from other developers who will have a period of not less than thirty (30) days after the first publication of the public notice in which to submit a responsive proposal; 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, if no responsive alternative proposals are received by DPD within thirty (30) days after publication of the first Notice; 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 authorizes DPD to publish the Notice.
- Section 3. 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, so long as no responsive alternative proposals are received by DPD within the time recited above.
- Section 4. DPD is hereby authorized to advertise the City's intent to negotiate the sale and redevelopment of the Disposition Parcels and to request responsive alternative proposals.
- Section 5. Said proposals must be submitted in writing to Denise Casalino, Commissioner, Department of Planning and Development, Attn: Nora L. Curry, City Hall- Room 1006, 121 North LaSalle Street, Chicago, Illinois 60602 within 30 days of the date of the first publication of the Notice and shall contain names of parties, offer prices for the Disposition Parcels, evidence of financial qualifications, and a timetable for redevelopment before said proposal will be considered.
- Section 6. In the event that no responsive proposals are received at the conclusion of the advertising period, or if alternative proposals are received and the Department of Planning and Development nonetheless determines that it is in the best interests of the City to proceed with sale of such City-owned parcels, then the sale of the land described in Exhibit A shall be recommended to the City Council without further Commission action.

Section 7. 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 8. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 9. This resolution shall be effective as of the date of its adoption.

Section 10. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: _____, 2004

Attachments: Exhibit A, PINs and Street Addresses of Disposition Parcels and TIF Area
Street Boundary Description
Exhibit B, Form of Notice Requesting Alternative Proposals

EXHIBIT A

Street Address and P.I.N.s of Disposition Parcels
and
Street Boundaries of the
River West Tax Increment Financing
Redevelopment Project Area

<u>Street Addresses:</u>	<u>P.I.N.s:</u>
578 W Kinzie St	17-09-112-014
441 N Jefferson St	17-09-112-015
	17-09-112-020
460 and 468 N Jefferson St	17-09-107-004
	17-09-107-005
	17-09-107-006

River West Tax Increment Financing Redevelopment Project Area:

The Project Area generally encompasses the properties lying along the west side of the Chicago River between Fry Street on the north and Madison Street on the south, excluding areas occupied by Chicago Tribune facilities. The Project Area extends west to Morgan Street in the vicinity of Chicago Avenue, and west to Halsted Street south of Erie Street. South of Wayman, the project area is located between Jefferson and Canal Streets.

EXHIBIT B

PUBLIC NOTICE is hereby given by the Community Development Commission of the City of Chicago (the "City") pursuant to section 5/11-74.4-4 (c) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"), that the City's Department of Planning and Development ("DPD") intends to negotiate a redevelopment agreement with Blommer Chocolate Company (the "Developer") pursuant to which the City intends to provide financial assistance to the Developer in the amount of approximately \$5,225,000 from River West tax increment financing bond proceeds and/or incremental tax revenues pursuant to the Act for eligible costs associated with its industrial campus development project ("the Project") to be located at 578 W Kinzie St, 441 N Jefferson St, and 460 and 468 N Jefferson St (the "Property"), located in the River West TIF Redevelopment Project Area (the "Area"). The project will consist of creation of an industrial campus through site acquisition and preparation and equipment purchase and installation.

The City also intends to negotiate a redevelopment agreement with the Developer for the sale of six (6) individual tax parcels, described in Schedule 1 attached hereto (the "Disposition Parcels"), for reimbursement of the City's acquisition costs. The Property and Disposition Parcels are located within the Area established pursuant to the Act, and the Project is in compliance with the River West TIF Redevelopment Plan. The Area is generally bounded as follows:

The Project Area generally encompasses the properties lying along the west side of the Chicago River between Fry Street on the north and Madison Street on the south, excluding areas occupied by Chicago Tribune facilities. The Project Area extends west to Morgan Street in the vicinity of Chicago Avenue, and west to Halsted Street south of Erie Street. South of Wayman, the project area is located between Jefferson and Canal Streets.

THE CITY HEREBY INVITES ALTERNATIVE PROPOSALS FOR THE REDEVELOPMENT OF THE DISPOSITION PARCELS FOR CONSIDERATION BY THE CITY.

The documents listed below related to the Area, the Project and the Disposition Parcels are available for public inspection on or before November 11, 2004 at the offices of DPD, Room 1006, 121 N. LaSalle, Chicago, Illinois between the hours of 9:00 a.m. and 4:00 p.m. Monday through Friday:

- (i) "River West Tax Increment Financing Redevelopment Project and Plan," which constitutes the City's redevelopment plan for the Area;
- (ii) a terms sheet showing all proposed material terms of the redevelopment agreements as of the date hereof, including but not limited to an estimated Project budget setting forth the amount of financial assistance the City intends to provide to the Developer for the Project; and

(iii) the terms of all bids and proposals received, if any, by the City related to the Project and the redevelopment agreements.

Please contact Nora L. Curry at DPD at (312) 744-4162 to review these materials and for information regarding the form required, if any, for proposals submitted to the City. Proposals shall include the general plan for the redevelopment of the Disposition Parcels, the names of the party or parties making the proposal, the price offered, evidence of financial qualifications and capacity to complete said redevelopment, and the timetable for implementation. The City reserves the right to reject any and all proposals. Proposals will be received by the City at DPD's offices, Room 1000, City Hall, 121 N. LaSalle, Chicago, Illinois 60602, until November 11, 2004 at 12:00 p.m., at which time all alternative proposals will be opened and reviewed.

Mary Richardson-Lowry, Chairman
COMMUNITY DEVELOPMENT COMMISSION

Attach Schedule 1 - Disposition Parcels

Schedule 1

Street Address and P.I.N.s of Disposition Parcels

Street Addresses:

578 W Kinzie St

441 N Jefferson St

460 and 468 N Jefferson St

P.I.N.s:

17-09-112-014

17-09-112-015

17-09-112-020

17-09-107-004

17-09-107-005

17-09-107-006