

# TIF PROJECT SCORECARD

## Pullman Park Development 111th and Ellis

The developer proposes to develop 21.2 acres of property (Method Parcel) and 4.1 acres of industrial drive within the Pullman Park development, on behalf of Method Products, Inc. The developer will complete site grading, utility installation and installation of a foundation and pad, upon which Method will then construct a 150,000 square foot LEED Platinum facility.

Type of Project: Industrial

Developer: Chicago Neighborhood Initiatives

Total Project Cost: \$9,910,736

Timeline for Completion: November 30, 2013 (anticipated completion)

TIF Funding Request: \$8,100,000

Project Status: Pending CDC approval (08/13/2013)

TIF District: North Pullman/9th Ward

### RETURN ON INVESTMENT BENCHMARKS

Advances Goal of Economic Development Plan YES or NO

Increase attractiveness for business services and headquarters

Advances Goal of TIF District YES or NO

Increases the demand to invest in the TIF district.

Addresses Community Need YES or NO

Creates jobs and attracts other businesses to the community.

Jobs Created/Retained  
115 temporary construction jobs anticipated by CNL.  
Method is estimated to employ 60-80 FTE.

Affordable Housing Units Created/Preserved  
N/A

Return on Investment to City  
N/A

### FINANCIAL BENCHMARKS

Other Funds Leveraged by \$1 of TIF  
N/A

Types of Other Funding Leveraged YES or NO

Financing Structure The deal will be financed through the porting of funds from adjacent TIF Districts. Payment structure will be determined based on availability of funds.

### RDA TERMS

Payment Schedule:  
Ported payments made based on availability.

Monitoring Term of Agreement:  
TBD by Monitoring Staff of HED.

Taxpayer Protection Provisions YES or NO

### OTHER CONSIDERATIONS



**City of Chicago  
Department of Housing and Economic Development**

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REQUESTING DEVELOPER DESIGNATION  
August 13, 2013**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name:	Pullman Park Development
Applicant Name:	Chicago Neighborhood Initiatives
Project Address:	111 <sup>th</sup> and Ellis
Ward and Alderman:	9 <sup>th</sup> Ward, Alderman Anthony Beale
Community Area:	Pullman
Redevelopment Project Area:	North Pullman
Requested Action:	TIF Developer Designation
Proposed Project:	The developer proposes to acquire, thru an existing option agreement from NP 111 <sup>th</sup> , to develop 21.2 acres of property (Method Parcel) and 4.1 acres of industrial drive within the Pullman Park development, on behalf of Method Products, Inc.
TIF Assistance:	\$ 8,100,000

**II. PROPERTY DESCRIPTION**

Address:	111 <sup>th</sup> and Ellis
Location:	The Southwest area of the Pullman Park Development located at 111 <sup>th</sup> and Ellis
Tax Parcel Numbers:	25-14-300-018-0000 25-15-406-024-0000

Land Area:	Approximately 21.2 acres (Method property) and 4.1 acres of industrial drive.
Current Use:	The site is currently an unimproved vacant site.
Current Zoning:	PD1167, Business, Residential, Institutional
Proposed Zoning:	PD1167, seeking amendment to PD to allow for light manufacturing
Environmental Condition:	Pullman Park site has been enrolled in the IEPA Site Remediation Program and developer will be seeking an NFR (No Further Remediation) for this property.

### **III. BACKGROUND**

In July, 2013, Chicago Neighborhood Initiatives, Inc., a not for profit organization, (The “Developer”) submitted a TIF application to the Department of Housing and Economic Development (DHED) for the development of a 150,000 square foot manufacturing and distribution facility to be occupied by Method Products, Inc. (“Method”). Method produces and distributes nontoxic home cleaning, laundry detergent, and hand and body cleansers. Method’s facility is planned to be environmentally sustainable achieving a LEED Platinum certification. Method will employ approximately 65 employees (approximately 57 new employees and 8 employees relocated from its current Chicago operation); with an additional 25 employees from another supplier once fully operational.

The project site is currently vacant and is owned by Pullman Park Development, LLC, The project site was previously an industrial site and home to Ryerson Steel Plant. Ryerson moved its operations in 2008 and the site was acquired by Park National Bank in 2008, and then subsequently by U.S. Bank through its acquisition of Park National Bank in 2009. The site was acquired in July 2011 by Pullman Park Development LLC for the purpose of developing the site into a mixed-use development. The Phase IB project was approved by CDC in November 2012 and is currently under construction. The project before the Community Development Commission today represents an opportunity to bring a new industrial company into Chicago, specifically the City’s far south side; creating anticipation, and employment opportunities for residents.

The proposed project will be acquired by Chicago Neighborhood Initiatives Phase IB of the Pullman Park Development. The Pullman Park Development is a 180 acre, Planned Development in the Pullman community on the far South Side of Chicago. The site was formerly a Ryerson Steel operation. The Pullman Park Development is comprised of several components: 400,000 square feet of big box retail, 50,000-75,000 square feet of neighborhood retail, 1,100 new residential units, as well as an indoor and outdoor recreational space. The Pullman Park Development is expected to be an economic development engine for the community, providing many benefits including much needed construction and permanent jobs.

The first phase of the Pullman Park Development, Phase IA, is complete. Phase IA included infrastructure improvements, both private and public, required for the delivery of a 15.5 acre pad for a 150,000 square foot Walmart store. Public infrastructure improvements consisted of the rebuilding and re-routing of Doty Avenue from 107<sup>th</sup> to 111<sup>th</sup> and two retention ponds. The private improvements included the installation of utilities, environmental remediation, dynamic compaction, grading and construction of parking lot improvements. Phase IA's total project cost was \$37 million. Phase IA's costs included improvements that will support Phase IB. Construction for this phase started in July, 2011 and was substantially complete in September, 2012. The pad was turned over to Walmart in May of 2012. This phase was financed without City funds, and it created approximately 150 construction jobs. Walmart is expected to be completed and open late summer/early fall 2013 and create about 400 jobs.

The next phase of the Pullman Park development (Phase 1B) was presented and approved by CDC in November 2012. Project costs of approximately \$37 million of the project are both public improvements and private improvements and include site infrastructure work and vertical construction of 67,000 square feet of retail space anchored by a 25,000 square foot Ross Dress for Less and a 20,000 square foot Planet Fitness health club.

The Pullman Community is located on the far south side of Chicago. The community area is generally bounded by 95<sup>th</sup> Street on the north, Stony Island Avenue on the east, 115<sup>th</sup> on the south and Cottage Grove on the west. The Pullman Community originated as a planned industrial town. Through out time it has evolved and currently holds a high stock of significant historical buildings. However over time there has also been a heavy decline in population and disinvestment in the area.

The North Pullman TIF was designated in June 2009. The North Pullman TIF was created for the sole purpose of the Pullman Park Development. The general boundaries of the TIF are South Doty and South Stony Island Avenue on the east; East 106<sup>th</sup>, East 110<sup>th</sup>, and East 111<sup>th</sup> Street on the south; South Cottage Grove and South Indiana Avenue to the west; and East 101<sup>st</sup> and East 103<sup>rd</sup> Streets on the north. Located in the Pullman and Roseland communities, the North Pullman TIF is intended to promote wide-ranging investment in the district's existing buildings and vacant properties. The North Pullman Park TIF has a general mix of land uses that includes residential, commercial and industrial. The majority of increment projected to be generated by the district is targeted for infrastructure improvements involving streets, utilities, and public spaces. Additional funds are targeted for property assembly, building rehabilitation, job training and day care services.

This project complies with the goals and objectives of the North Pullman Park TIF in that it will provide the surrounding community with a much needed development, infrastructure improvements and the creation of jobs.

#### **IV. PROPOSED DEVELOPMENT TEAM**

**Development Entity:** The development entity is Chicago Neighborhood Initiatives ("CNI"), an Illinois Not- for Profit Corporation. CNI is a community development organization committed to

combatting community deterioration in underserved communities. CNI is governed by an independent board of directors consisting of community representatives, banking officials, accountants, attorneys and development professionals. David Doig is president of the Chicago Neighborhoods Initiatives. Mr. Doig has over 20 years of experience in community development, real estate, finance, and government. Mr. Doig has been the lead in the Pullman Park Development. Within one year, Chicago Neighborhood Initiatives has been able to begin the first phase of Pullman Park Development. The first phase or Phase IA of the Pullman Park Development is a \$30 million, 50 acre Walmart anchored retail center. This Phase is expected to be complete in the summer of 2013. Phase IB, approved by CDC in November 2012 is under construction and the major retail tenants will be open late fall 2013.

In addition, Chicago Neighborhood Initiatives has successfully completed investing \$50 million of New Market Tax Credit into a community center, a neighborhood hospital, a new charter school, and a community health center, creating several hundred new jobs.

**Consultants:**

TIF Lawyers:

DLA Piper LLP  
203 N. LaSalle St., 1900  
Chicago, IL 60601

TIF Consultants:

Laube Companies  
200 S. Wacker Dr., #3100  
Chicago, IL 60606

Environmental consultation

DAI Environmental, Inc  
27834 N. Irma Lee Circle  
Lake Forest, Illinois 60045

Engineering

Spaceco, Inc.  
9575 West Higgins Road  
Rosemont, IL 60018

**V. PROPOSED PROJECT**

In July, 2013, Chicago Neighborhood Initiatives, Inc., a not for profit organization, (The "Developer") submitted a TIF application to the Department of Housing and Economic Development (DHED) for the development of a 150,000 square foot manufacturing and distribution facility to be occupied by Method. Method produces and distributes nontoxic home cleaning, laundry detergent, and hand and body cleansers. Method's facility is planned to be environmentally sustainable achieving a LEED Platinum certification. Method will employ approximately 65 employees (approximately 57 new and 8 relocated from its current Chicago operation); with an additional 25 employees from another supplier once fully operational.

The developer has a signed letter of intent from Method.

The total cost of the Project is approximately \$9,910,736. This request does not include the actual vertical construction of the building that Method will occupy. Method's estimated

construction costs are approximately \$30,000,000 and not reflected in this budget or part of the TIF request. The TIF assistance of \$8,100,000 will be provided to the developer and is related to making the site pad ready for conveyance to Method. A site plan, floor plans and elevation are provided as exhibits to this report.

## VI. FINANCIAL STRUCTURE

This project is a very vast undertaking, encompassing many public infrastructure improvements and vast site clearance. This deal would not be financially feasible but for the TIF assistance. The Developer's ability to borrow funds to complete this phase is limited by the debt remaining previous phases of the overall development.

The TIF assistance will be used to prepare the 21.2 acre site for a new state of the art industrial facility occupied by Method, as well as a 4.1 acre industrial drive. The developer will complete site grading, utility installation and installation of a foundation and pad. Method will construct a 150,000 square foot LEED Platinum facility.

The project budget is as follows:

<b>Sources and Uses</b>		
<b>Sources</b>	<b>Amount</b>	<b>% of Total</b>
Developer Equity	\$ 1,061,137	11%
Method Purchase Price	\$ 749,598	7%
TIF Port	\$ 8,100,000	82%
<b>Total Sources</b>	<b>\$ 9,910,736</b>	<b>100%</b>
<b>Uses</b>	<b>Amount</b>	<b>\$/SF Land Area*</b>
<b>Hard Costs</b>		
Site Prep - Earthwork	\$ 1,958,850	\$ 1.78
Construction Management	\$ 195,000	\$ 0.18
General Conditions	\$ 300,000	\$ 0.27
Miscellaneous Hard Costs	\$ 2,822,305	\$ 2.56
Hard Cost Contingency	\$ 479,000	\$ 0.43
<b>Total Hard Costs</b>	<b>\$ 5,755,155</b>	<b>\$ 5.22</b>
<b>Soft Costs/Fees (% of TPC)</b>		
Architecture and Engineering (2%)	\$ 187,000	\$ 0.17
Permits (.36%)	\$ 35,000	\$ 0.03
Legal, Title, Closing Costs (2%)	\$ 175,000	\$ 0.16
Miscellaneous Soft Costs (2%)	\$ 163,551	\$ 0.15

Contingency (.35%)	\$ 34,000	\$ 0.03
<b>Total Soft Costs</b>	<b>\$ 594,551</b>	<b>\$ 0.54</b>
Land Acquisition	\$ 3,561,030	\$ 3.23
<b>Total Uses</b>	<b>\$ 9,910,736</b>	<b>\$ 8.99</b>
*land area =	1,102,068	sf

The deal will be financed through the porting of funds from adjacent TIF Districts. The proposed payout structure/timeline is outlined below:

From the Roseland/Michigan TIF, it is anticipated that CNI will receive \$500,000 at closing which is expected to take place in November/December 2013. It is also anticipated that they will receive another \$500,000 from the Roseland/Michigan TIF at the end of 2014.

From the Stony Island/Burnside TIF, it is anticipated that CNI will receive \$1,500,000 at the end of 2013.

From the Lake Calumet TIF, it is anticipated that CNI will receive \$5,600,000 at the end of the 1<sup>st</sup> quarter of 2014.

**VII. PUBLIC BENEFITS**

**Job Creation:** The project is expected to create approximately 115 construction/related jobs to make the site ready for development.

In addition, it estimated the project will generate approximately 60-80 full time jobs once fully built out and occupied by Method and another on site supplier. This will also allow for continued growth and expansion for the companies.

**Environmental Features:** Developer will remediate any environmental conditions as required by IEPA; and install engineered barriers to achieve a No Further Remediation (NFR) letter for the site once the pad is delivered to Method; the company intends to construct a LEED Certified building with an emphasis on green technology and sustainability.

**Affirmative Action:** The developer will comply with the requirements of Chicago’s affirmative action policy, 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 Beale endorses the project and has provided a letter of support which is included in your package; the Alderman is also present today to testify in support of project.

The following organizations have also submitted letters of support which are included for your review:

- Calumet Area Industrial Commission
- Greater Roseland Chamber of Commerce
- Bielenberg Historic Pullman House Foundation
- Historic Pullman Foundation

### **IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN**

The proposed project is located in the North Pullman Tax Increment Financing Redevelopment Project Area. The TIF Land Use Plan has been amended to allow for maximum development potential for this site. The project conforms to the following goals and objectives identified in the Area Redevelopment Plan:

- Eliminate conditions that qualify the North Pullman Redevelopment Project Area (RPA) as a conservation area and provide the mechanisms necessary to support public and private development and improvements in the RPA.
- Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in job opportunities associated with the redevelopment of the North Pullman RPA, particularly in design and construction industries.
- Support job training programs and increase employment opportunities, including high-technology jobs for area residents.
- The recommended land uses for the Area are generally consistent with the existing zoning and current uses of the land and the areas adjacent.

The implementation strategy for achieving the plans goals envisions the need to provide TIF financial assistance to create jobs and spur development in the Project Area.

### **X. CONDITIONS OF ASSISTANCE**



If the proposed resolution is approved by the CDC, DHED 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 DHED 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.

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

## **XI. RECOMMENDATION**

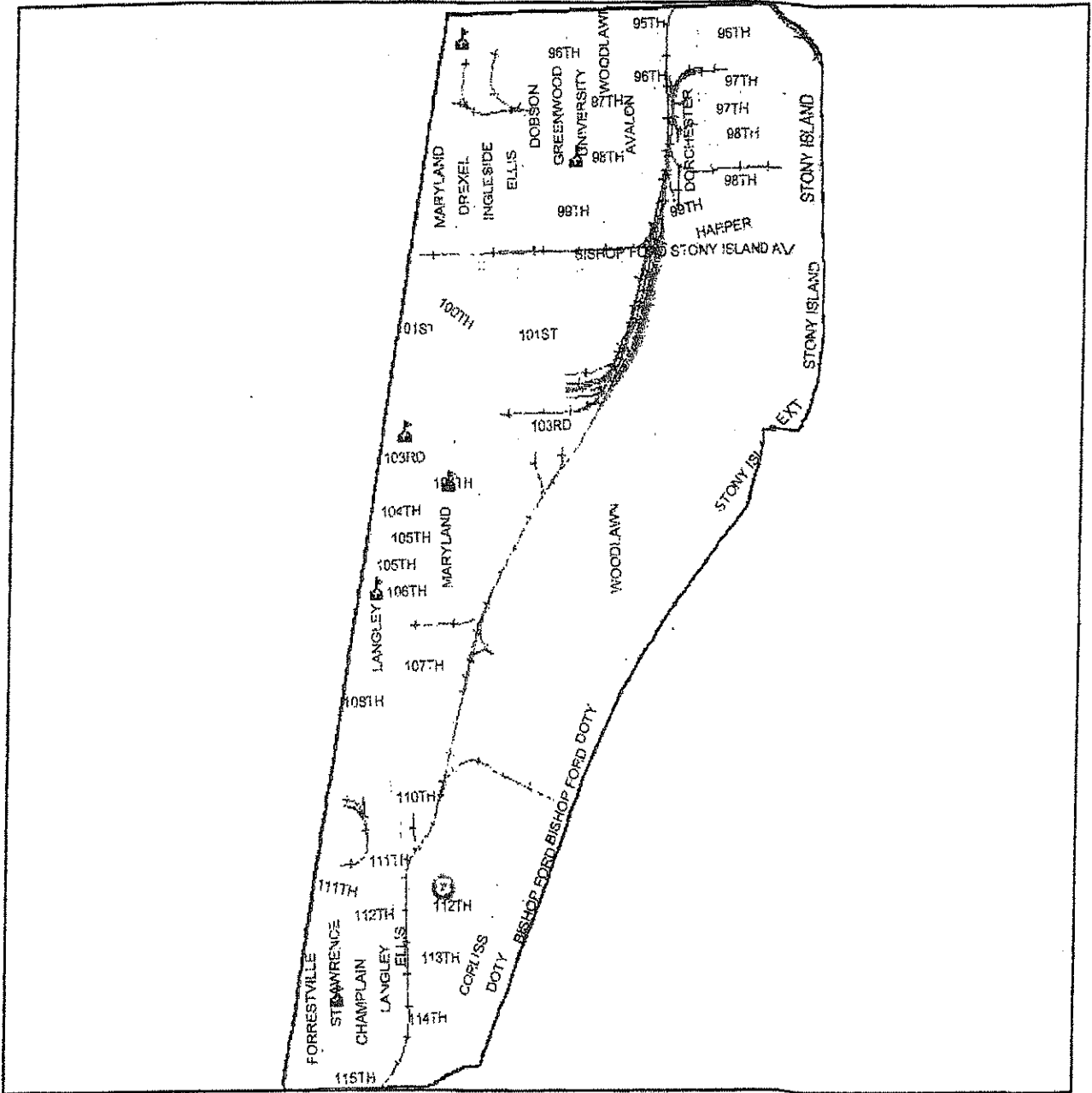
The Department of Housing and Economic Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, its need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and DHED recommends that the CDC recommend to the City Council the designation of Pullman Park, LLC as Developer to prepare the 21.2 acre site for a new state of the art industrial facility occupied by Method, as well as the 4.1 acre industrial drive. The developer will complete site grading, utility installation and installation of a foundation and pad. Method will then construct a 150,000 square foot LEED Platinum facility at 11<sup>th</sup> and Ellis in the North Pullman Park TIF.

**EXHIBITS**

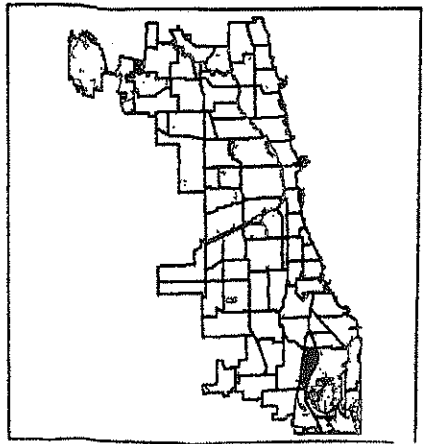
TIF Project Assessment Form  
Redevelopment Area Map  
Neighborhood Map or Aerial  
Survey or Plat  
Site Plan  
Typical Floor Plan  
Front Elevation or Rendering  
Sample M/WBE Letter  
Copies of M/WBE Certified Letter Receipts  
Lender's Letter of Interest  
Community Letters of Support  
Alderman's Letter of Support

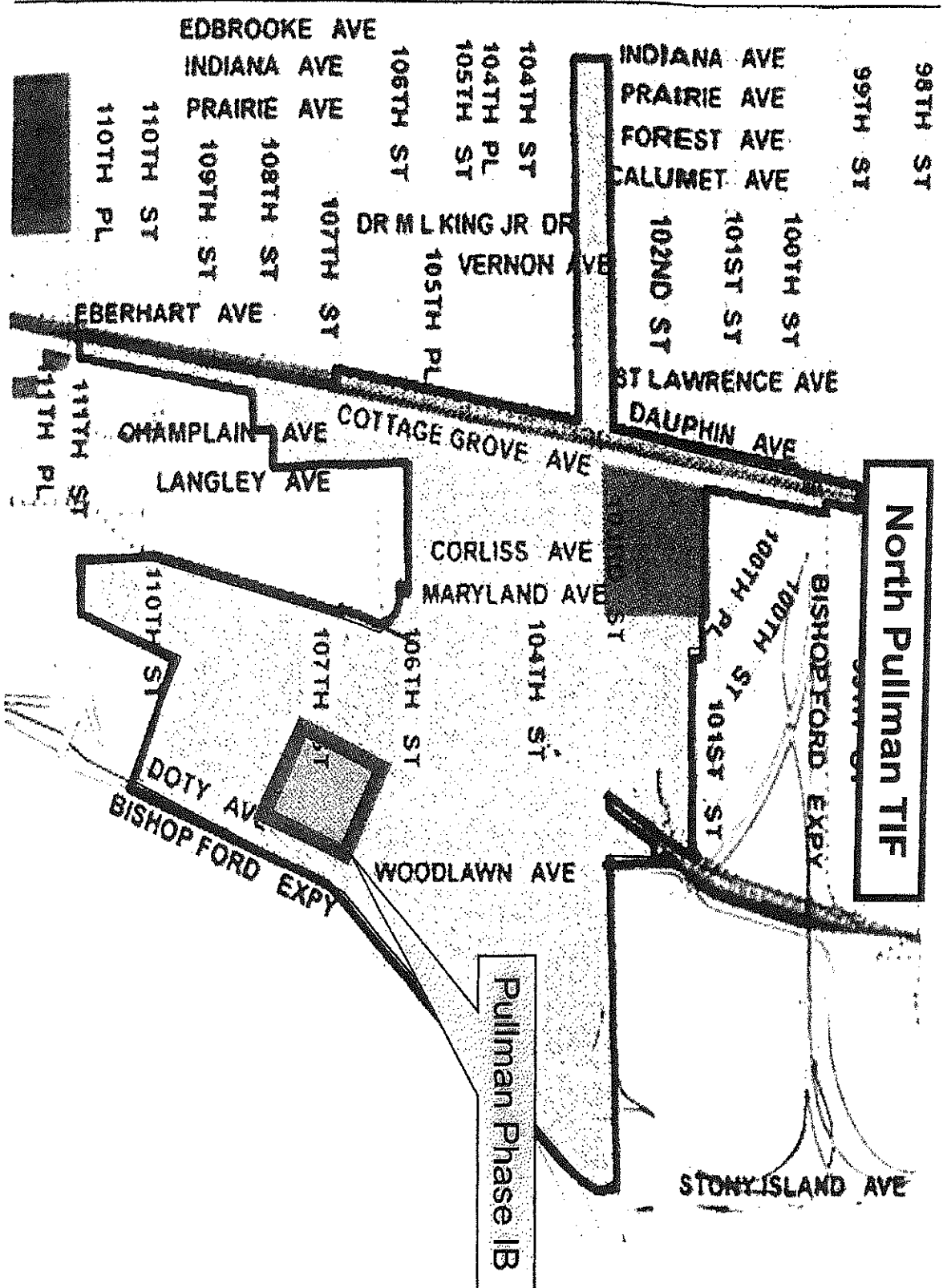


# PULLMAN



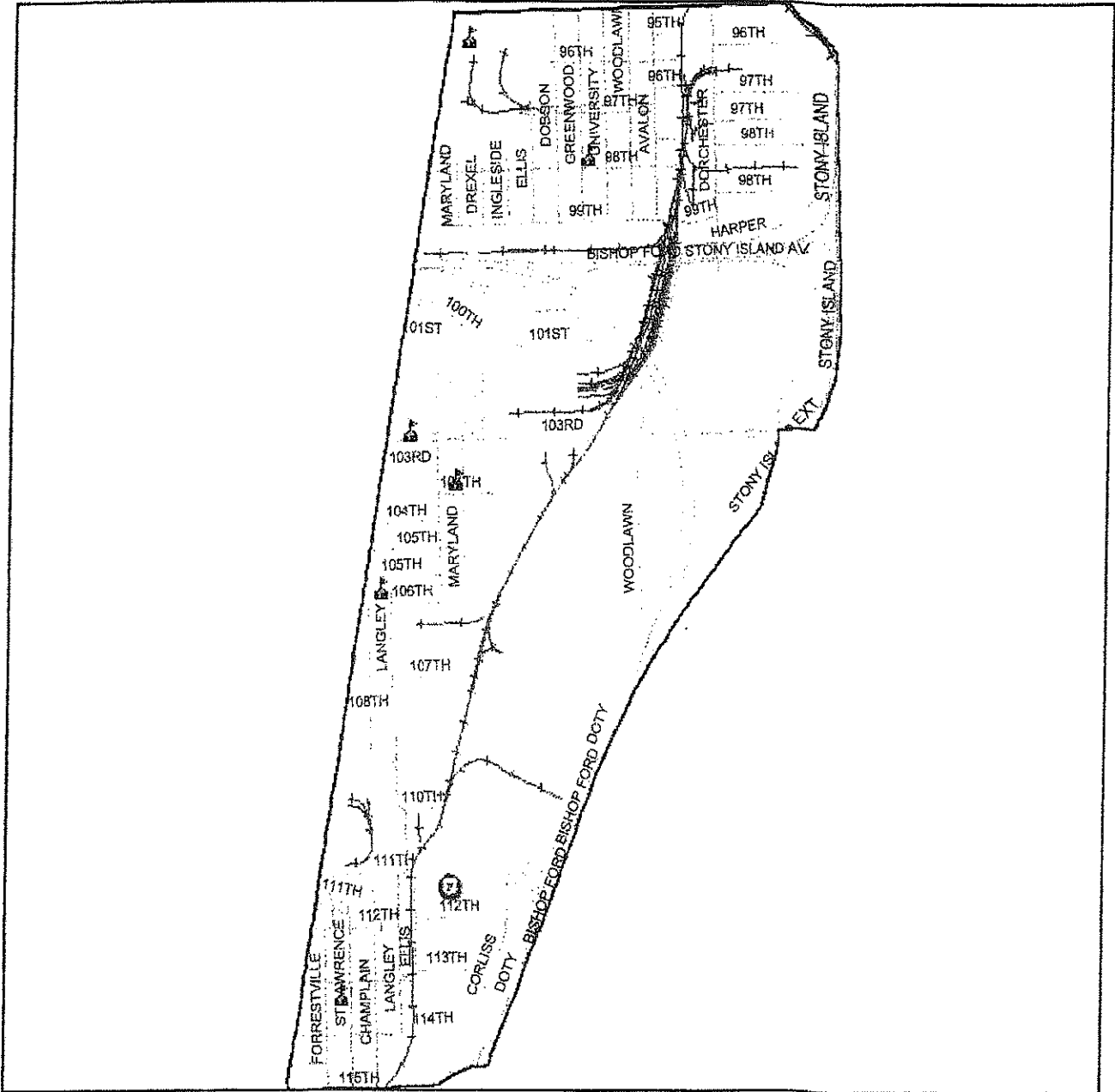
Legend	
	Firehouses
	Hospitals
	Libraries
	Police Facilities
	Schools
	US Post Offices
	Railroads
	Cemeteries
	Parks
	CCTA Lines
	Blue Line Subway
	Blue Line Elevated/At-Grade
	Brown Line
	Brown, Purple Lines
	Green Line
	Green, Orange Lines
	Pink, Brown, Purple, Orange Lines
	Pink, Brown, Purple, Orange, Green Lines
	Orange Line
	Purple Line
	Red Line Subway
	Red Line Elevated/At-Grade
	Red, Purple Lines
	Red, Purple, Brown Lines



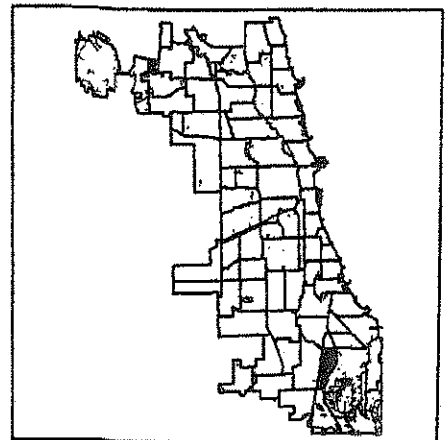


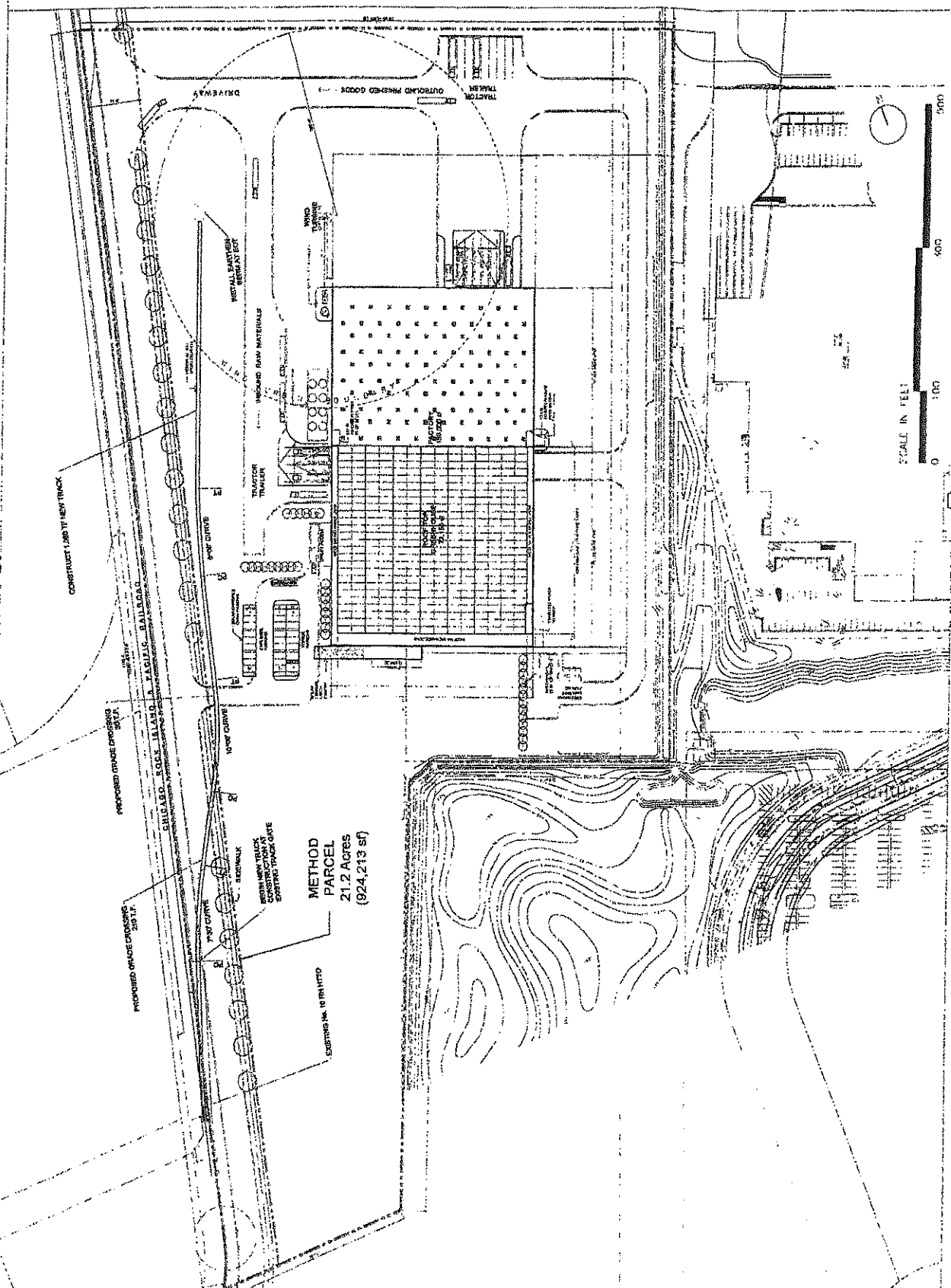


# PULLMAN



Legend	
	Firehouses
	Hospitals
	Libraries
	Police Facilities
	Schools
	U S Post Offices
	Railroads
	Cemeteries
	Parks
	CTA Lines
	Blue Line Subway
	Blue Line Elevated/At-Grade
	Brown Line
	Brown, Purple Lines
	Green Line
	Green, Orange Lines
	Pink, Brown, Purple, Orange Lines
	Pink, Brown, Purple, Orange, Green Lines
	Orange Line
	Purple Line
	Red Line Subway
	Red Line Elevated/At-Grade
	Red, Purple Lines
	Red, Purple, Brown Lines
	Yellow Line





Method Parcel  
 21.2 ACRES  
 924,213 SF  
 CHICAGO, ILLINOIS  
 2010

Method  
 CONSTRUCTION

PULLMAN  
 SITE

CHICAGO  
 ILLINOIS

NO.	REVISION	DATE	BY	CHK	APP

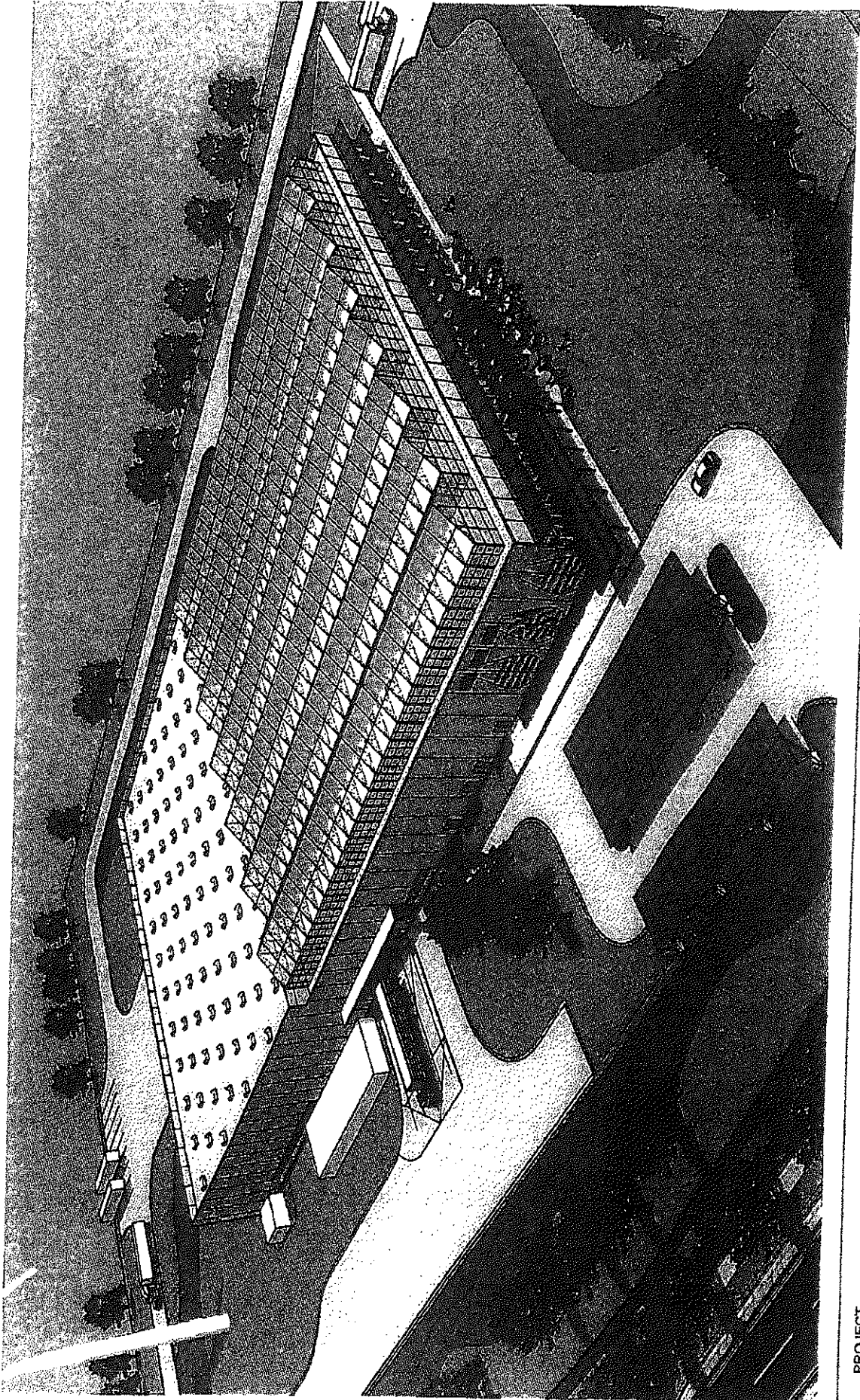
CONFIDENTIAL - FOR  
 METHOD CONSTRUCTION  
 ONLY - NOT TO BE  
 REPRODUCED OR  
 DISTRIBUTED

NOT FOR CONSTRUCTION

Method Parcel  
 21.2 ACRES  
 924,213 SF  
 CHICAGO, ILLINOIS  
 2010

SITE PLAN  
 S100

SCALE IN FEET  
 0 100 200 300 400 500



PROJECT  
LEGACY

Pullman Site  
Aerial View

William McDonough + Partners | DS-157  
Architecture and Community Design | July 26, 2013  
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method  
ARCHITECTS  
1110 N. LAUREL ST.  
CHICAGO, ILL. 60610  
TEL. 312.467.1100  
FAX 312.467.1101

CONSTRUCTION FOR  
GENERAL USE ONLY  
NOT FOR CONSTRUCTION

method  
ARCHITECTS

PULLMAN  
SITE

CHICAGO,  
ILLINOIS

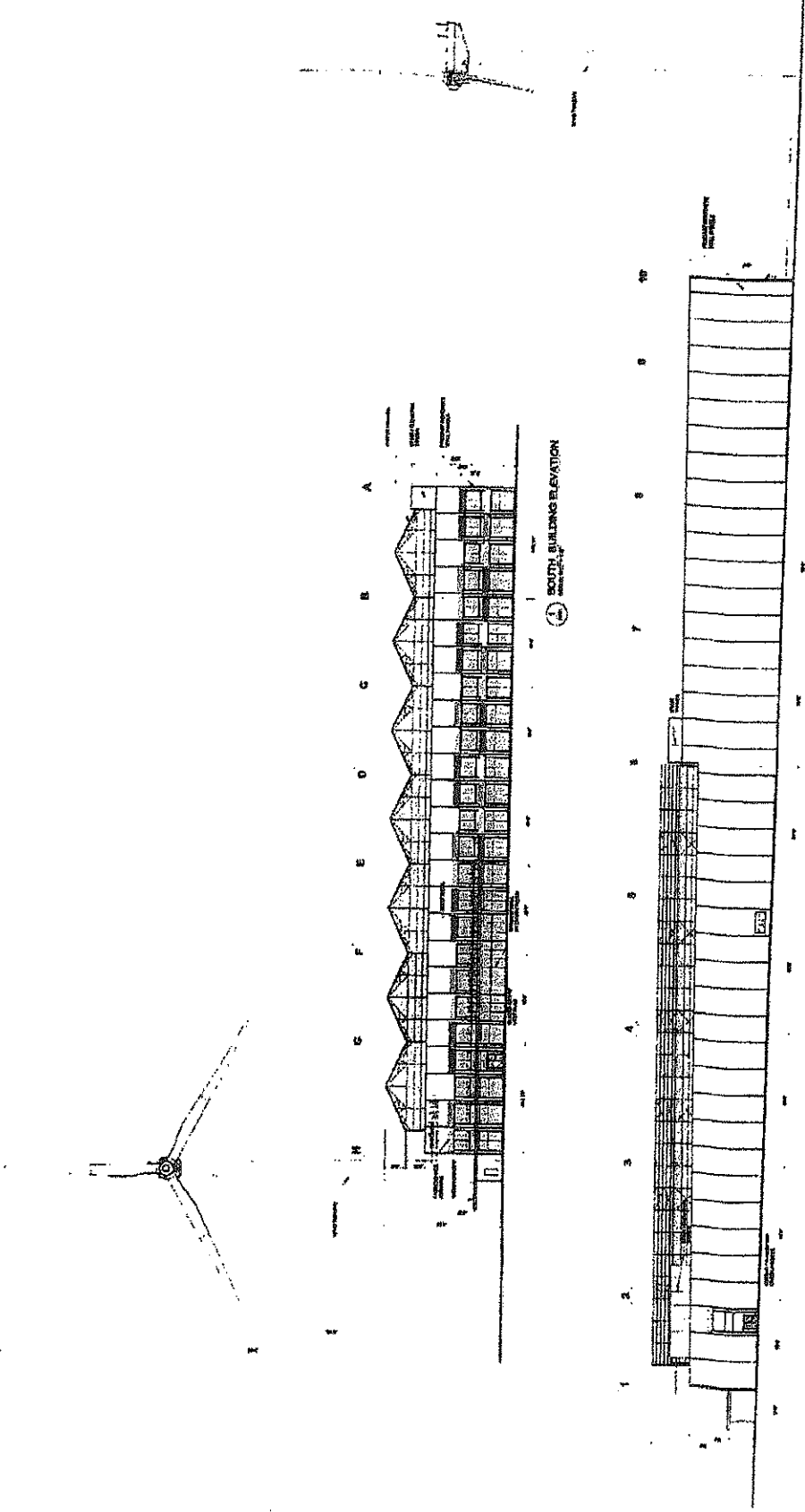
DATE: 08/11/03

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NOT FOR CONSTRUCTION

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ARCHITECTS

CONSTRUCTION FOR  
GENERAL USE ONLY  
NOT FOR CONSTRUCTION

A201







CHICAGO NEIGHBORHOOD  
INITIATIVES

VIA CERTIFIED MAIL

# \_\_\_\_\_

August 2, 2013

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

Re: Method Industrial Project located in Chicago's Pullman neighborhood

Dear Mr. Shareef:

Chicago Neighborhood Initiatives (CNI) is pleased to announce the redevelopment of approximately 20 acres of land located at 111<sup>th</sup> and Doty Avenue in Chicago's Pullman neighborhood.

The project consists of the site work required in preparation for the development of a 150,000 square foot manufacturing and distribution facility to be occupied by Method Products, Inc. Method makes and sells non-toxic home cleaning, laundry detergent, and hand and body cleansers. Construction is anticipated to begin in the fall of 2013.

The project will require the participation of the following trades for the site work:

- Dynamic compaction
- Environmental remediation
- Demolition, clearance and excavation
- Site Grading
- Site paving
- Site underground
- Sidewalks and curbs
- Site electrical work

This project is subject to a minimum minority business-owned enterprise (MBE) participation of 24 percent and women business-owned enterprise (WBE) participation of 4 percent.

CNI will meet with a representative of your organization to present the project budget and schedule, once it has been finalized. CNI will also provide your organization with one copy of the project bid documents (including plans and specifications), upon request. CNI is requesting that you make your member companies aware of this exciting project so that they may submit bids, for appropriate subcontracting opportunities, as they should become available.

Should you have any questions, please do not hesitate to call Ciere Boatright 773-341-2065

Sincerely,



David Doig, President  
Chicago Neighborhood Initiatives

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

7008 1830 0004 0990 1694

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CHICAGO IL 60604  
**OFFICIAL USE**

Postage	\$ 0.46	0281	
Certified Fee	\$3.10	06	
Return Receipt Fee (Endorsement Required)	\$2.55	Postmark Here	
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 6.11		08/05/2013

Sent To: Michael Chan (National Assoc. of Women Business Owners)  
 Street, Apt. No. or PO Box No. 230 E. Ohio Suite 400  
 City, State, ZIP+4 Chicago, IL 60601  
 PS Form 3800, August 2006 See Reverse for Instructions

7008 1830 0004 0990 1688

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CHICAGO IL 60604  
**OFFICIAL USE**

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Certified Fee	\$3.10	06	
Return Receipt Fee (Endorsement Required)	\$2.55	Postmark Here	
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 6.11		08/05/2013

Sent To: Edward McKinney (Black Contractors United) ABLE  
 Street, Apt. No. or PO Box No. 400 W. 76th St Suite 200  
 City, State, ZIP+4 Chicago, IL 60600  
 PS Form 3800, August 2006 See Reverse for Instructions

7008 1830 0004 0990 1624

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CHICAGO IL 60604  
**OFFICIAL USE**

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Certified Fee	\$3.10	06	
Return Receipt Fee (Endorsement Required)	\$2.55	Postmark Here	
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 6.11		08/05/2013

Sent To: Rev. Jim Hatchett (Coalition for United Community Labor Force)  
 Street, Apt. No. or PO Box No. 1253 W. 63rd St  
 City, State, ZIP+4 Chicago, IL 60631  
 PS Form 3800, August 2006 See Reverse for Instructions

7008 1830 0004 0990 1692

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**OFFICIAL USE**

Postage	\$ 0.46	0281	
Certified Fee	\$3.10	06	
Return Receipt Fee (Endorsement Required)	\$2.55	Postmark Here	
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 6.11		08/05/2013

Sent To: Omar Shareef (African American Contractors Association)  
 Street, Apt. No. or PO Box No. 7445 S. South Chicago Ave  
 City, State, ZIP+4 Chicago, IL 60619  
 PS Form 3800, August 2006 See Reverse for Instructions

7008 1830 0004 0990 1701

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FOREST PARK IL 60130  
**OFFICIAL USE**

Postage	\$ 0.46	0281	
Certified Fee	\$3.10	06	
Return Receipt Fee (Endorsement Required)	\$2.55	Postmark Here	
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 6.11		08/05/2013

Sent To: Mary Kay Miralagan (Women's Construction Owners & Executives) ABLE  
 Street, Apt. No. or PO Box No. 308 Circle Ave  
 City, State, ZIP+4 Forest Park, IL 60130  
 PS Form 3800, August 2006 See Reverse for Instructions

7008 1830 0004 0990 1716

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CHICAGO IL 60601  
**OFFICIAL USE**

Postage	\$ 0.46	0281	
Certified Fee	\$3.10	06	
Return Receipt Fee (Endorsement Required)	\$2.55	Postmark Here	
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ 6.11		08/05/2013

Sent To: Dawn Gaines (Alliance of Business Leaders & Entrepreneurs ABLE)  
 Street, Apt. No. or PO Box No. 150 N. Michigan Ave Suite 2000  
 City, State, ZIP+4 Chicago, IL 60601  
 PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.11</b>

CHICAGO IL 60607  
 08/03/2013  
 Postmark Here

Sent To  
 MS. Carnice Carey (Metropolitan Chamber of Commerce)  
 Street, Apt. No. or PO Box No. 203 N. Wabash Ave., Suite 518  
 City, State, ZIP+4 Chicago, IL 60601

PS Form 3800, August 2005 See Reverse for Instructions

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Postage	\$ 0.46
Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.11</b>

CHICAGO IL 60607  
 08/03/2013  
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Sent To  
 Mr. Perry Nakachi (Association of Asian American)  
 Street, Apt. No. or PO Box No. 333 N. Ogden Avenue  
 City, State, ZIP+4 Chicago, IL 60607

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Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.11</b>

CHICAGO IL 60608  
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Sent To  
 Chicago Women in Trades (Janin Robinson)  
 Street, Apt. No. or PO Box No. 2444 W. 11th St Suite 3E  
 City, State, ZIP+4 Chicago, IL 60608

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Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.11</b>

CHICAGO IL 60621  
 09/05/2013  
 Postmark Here

Sent To  
 Englewood Black Chamber of Commerce  
 Street, Apt. No. or PO Box No. P.O. Box 21453  
 City, State, ZIP+4 Chicago, IL 60621

PS Form 3800, August 2005 See Reverse for Instructions

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Postage	\$ 0.46
Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.11</b>

CHICAGO IL 60602  
 08/05/2013  
 Postmark Here

Sent To  
 Oscar Duque (Illinois Hispanic Chamber of Commerce)  
 Street, Apt. No. or PO Box No. 111 W. Washington, Suite 1160  
 City, State, ZIP+4 Chicago, IL 60602

PS Form 3800, August 2005 See Reverse for Instructions

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Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.11</b>

CHICAGO IL 60639  
 08/05/2013  
 Postmark Here

Sent To  
 Miguel Torres (Puerto Rican Chamber of Commerce of Illinois)  
 Street, Apt. No. or PO Box No. 4411 W. Fullerton Ave  
 City, State, ZIP+4 Chicago, IL 60639

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CHICAGO IL 60640  
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Postage	\$	\$0.46
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$6.11</b>

0431  
 Postmark Here  
 14  
 AUG - 3 2013  
 MORGAN PARK POST OFFICE, CHICAGO, IL 60640

Sent To  
 Tuyet Le (Asian American Inspire)  
 Street, Apt. No., or PO Box No. 4753 N. Broadway St Suite 404  
 City, State, ZIP+4 Chicago, IL 60640

PS Form 3800, August 2006 See Reverse for Instructions

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CHICAGO IL 60607  
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Postage	\$	\$0.46
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$6.11</b>

0431  
 Postmark Here  
 14  
 AUG - 3 2013  
 MORGAN PARK POST OFFICE, CHICAGO, IL 60607

Sent To  
 (Hispanic American Construction Industry)  
 Mr. Jorge Perez  
 Street, Apt. No., or PO Box No. 901 N. Jackson Blvd, Suite 205  
 City, State, ZIP+4 Chicago, IL 60607

PS Form 3800, August 2006 See Reverse for Instructions

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CHICAGO IL 60603  
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Postage	\$	\$0.46
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$6.11</b>

0431  
 Postmark Here  
 14  
 AUG - 3 2013  
 MORGAN PARK POST OFFICE, CHICAGO, IL 60603

Sent To  
 Ms. Hedy Patner (Women's Business Development Center)  
 Street, Apt. No., or PO Box No. 8 S. Michigan Avenue, Suite 400  
 City, State, ZIP+4 Chicago, IL 60603

PS Form 3800, August 2006 See Reverse for Instructions

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CHICAGO IL 60615  
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Postage	\$	\$0.46
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$6.11</b>

0431  
 Postmark Here  
 14  
 AUG - 3 2013  
 MORGAN PARK POST OFFICE, CHICAGO, IL 60615

Sent To  
 (Korean American Construction Industry)  
 Mr. Brandon Evans  
 Street, Apt. No., or PO Box No. 930 E. 50th Street  
 City, State, ZIP+4 Chicago, IL 60615

PS Form 3800, August 2006 See Reverse for Instructions

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BARRINGTON IL 60010  
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Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$6.11</b>

14  
 Postmark Here  
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 AUG - 3 2013  
 MORGAN PARK POST OFFICE, CHICAGO, IL 60603

Sent To  
 Larry Bullock (Suburban Minor City Contractors Association)  
 Street, Apt. No., or PO Box No. 1350 Grove Ave Suite 202  
 City, State, ZIP+4 Barrington, IL 60010

PS Form 3800, August 2006 See Reverse for Instructions

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Postage	\$	\$0.46
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$6.11</b>

14  
 Postmark Here  
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 AUG - 3 2013  
 MORGAN PARK POST OFFICE, CHICAGO, IL 60607

Sent To  
 Veronica Adams (United Neighborhood Org)  
 Street, Apt. No., or PO Box No. 954 W. Washington Blvd 3rd  
 City, State, ZIP+4 Chicago, IL 60607

PS Form 3800, August 2006 See Reverse for Instructions

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Postage	\$ 0.46
Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.11

0431  
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 MORGAN PARK POST OFFICE CHICAGO IL 60643  
 08/03/2013

Sent To: Shelia Hill Morgan (Chicago Minority Supplier Development Council Inc)  
 Street, Apt. No. or PO Box No.: 105 W. Adams St. Suite 2300  
 City, State, ZIP+4: Chicago IL 60603-6833

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CHICAGO IL 60640  
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Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.11

0431  
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 MORGAN PARK POST OFFICE CHICAGO IL 60640  
 08/03/2013

Sent To: Uotown Center Hull House  
 Street, Apt. No. or PO Box No.: 4520 N. Beacon St  
 City, State, ZIP+4: Chicago IL 60640

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CHICAGO IL 60643  
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Postage	\$ 0.46
Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.11

0431  
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 Postmark Here  
 MORGAN PARK POST OFFICE CHICAGO IL 60643  
 08/03/2013

Sent To: Victor Davis (Chicago Urban League)  
 Street, Apt. No. or PO Box No.: 4510 S. Michigan Ave  
 City, State, ZIP+4: Chicago IL 60653

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CHICAGO IL 60649  
**OFFICIAL USE**

Postage	\$ 0.46
Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.11

0431  
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 Postmark Here  
 MORGAN PARK POST OFFICE CHICAGO IL 60649  
 08/03/2013

Sent To: Rebeka Wirtz (South Shore Chamber Ind Black United Fund Building)  
 Street, Apt. No. or PO Box No.: 1750 E 71st Street  
 City, State, ZIP+4: Chicago IL 60649

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CHICAGO IL 60638  
**OFFICIAL USE**

Postage	\$ 0.46
Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.11

0431  
 14  
 Postmark Here  
 MORGAN PARK POST OFFICE CHICAGO IL 60638  
 08/03/2013

Sent To: Ruth Doris (Alliance of Minority Contractors)  
 Street, Apt. No. or PO Box No.: 5150 S. Archer Ave  
 City, State, ZIP+4: Chicago IL 60638

U.S. Postal Service  
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For delivery information visit our website at www.usps.com

CHICAGO IL 60603  
**OFFICIAL USE**

Postage	\$ 0.46
Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.11

0431  
 14  
 Postmark Here  
 MORGAN PARK POST OFFICE CHICAGO IL 60603  
 08/03/2013

Sent To: National Organization of Minority Engineers  
 Street, Apt. No. or PO Box No.: 33 West Monroe, Suite 1540  
 City, State, ZIP+4: Chicago IL 60603

7008 1830 0004 0990 1722

U.S. Postal Service™  
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CHICAGO IL 60619 OFFICIAL USE

Postage	\$ \$0.46	0281	Postmark Here
Certified Fee	\$3.10	06	
Return Receipt Fee (Endorsement Required)	\$2.55		
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ \$6.11	08/05/2013	

Send To  
 Chairman Bus. Association Small Bus. Development, Inc.  
 Street, Apt. No.,  
 or PO Box No. 4911 S. Cottage Grove Ave.  
 City, State, ZIP+4  
 Chicago, IL 60619

PS Form 3800, August 2005 See Reverse for Instructions

7008 1830 0004 0990 1725

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CHICAGO IL 60619 OFFICIAL USE

Postage	\$ \$0.46	0281	Postmark Here
Certified Fee	\$3.10	06	
Return Receipt Fee (Endorsement Required)	\$2.55		
Restricted Delivery Fee (Endorsement Required)	\$0.00		
Total Postage & Fees	\$ \$6.11	08/05/2013	

Send To  
 Mr. Denton Fielder (American Brotherhood)  
 Street, Apt. No.,  
 or PO Box No. Business Development Center  
 City, State, ZIP+4  
 Chicago, IL 60619

PS Form 3800, August 2005 See Reverse for Instructions

**BEVERLY BANK**  
& TRUST COMPANY N.A.<sup>TM</sup>

August 5, 2013

Re: Chicago Neighborhood Initiatives, Inc.

To Whom It May Concern:

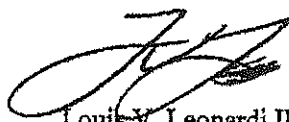
Please be advised that Beverly Bank and Trust Company N.A. ("Bank") has received a commercial loan application from Chicago Neighborhood Initiatives, Inc. ("CNI"). CNI is an existing customer of the Bank. Based upon our historical relationship with CNI and our initial review of the credit application, we are interested in the prospect of providing the organization with a commercial loan for interim financing related to the project at 111<sup>th</sup> and Doty Road in Chicago, IL. Any proposed loan will need to be underwritten and approved by the Bank's senior management. As such, this letter does not represent a commitment on the part of Beverly Bank & Trust Company N.A. to lend. The Bank is in process of pursuing a formal commitment for Chicago Neighborhood Initiatives, Inc.

Please feel free to contact me should you have any questions. I can be reached at (773) 298-4732.

Sincerely,



Jaclyn Tenzillo  
Assistant Vice President



Louis V. Leonardi III  
Executive Vice President





*Greater Roseland Chamber of Commerce*  
*"Working As One for a Greater Roseland Community"*

July 30, 2013

Rev. Morlon M. Jackson  
Chairman

Donna Jones  
Secretary

Andrea D. Reed  
Executive Director

Sammieleen H. Green  
Gretel Hogg  
Godfrey Lawson  
Renita Malone  
Sherida Morrison  
Arnold Pugh  
Tori Tyler  
Rev. Steve Warren

Ms. Marina Carrott  
Chair, Chicago Community Development Commission  
121 N LaSalle  
Chicago, IL 60602

Re: Method, Inc.

Dear Ms. Carrott:

Greater Roseland Chamber of Commerce strives to develop innovative ways to increase commerce among community businesses. Through marketing, networking and sponsorship opportunities the Chamber increases business owner's visibility and encourages profitable relationships within the Roseland community. I am pleased to write this letter of support on behalf of Method, Inc. Greater Roseland Chamber of Commerce is excited that Method, Inc., an eco-friendly innovative cleaning product company, chose the Pullman site for its 150,000 square foot manufacturing plant.

The business owners and residents of Pullman and Roseland are ecstatic over the announcement of Method's emergence in the Chicago market with their state of the art plant in the Pullman community. The addition of Method's manufacturing company helps propel the revitalization of our community. Method will create nearly 100 jobs in the community. Greater Roseland Chamber of Commerce looks forward to building a great relationship with Method, Inc. and we warmly welcome Method into the community.

Sincerely,

*Greater Roseland Chamber of Commerce*

Andrea Reed  
Executive Director

1000 E. 111<sup>th</sup> St.  
Chicago, IL 60628

(773) 785-4000 o/c  
(773) 846-2285 fax

[rcoworking@gmail.com](mailto:rcoworking@gmail.com)





## Bielenberg Historic Pullman House Foundation

531 East 112<sup>th</sup> Street | Chicago, IL 60628 | 773-568-1179

A 501(c)(3) not for profit organization

August 2, 2013

Marina Carrott  
Chair, Chicago Community Development Commission  
121 N LaSalle  
Chicago, IL 60602

Re: Method

Dear Ms. Carrott

The mission of the Bielenberg Historic Pullman House Foundation is to develop, operate and maintain selected residential structures within the original Town of Pullman for the purpose of educating students and the general public about 19<sup>th</sup> century life in the original Town of Pullman- one of the nation's first planned industrial communities, now a designated City of Chicago, State of Illinois and National landmark district. The Foundation is a 501(c)(3) not for profit which in furtherance of it's mission owns two historic residences in the Pullman Historic District.

We are pleased to write this letter of support of behalf of Method, Inc. We offer this support in recognition of our understanding that Method, Inc. chose Pullman, a community with a rich industrial heritage, for the new home of its' 150,000 square foot manufacturing plant. The addition of Method's manufacturing company will help propel the revitalization of the Pullman community by creating nearly 100 jobs in a community which has suffered disproportionate job loss over the last 30 years. The Bielenberg Historic Pullman House Foundation looks forward to building a relationship with Method, Inc. and we warmly welcome Method into the community.

Sincerely,

Patricia M. Shymanski  
President

HISTORIC  FOUNDATION

July 31, 2013

Marina Carrott  
Chair, Chicago Community Development Commission  
121 N LaSalle  
Chicago, IL 60602

Re: Method

Dear Ms. Carrott:

The Historic Pullman Foundation strongly supports the proposed Community Development Commission actions needed for the new Method, Inc. production facility in Pullman Park. The HPF Board is pleased that Method, Inc. chose Pullman, a community with a rich industrial heritage, as the home for its' new 150,000 square foot manufacturing facility.

The Historic Pullman Foundation's mission is to interpret and document Pullman's unique history as one of the Nation's first planned model industrial communities; to promote public awareness of the significance of Pullman; and to facilitate the preservation and restoration of the original structures within the Town of Pullman – a designated City of Chicago, State of Illinois and National Landmark District.

Historic Pullman Foundation members and supporters applaud the announcement of Method's emergence in the Pullman community, particularly the plan to create nearly 100 new jobs. The Town of Pullman was founded in the 19<sup>th</sup> century on principles of innovation and technology. The plans proposed by Method, Inc. carry those principles forward to the 21<sup>st</sup> century, and will influence the revitalization of Pullman as a center for technology and innovation.

Sincerely,

Historic Pullman Foundation



Michael A. Shymanski, AIA

President



Calumet Area Industrial Commission

P • 773.928.6000 P • 773.928.6016 1000 E. 111th Street, 10th Floor Chicago, IL 60626 [www.calumetareaindustrial.com](http://www.calumetareaindustrial.com)

July 30, 2013

Marina Carrott  
Chair, Chicago Community Development Commission  
121 N LaSalle  
Chicago, IL 60602

Re: Method

Dear Ms. Carrott

Calumet Area Industrial Commission (CAIC) is a 501(c) 3 not-for-profit economic development organization; our mission is to lead the industrial expansion and retention efforts in our region. Our mission, our programs and service are focused on industrial advocacy and workforce training & education. I am pleased to write this letter of support on behalf of Method, Inc. CAIC is thrilled that Method, Inc., an eco-friendly innovative cleaning product company, chose the Pullman site for its 150,000 square foot manufacturing plant.

The business owners and residents of Pullman are ecstatic over the announcement of Method's emergence in the Chicago market with state of the art plant in the Pullman community. The addition of Method's manufacturing company helps propel the revitalization of the Pullman community. Method will create nearly 100 jobs. CAIC looks forward to building a great relationship with Method Inc, and we warmly welcome Method into the community.

Sincerely,

Ted Stalnos  
President



34 EAST 112TH PLACE  
CHICAGO, ILLINOIS 60628  
TELEPHONE: 773-785-1100  
FAX: 773-785-2790  
EMAIL: WARD09@CITYOFCHICAGO.ORG

## CITY COUNCIL

CITY OF CHICAGO

### COUNCIL CHAMBER

THIRD FLOOR - CITY HALL  
121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE: 312-744-6838  
FAX: 312-744-8457

**ANTHONY A. BEALE**  
ALDERMAN, NINTH WARD

#### COMMITTEE MEMBERSHIPS

TRANSPORTATION AND  
PUBLIC WAY  
(CHAIRMAN)

BUDGET AND GOVERNMENT  
OPERATIONS

RULES & ETHICS

EDUCATION & CHILD DEVELOPMENT

PUBLIC SAFETY

WORKFORCE DEVELOPMENT  
AND AUDIT

FINANCE

August 5, 2013

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

Re: Pullman Park – Method Products, Inc. Project

Dear Commissioner Mooney:

I am writing to convey my support of Chicago Neighborhood Initiatives Inc. ("CNI") to redevelop approximately 20 acres of land at 111<sup>th</sup> and Doty Road in order to accommodate a new production and distribution center for Method Products, Inc. ("Method"). Specifically, I am writing to convey my support of CNI's application for \$8 million in Tax Increment Financing ("TIF") proceeds plus TIF financing and reserve costs, as more fully detailed in the application submitted to the department on July 17, 2013.

The project will provide much-needed construction and permanent jobs for my community. When completed, the Method facility is expected to employ nearly 100 people. We are also excited about Method's plans to construct a LEED certified building, with an emphasis on green technologies and environmental sustainability.

This is a very important project for the Pullman community and will serve as a catalyst to attract other green industries to the neighborhood and to the entire Calumet Region.

Sincerely,

Alderman Anthony A. Beale  
9<sup>th</sup> Ward

AB/al

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

**RESOLUTION NO. \_ - CDC -**

**AUTHORIZATION TO NEGOTIATE A  
REDEVELOPMENT AGREEMENT WITH CHICAGO NEIGHBORHOOD  
INITIATIVES, INC,**

**AND  
RECOMMENDATION TO  
THE CITY COUNCIL OF THE CITY OF CHICAGO  
FOR THE DESIGNATION OF CHICAGO NEIGHBORHOOD INITIATIVES, INC.  
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 \_\_\_-CDC-\_\_\_ and pursuant to the Act, enacted three ordinances on June 30, 2009 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the North Pullman 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**, Chicago Neighborhood Initiatives (the Developer), has presented to the City's Department of Housing and Economic Development (HED) a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the construction of a pad which is ready for conveyance to method for the construction of a 150,000 sf new industrial building site the Project); and

**WHEREAS**, HED requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that HED 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 HED 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 13, 2013

Attachment: Exhibit A, Street Boundary Description