

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

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REQUESTING DEVELOPER DESIGNATION  
May 13, 2014**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name: Redmoon Theater

Applicant Name: Redmoon Theater (“Redmoon”)

Project Address: 2120 South Jefferson Street

Ward and Alderman: 25<sup>th</sup> Ward, Alderman Danny Solis

Community Area: Lower West Side (31)

Redevelopment Project Area: Pilsen Industrial Corridor TIF

Requested Action: TIF Developer Designation

Proposed Project: Establishment of Redmoon Theater as a performance/event space

TIF Assistance: \$500,000 in area-wide TIF assistance

**II. PROPERTY DESCRIPTION**

Address: 2120 S. Jefferson Street

Location: Northwest corner of Jefferson Street and Cermak Road

Tax Parcel Numbers: 17-21-330-008-0000 (part of PIN)

Land Area: 145,636 sq. ft.

Current Use: Redmoon Theater leases approximately 57,684 sq. ft.

Current Zoning: C3-3 (Commercial, Manufacturing and Employment District)

Future Zoning: Planned Development

### **III. BACKGROUND**

The Lower West Side Community is located approximately 3 miles southwest of the Loop. The Lower West Side has traditionally served as a point of entry to Chicago for working-class immigrants from a broad range of ethnic groups. The area is bounded on the south and east by the Chicago River, and on the north and west by the Burlington Northern railroad tracks.

The area known as the East Pilsen neighborhood is bounded by the Chicago River on the south and east, Halsted Street on the west and 16<sup>th</sup> Street on the north. First settled by Germans and Irish in the 1860s and 1870s, its population was largely Polish (with lesser numbers of Slovenians and Italians) by the turn of the century. When Stevenson Expressway was completed in 1964, Mexican families, many of whom had lived on the Near West Side since the 1920s, resettled further south in Pilsen. As the meatpacking houses of the stockyards district shut down (1950s), many Mexican residents migrated north into Pilsen and Little Village. Throughout the 1960s and 1970s, Mexicans from the southwestern United States, Puerto Ricans, and African Americans (many from North Lawndale) also settled there. In 2010, approximately 82% of the residents who live in the Lower West Side were Hispanic descendants. According to 2008 data, the average Pilsen household earned \$45,932 or 63% of that earned in Chicago. In Pilsen, 35% of households currently have an income less than \$25,000, versus 25% of households in the City of Chicago. Pilsen's poverty level is 27%, higher than Chicago's 20% rate. 37.5% of Pilsen's population is under 18 years old compared to 28.7% for the entire City.

The property is located adjacent to the Cermak Road Bridge District just west of Chicago's Chinatown, and is consists of the City's finest intact ensemble of riverfront industrial buildings grouped around the last remaining double leaf Scherzer Rolling Lift bridge in Chicago. Historic Wendnagel & Company Warehouse building, a Chicago Landmark and one of the five Cermak Road Bridge District buildings, is located in the southern portion of the same PIN that contains the project property.

The area is also designated as the Cermak Creative Industry District by the Chicago Department of Cultural Affairs and Special Events (DCASE). The City encourages creative industries by providing accommodations to meet the needs of graphic designers, dancers, and any other artists in the applied, performing and visual arts.

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

#### **Development Entity:**

Redmoon, an Illinois 501(c)3 not-for-profit organization, transforms the experience of our city with free, large scale theatrical events that promote community and creativity. Founded in 1990, Redmoon transforms streets, stages, and architectural landmarks with a unique brand of Spectacle: a public art form committed to civic well-being that is equal parts puppetry, pageantry, gadgetry, robust physical performance, and visual art installation.

Since the first Winter Pageant in 1991, Redmoon has created a number of productions that tap into the memory and imagination of audiences. It has gained a national reputation for both its one-of-a-kind visual style and its civic-focused ability to build community through creating unexpected theater events in unexpected places.

Redmoon has been committed to activating and empowering Chicago's communities through collaborative art and performance in public space. Through the *All Hallows' Eve Ritual Celebration*,

an outdoor event performed annually for 10 years, Redmoon collaborated with over a dozen community organizations to draw over 10,000 people. The 2005 *Loves Me, Loves Me Not* was performed for two weekends on the Jackson Park lagoon, involved a 20 person local church choir and neighborhood performers, and was offered free of charge to numerous community organizations. 2010's *Astronaut's Birthday* was created in collaborative partnership with Columbia College of Chicago, and provided artistic and education learning opportunities to the college's undergraduates. In 2013, for the *Summer Park Series*, Redmoon partnered with Young Chicago Authors and the Bucket Boys to provide 10 communities on the South and West sides of the city with free poetry and drum workshops.

Redmoon has been seen across the US, including a 2009 appearance at the White House, and around the globe in Europe and South America. Redmoon has reached more than 475,000 people in 130 sites throughout 30 Chicago neighborhoods since its inception.

Redmoon currently has 11 full time employees and 5 part time employees.

Jim Lasko: Jim Lasko has served as Artistic Director of Redmoon for over 20 years, having shared the title twice, first with Blair Thomas and currently with Frank Maugeri. As Artistic Director, he leads the company's artistic programming as a principle collaborator and sets the company's artistic agenda. . In 2012, Mr. Lasko was a recipient of the Loeb Fellowship at Harvard University's Graduate School of Design. In 2009 Jim was named the City of Chicago's first ever Artist in Residence, an acknowledgement of his long commitment to creating artistic events that promote civic well-being.

Frank Maugeri: As Producing Artistic Director, Mr. Maugeri's work focuses on transforming streets, parks and landmarks into events. Mr. Maugeri is the recipient of the NEA/TCG Career Development Award for Directors, he has served as speaker, instructor and guest artist to TEDX, Gallery 37, Project LEAP, University of Illinois at Chicago, Northwestern University, The Jung Institute, Chicago Park District, Leo Burnett's Leovative Conference, and the Department of Cultural Affairs and was selected as one of 2013's BizBash Event Innovators.

Redmoon's annual operating revenues, which reached \$2,057,029 in 2013, include proceeds from performances, contributions from individuals and foundations as well as a grant from Illinois Art Council. Audited 2012 financial statements and 2013 financial statements (unaudited) are included in the exhibit.

**General Contractor:** Millard Building Contractor, founded in 1980, is a design/build general contractor and professional manager of construction services. Millard Building Contractor has completed a number of innovative projects which involved design and renovation of old timber buildings into today's design standards.

## **V. PROPOSED PROJECT**

### **Project Overview:**

Redmoon relocated its headquarters from the previous location at 1438 W. Kinzie Street to 2120 S. Jefferson Street in the 25<sup>th</sup> Ward, within the Pilsen Industrial Corridor TIF Redevelopment Project Area. Redmoon plans to renovate approximately 57,684 square feet of leased industrial building into performance/preparation/office space. The property is owned by Mumford Properties which owns, develops, and manages industrial and commercial building in Chicago and Bedford Park as

well as in Miami, Lakeland and Tampa, FL. The market rate lease provides a discounted rent rate for the first year of the 15 year lease but does not contribute funds necessary for the project.

The proposed building improvements will include the following upgrades:

- Fireproofing of exterior and interior walls
- ADA upgrades, building signage and new restrooms
- Selective demolition and repairs of deteriorated conditions
- Upgrading of mechanical, electrical, plumbing and life safety systems and installation of a new generator
- Repair and replacement of overhead doors

Once completed, the new space will be able to host performances for an audience up to 3,000 people. In addition to 112 parking spaces on the property, Redmoon will lease 220 additional parking spaces from the neighboring Carpenters Apprentice Facility located at 660 W Cermak Road.

**VI. FINANCIAL STRUCTURE**

The renovation of the building at 2120 South Jefferson Street is being done in two phases. The Phase I of the project was completed earlier this year with cost of \$551,549 and not reflected in the project budget or part of the TIF request. The project budget (Phase II) is estimated at \$925,000. The proposed TIF assistance amount of \$500,000 represents approximately 34% of the combined Phase I and Phase II budget of \$1,476,549.

Redmoon Theater’s ability to borrow funds for this project is limited to short term bridge financing and the project is not financially feasible for Redmoon without the \$500,000 of TIF assistance. The proposed TIF assistance will be paid from area-wide increment from the Pilsen Industrial Corridor TIF. It is anticipated that the TIF reimbursement will be one cash payment disbursed when the Developer has received a Certificate of Completion for the project.

The Phase II project budget is as follows:

**SOURCES & USES OF FUNDS**

<b><u>SOURCES</u></b>		<u>Amount</u>	
Loans		\$360,000	
TIF Bridge Financing		\$500,000	
Board Pledges		\$65,000	
<b>TOTAL SOURCES:</b>		<b>\$925,000</b>	
 <b><u>USES</u></b>			<u>\$/psf building</u>
Hard Costs		\$841,198	\$14.58
Soft Costs:			
Legal (1% of total costs)	\$10,000		
Other Soft Costs	\$73,802		
<b>Total Soft Costs</b>		<b>\$83,802</b>	<b>\$1.45</b>
<b>TOTAL USES:</b>		<b>\$925,000</b>	<b>\$16.04</b>

*Building area square footage is 57,684*

## **VII. PUBLIC BENEFITS**

In addition to creating a unique performance venue for Redmoon, the proposed project will provide the following public benefits:

### **Education Programs:**

Redmoon provides in-school and after-school arts education residencies to Chicago Public Schools, private schools, and social service centers throughout the city, as a part of its effort to prepare the next generation of civically and socially cultural citizens. Specifically, Redmoon's arts education residencies and workshops provide unique and hands-on arts learning opportunities for youth, teachers, artists, and community members; Redmoon works collaboratively with schools administrators, teachers, and program staff to develop a vibrant Spectacle arts curriculum that cohesively integrates with school curriculum or organization's program mission. Redmoon's arts education residencies reach over 750 youth throughout the city on an annual basis, with Redmoon independently serving 2 – 7 schools and/or social service centers at one time. In the spring 2014 semester, Redmoon is providing in-school art residencies at Skinner West Elementary, Luther North High School, and the Title XII American Indian Education program, reaching an estimated 200 students.

### **Internship Program:**

Redmoon's Emerging Artist internship program hosts approximately 50 interns each year; Emerging Artists come from a variety of backgrounds, and through the 12-week program, develop skills in aesthetic design, construction, and fabrication, while receiving professional mentorship in the arts by working closely with Redmoon's staff. Additionally, Redmoon offers hands-on internships in various areas of arts administration – including marketing, fundraising, and general management – to approximately 50 young adults each year.

### **Short and Long-Term Jobs:**

- Permanent Jobs: The project will create 5 additional full-time permanent jobs and 20 part-time jobs.
- Construction Jobs: The project will produce 50 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 twenty 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 Danny Solis is supportive of the project and has provided a letter of support, which is attached to this report. The Chinatown Chamber of Commerce also supports the project and provided a letter.

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

The Property is located within the Pilsen Industrial Corridor Tax Increment Financing Redevelopment Project Area (the "Area"), which was established by the City Council on June 10, 1998. The Project will satisfy the following goals of the redevelopment plan:

- Elimination of the influences and manifestation of physical to the health and economic deterioration and obsolescence within the Project Area.
- Provide needed improvements and facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities.
- Provide needed incentives to encourage a broad range of improvements in business retention, rehabilitation and new development.

The Land Use Plan for the Pilsen Industrial Corridor TIF Redevelopment Project Area Plan allows business uses at the location. The building is currently zoned C3-3(Commercial, Manufacturing and Employment District) zoning district.

## **X. CONDITIONS OF ASSISTANCE**

If the proposed resolution is approved by the CDC, DPD will negotiate a Redevelopment Agreement (RDA) with the Developer. The RDA 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**

DPD 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 Redmoon Theater as the developer for the project at 2120 South Jefferson Street. DPD also requests that the Commission provide DPD with authority to negotiate, execute and deliver on the City's behalf, a redevelopment agreement with Redmoon Theater for the Project.

**EXHIBITS**

Redevelopment Area Map  
Neighborhood Maps and Aerial  
Site & Floor Plan  
Pictures of Redmoon Performances  
TIF Project Assessment Form  
Employer Personnel Needs Assessment Form  
Alderman's Letter of Support  
Letter of Support from the Chicago Chinatown Chamber of Commerce  
M/WBE Letter and Copies of M/WBE Certified Letter Receipts  
Economic Disclosure Statement  
Redmoon Brochure  
Redmoon Financial Statements

# TIF PROJECT SCORECARD

## Redmoon Theater

2120 South Jefferson Street

Founded in 1990, Redmoon Theater is an outside the box arts organization that performs indoors and outdoors and holds events in their leased space at 2120 S. Jefferson St. The proposed project is the interior rehabilitation/renovation and site improvements of 57,684 s.f. rented space for the purpose of obtaining a PPA license for a former abandoned industrial building. Project consists of excavating, tapping and installing sewer & water lines, installing bathrooms, repairing floor, fireproofing walls, and other interior improvements. The TIF assistance will be paid from area-wide increment from the Pilsen Industrial TIF.

Type of Project: Economic Development

Developer: Redmoon Theater

Total Project Cost: \$925,000

Timeline for Completion: Fall 2014

TIF Funding Request: \$500,000

Project Status: In Process

TIF District: Pilsen Industrial Corridor

## RETURN ON INVESTMENT BENCHMARKS

Advances Goal of Economic Development Plan YES or NO

Develop and deploy neighborhood assets to align with regional econ growth

Advances Goal of TIF District YES or NO

Provide needed incentive to encourage a broad range of improvements in business rehabilitation & new development.

Addresses Community Need YES or NO

Provide needed improvements and facilities.

Jobs Created/Retained

Full time: 11 retained & 5 created

Part time: 5 retained & 20 created

Temporary Construction: 25

Affordable Housing Units Created/Preserved

Not applicable

Return on Investment to City

Repurposing a long abandoned industrial building & putting it back to productive use.

## FINANCIAL BENCHMARKS

Other Funds Leveraged by \$1 of TIF  
\$2.95

Financing Structure \$860,000 loans and \$65,000 Board pledges.

Types of Other Funding Leveraged YES or NO

## RDA TERMS

Payment Schedule:

Cash reimbursement at Certificate of Completion

Monitoring Term of Agreement:

Ten Years from Certificate of Completion

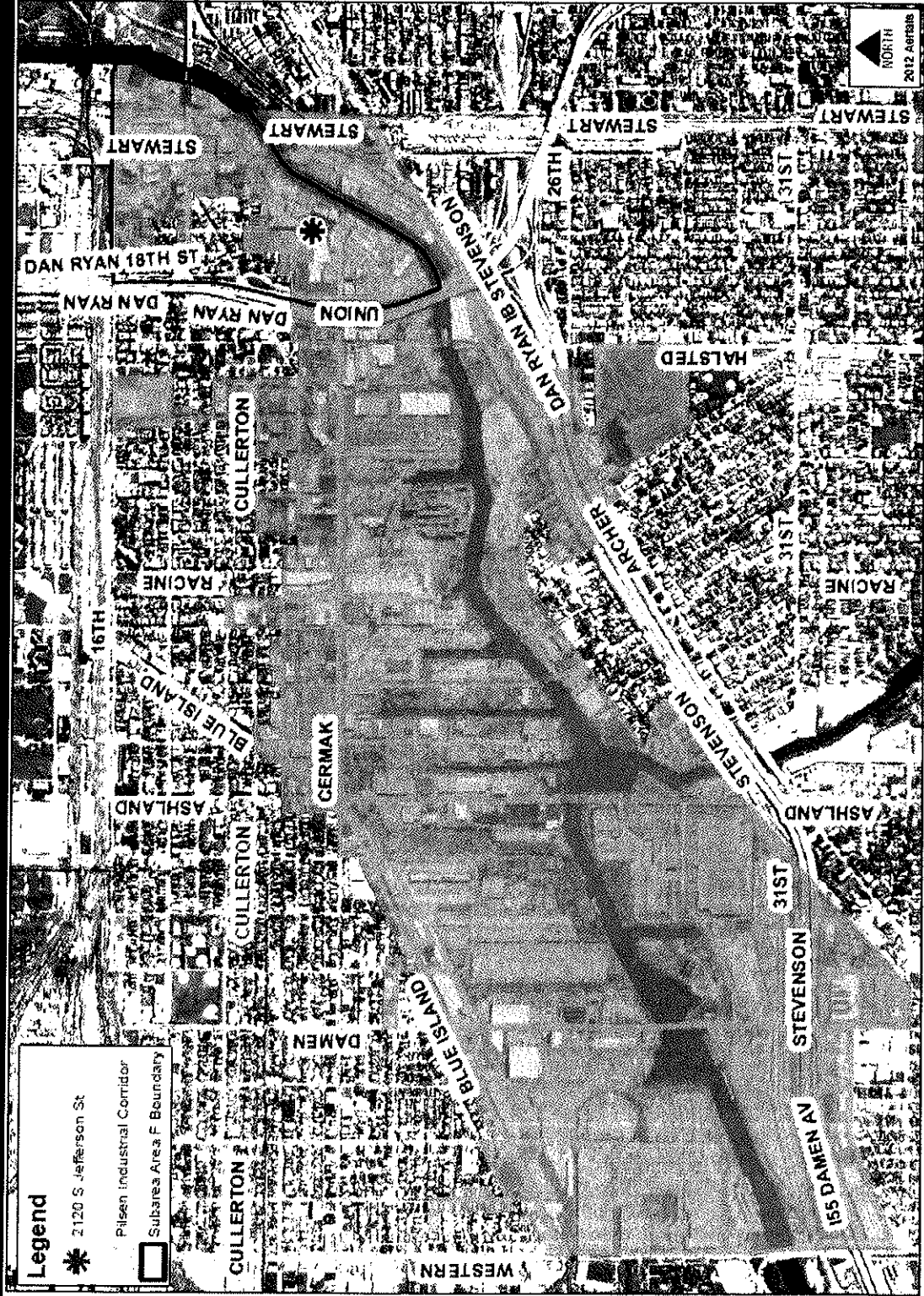
Taxpayer Protection Provisions YES or NO

## OTHER CONSIDERATIONS





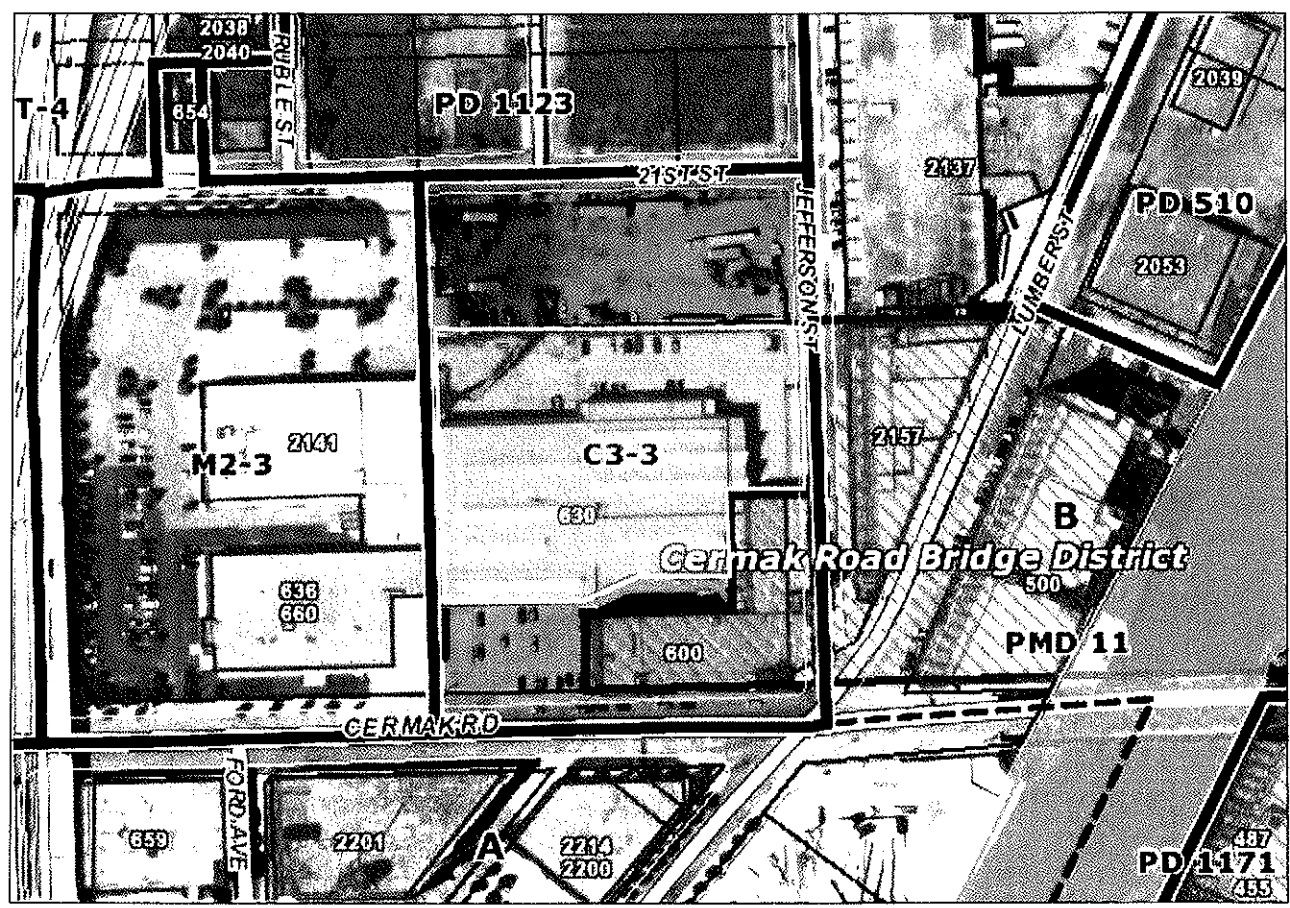
# Redmoon Theater - 2120 S Jefferson Street



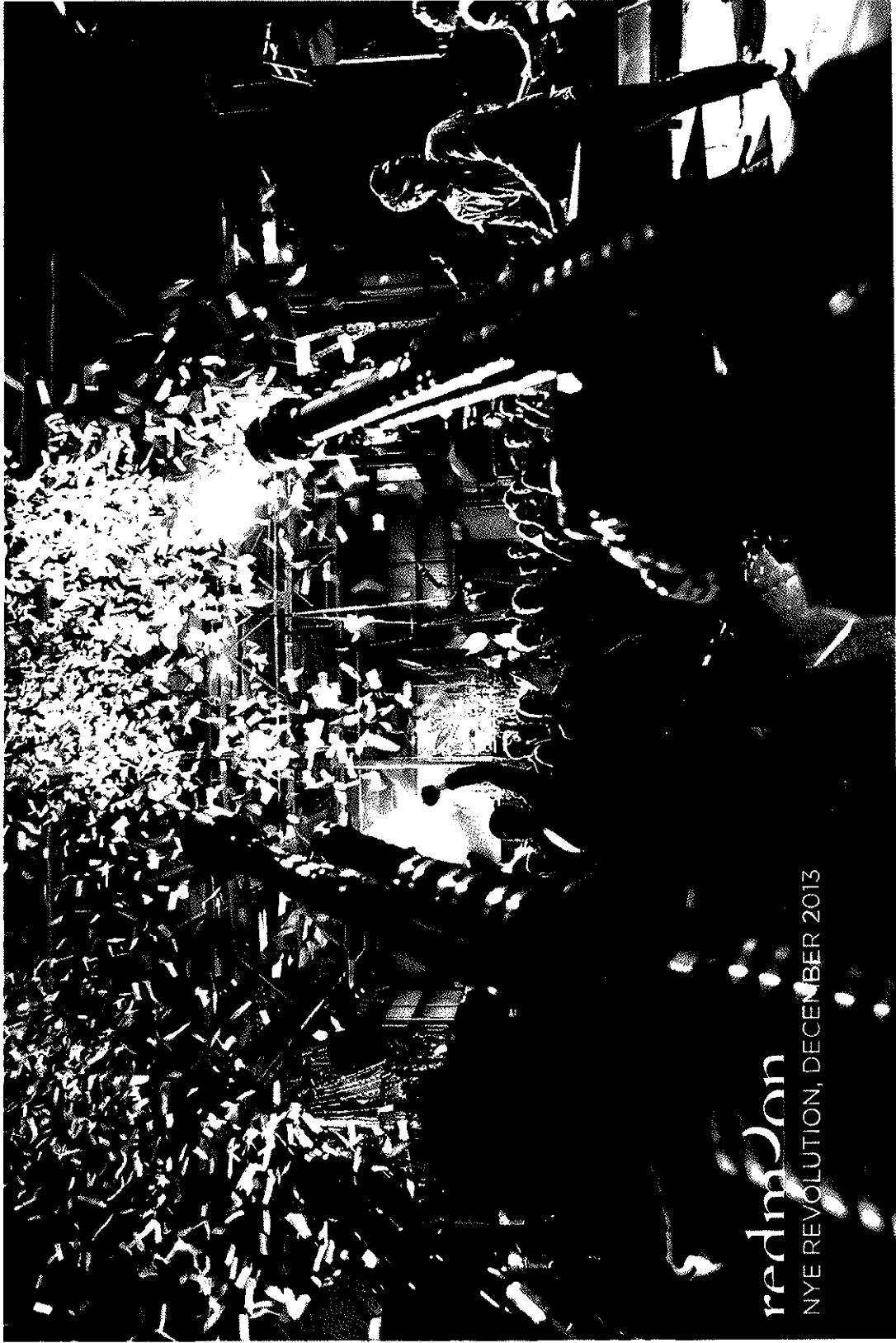
# Redmoon Theater - 2120 S Jefferson Street



Zoning Map: 2120 S. Jefferson St.







redmoon  
NYE REVOLUTION, DECEMBER 2013



**City of Chicago**  
**Workforce Solutions Unit**

**Employer Personnel Needs Assessment**

This Employer Personnel Needs Assessment (EPNA) document provides projections on job creation for TIF-funded projects. Please complete the following information related to this project. If there is more than one employer, please provide one EPNA per company. If you have questions or need assistance, please contact the staff listed below.

Company Information	
<b>Company Name:</b> Redmoon Theater	<b>Address 1:</b> 2120 S Jefferson
<b>Contact Person/Title:</b> Sophia Wong Boccio, Managing Dire	<b>Address 2:</b>
<b>Telephone:</b> 312-850-8440 x 113	<b>City/State/Zip:</b> Chicago, IL 60616
<b>Email:</b> swboccio@redmoon.org	<b>Industry Description:</b> Community Theater
<b>HR Contact/Title:</b> William R. Roberson, Dir. Of Finance	<b>Telephone:</b> 312-850-8440
<b>Email:</b> wroberson@redmoon.org	
<b># of Existing Jobs:</b> 15 full time + 5 part-time	<b># of New Jobs:</b> 100-200 additional jobs annually

**Job Creation Information**  
Please list the new job titles below and include the number of estimated positions for each title, technical skills required and start date. Please indicate if they are full or part-time positions.

Position/Title	# of Positions (F/Pt time)	Technical Skills	Estimated Wage/Salary	Estimated Start Date
Art Design builders for production sets	30 Pt time	Carpenters, Metal welders and Painters	\$12-18/hour	On a year round basis, as needed
Costumers	20 Pt time	Costume Designers, Graphic Designers, Masks	\$20-\$100/hour	On a year round basis, as needed
Production Crew	30 Pt time	for both indoor and outdoor productions like stage	\$12-\$18/hour	On a year round basis, as needed
General Admin. Assistant (S)	4 Pt time	To provide clerical support to Managing Dir.,	\$15-\$20/hour	Budgeted to be hired immediately with the right candidate
Front of House Coordinator (s)	2 Pt time	Assistant to FOH Manager to handle all FOH -	\$12-\$18/hour	On a year round basis, per show times
Performing artists	50 Pt time	Emerging or seasoned artists in dramas and	\$12-\$20/hour or fixed rates to be mutually agreed per show	On a year round basis, per show times
Aerial Artists	20 Pt time	Specialized performers for special shows requirements	\$50/hour or fixed rates to be mutually agreed per show	On a year round basis, per shows produced/length of runs
Dir. Of Institutional Advancement	1 FULL TIME	Advanced development professional with proven	\$70K p.a.	BUDGETED TO BE HIRED IMMEDIATELY WITH THE RIGHT
GREAT CHICAGO FIRE FESTIVAL (GCFE) -	50 PT TIME	Fom administrative personnel to artists or	Varies per skillsets and type of jobs	BUDGETED TO BE HIRED AS PER GCFE TIME LINE from now through
Office Manager	1 FULL TIME	Office Administration	\$15/hour or at a fix monthly rate to be mutually agreed	Budgeted to be hired immediately with the right candidate

*A detailed job description for each position will be required for the Employment Plan.*

Please return this form to staff in the Workforce Solutions Unit listed below.

Emily Bradley  
City Hall - Room 1003  
121 N. LaSalle Street  
Chicago, IL 60602  
Phone: 312-744-8565

email: emily.bradley@cityofchicago.org

If applicable, you will be contacted by the Workforce Solutions staff to complete an Employment Plan prior to your TIF application submission to City Council.



April 28, 2014

Commissioner Andrew Mooney  
Department of Planning and Development  
121 North LaSalle Street, Room 1000  
Chicago, IL 60602

Dear Commissioner Mooney,

This letter is to express the support of Chicago Chinatown Chamber of Commerce for Redmoon Theatre's request for TIF assistance to anchor at 2120 S. Jefferson Chicago, IL.

Redmoon Theater, a 23-year old site-specific theater, is committed to collaborate with community groups for public performances and events. Since their relocation to 2120 S. Jefferson in March 2013, they have brought close to 10,000 visitors to their theater as well as attracting visitors to adjacent neighborhoods like Chinatown and the Pilsen art district. This January, Redmoon collaborated with several local performance groups and staged a grand Chinese Lunar New Year event at Navy Pier which was very well attended. We look forward to recurring collaborations in the future between Redmoon Theater and the various local Chinese community organizations.

As the Chicago Chinatown Chamber of Commerce, we truly believe in Redmoon Theater's mission to deploy spectacles to bridge differences and transform the ways that people see and understand public spaces.

We trust that Redmoon's TIF assistance request will receive your favorable support.

Sincerely,

Raymond Chin  
President

*Chicago Chinatown Chamber of Commerce  
2169B South China Place, Chicago, Illinois 60616  
Tel: (312) 326-5320 • Fax: (312) 326-5668  
Email: [info@chicagochinatown.org](mailto:info@chicagochinatown.org)  
[www.chicagochinatown.org](http://www.chicagochinatown.org)*





April 14, 2014

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

**BY CERTIFIED MAIL**

Re: 2120 S. Jefferson Street

Dear Mr. Shareef:

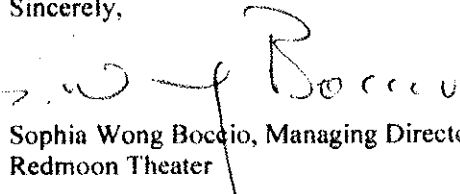
Redmoon Theater is pleased to announce the interior development of the property located at 2120 S. Jefferson Street, Chicago, Illinois. The property consists of a 57,684 square foot building that will be a multi-faceted public performance community theater venue.

Redmoon has chosen Millard Building Contractors to be the general contractor for the project. Construction on this project will require participation of trades such as carpentry, electrical, mechanical, plumbing and others. Attached to this letter is the project budget, which identifies those items subject to minority business enterprise (MBE) participation at 24 percent and women business enterprise (WBE) participation at 4 percent. The attachment also includes the estimated project schedule and contact information for the general contractor.

At your request, the general contractor will meet with a representative of your organization to discuss the project. Additionally, if requested, the general contractor will provide your organization with one copy of the project documents, consisting of plans and specifications.

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

Sincerely,



Sophia Wong Boccio, Managing Director  
Redmoon Theater

2120 S Jefferson St., Chicago, IL 60616  
T: 312-850-8440 F: 312-850-4430  
[www.redmoon.org](http://www.redmoon.org)

# redmoon

April 16, 2014

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

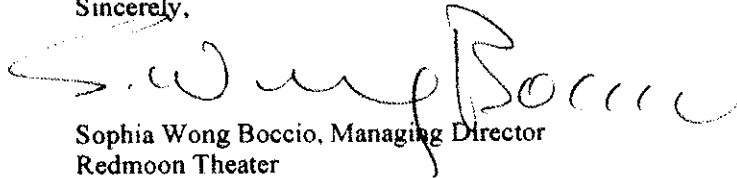
Re: Previous Subcontracting Letter sent April 14, 2014

Dear Mr. Shareef:

In follow-up to the letter we previously mailed to you, Redmoon would like to share with you the contact information for the general contractor for the project.

Millard Building Contractors  
14868 Moorings Lane  
Oak Forest, IL 60452  
Phone: 708-687-7100  
Fax: 708-687-7881

Sincerely,



Sophia Wong Boccio, Managing Director  
Redmoon Theater

2120 S Jefferson St., Chicago, IL 60616  
T: 312-850-8440 F: 312-850-4430  
[www.redmoon.org](http://www.redmoon.org)

4298 4792 00 3020 00 7013

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Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 03.79	

Sent To: Ray Rivera Hispanic American Construction Industry Association  
 Street, Apt. No. or PO Box No.: 401 W Jackson, Suite 205  
 City, State, ZIP+4: Chicago IL 60607

PS Form 3800, August 2006 See Reverse for Instructions

4298 4792 00 3020 00 7013

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Total Postage & Fees	\$ 03.79	

Sent To: Omar Duguel, IL Hispanic Chamber of Commerce  
 Street, Apt. No. or PO Box No.: 855 W Adams St  
 City, State, ZIP+4: Chicago IL 60607

PS Form 3800, August 2006 See Reverse for Instructions

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Total Postage & Fees	\$ 03.79	

Sent To: Omar Shareef African American Business Development Center  
 Street, Apt. No. or PO Box No.: 7445 S Chicago Ave  
 City, State, ZIP+4: Chicago IL 60619

PS Form 3800, August 2006 See Reverse for Instructions

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Sent To: Hispanic Business Development Center  
 Street, Apt. No. or PO Box No.: 3 S Michigan, Suite 400  
 City, State, ZIP+4: Chicago IL 60603

PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 3.79	

04/16/2014

Sent To: *Federacion de Uman*  
*Bohona Contructores*  
Street, Apt. No. or PO Box No.: *1050 S Archer Ave*  
City, State, ZIP+4: *Chicago IL 60613*

7013 3020 00 00 2614 8650

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## CITY COUNCIL

CITY OF CHICAGO

### COUNCIL CHAMBER

CITY HALL-ROOM 304  
121 NORTH LA SALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE: 312-744-6845  
FAX: 312-744-6572

## COMMITTEE MEMBERSHIPS

ZONING, LANDMARKS & BUILDING STANDARDS  
(CHAIRMAN)

AVIATION

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES, RULES & ETHICS

EDUCATION AND CHILD DEVELOPMENT

FINANCE

HUMAN RESOURCES

PUBLIC SAFETY

WORKFORCE DEVELOPMENT AND AUDIT

## DANIEL S. SOLIS

ALDERMAN, 25TH WARD  
2439 SOUTH OAKLEY AVENUE  
CHICAGO, ILLINOIS 60608  
TELEPHONE: (773) 523-4100  
FAX: (773) 523-9800

May 1, 2014

Andrew J. Mooney  
Commissioner  
Department of Planning and Development  
121 N. LaSalle Street; Room 1000  
Chicago, Illinois 60602

Re: Redmoon Theater TIF Request

Dear Commissioner Mooney:

I am writing to express my support for Redmoon Theater's application for TIF funding at 2120 S. Jefferson, in my Ward. Redmoon plays an important role in the community as a non-profit, displaying interactive community performs for our residents. Therefore, I am in full support of their request of \$500,000 to be allocated at their location.

If you should have any questions, please feel free to contact my office at (773) 523-4100.

Sincerely,

Alderman Danny Solis  
Alderman, 25<sup>th</sup> Ward

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

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

**AUTHORIZATION TO NEGOTIATE A  
REDEVELOPMENT AGREEMENT WITH REDMOON THEATER**

**AND  
RECOMMENDATION TO  
THE CITY COUNCIL OF THE CITY OF CHICAGO  
FOR THE DESIGNATION OF REDMOON THEATER  
AS DEVELOPER**

**WHEREAS**, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council referred to herein collectively with the Mayor as the "Corporate Authorities") as codified in Section 2-124 of the City's Municipal Code; and

**WHEREAS**, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.), (as amended from time to time, the "Act"); and

**WHEREAS**, the City Council, upon the Commission's recommendation pursuant to Resolution 98-CDC-46 and pursuant to the Act, enacted three ordinances on June 10, 1998 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Pilsen Industrial Corridor 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**, Redmoon Theater (the "Developer"), has presented to the City's Department of Planning and Development ("DPD") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the construction of the build-out of tenant space at 2120 South Jefferson Street for Redmoon Theater (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: \_\_\_\_\_, 2014

Attachment: Exhibit A, Street Boundary Description

## **EXHIBIT A**

### Street Boundary Description of the Pilsen Industrial Corridor Tax Increment Financing Redevelopment Project Area

The Project Area can be divided into two parts: (a) the “industrial district”, which is generally bounded by 16<sup>th</sup> Street on the north, Stewart Avenue and the Chicago River on the east, the Stevenson Expressway and 33<sup>rd</sup> Street on the south, and Western Avenue on the west; and (b) the “commercial district” which is generally located along Ashland Avenue between Cermak Road and 21<sup>st</sup> Street, Blue Island Avenue between Western Avenue and Laflin Street, and along Oakley Avenue between 23<sup>rd</sup> Place and 25<sup>th</sup> Street.