

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

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
November 13, 2012**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name: Pullman Park Development

Applicant Name: Pullman Park Development, LLC

Project Address: 111th and Doty

Ward and Alderman: 9th Ward, Alderman Anthony Beale

Community Area: Pullman

Redevelopment Project Area: North Pullman

Requested Action: TIF Developer Designation

Proposed Project: The developer proposes to construct approximately 67,000 square feet of retail space, and potentially two additional out lots, and approximately 492 parking spaces.

TIF Assistance: Not to exceed \$11,003,525.00

II. PROPERTY DESCRIPTION

Address: 111th and Bishop Ford Expressway.

Location: The Northwest Corner of 111th and the Bishop Ford Expressway.

Tax Parcel Numbers: 25-14-100-045, -046, and 25-14-300-008

Land Area: 11.5 acres

Current Use:	The site is currently an unimproved vacant site.
Current Zoning:	PD1167, Business, Residential, Institutional
Proposed Zoning:	PD 1167
Environmental Condition:	Project Site has an existing No Further Remediation Letter from Illinois Environmental Protection Agency. A revised Remedial Action Plan will be submitted to the IEPA prior to commencing work.

III. BACKGROUND

In March, 2012, Pullman Park, LLC (The "Developer") submitted a TIF application to the Department of Housing and Economic Development (DHED) proposing a plan to develop 11.5 acres of an 18 acres parcel located directly at the northwest corner of 111th and the Bishop Ford Expressway. The site is within the 9th Ward, in the Pullman Community, and within the North Pullman Park TIF.

The project site is currently vacant and it is owned by Pullman Park Development, LLC, the Developer for this project. 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 proposed project will be 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 107th to 111th 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 dollars. 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, 2012 and Walmart is currently constructing

its store. This phase was financed without City funds, and it created approximately 150 construction jobs. Once Walmart is complete approximately 400 permanent jobs will be created.

The Pullman Community is located on the far south side of Chicago. The community area is generally bounded by 95th Street on the north, Stony Island Avenue on the east, 115th 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 S. Doty and S. Stony Island Avenue on the east; E. 106th, E. 10th, and E. 111th Street on the south; S. Cottage Grove and South Indiana Avenue to the west; and E. 101st and E. 103rd 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 retail uses, infrastructure improvements and the creation of jobs.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: The development entity is Pullman Park Development, LLC, an Illinois limited liability company, whose members consist of Chicago Neighborhood Initiatives, Inc. ("CNI") an Illinois not-for-profit (60% interest), and Pullman Transformation, Inc., a Delaware corporation and a subsidiary of U.S. Bank NA, (40% interest). CNI is the manager of Pullman Park Development LLC.

Chicago Neighborhood Initiatives, Inc. is a non-for-profit community development corporation focused on mixed-use real estate development on Chicago's Far South Side and is a Community Development Entity investing New Market Tax Credits in high impact neighborhood Projects. Chicago Neighborhood Initiatives, Inc. is committed to combating community deterioration in low income Chicago communities, with a specific focus on the Pullman and Roseland Neighborhoods.

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 Spring of 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.

Pullman Transformation, Inc. is a subsidiary of U.S. Bank National Association (U.S. Bank) and was solely created for the purpose of this project. U.S. Bank offers regional consumer and business banking and wealth management services, national wholesale and trust services and global payment services to more than 15.8 million customers. The company employs over 63,000 people nationwide.

In Chicago, during 2011, U.S. Bank provided more than \$152.8 million in investments throughout metropolitan Chicago, which helped to provide affordable housing, encouraged self-sufficiency and fostered economic development. These investments include U.S. Bancorp Foundation grants, U.S. Bank corporate giving support and nonprofit sponsorship as well as tax credit investments made through U.S. Bancorp Community Development Corporation (USB CDC).

During the first eight months of 2012, U.S. Bank extended more than \$21.5 million in community development loans throughout Chicago. Some of the projects that U.S. Bank was involved with include:

U.S. Bank was one of eleven lenders involved with the \$30 million Pullman Wheelworks project, the acquisition and rehabilitation of a 210 unit complex originally built in 1903. With the support of Mercy Housing and Schoolhouse Supplies, U.S. Bank provided backpacks and school supplies to 173 children who reside at Pullman Wheelworks.

U.S. Bank provided loan financing for the Lakefront Phase II redevelopment, 132 rental units located in the 4000 – 4200 blocks of South Oakenwald and Lake Park Avenues. More than two-thirds of the units in the property will be affordable.

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

Planning and Architectural

ZPD+A
542 s. Dearborn, suite 1400
Chicago, Illinois 60605

V. PROPOSED PROJECT

The proposed project will be Phase IB of the Pullman Park Development. Phase IB will be constructed in Sub Area A of the Pullman Park Planned Development. This Phase will include the neighborhood retail component of the development.

For Phase IB, the Developer proposes to develop 11.5 acres into a neighborhood retail development at the northwest corner of 111th and the Bishop Ford Expressway. The current vacant site will be replaced with the new construction of approximately 67,000 square feet of neighborhood retail space in one story buildings, with the possibility of two out lots, and approximately 492 parking spaces. The buildings will be designed for LEED certification and the developer will comply with City's green matrix guidelines.

The developer has been able to secure letters of interest and some leases for more than 50% of the development. Retailers interested in leasing space in the Pullman Park Development include: a national clothing retailer, a fitness center, and other retailers designed to address the community's needs

The main entrance to the project site will be at 111th and Doty from the 111th exit off the Bishop Ford Expressway. The site can also be accessed from 103rd and Woodlawn from the 103rd Street exit off of the Bishop Ford. The site will also be accessible by CTA bus.

The total cost of the Project is approximately \$45.8 million and the developer is requesting \$11,003,525 in TIF assistance.

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 from Phase 1A of the development. Though the cash at RDA closing will reimburse the team for prior infrastructure costs incurred during the construction of Phase 1A, that infrastructure will serve both Phase 1A and 1B, as well as other future phases, and the surrounding community will benefit as well.

The TIF assistance will be used as a source of funding during the construction of this phase. The funding gap is \$11,003,525. The TIF assistance will be in two forms; a cash payment of \$6,100,000 at RDA closing from existing increment ported from adjacent TIFs and Tax-Exempt Notes, the proceeds of which will not exceed the difference between the funding gap of \$11,003,525 and the cash payment from adjacent TIFs. That Notes will be supported by increment generated from this Phase of the project as well as other PINs. The Notes will be issued at RDA closing.

Sources and Uses

Sources

Existing New Markets Tax Credit Loans	\$22,200,000
State IL DCEO Grant	\$4,624,097
Developer Equity	\$8,000,000
TIF Cash and Note Proceeds	<u>\$11,003,525</u>
Total Sources	\$45,827,622

Uses		\$/PSF *	%Cost
Acquisition	\$8,900,000	\$11.35	
Phase 1A Public Infrastructure	\$13,300,000		
Woodlawn/Doty Improvements (103 rd to 107 th)	\$4,624,097		
Sitework	\$4,332,845	\$5.52	
Hard Construction Costs	\$11,194,880	\$167	
Soft Costs		\$51	
Arch/Engineering	\$350,000		.07%
Legal	\$275,000		.06%
Developer Fee	\$1,568,300		3.4%
Environmental Consulting	\$150,000		.03%
Brokerage Fees	\$562,000		1.2%
<u>Soft Costs Total</u>	<u>\$3,475,800</u>		
Total Uses (Project Costs)	\$45,827,622		

*land area = 784,080 SF, building area = 67,000 SF

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Permanent Jobs: The project is estimated to generate 300 full time and part time permanent jobs. The department's workforce development specialists will work with the developer on job training and placement.

Construction Jobs: The project will produce 300 temporary construction jobs.

Property Taxes: The project will expand the tax base because the investment in the property will result in an increase in its assessed value.

Sales Tax: the project is estimated to generate approximately \$1.6 -1.8 million in annual sales taxes in both Phase IA and IB of the Pullman Park Development.

Environmental Features: The project will incorporate a LEED certified buildings and comply with the City's green matrix requirements.

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 (see exhibits for copy).

The following community organization(s) have endorsed the project: Historic Pullman Foundation and the Calumet Area Industrial Commission (See exhibits for copies of support letters).

The developer has engaged the community throughout the planning and development process since 2008. In total, more than 60 meetings were held with stakeholders to develop the overall site plan that was ultimately submitted and approved for Planned Development in 2010. The

Developer continues to provide updates to various community organizations at their regular meetings, including Pullman Community Development Corporation, Pullman Civic Organization, Historic Pullman Foundation, Calumet Area Industrial Commission, and the Roseland Promise Community.

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the North Pullman Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goal of the area's 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 implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of neighborhood retail development. The proposed project also conforms to the plan's land use map, which calls for a mixed-use development at the subject site.

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 for the development of approximately 11.5 acre site the will include approximately 67,000 square feet of retail with a the possibility of two out lots, and approximately 492 parking spaces located at the north west corner of 111th and the Bishop Ford Expressway.

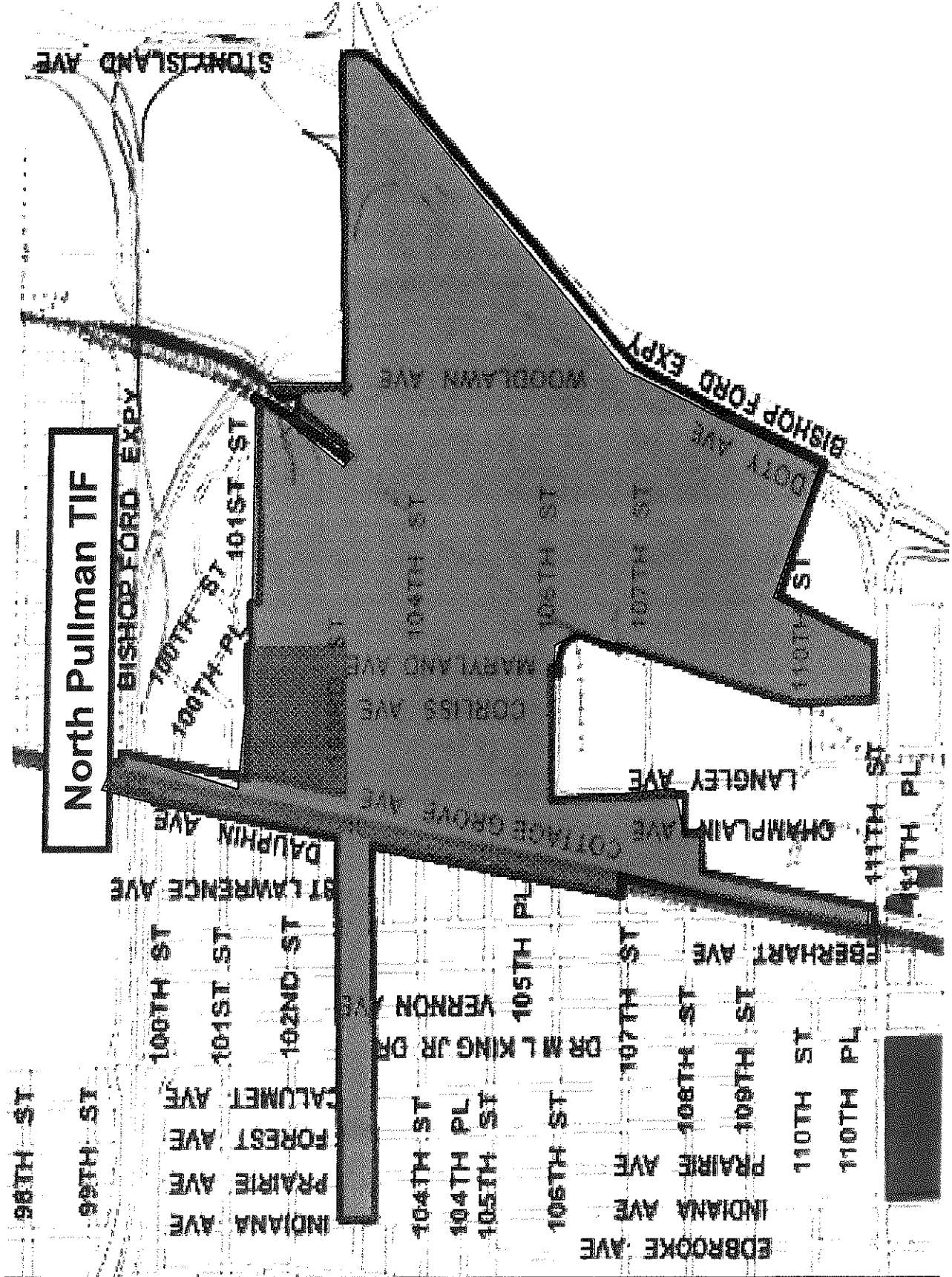
EXHIBITS

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 Park Retail | North Pullman & port from Lake Calumet Ind. | **Economic Development**
TIF Request (\$11,000,000) | TPC (\$43,374,005) (25.4% from TIF)
 Current Ward- 9th/Aldermen Beale | 11100 S. Doty | Pullman
 2015 Ward- 9th/Beale
Ec. Dev. Overview

Project summary		Project finance facts	
<p>Construction of a 67,000 square feet of in line retail space which includes potential tenants such as Ross' Dress for Less, Skechers, Planet Fitness and Anna's Linens. A \$6,100,000 payment at RDA closing will reimburse developer for site improvement costs especially \$10,800,000 related to the Doty Road reconstruction and related sewers, sidewalks, lighting and other public improvements. The closing payment is not meant for the new private buildings or improvements to be built as part of this project.</p>		<p>Grant.</p> <ol style="list-style-type: none"> 1. Tax-Exempt Note (\$4,286,274) paid from the project PINs, including the existing Walmart, to be sized and issued at RDA closing; payments will depend on increment being sufficient; and, 2. Payment at RDA closing from existing increment (\$6,100,000) ported from adjacent TIFs. 	
<p>Project details</p> <p>Delivery of much needed retail development in an underserved part of the city.</p>		<p>Other funding sources:</p> <ul style="list-style-type: none"> • US Bank- \$19,746,382 • State of Illinois IKE Recovery Grant- \$4,624,097 • PPD LLC Equity- \$3,600,000 • US Bank Equity- \$4,400,000 	
<p>Project goal:</p>		<p>Payment disbursement:</p> <ul style="list-style-type: none"> • \$6,100,000 Cash payment – May 2013 • \$4,286,274 (Note) – Annually starting 2014 	
<p>"But for" reason:</p> <p>But for the TIF assistance the significant infrastructure requirements for the site would render the project financially unfeasible.</p>		<p>Taxpayer protection provisions:</p> <p>Occupancy requirement related to the area-wide payment. The Note is paid from the Walmart and project PINs. The entire first payment (\$6,1M) and a portion of the Note, are reimbursements for public infrastructure improvements including \$10,8M related to Doty Road, adjacent to the site, I-94 Ramp upgrades, relocation of public utilities and 111th St. intersection improvements.</p>	
<p>Development team:</p> <ul style="list-style-type: none"> • Chicago Neighborhood Initiatives/Dave Doig/Developer • Pullman Park Development, LLC/Developer • DLA Piper/David Reifman/Attorney • Laube Companies/TIF Consultant 		<p>City upside participation:</p> <p>To be determined.</p>	
<p>Timeline:</p> <ul style="list-style-type: none"> • CDC- November 2012 • City Council- January 2013 • Construction Start- May 2013 • Project Complete – July 2014 		<p>Total cost per sq. ft. (\$/sq. ft.)</p> <p>\$190/ linear foot of street construction</p>	
<p>Submitted by:</p> <p>Developer</p>		<p>Jobs created (permanent/construction)</p> <p>300 Permanent / 300 Temporary</p>	
		<p>Fits in the "Plan for Economic Growth & Jobs"?</p> <p>Strategy 9: Develop and Deploy Neighborhood Assets to Align with Regional Economic Growth.</p>	

North Pullman TIF



108TH ST

109TH ST

INDIANA AVE

PRAIRIE AVE

FOREST AVE

CALUMET AVE

100TH ST

101ST ST

102ND ST

ST LAWRENCE AVE

DAUPHIN AVE

104TH ST

104TH PL

105TH ST

106TH ST

DR M L KING JR DR

MARYLAND AVE

WOODLAWN AVE

107TH ST

108TH ST

109TH ST

110TH ST

111TH ST

112TH ST

CHAMPLAIN AVE

LANGLEY AVE

DOTY AVE

BISHOP FORD EXPY

110TH ST

110TH PL

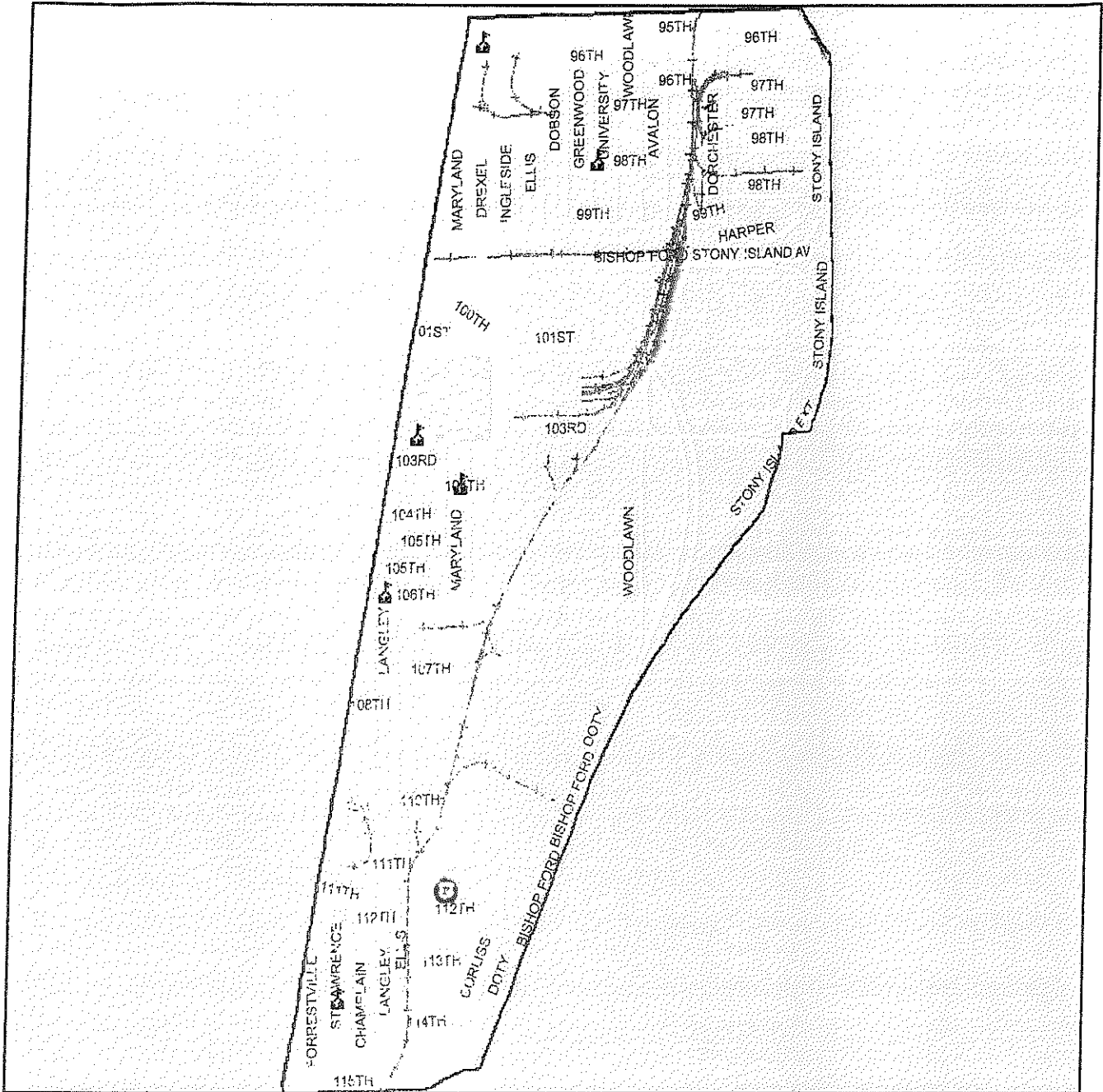
111TH ST

111TH PL

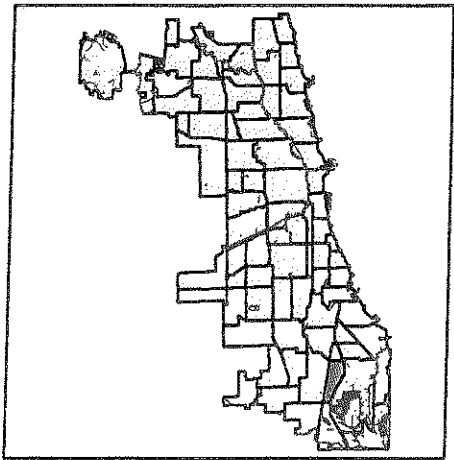
STOKES ISLAND AVE

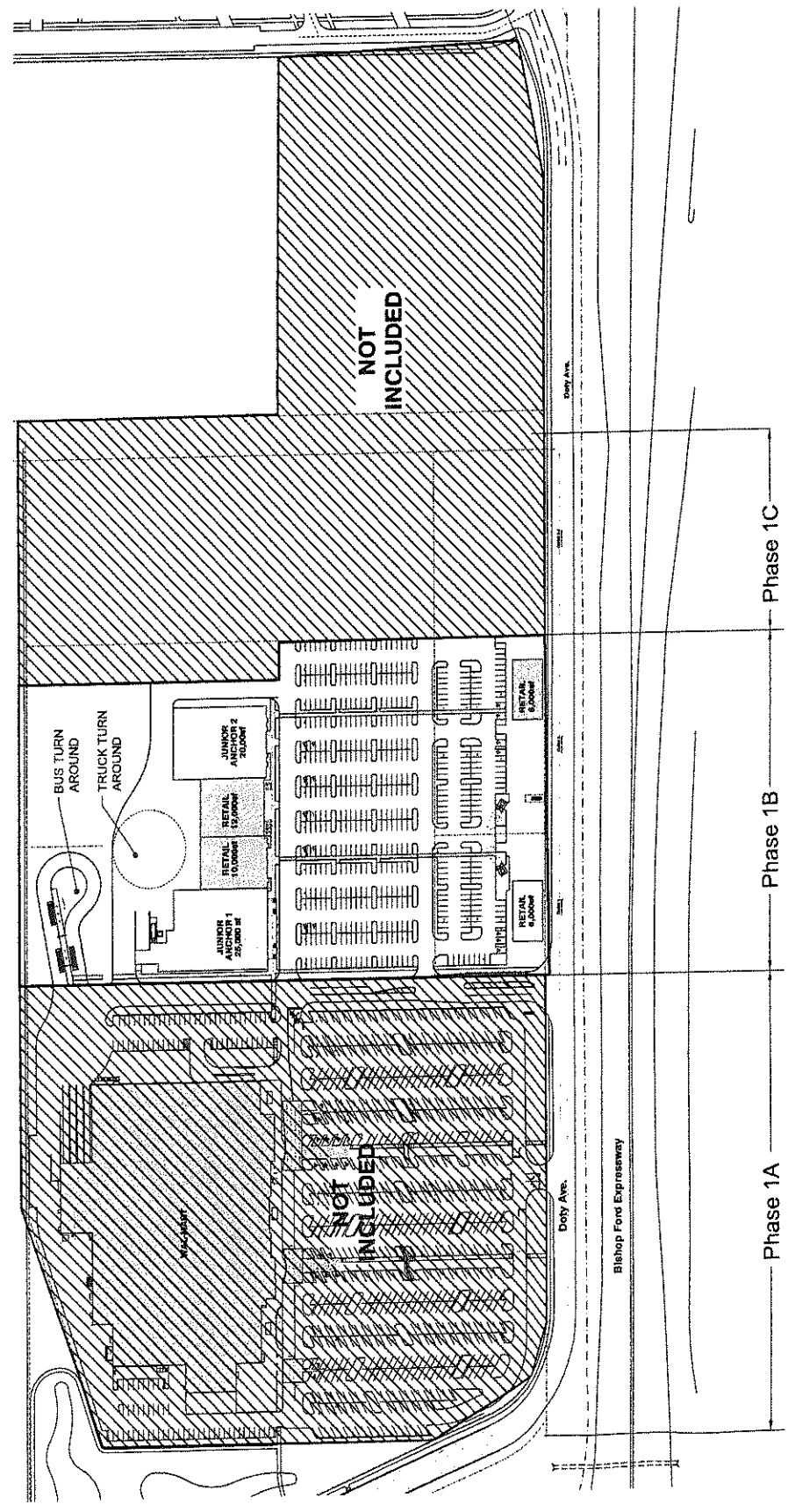


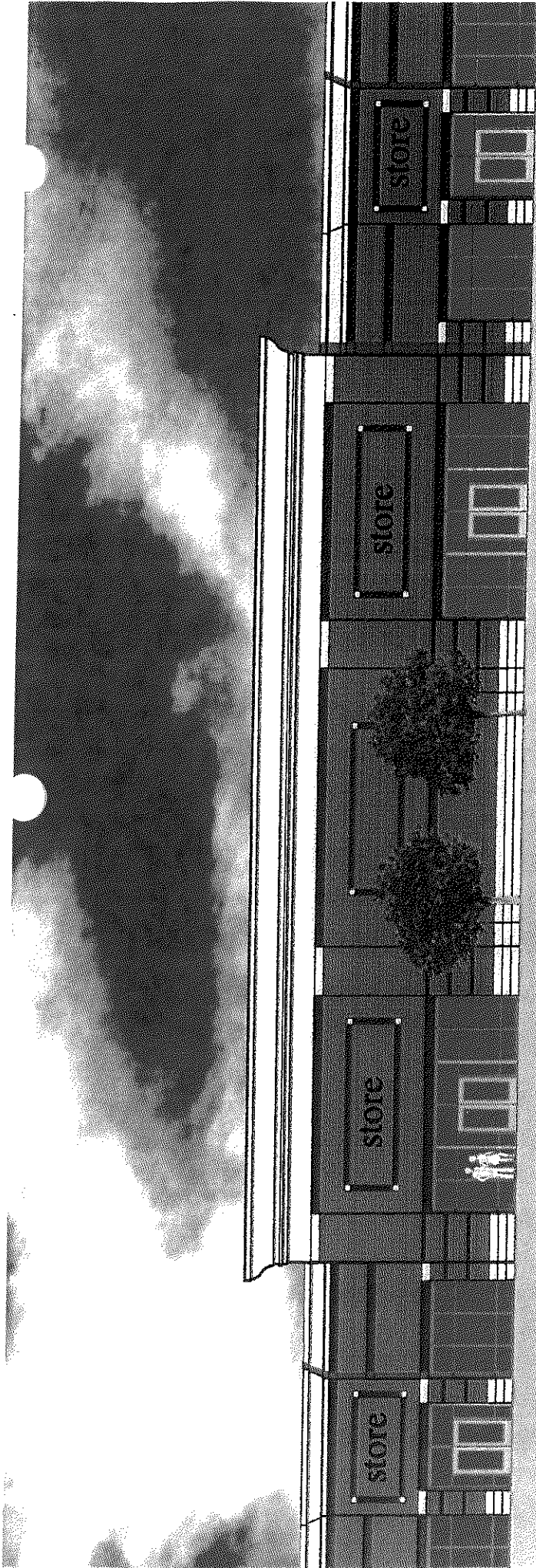
PULLMAN



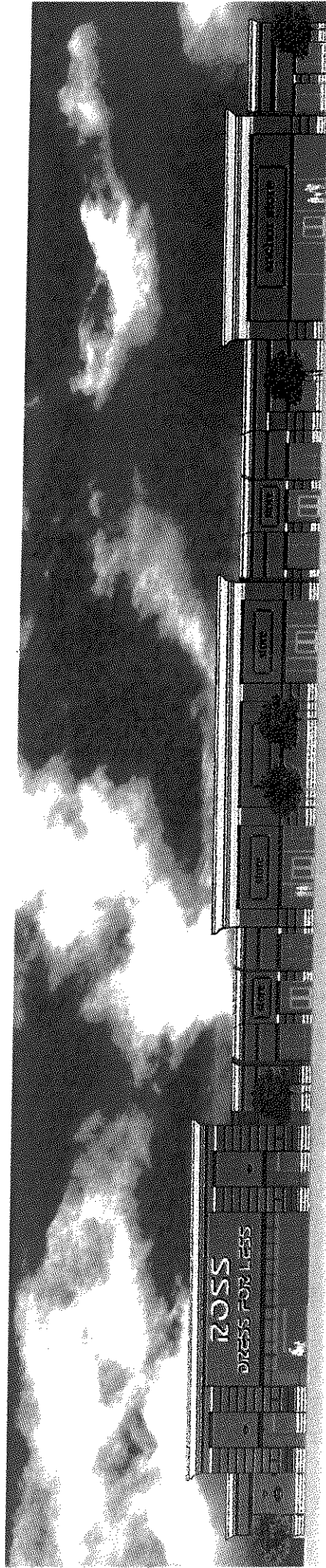
Legend	
	Firehouses
	Hospitals
	Libraries
	Police Facilities
	Schools
	U S Post Offices
	Railroads
	Cemeteries
	Parks
CTA Lines	
	Blue Line Subway
	Blue Line Elevated/At-Grade
	Brown Line
	Brown, Purple Lines
	Green Line
	Green, Orange Lines
	Pink, Brown, Purple, Orange Lines
	Pink, Brown, Purple, Orange,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







EAST ELEVATION DETAIL



OVERALL EAST ELEVATION

COLOR ELEVATION - SUB AREA A, PHASE 1B - scale AS NOTED

Applicant: PULLMAN PARK DEVELOPMENT, LLC

Address: 111th Street and Doy Avenue, Chicago, IL

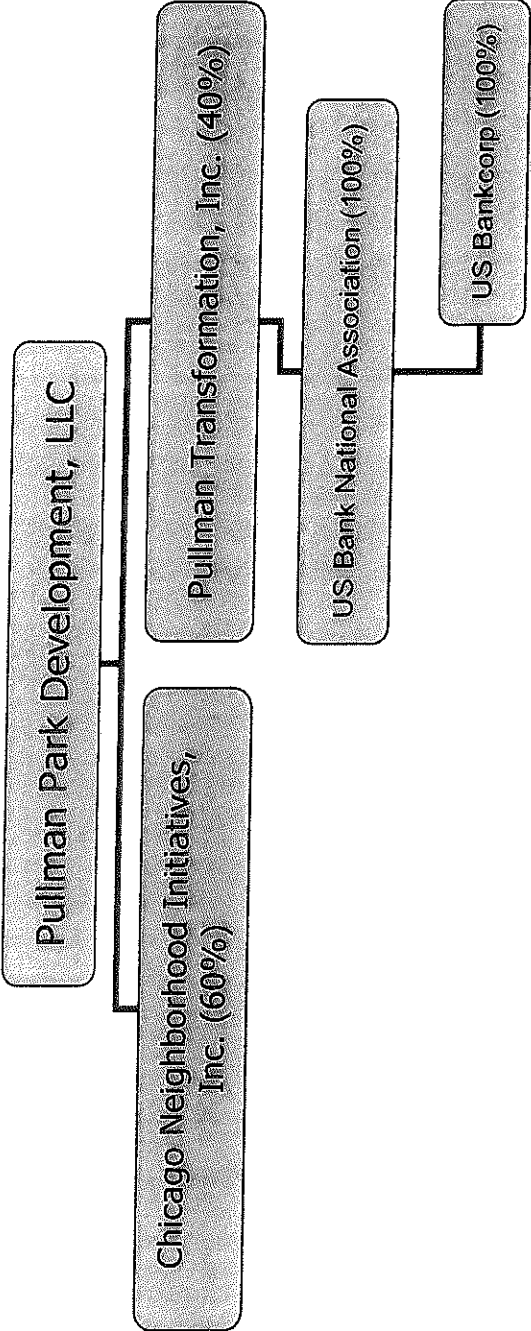
Submitted for Administrative Review - 10/20/12

zpd+a Architects
www.zpdarch.com



542 South Dearborn, Suite 560
Chicago, IL 60605

Pullman Park Development Organization Chart





PULLMAN PARK DEVELOPMENT LLC
1000 E 111TH STREET - 10TH FLOOR
Chicago, IL 60628

VIA CERTIFIED MAIL

October 30, 2012

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

Re: Pullman Park Phase 1B located near 109th and Doty Avenue in Chicago's Pullman neighborhood

Dear Mr. Shareef:

Pullman Park Development LLC (PPD), the developer, and Chicago Neighborhood Initiatives (CNI), the development manager, are pleased to announce the redevelopment of land located near 109th and Doty Avenue in Chicago's Pullman neighborhood.

The project consists of the site work and the vertical construction of approximately 65,000 square feet of retail space on approximately 11.5 acres. Construction is anticipated to begin in the spring of 2013.

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

- Landscaping and watering systems
- Dynamic compaction
- Site Grading
- Site paving (Will consider pervious paving, which can eliminate or reduce the amount of storm sewer needed)
- Signage
- Site concrete - sidewalks, curbs and islands
- Site electrical work
- Site underground - sanitary sewer, storm sewer and water service work

The project will require the participation of the following trades for building:

- Excavation and backfill
- Building concrete work - foundations and floor slabs
- Masonry work
- Structural and miscellaneous steel, fabrication and erection
- Carpentry work
- Roofing and sheet metal work
- Hollow metal frames, doors and hardware
- Aluminum and glazing
- Overhead doors and dock equipment
- Metal stud and drywall
- EIFS work
- Painting
- Plumbing
- Fire protection
- HVAC work
- Electrical work



PULLMAN PARK DEVELOPMENT LLC
1000 E 111TH STREET - 10TH FLOOR
Chicago, IL 60628

Page 2 of 2

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.

Trinal, Inc., a City of Chicago certified MBE/WBE/DBE, is the Diversity and Inclusion Consultant working with PPD on this project. As appropriate, representatives from PPD, CNI, and Trinal, Inc. will meet with a representative of your organization to present the project budget and schedule, once it has been finalized. PPD and CNI will also provide your organization with one copy of the project bid documents (including plans and specifications), upon request.

PPD and CNI are 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 Alicia Garcia-Abner or Tammi Davis at Trinal, Inc., our Diversity and Inclusion Consultant, at 312/738-0500 extensions 225 and 223 respectively.

Sincerely,

David Doig, President
Chicago Neighborhood Initiatives

Manager, Pullman Park Development LLC

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



**PULLMAN PARK DEVELOPMENT LLC
1000 E 111TH STREET - 10TH FLOOR
CHICAGO, IL 60628**

October 30, 2012

Ms. Mary Bonome
Deputy Commissioner
City of Chicago
Department of Housing and Economic Development
City Hall - 121 N LaSalle
Chicago, IL 60602

Dear Ms. Bonome:

Please take this letter as confirmation that Pullman Park Development LLC and its members, Chicago Neighborhood Initiatives, Inc (CNI), and Pullman Transformation Inc. (PTI) will provide a combination of loans and equity to the Pullman Park Phase IB in an amount not to exceed the Total Development Cost less the net TIF proceeds received for the project. It is currently estimated that Pullman Park Development LLC and its members will need to provide up to \$8 million in equity and loans for the Phase IB project.

Please do not hesitate to contact me if you should require additional information.

Sincerely,

Pullman Park Development LLC

By: Chicago Neighborhood Initiatives
Its Manager

David Doig, President



October 22, 2012

Commissioner Andrew Mooney
Department of Housing and Economic Development
City of Chicago
121 N LaSalle – 10th Floor
Chicago, IL 60602

Re: Pullman Park
Phase IB TIF Request

Dear Commissioner Mooney:

The Historic Pullman Foundation supports the TIF request by Pullman Park Development LLC and Chicago Neighborhood Initiatives, Inc. to develop new quality retail for the Far South Side and the Pullman Community.

Chicago Neighborhood Initiatives is a not-for-profit community development organization working to improve the quality of life in Chicago's low income neighborhoods. Its biggest development project, Pullman Park, is a 180-acre mixed use development in the Pullman neighborhood. The Phase IB Retail project will create another 65,000 square feet of desperately needed retail development for the Far South Side. It will create up to 350 construction jobs and 300 to 500 permanent and full time jobs for area residents.

The Historic Pullman Foundation supports the efforts of CNI to promote economic development for the Far South Side. The work of CNI in improving low income neighborhoods is the first step in transforming a neighborhood into an economically, socially, and racially diverse community contributing to the vitality of Chicago.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael A. Shymanski". The signature is fluid and cursive, written over a white background.

Historic Pullman Foundation
Michael A. Shymanski, AIA, President

cc: Anthony A. Beale, Alderman 9th Ward



Calumet Area Industrial Commission

P • 773.928.6000 P • 773.928.6016 1000 E. 111th Street, 10th Floor Chicago, IL 60628 www.calumetareaindustrial.com

October 22, 2012

Commissioner Andrew Mooney
Department of Housing and Economic Development
City of Chicago
121 N LaSalle – 10th Floor
Chicago, IL 60602

Re: Pullman Park
Phase IB TIF Request

Dear Commissioner Mooney:

I am writing in support of the TIF request by Pullman Park Development LLC and Chicago Neighborhood Initiatives, Inc. to develop new quality retail for the Far South Side.

The Calumet Area Industrial Commission (CAIC) was established in 1967 by leaders of local industry with a mission of retaining and promoting manufacturing in the Greater Calumet Area. Our 120 member organizations are primarily located on the South Side of Chicago and the South and Southwest suburbs and collectively employ more than 7,000 people. Recognizing that workforce development is a key component of attracting and retaining employers to a region, CAIC in recent years has expanded our activities to operate as an Illinois WorkNet Center Affiliate Program as part of the Workforce Investment Act. We have also expanded our activities in recent years to include the needs of neighborhood retailers (not just industrial members) in our core advocacy, education, training and outreach.

CAIC supports projects that contribute to the overall economic viability of the Far South Side. We believe that attracting both new industrial and retail development is critical to the economic recovery of the region, re-establishing it as an attractive place to live, work and do business.

We understand that the new Pullman Park retail project will create up to 350 construction jobs and up to 500 full time and part time permanent jobs. We look forward to working with the staff of Pullman Park to ensure that this project is beneficial for all stakeholders in the community and the region.

Sincerely,

Ted Stalnos
President

City of Chicago
Workforce Solutions Unit
Employer Personnel Needs Assessment Form

Company Information

Company Name: Pullman Park Development LLC

Address 1: 1000 E 111th Street

Contact Person/Title: David Doig

Address 2:

Telephone: 773-341-2066

City/State/Zip: Chicago, IL 60628

Email: ddoig@cnigroup.org

Industry Description: New Retail Development

HR Contact/Title: Jennifer Bransfield

Telephone: 773-341-2067

Email: jbransfield@cnigroup.org

of Existing Jobs:

of New Jobs:

Job Creation Information

Directions: Please list your new job titles below and also include the number of estimated positions for each title, technical skills required and start date.

Position/Title	# of Positions	Technical Skills	Approx. Wage/Salary	Estimated Start Date
VARIOUS RETAIL JOBS AND MANAGEMENT JOBS	300-400	CUSTOMER SERVICE,	\$8.75 - \$20 PER HOUR	OCTOBER, 2013

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

Please return this form to the Workforce Solutions Unit, to the attention of either:

Emily Bradley OR
Coordinator of Economic Development
Phone: 312-744-8565
Email: emily.bradley@cityofchicago.org

Camille Loggins
Coordinator of Economic Development
Phone: 312-744-0140
Email: camille.loggins@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 the Community Development Commission (CDC).



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

ENERGY, ENVIRONMENTAL PROTECTION &
PUBLIC UTILITIES

FINANCE

POLICE & FIRE

October 23, 2012

Commissioner Andrew Mooney
Department of Housing and Economic Development
City of Chicago
121 N LaSalle – 10th Floor
Chicago, IL 60602

Re: Pullman Park
Phase IB TIF Request

Dear Commissioner Mooney:

As Alderman of the 9th ward I am in support of the TIF request by Pullman Park Development LLC and Chicago Neighborhood Initiatives, Inc. These TIF funds from the North Pullman TIF and the Lake Calumet TIF will be used in support of approximately 65,000 to 70,000 square feet of new retail development at 111th and the Bishop Ford Expressway.

This new retail development is expected to create 350 construction jobs and 300 to 500 full and part time permanent jobs. The development will also provide greater access to goods and services for residents of the entire Far South Side.

Should you have any question, please feel free to contact me with any questions.

Sincerely,

Anthony A. Beale
9th Ward, Alderman

AB/tm

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

RESOLUTION NO. __ - CDC -

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH PULLMAN PARK DEVELOPMENT, LLC.**

**AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF PULLMAN PARK DEVELOPMENT, LLC.
AS DEVELOPER**

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

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

WHEREAS, the City Council, upon the Commission's recommendation pursuant to Resolution __-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 Tax Increment Financing 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, Pullman Park, LLC. (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 approximately 67,000 square feet of retail, the possibility of two out lots, and approximately 492 parking spaces at 111th and the Bishop Ford Expressway (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: _____, 200_

Attachment: Exhibit A, Street Boundary Description

EXHIBIT A

Street Boundary Description of the
North Pullman Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by S. Doty and S. Stony Island Avenue on the east; E. 106th, E. 10th, and E 111th Street on the south; S. Cottage Grove and South Indiana Avenue to the west; and E. 101st and E. 103rd Streets on the north.