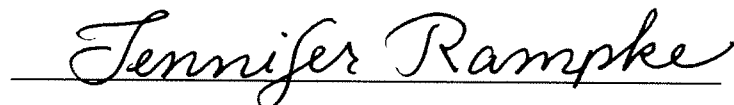


STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

CERTIFICATE

I, Jennifer Rampke, the duly authorized, qualified and Executive Secretary of the **Community Development Commission of the City of Chicago**, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the **Community Development Commission of the City of Chicago** at a Regular Meeting held on the 14th Day of March 2006 with the original resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

Dated this 14th Day of March 2006



EXECUTIVE SECRETARY
Jennifer Rampke

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

RESOLUTION NO 06- CDC -24

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH THE CONSTRUCTION AND GENERAL
LABORERS' DISTRICT COUNCIL OF CHICAGO AND VICINITY JOINT TRAINING
AND APPRENTICESHIP FUND**

**AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF THE CONSTRUCTION AND GENERAL LABORERS'
DISTRICT COUNCIL OF CHICAGO AND VICINITY JOINT TRAINING AND
APPRENTICESHIP FUND
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 99-CDC-76 and pursuant to the Act, enacted three ordinances on July 7, 1999 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Galewood/Armitage 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, The Construction and General Laborers' District Council of Chicago and Vicinity Joint Training and Apprenticeship Fund (the "Developer"), has presented to the City's Department of Planning and Development ("DPD") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the construction of a training facility (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: March 14, 2006

Attachment: Exhibit A, Street Boundary Description

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

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
March 14, 2006**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name: Construction and General Laborers' Training Center TIF

Applicant Name: The Construction and General Laborers' District Council of Chicago and Vicinity Joint Training and Apprenticeship Fund

Project Address: 1841 N Monitor

Ward and Alderman: 29, Isaac Carothers

Community Area: Austin, 25

Redevelopment Project Area: Galewood/Armitage TIF

Requested Action: TIF Developer Designation

Proposed Project: Industrial - Construction of Training Facility

TIF Assistance: \$5,335,000

II. PROPERTY DESCRIPTION

Address: 1841 N Monitor

Location: Generally bounded by Monitor on the west, Bloomingdale on the south, Central on the east and Grand Ave on the north

Tax Parcel Numbers: 13-32-400-003

13-32-400-004
13-32-400-005
13-32-400-006
13-32-400-007
13-32-400-047

Land Area: 23.84 acres

Current Use: The site is vacant and gravel-covered.

Current Zoning: M1-2

Proposed Zoning: PD

Environmental Condition: No Recognized Environmental Conditions were identified on the site during a Phase 1 environmental review. The site does not require remediation.

III. BACKGROUND

The Construction and General Laborers' District Council of Chicago and Vicinity Joint Training and Apprenticeship Fund was created in 1986 to provide training and education for the laborers working under the Chicago District Council collective bargaining agreement. The Fund has an 80,000 sf training facility in Carol Stream built in 1990 and will continue to provide training there. Because of its convenient location, the Chicago facility is expected to serve more City residents.

The site is part of the former Galewood Yards railroad property and has been the subject of zoning speculation for almost twenty years, but the community and the City have remained committed to keeping the site industrial. The City invested \$25 million to build the Central Avenue bridge and add ramps that make the Galewood Yards parcel accessible and developable.

The current owner bought the site in August 2000 and has agreed to sell it to the Fund for \$5 per square foot. The owner is also a partner in the development of a 25 acre commercial and residential development east of the subject property across Central Ave. That project will provide increment that can be invested in this and other projects in the TIF.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: The Construction and General Laborers' District Council of Chicago and Vicinity Joint Training and Apprenticeship Fund will develop the property. The Fund is a jointly administered Taft-Hartley Trust Fund 501(c)3 organization, which pays property taxes. The Board of Trustees includes six Labor Representative Trustees and six Management Representative Trustees. A full-time staff administers the training programs.

Consultants: The building is being designed by Fujikawa Johnson Gobel Architects, Inc. with Wolff Landscape Architecture Inc. providing the landscape design. The general contractor has not yet been identified.

V. PROPOSED PROJECT

Project Overview: The Fund plans to acquire 23.84 acres to build a 55,000 square foot training facility with the possibility of expanding to a total of 100,000 sf in the future.

The facility will include offices, classrooms, three training bays, a burning and welding room, a lunchroom, 186 parking spaces, and various outdoor construction training areas to simulate actual construction sites and conditions.

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

Environmental Features: The project will have a 10 percent green roof, as required for industrial TIF projects. The site plan includes extensive landscaping and the outdoor training area will be permeable.

VI. FINANCIAL STRUCTURE

The site will be owner-occupied. The Fund will finance the project with 12% equity, 63% bank loan and the remaining 25% with equity and/or loan funds to be backed by TIF assistance. The Fund has a commitment letter from Harris Bank contingent on receiving a TIF note from the City. Additionally, they have indicated that they will self-fund, that is, use funds or additional equity to front fund this project.

The TIF increment for the project will come from area-wide increment and will not be PIN-specific. Approximately \$595,000 (approximately 60% of the current increment) will be used from the Galewood/Armitage TIF for this project to pay off a TIF developer note of \$5,335,000 with a market rate interest. With the improvement of this parcel of land, planned improvements elsewhere in the TIF and inflation, we expect the increment to increase by about \$220,000 to \$275,000 a year by 2007-2008.

The following table identifies the sources and uses of funds.

Sources and Uses of Funds

<u>Sources</u>	<u>Amount</u>	<u>% of total</u>
Equity	\$2,500,000	12%
Debt	\$13,289,250	63%
<u>TIF-backed Equity Note and/or Loan</u>	<u>\$5,335,000</u>	<u>25%</u>
Total Sources	\$21,124,250	100%
<u>Uses</u>	<u>Amount</u>	<u>\$/sf of Building*</u>
Land Acquisition (\$5 per sf of land)	\$5,335,000	\$97 psf
Site Clearance and Preparation	\$3,050,000	\$55 psf
Hard Costs	\$10,300,000	\$187 psf
Soft Costs		
Environmental Studies	\$100,000	
Construction Period Taxes/Insurance	\$200,000	
Legal Fees	\$35,000	
Architect Fees	\$565,000	
Financing Fees	\$400,000	
Marketing/Leasing Fees/Commissions	\$150,000	
Project Contingency (5% total cost)	\$989,250	
Other soft costs	<u>\$0</u>	
Total Soft Costs (11.5% of total costs)	<u>\$2,439,250</u>	<u>\$18 psf</u>
Total Uses	\$21,124,250	\$384 psf

*Gross building area is 55,000 square feet

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Property Taxes: The project will expand the tax base by returning a long-vacant property to active use.

Environmental Features: The project will incorporate a 10 percent green roof and extensive landscaping.

Permanent Jobs: The project will generate 9 permanent jobs: 1 Director-Supervisor, 6 Instructors, 1 office worker, 1 maintenance worker; an estimated payroll of \$300,000.00 during construction and of \$650,000.00 when the facility is operating. The facility will train 1,500-2,000 people a year immediately with a goal of training 3,000 people per year. The Mayor's Office for Workforce Development (MOWD) has been informed of the project and will work with the developer on job training and placement.

The Laborers Apprentice Program must abide by the rules set forth in 29CFR Part 30-Equal

Employment Opportunity In Apprenticeship and Training as well as the rules in its Apprenticeship Standards and, therefore, cannot " earmark " or limit apprentice slots in the training program to specific people such as Chicago residents. In addition, the Apprentice Program has stringent admission criteria, including passing an entrance exam. The Fund has plans to hold regular preparatory classes for the entrance exam at the proposed Chicago facility. The convenience of those classes at that location and the opportunity for neighborhood organizations to publicize the classes will be a significant benefit and convenience for neighborhood and City residents.

The project will bring to the City a state-of-the-art training facility which will be used to train to the approximately 6,000-7,000 dues members of the Laborers Union who live within or near the City of Chicago, making it easier for City of Chicago residents to obtain that training, and easier for City of Chicago residents to access apprenticeship opportunities. The training center's City location will make it more convenient for those members to get safety training and skill upgrade training which will make them more attractive to their employers and may command higher pay.

Beginning in 2006, City Water Department workers who are members of Laborers Local 1092 will begin to receive safety and skills training through the Laborers Training Center. It is possible that in the future other City union workers, Streets & Sanitation Local 1001, may also sign on to training with the Fund.

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 eight 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 Carothers endorses the project and has provided a letter of support (see exhibits for copy).

The Greater Northwest Chicago Development Corporation is also sending a letter of support.

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the Galewood/Armitage Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following objectives of the area's redevelopment plan:

- Encourage the improvement and/or renovation of existing structures and the development of vacant and/or underutilized parcels for new industrial related uses or the expansion of viable exiting industries.
- Support the marketing and promotion of available vacant industrial properties.
- The project benefits from the achieved goal of reconstructing the Central Avenue viaduct so as to provide a gateway and vehicular access into the Galewood Yards site.

The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of industrial. The proposed project also conforms to the plan's land use map, which calls for industrial development at the subject site.

X. CONDITIONS OF ASSISTANCE

If the proposed resolution is approved by the CDC, DPD will negotiate a redevelopment agreement with the developer. The redevelopment agreement will incorporate the parameters of the proposed project as described in this staff report.

It is DPD policy that no business will be conducted with a development entity whose any principal has outstanding municipal debts (such as unpaid parking tickets, unpaid water bills, unpaid business licenses, and others), is in arrears of child support payments, or who is a debtor in bankruptcy, a defendant in a legal action for deficient performance, a respondent in an administrative action for deficient performance, or a defendant in any criminal action. Before today's action is presented to the city council for approval, the department will conduct a thorough background check of all principals having an ownership interest of 7.5 percent or greater, and of the boards of directors and trustees of non-profit organizations. Similar background checks will be conducted on the development entity itself.

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

XI. RECOMMENDATION

The Department of Planning and Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, its need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan,

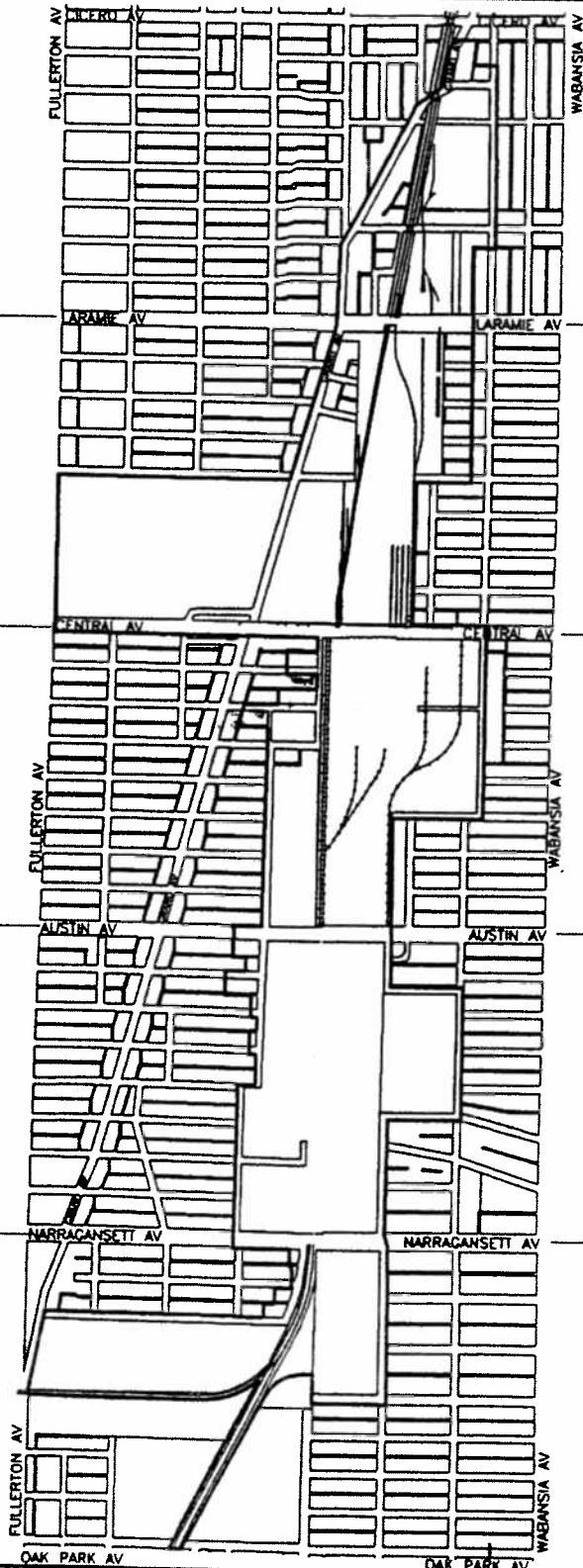
and DPD recommends that the CDC recommend to the City Council the designation of the Construction and General Laborers' District Council of Chicago and Vicinity Joint Training and Apprenticeship Fund as Developer for the development of a Construction and General Laborers' Training Center at 1841 N Monitor.

EXHIBITS

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

GALEWOOD T.I.F.
SUB-AREAS

DRAFT



GALEWOOD
SUB-AREA 5
LARAMIE/CICERO


GALEWOOD
SUB-AREA 4
HANSEN PARK

GALEWOOD
SUB-AREA 3
AUSTIN

GALEWOOD
SUB-AREA 2
AMUNDSEN

GALEWOOD
SUB-AREA 1
MONTCLAIRE

ARCHITECTURE • ENGINEERING • PLANNING • URBAN DESIGN
ECONOMIC DEVELOPMENT • CONSTRUCTION MANAGEMENT



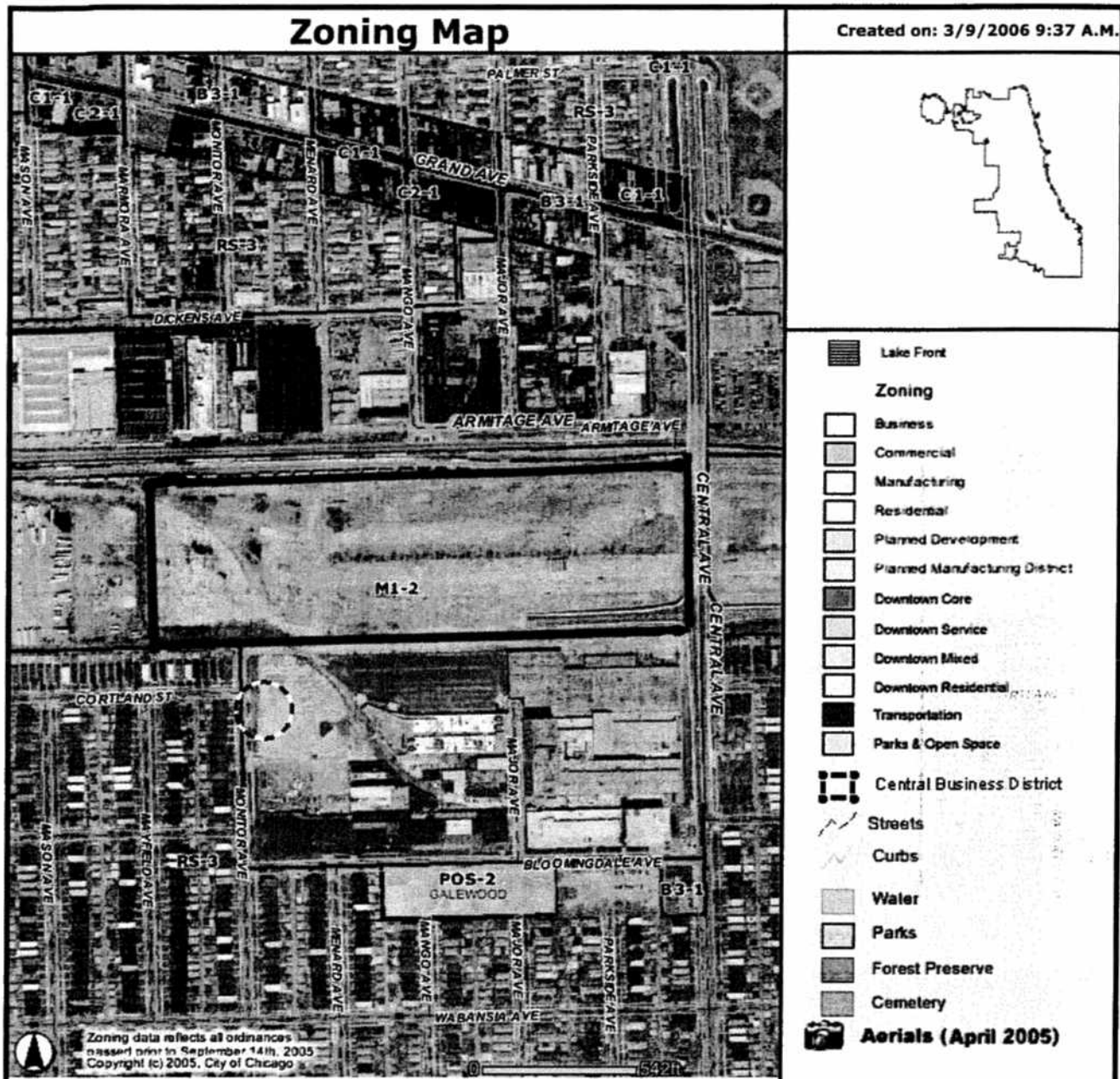
MACONDO
corp.

22 North Morgan Street, Suite 116 Chicago, Illinois 60607
Telephone: (312) 733-0288 Facsimile: (312) 734-0280

LOUIK / SCHNEIDER AND ASSOCIATES, INC.
54 W. Hubbard St. Suite 210, Chicago IL 60610
Telephone: 312 828 9222 Facsimile: 312 828 9347

DATE:
12/30/98

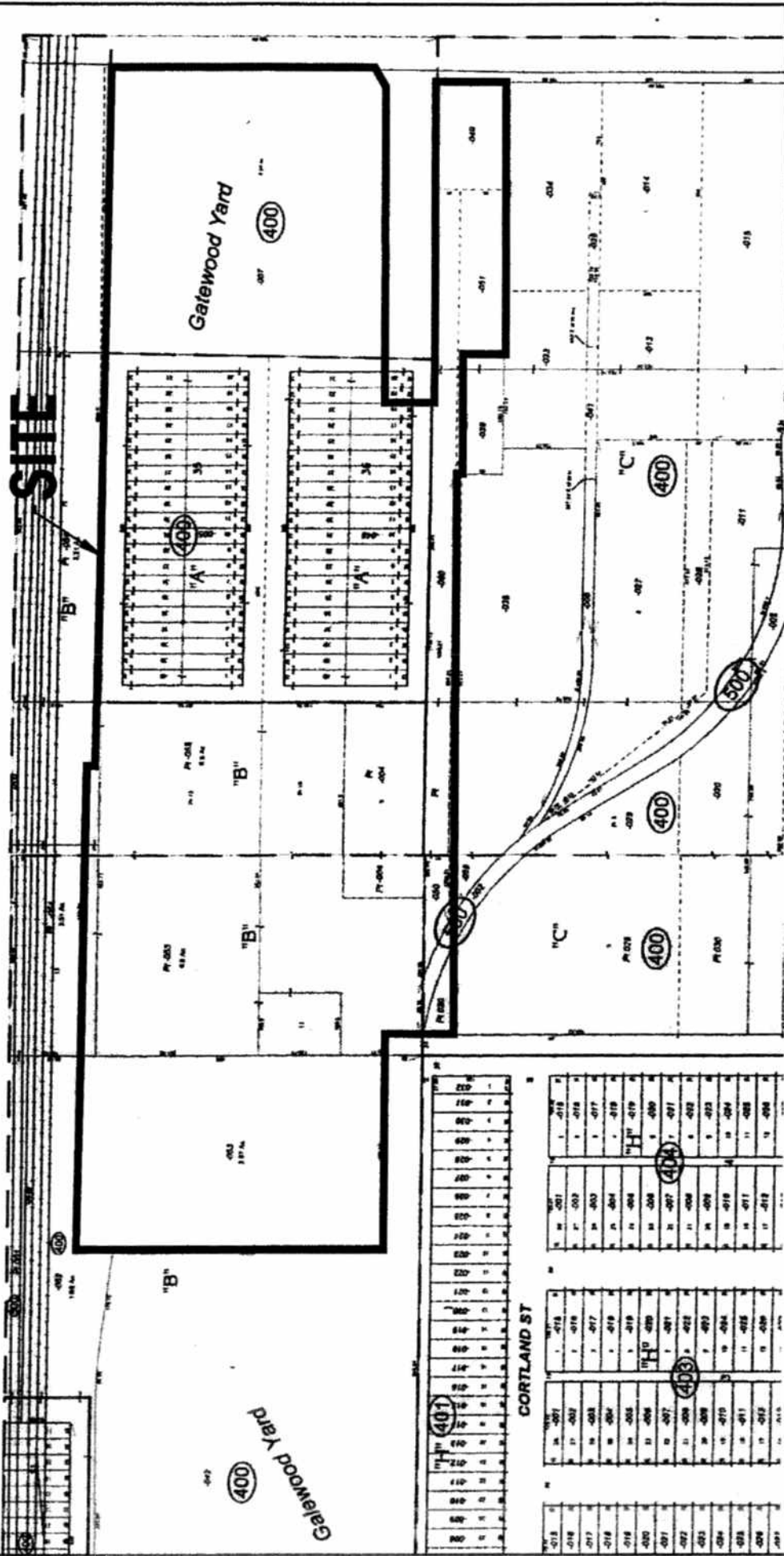




Address
 1841 N MONITOR AVE

Information provided on the City of Chicago web site should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. The City of Chicago assumes no liability for any damages or loss of any kind that might arise from the use of, misuse of, or the inability to use the City web site and-or the materials contained on the web site. The City of Chicago also assumes no liability for improper or incorrect use of materials or information contained on its web site. All materials that appear on the City of Chicago web site are distributed and transmitted as is, without warranties of any kind, either express or implied, and subject to the terms and conditions stated in this disclaimer.

SITE



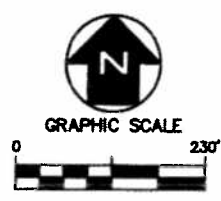
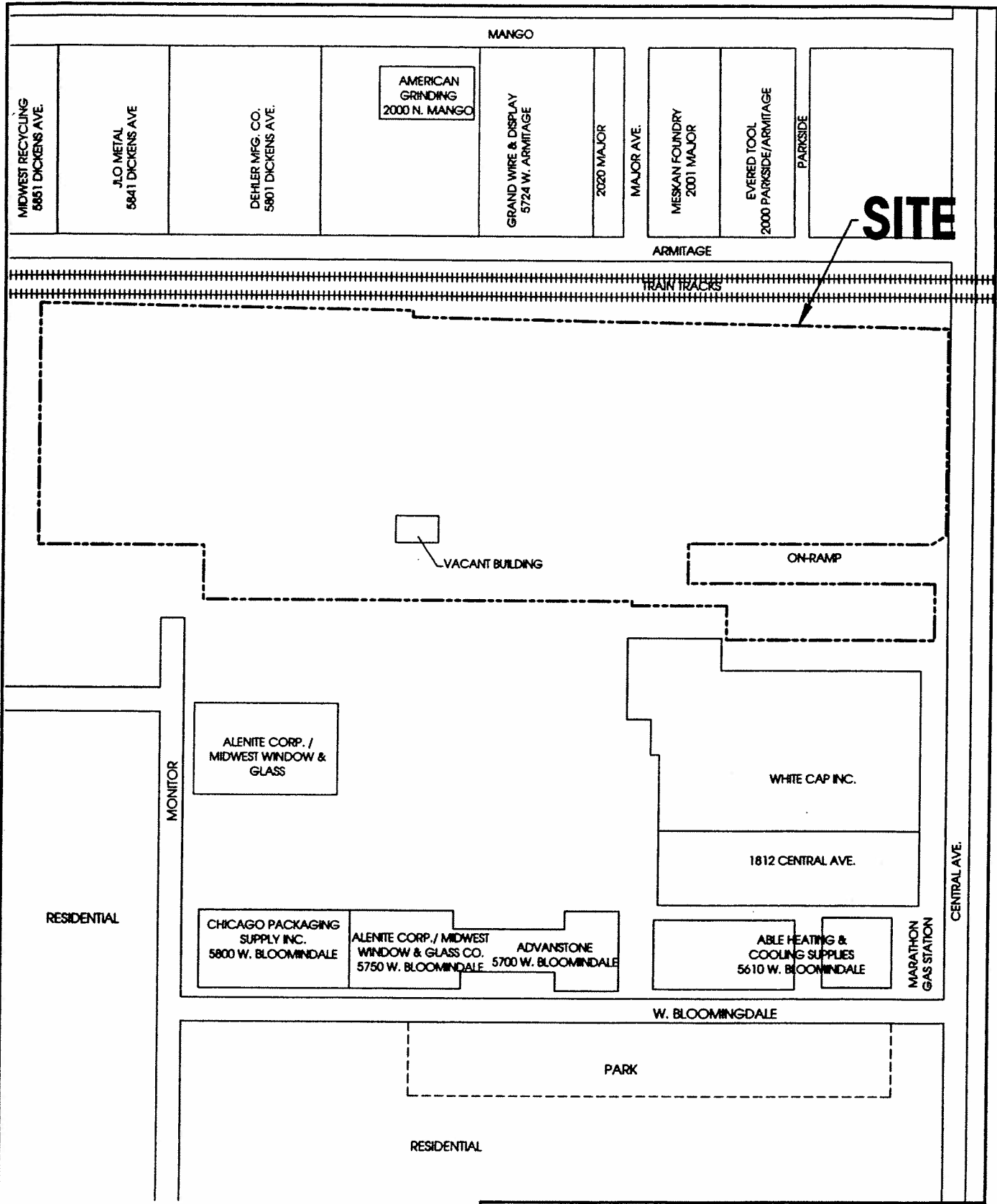
Assessor Map

1841 N. Monitor Ave.
Chicago, Illinois



Figure 3

T:\Ungaretti&Harris\11492\Drawings\Figure03.dwg

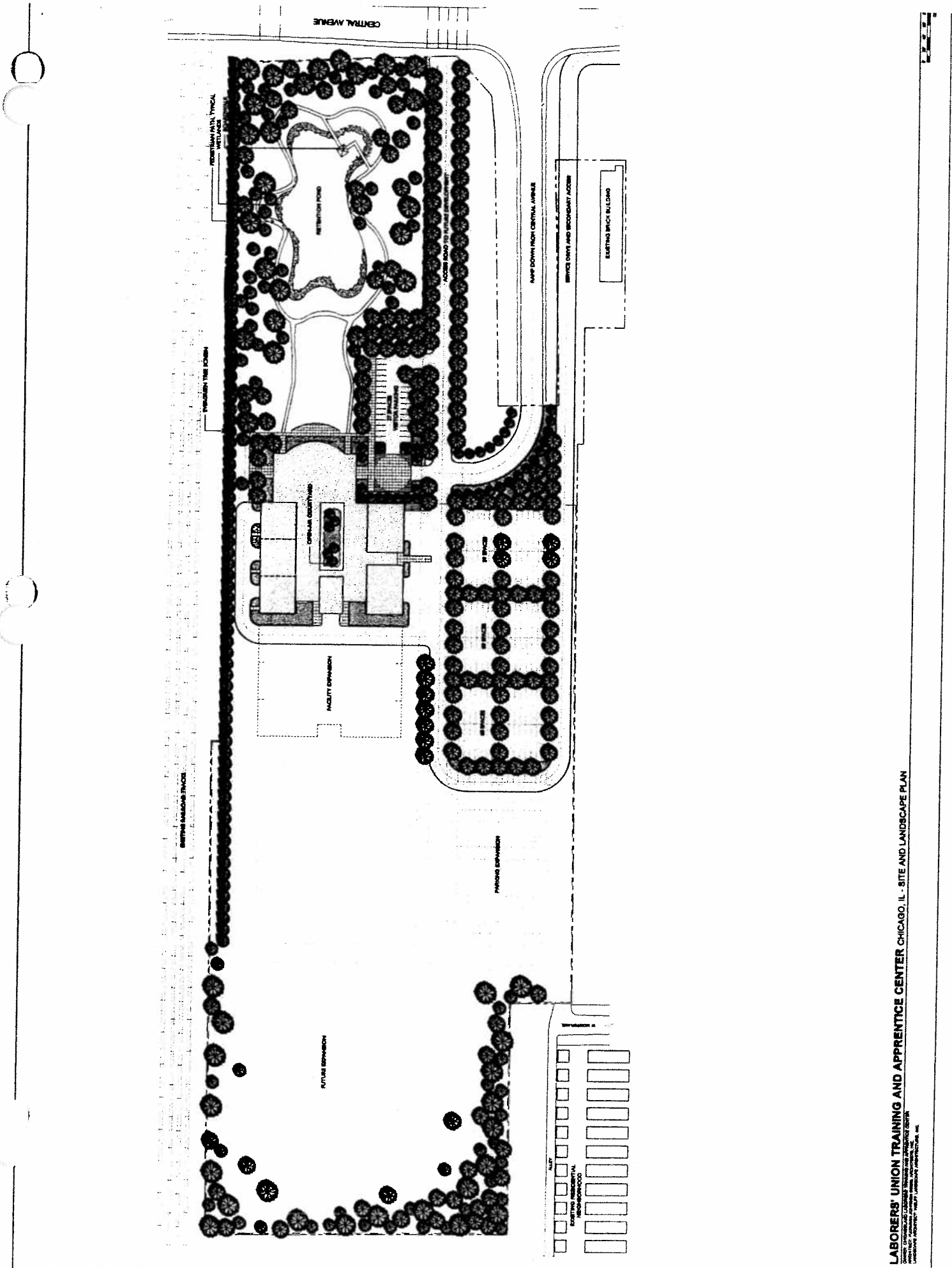


Site Plan

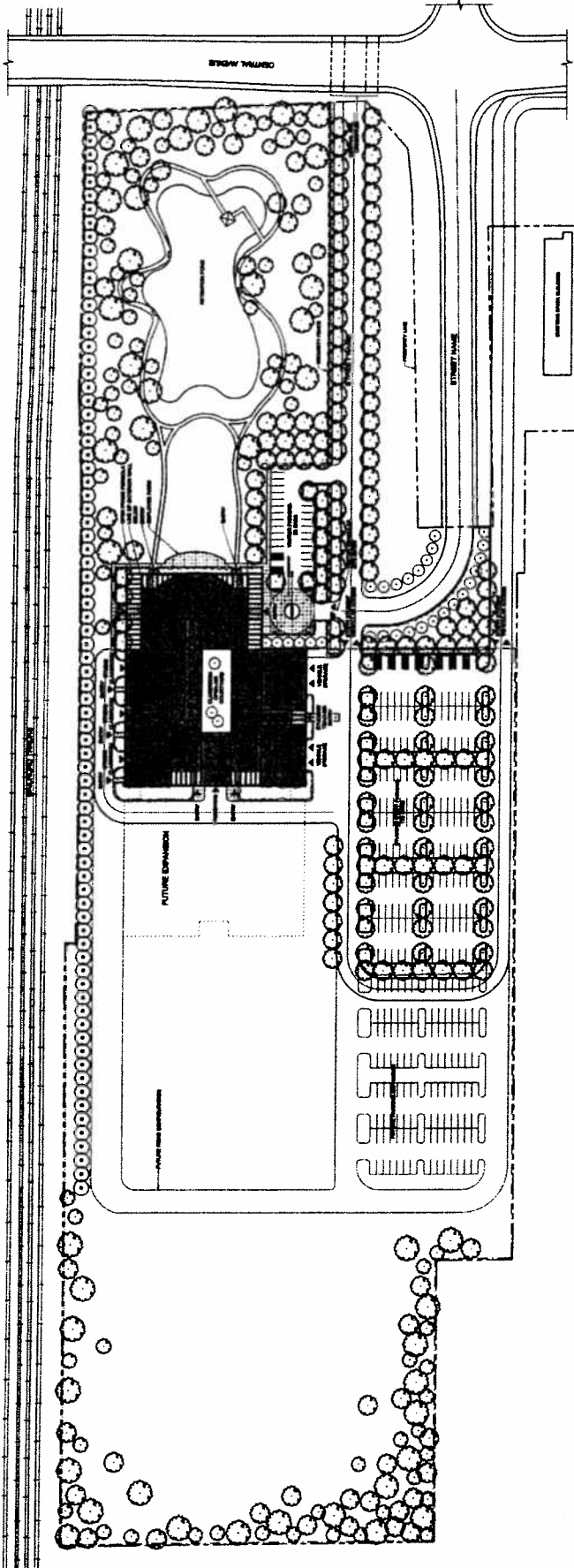
1841 N. Monitor Ave.
Chicago, Illinois



Figure 2

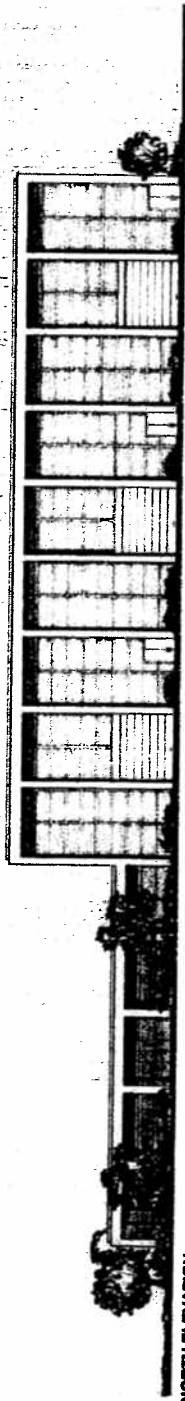


LABORERS' UNION TRAINING AND APPRENTICE CENTER CHICAGO, IL - SITE AND LANDSCAPE PLAN
 OWNER: CHICAGO LABORERS' UNION LOCAL 1633
 ARCHITECT: HOK
 LANDSCAPE ARCHITECT: HOK

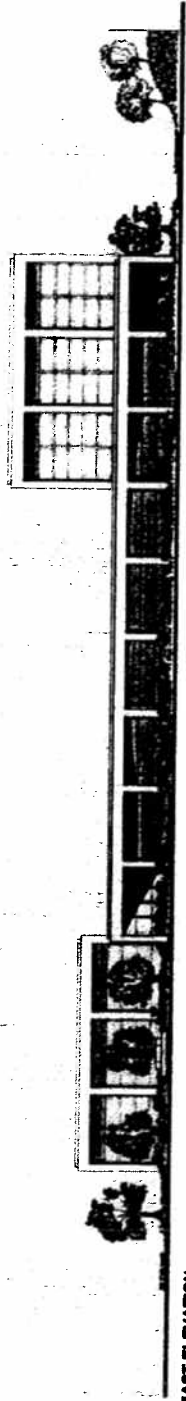


LABORERS' UNION TRAINING AND APPRENTICE CENTER CHICAGO, IL - SITE PLAN
 ARCHITECT: [unreadable]
 ENGINEER: [unreadable]





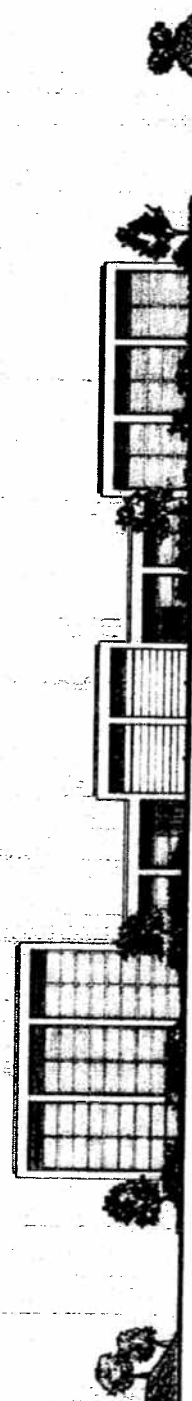
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

LABORERS' UNION TRAINING AND APPRENTICE CENTER CHICAGO, ILL. ELEVATIONS

ARCHITECT: [unreadable]

DATE: [unreadable]

SCALE: [unreadable]

PROJECT NO.: [unreadable]



Chicagoland
LABORERS'
Training & Apprenticeship Fund

P.O. Box 88658
Carol Stream, Illinois 60188

Tel.: 630.653.0006
Fax: 630.653.2762

Construction & General Laborers' District Council of Chicago and Vicinity Training Trust Fund

February 27, 2006

Association of Asian Construction Enterprises
Attn: Perry Nackachi
333 N. Ogden Avenue
Chicago, IL 60607

Re: Galewood Yards, Chicago / Construction of Training Facility /
Contracting Opportunity

Dear MBE/WBE Contractor Association:

The Construction and General Laborers' District Council of Chicago and Vicinity Joint Training and Apprenticeship Fund (the "Fund") is planning to construct a 40,000 square foot training facility on approximately 24 acres on the northwest side of Chicago (west of Central Avenue on part of what formerly was known as the "Galewood Rail Yards").

This notice to your association is provided as required by the City of Chicago, inasmuch as the Fund is requesting certain City assistance for this project.

The estimated project budget is approximately \$21,000,000.00 (twenty one million dollars).

The portion of the project subject to MBE and WBE participation is at least 25% MBE and at least 5% WBE.

The estimated project schedule is to begin construction by late Summer or early Fall of 2006 and to complete construction in Spring or Summer of 2007.

The General Contractor has not yet been selected. It will be selected by April 1, 2006.

The General Contractor will be available to meet with your association should you request such a meeting, and upon request will provide you with a copy of the project bid documents so that member companies may submit bids for appropriate subcontracting opportunities.

Sincerely,



Peter Ruff

Management Trustees

Gerard Kenny
Donald Henderson
Robert Madden
R. Lynn Treat
David Lorig
Thomas Nordeen



Labor Trustees

Frank Riley
James P. Connolly
Liberato Naimoli
Joseph A. Mann
J. Michael Lazzaretto
Martin Flanagan

Chicagoland
LABORERS'
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1200 Old City Road
P.O. Box 88658
Carol Stream, Illinois 60188

Tel: 630.653.0006
Fax: 630.653.2762

Construction & General Laborers' District Council of Chicago and Vicinity Training Trust Fund

February 27, 2006

Mexican American Chamber of Commerce
Attn: Juan Ochoa
33 N. LaSalle, Suite 1720
Chicago, IL 60602

Re: Galewood Yards, Chicago / Construction of Training Facility /
Contracting Opportunity

Dear MBE/WBE Contractor Association:

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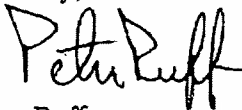
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1200 Old Gary Avenue
P.O. Box 86658
Carol Stream, Illinois 60188

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Fax: 630.653.2762

Construction & General Laborers' District Council of Chicago and Vicinity Training Trust Fund

February 27, 2006

Hispanic American Construction Industry Association
Attn: Rafael Hernandez
901 West Jackson, Suite 205
Chicago, IL 60607

Re: Galewood Yards, Chicago / Construction of Training Facility /
Contracting Opportunity

Dear MBE/WBE Contractor Association:

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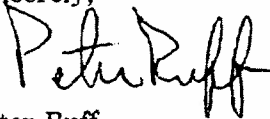
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Construction & General Laborers' District Council of Chicago and Vicinity Training Trust Fund

February 27, 2006

Federation of Women Contractors
Attn: Beth Doria
5650 S. Archer
Chicago, IL 60638

Re: Galewood Yards, Chicago / Construction of Training Facility /
Contracting Opportunity

Dear MBE/WBE Contractor Association:

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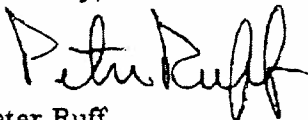
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1200 Old Gary Avenue
P.O. Box 88658
Carol Stream, Illinois 60188

Tel.: 630.653.0006
Fax: 630.653.2762

Construction & General Laborers' District Council of Chicago and Vicinity Training Trust Fund

February 27, 2006

Black Contractors United
Attn: Edward T. McKinnie
400 W. 76Th Street
Chicago, IL 60620

Re: Galewood Yards, Chicago / Construction of Training Facility /
Contracting Opportunity

Dear MBE/WBE Contractor Association:

The Construction and General Laborers' District Council of Chicago and Vicinity Joint Training and Apprenticeship Fund (the "Fund") is planning to construct a 40,000 square foot training facility on approximately 24 acres on the northwest side of Chicago (west of Central Avenue on part of what formerly was known as the "Galewood Rail Yards").

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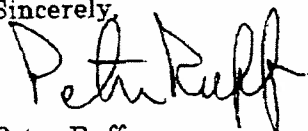
The portion of the project subject to MBE and WBE participation is at least 25% MBE and at least 5% WBE.

The estimated project schedule is to begin construction by late Summer or early Fall of 2006 and to complete construction in Spring or Summer of 2007.

The General Contractor has not yet been selected. It will be selected by April 1, 2006.

The General Contractor will be available to meet with your association should you request such a meeting, and upon request will provide you with a copy of the project bid documents so that member companies may submit bids for appropriate subcontracting opportunities.

Sincerely,



Peter Ruff

Management Trustees

Erard Kenny
Donald Henderson
Robert Madden
R. Lynn Treat
David Lorig
Thomas Nordeen



Labor Trustees

Frank Riley
James P. Connolly
Liberato Naimoli
Joseph A. Mann
J. Michael Lazzaretto
Martin Flanagan

Chicagoland
LABORERS'
Training & Apprenticeship Fund

1200 Old Gary Avenue
P.O. Box 88658
Carol Stream, Illinois 60188

Tel.: 630.653.0006
Fax: 630.653.2762

Construction & General Laborers' District Council of Chicago and Vicinity Training Trust Fund

February 27, 2006

African American Contractors Association
Attn: Omar Shareef / Crystal Overton
3706 South Indiana Avenue, 1st Floor
Chicago, IL 60658

Re: Galewood Yards, Chicago / Construction of Training Facility /
Contracting Opportunity

Dear MBE/WBE Contractor Association:

The Construction and General Laborers' District Council of Chicago and Vicinity Joint Training and Apprenticeship Fund (the "Fund") is planning to construct a 40,000 square foot training facility on approximately 24 acres on the northwest side of Chicago (west of Central Avenue on part of what formerly was known as the "Galewood Rail Yards").

This notice to your association is provided as required by the City of Chicago, inasmuch as the Fund is requesting certain City assistance for this project.

The estimated project budget is approximately \$21,000,000.00 (twenty one million dollars).

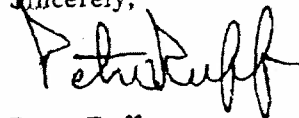
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To: Association of Asian Const. Ents.
 Street, Apt. No. or PO Box No. 333 N. Ogden Ave.
 City, State, ZIP+4 Chicago, IL 60607

PS Form 3800, June 2002 See Reverse for Instructions

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		02/27/06

To: Mexican American Chamber of Com.
 Street, Apt. No. or PO Box No. 33 N. La Salle Suite 1700
 City, State, ZIP+4 Chicago, IL 60602

PS Form 3800, June 2002 See Reverse for Instructions

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

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Restricted Delivery Fee (Endorsement Required)		
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All Assoc. of Minority Cont.
Street, Apt. No., or PO Box No. *1643 East 71st Street*
City, State, ZIP+4
Chicago, IL 60649

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.79	

Sent To
Women Business Development Center
Street, Apt. No., or PO Box No. *8 S. Michigan Ave Suite 400*
City, State, ZIP+4
Chicago, IL 60603

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.79	

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

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.79	

Sent To
Hispanic American Inca Assoc.
Street, Apt. No., or PO Box No. *910 W. Jackson Street 205*
City, State, ZIP+4
Chicago, IL 60607

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Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.79	

Sent To
Black Contractors United
Street, Apt. No., or PO Box No. *400 W. 76th Street*
City, State, ZIP+4
Chicago, IL 60620

5495 9627 9000 0752 5507 7004 2510 0006 1296 5491 7004 2510 0006 1296 5491

5453 9627 9000 0752 5514 7004 2510 0006 1296 5454 7004 2510 0006 1296 5454



GREATER NORTHWEST CHICAGO DEVELOPMENT CORPORATION
formerly known as GREATER NORTH-PULASKI DEVELOPMENT CORPORATION

6600 W. Armitage Avenue; Chicago IL 60707

773/637-2416; FAX 637-2698

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Northern Trust Company

Chief Executive Officer

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*Greater Northwest Chicago
Development Corporation*

Vice-Chairman

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Treasurer

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Hosen Oshita

Newly Weds Foods

Bill Vogel

DeCardy Diecasting

Greg Wintroub

All Products Automotive

Irma Zaragoza

Commonwealth Edison

+

March 3, 2006

Ms. Lori T. Healey, Commissioner
Department of Planning—City of Chicago
Room 1000 City Hall
Chicago, Illinois 60602

Dear Commissioner Healey:

The Greater Northwest Chicago Development Corporation (GNCDC) is pleased to support the Tax Increment Financing proposal that will enable the Laborer's Union to erect a training center on the former Galewood Yards railroad property.

Since 1989, our industrial council has advocated for development on this land that would be compatible with the industrial character of the larger Grand/Armitage corridor. It was our work with Barton-Aschman associates that enabled the construction of ramping into the site, thereby opening up its development potential.

We look forward to a successful project, that will increase employment opportunities for Chicago residents. As a delegate agency of your department, we expect to collaborate with this enterprise to enhance its effectiveness.

Very truly yours,

James S. Lemonides
Chief Executive Officer



CITY COUNCIL
CITY OF CHICAGO

ISAAC S. CAROTHERS
ALDERMAN & DEMOCRATIC COMMITTEEMAN 29TH WARD

COUNCIL CHAMBER

5937 WEST MADISON STREET
CHICAGO, ILLINOIS 60644
TELEPHONE: (773) 261-4646
FAX: (773) 261-8687
E-MAIL: ward29@ci.chi.il.us

CITY HALL ROOM 300
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: (312) 744-3070
FAX (312) 744-4593

COMMITTEE MEMBERSHIPS

POLICE AND FIRE - CHAIRMAN

COMMITTEES, RULES AND ETHICS

COMMITTEE ON FINANCE

SPECIAL EVENTS AND CULTURAL AFFAIRS

TRANSPORTATION AND PUBLIC WAYS

February 16, 2006

Department of Planning and Development
Attention: Commissioner Lori T. Healey
121 N. LaSalle
Chicago, IL 60602

Dear Commissioner:

Please accept this letter of support for TIF financing for the development of the Laborer's Union Training Facility at Galewood Yards. This is one of the most exciting industrial developments in the area in years. This project will bring many new jobs and opportunities to the members of the Austin Community.

Again, the Department of Planning and Development has my complete support for the TIF deal. If you have any questions, please contact me at 773-261-4646.

Sincerely,

Isaac Carothers
Alderman, 29th Ward

EXHIBIT A

Street Boundary Description of the
Galewood/Armitage Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by Fullerton, Dickens, Grand and Armitage on the north, Cicero on the east, Bloomingdale, Cortland and Armitage on the south, and Oak Park on the west.