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 8th Day of January 2008 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 8th Day of January 2008

[Signature]

EXECUTIVE SECRETARY
Jennifer Rampke

08-CDC-07
COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF CHICAGO

RESOLUTION NO.08-CDC-07

AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH GROSSINGER CITY AUTOCORP, INC

AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF GROSSINGER CITY AUTOCORP, INC
AS DEVELOPER

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

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

WHEREAS, the City Council, upon the Commission's recommendation pursuant to Resolution 07-CDC-82 and pursuant to the Act, enacted three ordinances on October 9, 2007 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Weed Fremont 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, Grossinger City Autocorp, Inc., 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 Commerical Automotive Dealership (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: January 8, 2008

Attachment: Exhibit A, Street Boundary Description
City of Chicago
Department of Planning and Development

STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
January 8, 2008

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name: Grossinger City Autocorp, Inc.
Applicant Name: Grossinger City Autocorp, Inc.
Project Address: 1500 N. Dayton
Ward and Alderman: 43rd Ward, Vi Daley
Community Area: Near North Side
Redevelopment Project Area: Weed Fremont TIF
Requested Action: TIF Developer Designation
Proposed Project: Commercial
TIF Assistance: $8,500,000

II. PROPERTY DESCRIPTION

Address: 1500 N. Dayton
Location: Halsted Triangle
Tax Parcel Numbers: 17-05-209-013
Land Area: 120,000 sq ft/
Current Use: Vacant building formally housed a Home Depot Expo Store

Current Zoning: C3-5
Proposed Zoning: PD
Environmental Condition: No environmental issues
III. BACKGROUND

The property, located at 1500 N. Dayton, was built in the 1960's for use as a jukebox factory by the J.P. Seeburg Corporation. This use ended in 1980 when it was purchased by John M. Smyth's Homemakers and used as a furniture store. The store closed in 1997 and the building remained vacant until 2002 when and a Home Depot Expo store opened. This store was closed in 2005. The building has been vacant since that time. The building exhibits several factors which make development a challenge including: obsolescence, deterioration, excessive vacancies, excessive land coverage, deleterious layout.

Grossinger City Autocorp Inc. (Grossinger) has come under pressure at its current location in Old Town, 1233 N. Wells, by area residents to find a new location for their dealership. Grossinger purchased the facility in 2004 from Tower Oldsmobile (built in 1928) in order to locate and grow their business at what was an existing auto dealer site. Grossinger is located on North Wells Street which has undergone a change from what was once industrial and commercial and is now primarily retail and residential. The community would not support and expansion of their facility. The neighbors were concerned about loading, traffic, curb cuts and noise from an expanded facility. Alderman Daley did not support and expansion of the Wells Street facility. The Grossinger family has been in the Auto industry since the 1930's when Sam Grossinger had a Hupmobile dealership in the City. Since then, the family has had several dealerships in the City and has grown to be one of the top dealerships in the Midwest.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: Grossinger City Autocorp Inc.

The principals of Grossinger are as follows:
Gary Grossinger - President/ Director
Caroline Grossinger Schiller- Vice President/Secretary/Director
Suzanne Grossinger Gould- Vice President/Director

Other assistance provided by:
Myron Louik – Louik Schneider Consulting
Ted Witte – Gensler Architects
Terry Teele – Consultant
Valenti – General Contractor

V. PROPOSED PROJECT

Project Overview:

DPD will provide TIF funding for the redevelopment of 1500 N. Dayton to accommodate the buildout of the 300,000 square foot building. The building will be used to relocate Grossinger Toyota, Scion and possibly Cadillac from Division and Wells. Additionally, Grossinger will establish a new dealership at this location either GM (Saturn and Saab) or Honda. Grossinger will lease the building for $1.4M annually. Construction will begin in the beginning of 2008 with a one year build out time frame. The project will convert the approximately 300,000 square foot vacant structure into a state of the art Sales and Service Center (412,000 sq ft. w/roof).
The total project cost is estimated to be approximately $39M. This will include a complete reskinning of the structure on the north, east and west elevations of the building. The north elevation will be the most visible elevation due to the proximity to the corner of North, Clybourn and Halsted. Currently, the structure is composed of concrete panels. These panels will be covered with aluminum panels and stone accents. Additionally, the developer will punch holes in the building for new windows, adding to the street presence. Two new entrances will be built for the dealership, one on Dayton and one on Fremont. The GM or Honda showroom will front Dayton, while the Toyota and Scion will have an entrance on Fremont. The other dealer entrance (Saab) will use one of the two.

The first floor of the rehabilitated structure will be used for new auto sales in the northern half of the building with service bays on the south side of the building. There will be approximately 49 service bays servicing both new and used cars. On the second floor, 69 customer parking will be located in the southern portion of the floor while the northern portion of the building will be used for pre-owned auto sales and displays. The third floor will be used for new auto inventory storage. The fourth floor (open air) will be used for pre-owned auto storage and also include green roof elements. The total inventory storage will be approximately 668 spaces.

Interior renovations on the first and second floor will include a complete build out of the existing structure to create offices, showrooms and service areas. The development costs to convert this building to an auto dealership are higher than a simple rehabbing of the building for a commercial use. The building must undergo a complete redevelopment in order to accommodate the unique needs of a major service center. Costs unique to service areas include: Plumbing, Electrical, Hydraulic, storage and waste just to name a few.

The Weed Fremont TIF budget is expected to be approximately $20,440,000. The EAV of the Weed Fremont TIF is expected to go from $6.4M to $30M as a result of the TIF.

**Environmental Features:** The building will be LEED certified. 10,000 square foot green roof area.

**VI. FINANCIAL STRUCTURE**

The City intends to enter into a TIF Redevelopment Agreement with Grossinger City Autogroup.

DPD intends to provide Grossinger with TIF assistance, for eligible costs incurred, in an amount equal to $8,500,000. This represents 21.8% of the total project cost estimated at approximately $38,964,167. The TIF assistance will be paid in the form of a Note with no more than 95% of the annual increment generated by Project PINs. Grossinger is expected to have 110 employees upon opening the new store which must rise to 125 within three years. The length of the lease is 13 years with options to renew every five years through 2041.

The following table identifies the sources and uses of funds.
Sources and Uses of Funds

| Development Equity (COMPANY RETAINED EARNINGS) | $10,628,814 | 27% |
| Loans |  |
| Permanent Financing | $11,335,353 | 29.5% |
| Construction Financing | $17,000,000 | 43.5% |
| TOTAL SOURCES OF FUNDS | $38,964,167 | 100% |

USES

| Land Acquisition (pv of lease payments) | $12,386,810 |  |
| Hard Costs |  |
| Hard Construction Costs |  |
| Hard Cost Contingency |  |
| Subtotal Hard Costs |  |
| Furniture, Fixtures and Equipment (FFE) |  |
| Soft Costs/Fees |  |
| General Contractor | $1,325,000 |  |
| Project Management (1.4%) | $450,000 |  |
| Architect/Engineer (2.2%) of hard costs | $390,000 |  |
| Appraisal | $8,000 |  |
| Soil Testing | $15,000 |  |
| Legal/Accounting | $285,000 |  |
| Insurance | $150,000 |  |
| Title/Recording/Transfer | $10,000 |  |
| Building Permit | $10,000 |  |
| Construction Interest | $867,015 |  |
| Marketing | $120,000 |  |
| Real Estate Taxes | $700,000 |  |
| Other | $174,759 |  |
| Sub-total Soft Costs/Fees | $4,676,674 |  |
| Soft Cost Contingency | $171,900 |  |
| Total Soft Costs/Fees/FFE (% of Total Project Costs – 20%) | $7,601,674 | $25.34 per sq ft |
| Total Project Costs | $38,964,167 | $130 per sq ft |

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits:
Permanent Jobs: Grossinger has committed to the creation and/or retention of a minimum of 125 jobs (60 which are expected to be new). Grossinger will maintain a minimum of 125 jobs at the building for a 10-year period from three years from the date the Certificate of Completion is issued. Currently, Grossinger has 67 employees at the Wells facility, all of whom shall be relocated to the new dealership. The remaining 58 jobs will be created by the new brands brought into the facility. The Mayor’s Office for Workforce Development (MOWD) has been informed of the project and work with the client on job training and placement.

Grossinger has agreed to the following stipulations:
Provision of 110 FTE positions when the facility is open for business
Provision of 125 FTE positions after three years of operation
Penalties will be proportional to the number of jobs below 125 after three years for the following ten years

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). 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 Sales Tax: The project is expected to generate $1.6M in annual sales tax for the City.

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.

Environmental Features: The building will be LEED certified and have a green roof.

VIII. COMMUNITY SUPPORT

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

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the Weed Fremont Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area’s redevelopment plan: Provide needed incentives to encourage a broad range of improvements in preservation, rehabilitation and new development, and create an environment that stimulates private investment in appropriate new construction and rehabilitation. The implementation strategy for achieving the plan’s goals envisions the need to provide TIF financial assistance for the development of Industrial Development. 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
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 Grossinger City Autocorp INC., as Developer for the development of Grossinger City Autoplex at 1500 N. Dayton.
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
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.
December 11, 2007

Commissioner Arnold L. Randall
Department of Planning and Development
121 N. LaSalle Suite 501
Chicago, IL 60602

Re: Grossinger TIF

Dear Commissioner Randall:

Please accept this letter of support for TIF financing for the Grossinger City Autoplex project located in the Weed Fremont TIF.

This project will bring many new jobs and opportunities to the area. Additionally, the project will reactivate a vacant and underutilized building while increasing sales tax revenue to the City of Chicago. It is imperative that we keep automotive dealerships in the City as they provide much needed jobs and sales tax for the City.

Again, DPD has my complete support for this TIF application. If you have any questions, please contact me at 773-327-9111.

Sincerely,

Vi Daley
Alderman, 43rd Ward

CC: Danita W. Childers
Val Zillig
Jeff Stredler
Dinah Wayne
Sarah Sheehan
March 1, 2007

Gary Grossinger  
c/o Grossprops Associates, LLC  
7080 N. McCormick Boulevard  
Lincolnwood, IL 60645

Dear Gary,

This is to confirm that First Bank & Trust has a financial commitment to Grossprops Associates, LLC of $15 million under which we believe that Grossprops will be able to fulfill its financial obligations in connection with your proposed acquisition/development of the site at 1500 North Dayton in Chicago.

Should you require any additional information, please let me know.

Sincerely,

Robert R. Yohanan  
Managing Director and CEO

RRY:rb
September 10, 2007

Caroline Grossinger and Gary
Grossinger
Grossinger City Autocorp
8900 North McCormick Blvd.
Lincolnwood, IL 60712

RE: Grossinger City Autocorp Line of Credit

Dear Caroline and Gary:

Bank of America has approved a $2,000,000 revolving line of credit for Grossinger City Autocorp which is to be used for general working capital purposes. Term of the line of credit will be for two (2) years with interest monthly and the unpaid principal balance due at maturity. The line of credit will be secured by the real property located at 1233 and 1241 North Wells Street in Chicago.

Bank of America appreciates the opportunity to be of service to you and Grossinger City Autocorp. If you should have any further needs, please do not hesitate to contact me. I am

Sincerely yours,

M. Arundel Vosel
Senior Vice President
972-606-5791
FW: Grossinger City Auto

Subject: FW: Grossinger City Auto

Date: Thu, 13 Dec 2007 13:50:44 -0600

From: "Tricia Marino Ruffolo" <Tricia@louikschneider.com>

To: "Val Zillig" <vazil@yahoo.com>

From: Myron Louik

Sent: Thursday, December 13, 2007 1:47 PM

To: Will Edwards (wedwards@cityofchicago.org)

Cc: Gary Grossinger (g.grossinger@grossinger.com); Val Zillig (vzillig@cityofchicago.org); Tricia Marino Ruffolo

Subject: Grossinger City Auto

Will:

This is just to confirm our meeting that I scheduled for Tuesday, December 18th at 10:00 AM to set up the MOWD involvement with the Grossinger City Auto redevelopment project.

Myron D. Louik
Louik/Schneider & Associates, Inc.
54 W. Hubbard Street Suite 210
Chicago, Illinois 60610
312-828-9222
312-828-9347 Fax
mdl@louikschneider.com
October 26, 2007

Omar Sharief, President
African American Contractors Association
3901 S. State Street
Chicago, IL 60653

BY CERTIFIED MAIL,

Re: Grossinger City Autoplex

Dear Mr. Sharief:

Valenti Builders, Inc. is pleased to announce the redevelopment of the pro.
The property consists of a 396,000 rentable square foot vacant building the
Autoplex.

Valenti Builders, Inc. has been chosen as the General Contractor for the pro-
Atrades. Attached to this letter is the project budget, which identifies the tier
participation of 24 percent and Women Business Enterprise (WBE) particip-
scheduled to start January 1, 2008 and be completed September 1, 2008.

To obtain the necessary documents for bidding, sub bidders should access
http://info.valentibldgs.com
User name: grossinger
Password: hummer
Enter the “Subcontractors Enter Here” folder, then enter the “Grossinger Autoplex” folder.

The following documents should be downloaded, reviewed, completed, and submitted with the proposal in order to submit a
qualified bid:
- Instructions to Bidders
- Bid Form
- Prequalification Form
- Bid drawings
- Specifications

Interested contractors should submit their proposal, including the executed Bid Form and Prequalification form, in accordance
with the Instructions to Bidders.

Valenti Builders, Inc. is requesting that you make your member companies aware of this exciting project so that they may
submit bids for appropriate subcontracting opportunities. Should you have questions, please contact Valenti Builders, Inc. at
847-446-2200. Tentative project managers scheduled for the project are:

Bob French at robert.french@valentibldgs.com
Natalie Valenti at natalie@valentibldgs.com

Sincerely,

Austin V. Stanion, Jr.
Project Executive
Valenti Builders, Inc.

cc: Robert French
Nehal Desai
Myron Louik
Gary Grossinger
Dept. of Planning and Development, City of Chic
October 28, 2007

Tracye Smith, Executive Director
Chicago Minority Business Development Council, Inc.
1 East Wacker Drive, Suite 1200
Chicago, IL 60601

BY CERTIFIED MAIL
Re: Grossinger City Autoplex

Dear Ms. Smith:

Valenti Builders, Inc. is pleased to announce the redevelopment of the project. The property consists of a 396,000 rentable square foot vacant building in the Autoplex.

Valenti Builders, Inc. has been chosen as the General Contractor for the project. The project will require participation of many trades. Attached to this letter is the project budget, which identifies the items subject to Minority Business Enterprise (MBE) participation of 24 percent and Women Business Enterprise (WBE) participation of 4 percent. The project is tentatively scheduled to start January 1, 2008 and be completed September 1, 2008.

To obtain the necessary documents for bidding, sub bidders should access the following ftp site:
ftp://ftp.valentibidrs.com
User name: grossinger
Password: humpday

Enter the "Subcontractors Enter Here" folder, then enter the "Grossinger Autoplex" folder.

The following documents should be downloaded, reviewed, completed, and submitted with the proposal in order to submit a qualified bid:

- Instructions to Bidders
- Bid Form
- Prequalification Form
- Bid drawings
- Specifications

Interested contractors should submit their proposal, including the executed Bid Form and Prequalification form, in accordance with the instructions to Bidders.

Valenti Builders, Inc. is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have questions, please contact Valenti Builders, Inc. at 847-446-2200. Tentative project managers scheduled for the project are:

Bob French at robert.french@valentibidrs.com
Natalie Valent at natalie@valentibidrs.com

Sincerely,

Austin V. Stimson, Jr.
Project Executive
Valenti Builders, Inc.

cc: Robert French
Nehal Desai
Myron Louk
Gary Grossinger
Dept. of Planning and Development, City of IL

R: ACTIVEPROJECTS Grossinger City Autoplex North Ave 2719C
October 26, 2007

Mitch Schneider, Executive Director
Asian American Alliance
222 W. Cermak Rd., Suite 303
Chicago, IL 60618

BY CERTIFIED MAIL.
Re: Grossinger City Autoplex

Dear Mr. Schneider:

Valenti Builders, Inc. is pleased to announce the redevelopment of the property. The property consists of a 396,000 rentable square foot vacant building in Autoplex.

Valenti Builders, Inc. has been chosen as the General Contractor for the project. Attached to this letter is the project budget, which identifies the participation of 24 percent and Women Business Enterprise (WBE) participation of 4 percent. The project is tentatively scheduled to start January 1, 2008 and be completed September 1, 2008.

To obtain the necessary documents for bidding, sub bidders should access the following ftp site:
http://ftp.valentibids.com
User name: grossinger
Password: hummer5
Enter the “Subcontractors Enter Here” folder, then enter the “Grossinger Autoplex” folder.

The following documents should be downloaded, reviewed, completed, and submitted with the proposal in order to submit a qualified bid:

- Instructions to Bidders
- Bid Form
- Prequalification Form
- Bid drawings
- Specifications

Interested contractors should submit their proposal, including the executed Bid Form and Prequalification form, in accordance with the instructions to Bidders.

Valenti Builders, Inc. is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have questions, please contact Valenti Builders, Inc. at 847-446-2200. Tentative project managers scheduled for the project are:

Bob French at robert.french@valentibids.com
Natalie Valentii at natalie@valentibids.com

Sincerely,

Austin V. Stanoff, Jr.
Project Executive
Valenti Builders, Inc.

e.c. Robert French
   Nehal Desai
   Myron Louik
   Gary Grossinger
   Dept. of Planning and Development, City of Chicag
October 26, 2007

Donna Gaines, Deputy Director,
Trade Bureau
Rainbow/Push Coalition
930 E. 50th St.
Chicago, IL 60615

BY CERTIFIED MAIL

Re: Grossinger City Autoplex

Dear Ms. Gaines:

Valenti Builders, Inc. is pleased to announce the redevelopment of the project. The property consists of a 398,000 rentable square foot vacant building in the Autoplex.

Valenti Builders, Inc. has been chosen as the general contractor. Attached to this letter is the project's participation of 24 percent and Women-owned businesses scheduled to start January 1, 2008.

To obtain the necessary documents for
http://www.valentibldcs.com
User name: grossinger
Password: hummer
Enter the "Subcontractors Enter"

The following documents should be dow:
1. Instructions to Bidders
2. Bid Form
3. Prequalification Form
4. Bid drawings
5. Specifications

Interested contractors should submit their bids with the Instructions to Bidders.

Valenti Builders, Inc. is requesting that you submit bids for appropriate subcontracting opportunities. Should you have questions, please contact Valenti Builders, Inc. at 847-446-2200. Tentative project managers scheduled for the project are:

Bob Fanch at robert.fanchi@valentibldcs.com
Natalie Valenti at natalie@valentibldcs.com

Sincerely,

Austin V. Stanton, Jr.
Project Executive
Valenti Builders, Inc.

cc: Robert French
Nehal Desai
Myron Louik
Gary Grossinger
Dept. of Planning and Development, City of Chicago

R: ACTIVEPROJECTS\Grossinger City Autoplex North Ave 2717\Correspondence\TIP Letter Rainbow-Push Coalition.doc
October 26, 2007

Hedy Rainer, Executive Director
Women's Business Development Center
8 S. Michigan Ave., Suite 400
Chicago, IL 60603

BY CERTIFIED MAIL.

Re: Grossinger City Autoplex

Dear Ms. Rainer:

Valenti Builders, Inc. is pleased to announce the redevelopment of the property. The property consists of a 396,000 rentable square foot vacant building to be known as Grossinger City Autoplex.

Valenti Builders, Inc. has been chosen as the General Contractor for the project. This project will require participation of minority participation of 24 percent and Women Business Enterprise certification. The project is scheduled to start January 1, 2008 and...

To obtain the necessary documents for Valenti Builders, Inc., visit the website at:
http://valenti.com

User name: grossinger
Password: hummer
Enter the "Subcontractors" area.

The following documents should be down loaded by qualified bid:
- Instructions to Bidders
- Bid Form
- Prequalification Form
- Bid drawings
- Specifications

Interested contractors should submit their bids with the Instructions to Bidders.

Valenti Builders, Inc. is requesting that your firm submit bids for appropriate subcontracting. Tentative project manager is Bob French at bob.french@valenti.com. He may be reached at 847-444-2200. Tentative project manager is Natalie Valenti at natalie@valenti.com.

Sincerely,

Austin V. Stanton, Jr.
Project Executive
Valenti Builders, Inc.

cc: RobertFrench
Neel Desai
Myron Louik
Gary Grossinger
Dept. of Planning and Development, City of Chicago
October 28, 2007

Juan Ochoa, President & CEO
Illinois Hispanic Chamber of Commerce
33 N. LaSalle St., Suite 1720
Chicago, IL 60602

BY CERTIFIED MAIL

Ra: Grossinger City Autoplex

Dear Mr. Ochoa:

Valenti Builders, Inc. is pleased to announce the redevelopment of the property. The Grossinger City Autoplex consists of a 396,000 rentable square feet vacant building. The property will be developed to meet the needs of the Grossinger City Autoplex.

Valenti Builders, Inc. has been chosen as the General Contractor for the project. Attached to this letter is the project budget, which identifies the roles of the General Contractor. The project is scheduled to start on January 1, 2008 and be completed by September 1, 2008.

To obtain the necessary documents:
file://office.valentibldrs.com
User name: grossinger
Password: hummer
Enter the "Subcontractors" filter

The following documents should be included with the qualified bid:
- Instructions to Bidders
- Bid Form
- Prequalification Form
- Bid drawings
- Specifications

Interested contractors should submit their bids to the General Contractor.

Valenti Builders, Inc. is requesting that interested parties submit bids for appropriate subcontractors. Tentative project manager is Bob French at 847-446-2200. Tentative project manager is Natalie Valenti at natalie.valenti@valentibldrs.com

Sincerely,

Austin V. Starcher, Jr.
Project Executive
Valenti Builders, Inc.

(c.c. Robert French
Nehal Desai
Myron Louik
Gary Grossinger
Dept. of Planning and Development, City of Chicago)
October 26, 2007

Florence Cox, Executive Director
Black Contractors United
400 W. 76th St.
Chicago, IL 60620

BY CERTIFIED MAIL

Re: Grossinger City Autoplex

Dear Ms. Cox:

Valenti Builders, Inc. is pleased to announce that the property consists of a 396,000 square foot Autoplex. Valenti Builders, Inc. has been chosen as the general contractor for this project.

Attached to this letter is the project documentation which includes a proposal by 24 percent and Women's Business Enterprise (WBE) firms.

To obtain the necessary documents for bids, please visit our website at http://www.valentibldr.com.

User name: grossinger
Password: hummer
Enter the "Subcontractors Enter" button.

The following documents should be downloaded and reviewed:
- Instructions to Bidders
- Bid Form
- Prequalification Form
- Bid drawings
- Specifications

Interested contractors should submit their proposal, including the executed Bid Form and Prequalification form, in accordance with the instructions to Bidders.

Valenti Builders, Inc. is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have questions, please contact Valenti Builders, Inc. at 847-446-2200. Tentative project managers scheduled for the project are:

Bob French at robert.french@valentibldr.com
Natalie Valenti at natalie.valenti@valentibldr.com

Sincerely,

Austin V. Stanton, Jr.
Project Executive
Valenti Builders, Inc.

cc: Robert French
Nehal Desai
Myron Louik
Gary Grossinger
Dept. of Planning and Development, City of Chicago
October 28, 2007

Barry A. Flynn, Executive Director
The Chicago Area Gay and Lesbian Chamber of Commerce
1210 W. Rosedale
Chicago, IL 60660

BY CERTIFIED MAIL

Re: Grossinger City Autoplex

Dear Mr. Flynn:

Valenti Builders, Inc. is pleased to announce that the Grossinger City Autoplex property consists of a 358,000 sq. ft. Autoplex.

Valenti Builders, Inc. has been chosen to construct the project. Attached to this letter is the project schedule and participation agreements between 24 percent and Women WBEs scheduled to start January 1, 2008.

To obtain the necessary documents for the project, please go to http://www.valenti.com.

The following documents should be submitted:

- Instructions to Bidders
- Bid Form
- Prequalification Form
- Bid drawings
- Specifications

Interested contractors should submit their proposal, including the executed Bid Form and Prequalification form, in accordance with the instructions to Bidders.

Valenti Builders, Inc. is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have questions, please contact Valenti Builders, Inc. at 847-445-2200. Tentative project managers scheduled for the project are:

Bob French at robert.french@valenti.com
Valenti at mvates@valenti.com

Sincerely,

Austin V. Stanton, Jr.
Project Executive
Valenti Builders, Inc.

cc: Robert French
Nehal Desai
Myron Louik
Gary Grossinger
Dept. of Planning and Development, City of Chicago
October 26, 2007

Beth Doria, Executive Director
Federation of Women Contractors
5650 S. Archer Avenue
Chicago, IL 60631

BY CERTIFIED MAIL.

Re: Grossinger City Autoplex

Dear Ms. Doria:

Valenti Builders, Inc. is pleased to announce that the property consists of a 396,000 square foot Autoplex.

Valenti Builders, Inc. has been chosen to construct the project. Attached to this letter is the plan drawings, and the participation of 24 percent and Women participation scheduled to start January 1, 2008 and run through December 31, 2008.

To obtain the necessary documents for the project, please visit our website at www.valenti.com

User name: grossinger
Password: hummer
Enter the "Subcontractors" to complete the form.

The following documents should be dowloaded and reviewed:
- Instructions to Bidders
- Bid Form
- Prequalification Form
- Bid drawings
- Specifications

Interested contractors should submit their proposal, including the executed Bid Form and Prequalification form, in accordance with the Instructions to Bidders.

Valenti Builders, Inc. is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have questions, please contact Valenti Builders, Inc. at 847-448-2200. Tentative project managers scheduled for the project are:

Bob French at robert.french@valenti.com
Natalie Valenti at natalie@valenti.com

Sincerely,

Austin V. Stanton, Jr.
Project Executive
Valenti Builders, Inc.

c.c. Robert French
Nehal Desai
Myron Louik
Gary Grossinger
Dept. of Planning and Development, City of Chicago

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October 26, 2007

Cesar A. Santoy, Executive Director
Hispanic American Contractors Industry Assn. (HACIA)
901 W. Jackson Blvd, Suite 205
Chicago, IL 60607

BY CERTIFIED MAIL

Re: Grossinger City Autoplex

Dear Mr. Santoy:

Valenti Builders, Inc. is pleased to announce the redevelopment of the Autoplex. The property consists of a 396,000 sq ft Autoplex.

Valenti Builders, Inc. has been chosen to handle the project. Attached to this letter is the participation of 24 percent and Women scheduled to start January 1, 2008.

To obtain the necessary documents for HP/FTI, valenti@hacai.com
User name: grossinger
Password: hillmerw
Enter the "Subcontractors En

The following documents should be qualified to submit a bid:
- Instructions to Bidders
- Bid Form
- Prequalification Form
- Bid drawings
- Specifications

Interested contractors should submit bids with the instructions to bidders.

Valenti Builders, Inc. is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have questions, please contact Valenti Builders, Inc. at 312-554-2200. Tentative project managers scheduled for the project are:

Bob French at robert.french@valentiibd.com
Natalie Valenti at natalie@valentiibd.com

Sincerely,

Austin V. Stanton, Jr.
Project Executive
Valenti Builders, Inc.

cc: Robert French
Nehal Desai
Myron Louik
Gary Grossinger
Dept. of Planning and Development, City of Chicago
October 28, 2007

Mr. Larry Bullock, President
Suburban Black Contractors
848 Dodge Avenue, Suite 347
Evanston, IL 60202

BY CERTIFIED MAIL
Re: Grossinger City Autoplex

Dear Mr. Bullock:

Valenti Builders, Inc. is pleased to announce the redevelopment of the property. The property consists of a 396,000 rentable square foot vacant building & Autoplex.

Valenti Builders, Inc. has been chosen for the project. Attached to this letter is the participation of 24 percent and Women-owned business scheduled to start January 1, 2008.

To obtain the necessary documents for the Valenti bid:
http://www.valenti.com
User name: grossinger
Password: hummer
Enter the Subcontractors in the footer.

The following documents should be doled out:
- Instructions to Bidder
- Bid Form
- Prequalification Form
- Bid drawings
- Specifications

Interested contractors should submit their bids with the instructions to Valenti at:
Larry Bullock, Pres.
Suburban Black Contractors
848 Dodge Ave, Suite 347
Evanston, IL 60202

Valenti Builders, Inc. is requesting that you submit bids for appropriate subcontractors by February 2004. Tentative project management is scheduled for the project.

Bob French at robert.french@valenti.com
Natalie Valenti at natalie@valenti.com

Sincerely,

Austin V. Stanton, Jr.
Project Executive
Valenti Builders, Inc.

cc: Robert French
    Nehal Desai
    Myron Lawl
    Gary Grossinger
    Dept. of Planning and Development, City of Chicago
October 26, 2007

Curt Roschley, Director,
Small Business Development
Uptown Center Hull House
4520 N. Beacon St.
Chicago, IL 60640

BY CERTIFIED MAIL

Re: Grossinger City Autoplex

Dear Mr. Roschley:

Valenti Builders, Inc. is pleased to announce the property consists of a 398,000 square Autoplex.

Valenti Builders, Inc. has been chosen as the lead trade. Attached to this letter is the preparticipation of 24 percent and Women B scheduled to start January 1, 2008 and be completed by June 1, 2008.

To obtain the necessary documents for bid:

http://tp.valentibids.com
User name: grossinger
Password: hmmm
Enter the "Subcontractors Enter Here" option.

The following documents should be downloaded:

- Instructions to Bidders
- Bid Form
- Prequalification Form
- Bid drawings
- Specifications

Interested contractors should submit their proposals with the instructions to Bidders.

Valenti Builders, Inc. is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have questions, please contact Valenti Builders, Inc. at 847-448-2200. Tentative project managers scheduled for the project are:

Bob French at robert.french@valentibids.com
Natalie Valenti at natalie@valentibids.com

Sincerely,

Austin V. Stanton, Jr.
Project Executive
Valenti Builders, Inc.

c/o Robert French
Nehal Desai
Myron Louk
Gary Grossinger
Dept. of Planning and Development, City of Chicago
October 28, 2007

Mary Ann Olson, Dean of Workforce Development
Tricon College
Small Business Development Center
2000 Fifth Ave., Room R-210
River Grove, IL 60171

BY CERTIFIED MAIL

Re: Grossinger City Autoplex

Dear Ms. Olson:

Valenti Builders, Inc. is pleased to announce the redevelopment of the Grossinger City Autoplex. The property consists of a 396,000 rentable square foot vacant builder Autoplex.

Valenti Builders, Inc. has been chosen as the General Contractor for the project trades. Attached to this letter is the project budget, which identifies the potential participation of 24 percent and Women Business Enterprise (WBE) participation.

The property is scheduled to start January 1, 2008, and be completed September 1, 2008.

To obtain the necessary documents for
http://info.valentinibldr.com
You will need:
User name: grossinger
Password: hummety

Enter the "Subcontractors Ente" on the web site.

The following documents should be delivered with the qualified bid:

1. Instructions to Bidders
2. Bid Form
3. Prequalification Form
4. Bid drawings
5. Specifications

Interested contractors should submit their bids with the instructions to Bidders.

Valenti Builders, Inc. is requesting that you submit bids for appropriate subcontractor.

847-446-2200. Tentative project manager:

Bob French at robert.french@val
Natalie Valent at natalie@val

Sincerely,

Austin M. Stanton, Jr.
Project Executive
Valenti Builders, Inc.

cc: Robert French
Neha Desai
Myron Louik
Gary Grossinger
Dept. of Planning and Development, City of Chicago
October 26, 2007

Anthony Guillén, Director
Latin American Chamber of Commerce
3512 W. Fullerton Ave.
Chicago, IL 60647

Re: Grossinger City Autoplex

Dear Mr. Guillén:

Valenti Builders, Inc. is pleased to announce the property consists of a 396,000 square foot Autoplex.

Valenti Builders, Inc. has been chosen as the general contractor for the project. Attached to this letter is the progress report that we have prepared for you.

To obtain the necessary documents for bidding, please visit our website: [www.valenti builders.com](http://www.valenti builders.com)

The following documents should be downloaded and printed:

- Instructions to Bidders
- Bid Form
- Prequalification Form
- Bid drawings
- Specifications

Interested contractors are encouraged to submit their proposal, including the executed Bid Form and Prequalification form, in accordance with the Instructions to Bidders.

Valenti Builders, Inc. is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have questions, please contact Valenti Builders, Inc. at 847-446-2200. Tentative project managers scheduled for the project are:

Bob French at robert.french@valentibuilders.com
Natalie Valenti at natalie@valentibuilders.com

Sincerely,

Austin V. Stanton, Jr.
Project Executive
Valenti Builders, Inc.

c.c. Robert French
Nehal Desai
Myron Louk
Gary Grossinger
Dept. of Planning and Development, City of Chicago
October 26, 2007

Perry Nakachi, President
Association of Asian Construction Enterprises
333 N. Ogden Ave.
Chicago, IL 60607

BY CERTIFIED MAIL

Re: Grossinger City Autoplex

Dear Mr. Nakachi:

Valenti Builders, Inc. is pleased to announce the property consists of a 300,000 rent Autoplex.

Valenti Builders, Inc. has been chosen for participation in the pre-construction process. Attached to this letter is the pre-construction form of the property. This form is scheduled to be sent to Mr. Nakachi at the address below:

1. Article Addressed to:
   
   ASSN OF ASIAN CONSTRUCTION ENTERPRISES
   333 N. ODGON AV.
   CHICAGO, IL 60607

2. Article Number
   
   7005 1160 0003 2020 0010

Interested contractors should submit their bids to the Pre-Construction Committee with the instructions to Bidder.

Valenti Builders, Inc. is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have questions, please contact Valenti Builders, Inc. at 847-446-2200. Tentative project managers scheduled for the project are:

Bob French at bobfrench@valentibidrs.com
Natalie Valenti at nvalenti@valentibidrs.com

Sincerely,

Austin V. Stanton, Jr.
Project Executive
Valenti Builders, Inc.

cc: Robert French
Nehal Desai
Myron Louik
Gary Grossinger
Dept. of Planning and Development, City of Chicago