Pullman Park Development
111th and Ellis

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

<table>
<thead>
<tr>
<th>Type of Project: Industrial</th>
<th>Developer: Chicago Neighborhood Initiatives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Project Cost: $9,910,736</td>
<td>Timeline for Completion: November 30, 2013 (anticipated completion)</td>
</tr>
<tr>
<td>TIF Funding Request: $8,100,000</td>
<td>Project Status: Pending CDC approval (08/13/2013)</td>
</tr>
<tr>
<td>TIF District: North Pullman/9th Ward</td>
<td></td>
</tr>
</tbody>
</table>

**RETURN ON INVESTMENT BENCHMARKS**

- Advances Goal of Economic Development Plan: YES or NO □ ✔ □
  - Increase attractiveness for business services and headquarters
- Advances Goal of TIF District: YES or NO □ ✔ □
  - Increases the demand to invest in the TIF district.
- Addresses Community Need: YES or NO □ ✔ □
  - Creates jobs and attracts other businesses to the community.
- Jobs Created/Retained: 115 temporary construction jobs anticipated by CNI. Method is estimated to employ 60-80 FTE.
- Affordable Housing Units Created/Preserved: N/A
- Return on Investment to City: N/A

**FINANCIAL BENCHMARKS**

- Other Funds Leveraged by $1 of TIF: N/A
- Types of Other Funding Leveraged: YES or NO □ ✔ □
- Financing Structure: The deal will be financed through the porting of funds from adjacent TIF Districts. Payment structure will be determined based on availability of funds.

**RDA TERMS**

- Payment Schedule: Ported payments made based on availability.
- Taxpayer Protection Provisions: YES or NO □ ✔ □
- Monitoring Term of Agreement: TBD by Monitoring Staff of HED.

**OTHER CONSIDERATIONS**