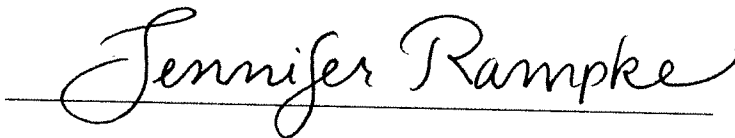


STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

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 10th Day of April 2007 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 10th Day of April 2007

A handwritten signature in cursive script that reads "Jennifer Rampke". The signature is written in black ink and is positioned above a solid horizontal line.

**EXECUTIVE SECRETARY
Jennifer Rampke**

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

RESOLUTION NO. 07 -CDC - 30

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH BREAKTHROUGH URBAN MINISTRIES**

**AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF BREAKTHROUGH URBAN MINISTRIES
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 01-CDC-113 and pursuant to the Act, enacted three ordinances on September 25, 2001 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Chicago/Central Park 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, Breakthrough Urban Ministries (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 men's transitional shelter, men's SRO units and the organization's offices and training facilities (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: April 10, 2007

Attachment: Exhibit A, Street Boundary Description

City of Chicago
Department of Planning and Development

STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
April 10, 2007

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name: Breakthrough Urban Ministries - Ministry Center

Applicant Name: Breakthrough Urban Ministries

Project Address: 402 N. St. Louis Ave.

Ward and Alderman: 27th Ward - Alderman Walter Burnett

Community Area: East Garfield Park (27)

Redevelopment Project Area: Chicago/Central Park

Requested Action: TIF Developer Designation

Proposed Project: Renovation of existing warehouse building into 30-bed shelter for men, along with 5 Single Room Occupancy (SRO) units, Breakthrough's organization offices, employment training space, social service facilities and space for BEST, Breakthrough's street cleaning company.

TIF Assistance: \$1,000,000

II. PROPERTY DESCRIPTION

Address: 402 N. St. Louis Ave.

Location: Northwest corner of N. St. Louis Ave. & Governors Parkway

Tax Parcel Numbers: 16-11-225-020 (402 N. St. Louis)

Land Area: 18,750 sq. ft.

Current Use: The former warehouse building was previously utilized as a

community center and church prior to Breakthrough's acquisition in 2004. It is presently vacant. The building will be renovated and is primarily composed of masonry materials.

Current Zoning: RT-4, Residential Multi-Unit District (Special Use previously approved for transitional shelter)

Environmental Condition: No known environmental contamination.

III. BACKGROUND

The property is situated in the northernmost section of East Garfield Park, just to the north of Governors Parkway, approximately two blocks east of Garfield Park. The existing neighborhood is a mix of land uses with single-family and multi-family residential units as well as some industrial uses. The project building at 402 N. St. Louis Ave. was a former warehouse and fits the character of a mixed-use district.

Acquired in 2004 for \$182,500, the one and half story building was in serious dilapidated condition and is being renovated by Breakthrough through a new roof, restoration of the building's brick facade and installation of improved lighting, in addition to several interior improvements.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity: Breakthrough Urban Ministries is a non-profit service provider that empowers individuals and families to overcome poverty, addiction and isolation through many various programs. The organization was founded in 1992 in response to the needs of the homeless in the Uptown and Edgewater neighborhoods. The Chicago-based organization is governed by a Board of Directors and Executive Director Arloa Sutter and presently has 42 employees. They presently lease one facility at 3330 W. Carroll Ave.

The proposed renovation project will be managed by the Executive Director and her staff with assistance from the project's general contractor, Pepper Construction Company. As this facility will be primarily a transitional shelter and SRO facility, traditional marketing services will not be utilized.

In addition to this Ministry Center project, Breakthrough received CDC approval in March 2006 and City Council approved a Redevelopment Agreement in June 2006 for 28,000 sq. ft. community center at 3211 W. Carroll Ave., also in East Garfield Park. That project, a negotiated sale of City-owned land, recently began a capital construction campaign and is expected to break ground in 2008, with a construction completion date of 2010.

Consultants:

TIF/Project Consultant: Pam Hallett & Associates. 6556 N. Bosworth Ave., Chicago IL 60626
(773) 338-2220

Women-owned development/consulting/general contracting firm which specializes in affordable

housing. The firm, established in 1989, has developed more than 1500 units of housing securing more than \$100 million in construction and permanent financing. The firm provides expertise in tax credits, financing, planning, construction monitoring, energy conservation and negotiations.

Architect: Built Form, 311 N. Aberdeen St., Suite 200C, Chicago IL 60607
(312) 738-3835

The organization is a collaborative studio with extensive architectural and customer service experience. Founded in 2003, the firm is active on a wide variety of development projects. Online renderings of the Breakthrough Ministry Center project are available at <http://builtformarchitecture.com/builtform.html>.

General Contractor: Pepper Construction Co., 643 N. Orleans St., Chicago IL 60610
(312) 266-4700

General construction company with experience in the building of residential, retail, institutional and many other types of structures. Pepper was hired by Breakthrough in 2006 and will oversee the project through project completion in late 2007.

V. PROPOSED PROJECT

Project Overview: Breakthrough Urban Ministries project will provide affordable housing in the form of 30 shelter beds for men and 5 Single Room Occupancy (SRO) units in a renovated two-floor former warehouse facility. The shelter space will be in one 60' x 35' room. The beds will be divided by room dividers to provide privacy for the residents, all of whom will share a full communal bathroom with showers. Men can stay up to 120 days in the shelter. The City's Department of Human Services is partially funding the shelter through a grant.

The SRO units will be individual rooms of approximately 8' by 10'. The five individually furnished rooms will have resident access to one bathroom. SRO residents will have 6-month to 1-year leases and share a large living room, dining room, lounge and kitchen, with meals served twice a day. Residents will have an income below 30% AMI and must be employed, looking for employment or involved in a job training program.

Breakthrough's corporate offices (6,000 sq. ft.) will be housed on the facility's second floor along with its social service programs. The social services will include individual case management, substance abuse management and other services as required by the individual. Also contained within the facility will be a 3,000 sq. ft. day center, a 3,000 sq. ft. employment center, a 1,500 sq. ft. computer lab/classroom and a 1,500 sq. ft. community food pantry.

The building is fully ramped and handicap accessible from the first floor and has a parking lot across the alley to the west (402 N. Drake Ave.) that will serve up to 20 cars. The facility is fully landscaped and will comply with the Chicago Landscape Ordinance. There is a 16' public alley directly west of the Ministry Center that will have a loading dock and provide access to the building from the rear parking lot.

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

Residential Unit Profile: The subject property will provide a total of five (5) rental SRO units of which five (5) units or 100 percent will be affordable for individuals earning no more than 30% percent of the area median income. The units will rent for between \$50-\$125/month. These units will satisfy the Chicago affordable housing ordinance, which requires 10 percent affordable units in projects receiving City assistance in the form of a land write-down or 20 percent affordable units in projects receiving TIF assistance. This project will also contain 30 transitional shelter beds for men, all of which will be free of charge.

Environmental Features: The building has been designed to be energy efficient with 29R wall insulation and low E glass insulated windows, 40R insulation in the roof and energy star rated or higher appliances and heating system and low flow showers. A solar hot water system will be installed which will contain two 150-gallon storage tanks and a 100-gallon hot water heater. The system will also include 20 parabolic collectors on the roof granted to the project through the City's Department of Environment. Additionally, most building materials will be obtained from the Chicago area.

A rain and walking area garden will be created on the north end of the parking lot. A walking path will meander through the area. The parking area will be graded to direct water runoff to the green areas and into the rain garden, which will double as a gravel path with raised stepping stones when dry. The parking lot and surrounding area is being designed to retain the majority of rainfall on site with swales, gardens and pools. Plantings of native plants will also create a natural habitat of birds, insects and wildlife.

VI. FINANCIAL STRUCTURE

The City intends to enter into a TIF Redevelopment Agreement with Breakthrough. Breakthrough Urban Ministries is a not-for-profit, and depends on contributions for much of its sources of funding. The rehabilitation of the warehouse will result in shelters for the homeless, and five SRO's for people of an income of 30% or less of AMI. The rental income received from the SRO's will be nominal. This project's basis is public benefit, rather than cash flow. Breakthrough Urban Ministries is receiving about \$198,500 from other governmental sources (DHS, DCEO, and DOE), which totals to about 4% of the project.

The City intends to negotiate a redevelopment agreement with the Developer for up to a maximum amount of \$1,000,000 or approximately 20% of total development costs in tax increment financing assistance. The amount represents 20% of the total project development budget, which is currently estimated to be \$4,999,829. The City's TIF financial assistance is to be repaid from the increment generated from the entire Central Park Tax Increment Financing District. DPD will make one lump sum payment of \$1,000,000 at Certification of Completion. The TIF assistance will be used to pay down the construction loan with LaSalle Bank. The total percentage of subsidy does not exceed 24% of the project costs.

Sources and Uses of Funds

<u>Sources</u>	<u>Amount</u>	<u>% of total</u>
Equity	\$ 2,301,329	46.0%
DHS	\$ 125,000	2.5%
DCEO	\$ 50,000	1.0%
DOE	\$ 23,500	0.5%
Debt (LaSalle Bank)	<u>\$ 2,500,000</u>	<u>50.0%*</u>
Total Sources	\$ 4,999,829	100.0%

*The \$1MM TIF subsidy will pay down the construction loan with LaSalle, thereby decreasing their debt to 30% of TPC. The combined subsidies from TIF (20%), DHS, DCEO and DOE totals to 24%.

<u>Uses</u>	<u>Amount</u>	<u>\$/sf of Building*</u>
Land Acquisition	\$ 182,500	\$ 7.60 psf
Demolition	\$ 31,229	\$ 1.30 psf
Site Clearance and preparation	\$ 29,130	\$ 1.21 psf
Soft Costs/fees	\$ 591,834	\$ 24.66 psf
<u>Hard Cost of construction</u>	<u>\$4,165,136</u>	<u>\$ 173.55 psf</u>
Total Uses	\$4,999,829	\$ 208.32 psf

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Affordable Housing: The project will provide five SRO new affordable housing units.

Environmental Features: The project will incorporate several green elements, including energy efficient wall insulation and windows, 40R insulation in the roof and energy star rated or higher appliances and heating system, low flow showers and a solar hot water system. The project's parking area will direct water runoff to the site's green areas and the parking lot will be designed to hold most water on site.

Permanent Jobs: The project is estimated to generate three (3) part-time permanent jobs in the project's support service center. 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.

Construction Jobs: The project will produce fifty-four (54) 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

27th Ward Alderman Walter Burnett endorses the project and has provided a letter of support. The following community organizations have also endorsed the project: Garfield Park Conservatory Alliance and Breaking Ground (see exhibits for copies of support letters).

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the Chicago/Central Park Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan:

- Elimination of the blighting conditions that cause the Area to qualify for TIF.
- Provide for the expansion of institutional uses and recreational opportunities to better serve Area residents

The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of institutional uses such as the Breakthrough Urban Ministries Ministry Center. The proposed project also conforms to the plan's land use map, which calls for residential 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.

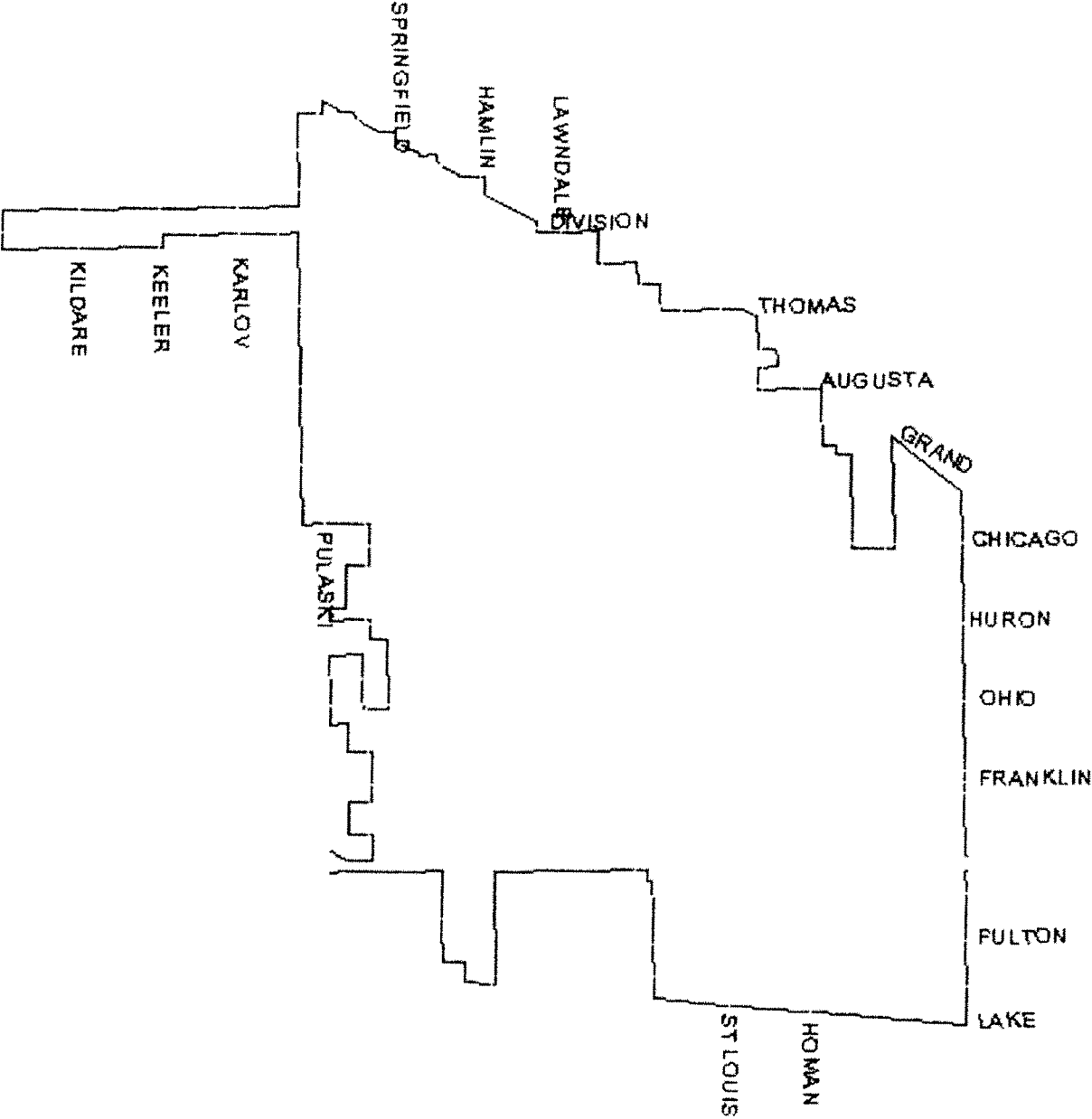
XI. RECOMMENDATION

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 Breakthrough Urban Ministries as Developer for the development of a multi-use facility at 402 N. St. Louis Ave.

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
CDC Resolution

Chicago/Central Park TIF



**Breakthrough Urban Ministries
Ministry Center
402 N St. Louis Ave.**




City of Chicago
Richard M. Daley
Mayor
Department of Planning
and Development
Lori T. Healey
Commissioner

Legend
 402 N St. Louis Ave.

W. 1/2 N.E. 1/4 Sec. 11-39-13
WEST TOWN

7. MARDINO'S SUB. of the W. 1/2 of the N.E. 1/4 of Sec. 11-39-13. Auto-Fire.

FRANK'S SUB. of Lots 1 & 2 of F. Harding's Sub. (see "A"). Rec. Mar. 24, 1907. Dec. 13, 1908.

Mrs. J. J. B. DUBOIS'S SUB. of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. Rec. Dec. 14, 1913. Dec. 1924-27. Dec. Dec. 18, 1913. Dec. Dec. 1924-27.

SCRAWL SCHEIDT'S SUB. of the N. 1/2 of Lot 25 and Lots 26 to 44, both incl., to S.W. 1/4 of J. B. DUBOIS'S Sub. (see "B"). Rec. July 20, 1914. Dec. 1924-27.

BURTON & HANBLETON'S SUB. of Lots 25 to 28 incl. and the N. 1/2 of Lot 29, also Lots 27 to 30 incl., all to S.W. 1/4 of J. B. DUBOIS'S Sub. (see "B"). Rec. Apr. 9, 1906. Dec. 1924-27.

THE J. BRYANT'S SUB. of the S. 1/2 of F. Harding's Sub. (see "A"). Rec. July 27, 1907. Dec. 1924-27.

REEDS of Lots 26 to 28 in Third, J. DUBOIS'S Sub. of Sec. 11 (see "B"). Rec. Oct. 20, 1906. Dec. 1924-27.

CUNNING'S SUB. of Lots 4 & 5 of F. Harding's Sub. (see "A"). Auto-Fire.

Sub. of Lots 9 to 11 of the S. 1/2 of Channing's Sub. (see "C"). Rec. May 25, 1913. Dec. 1924-27.

BARNES & KEELER'S SUB. of Lots 12 to 15, both incl., to S.W. 1/4 of Channing's Sub. (see "C"). Rec. Aug. 3, 1909. Dec. 1924-27.

Sub. of Lots 21, 22, & 23 of Channing's Sub. (see "C"). Rec. May 16, 1909. Dec. 1924-27.

BROCKENBROUGH'S SUB. of the S. 1/2 of F. Harding's Sub. (see "A"). Auto-Fire.

BURTON'S SUB. of Lots 1 to 4, 5, 6, 7, 8 & 10 of Brockenbrough's Sub. of Sec. 11 (see "B"). Rec. Aug. 13, 1905. Dec. 1924-27.

BARNES & KEELER'S SUB. of Lots 24 to 27 in Brockenbrough's Sub. (see "B"). Rec. June 19, 1906. Dec. 1924-27.

CALVERT'S SUB. of the S. 1/2 of F. Harding's Sub. (see "A"). Rec. Apr. 11, 1914. Dec. 1924-27.

Sub. of Lots 26 to 28 of Carpenter's Sub. (see "D"). Rec. Dec. 20, 1902. Dec. 1924-27.

Sub. of Lots 29 to 31 incl. in Carpenter's Sub. (see "D"). Rec. Apr. 18, 1904. Dec. 1924-27.

J. A. REELING'S SUB. of Lots 26 to 28 in Carpenter's Sub. (see "D"). Rec. Mar. 17, 1911. Dec. 1924-27.

S. L. ANDERSON'S SUB. of the S. 1/2 of F. Harding's Sub. (see "A"). Rec. Aug. 21, 1907. Dec. 1924-27.

REDFERNER & BARNUM'S SUB. of Lots 26 to 28 of S. L. Anderson's Sub. (see "D"). Rec. Aug. 11, 1903. Dec. 1924-27.

Sub. of Lots 26 to 28 of S. L. Anderson's Sub. (see "D"). Rec. June 27, 1909. Dec. 1924-27.

BENJAMIN LOWBARD'S SUB. of Lots 12 & 13 of F. Harding's Sub. (see "A"). Auto-Fire.

BURTON & HANBLETON'S SUB. of Lots 1 to 12 incl. in Benjamin Lowbard's Sub. (see "D"). Rec. Oct. 20, 1911. Dec. 1924-27.

REEDS of Lots 14 to 21 and 22 to 25 incl. in Benjamin Lowbard's Sub. (see "D"). Rec. Aug. 4, 1914. Book 8, Page 62. Dec. 1924-27.

Sub. of Sec. 11 of F. Harding's Sub. (see "A"). Rec. Jan. 14, 1908. Dec. 1924-27.

NICHOLAS L. BARNUM'S SUB. of Lots 1 to 11 in Sec. 11 of F. Harding's Sub. (see "A"). Rec. Apr. 22, 1906. Dec. 1924-27.

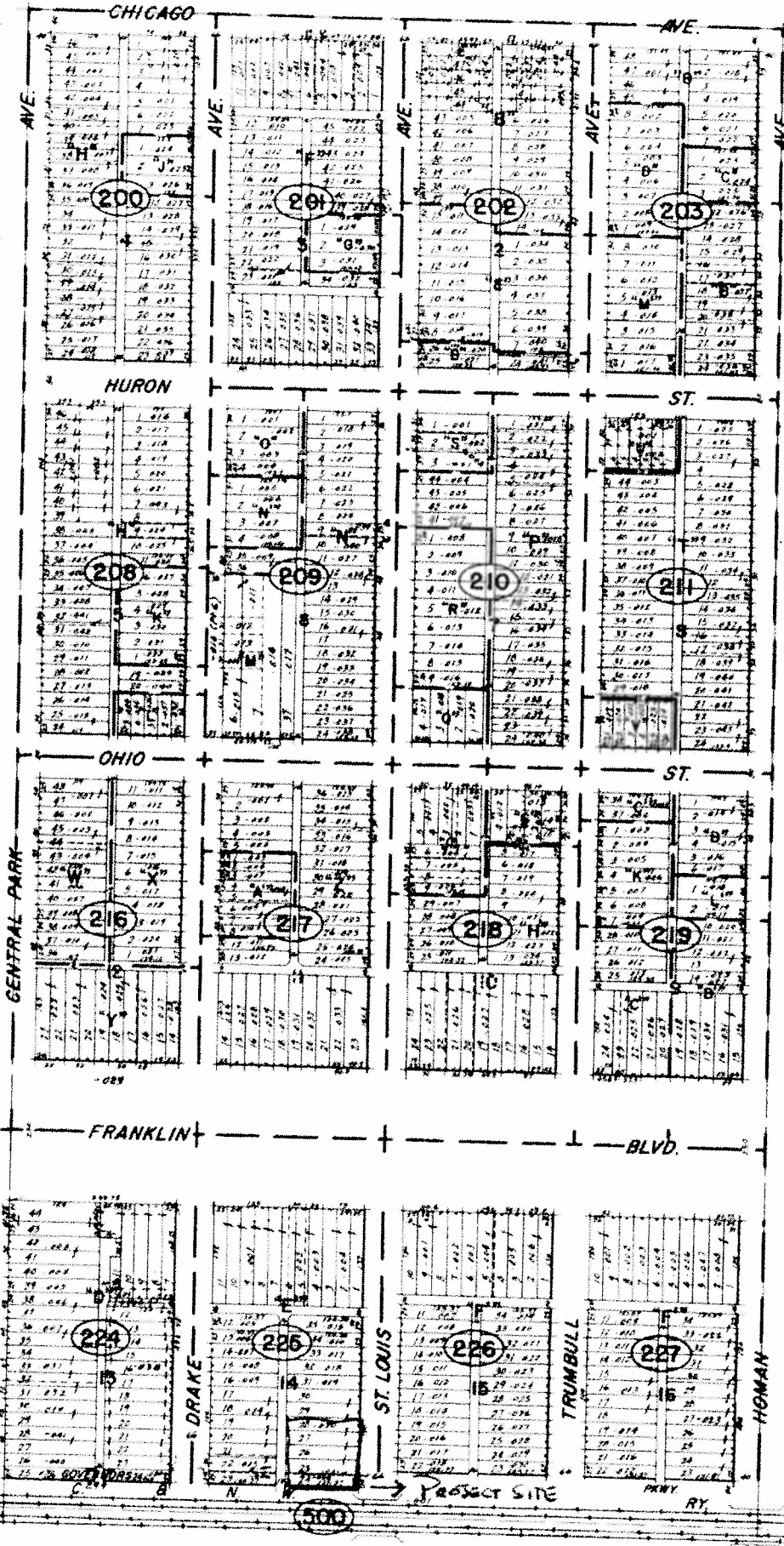
BENNY'S SUB. of all that part of Sec. 11 of F. Harding's Sub. (see "A") lying E. of the W. 1/2 of R. Howard. Rec. July 9, 1909. Dec. 1924-27.

BENNY'S SUB. of the W. 1/2 of Sec. 11 of F. Harding's Sub. (see "A"). Rec. Aug. 11, 1909. Dec. 1924-27.

W. H. FRENCH'S SUB. of Sec. 11 of F. Harding's Sub. (see "A"). Rec. July 22, 1911. Auto-Fire. Reinstated by Circuit Court Mar. 5, 1906. Rec. Dec. 15, 1906. Dec. 1924-27.

Sub. of Sec. 11 of F. Harding's Sub. (see "A"). Rec. July 5, 1912. Book 4, Page 100. Dec. 1924-27.

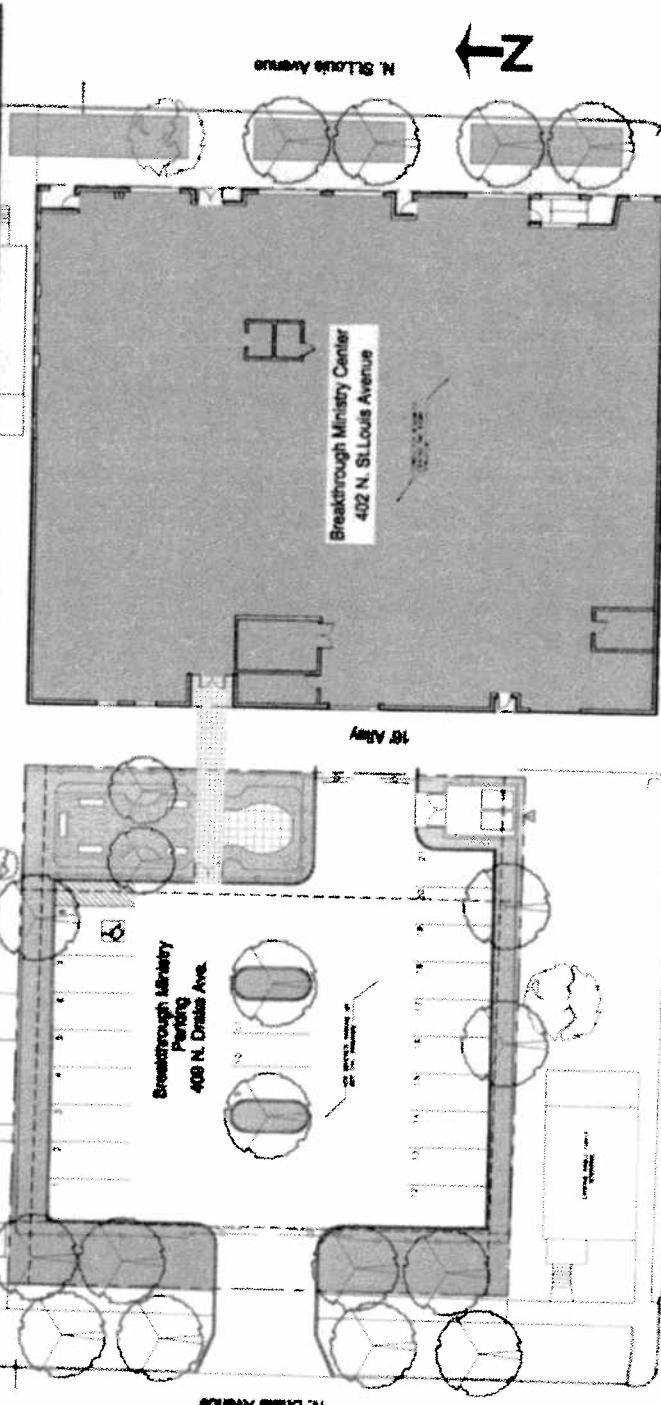
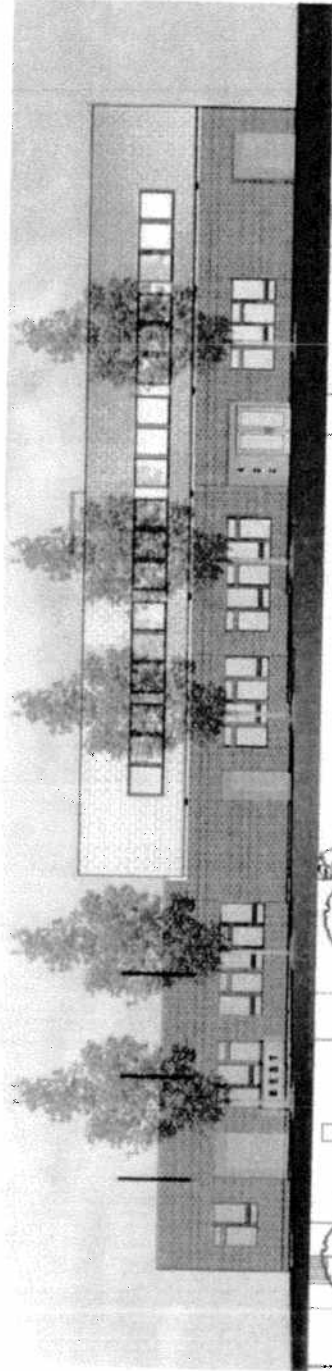
DEWEY'S SUB. of Lots 12 & 14 in F. Harding's Sub. (see "A"). Rec. Oct. 2, 1903. Book 14, Page 53. Dec. 1924-27.



BREAKTHROUGH URBAN MINISTRIES



EAST ELEVATION



SITE PLAN

West Governor's Parkway

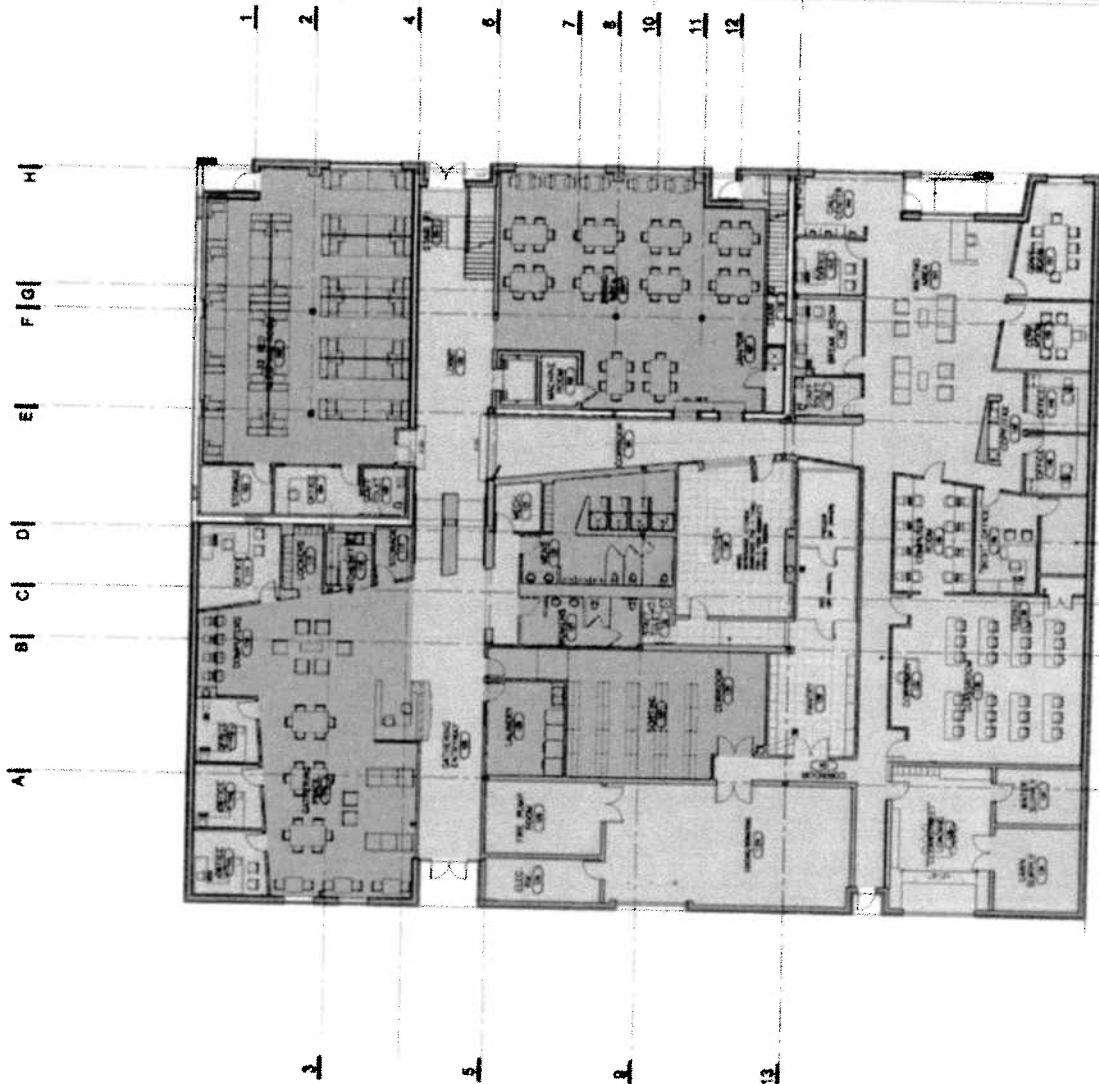
N. Drake Avenue

N. St. Louis Avenue

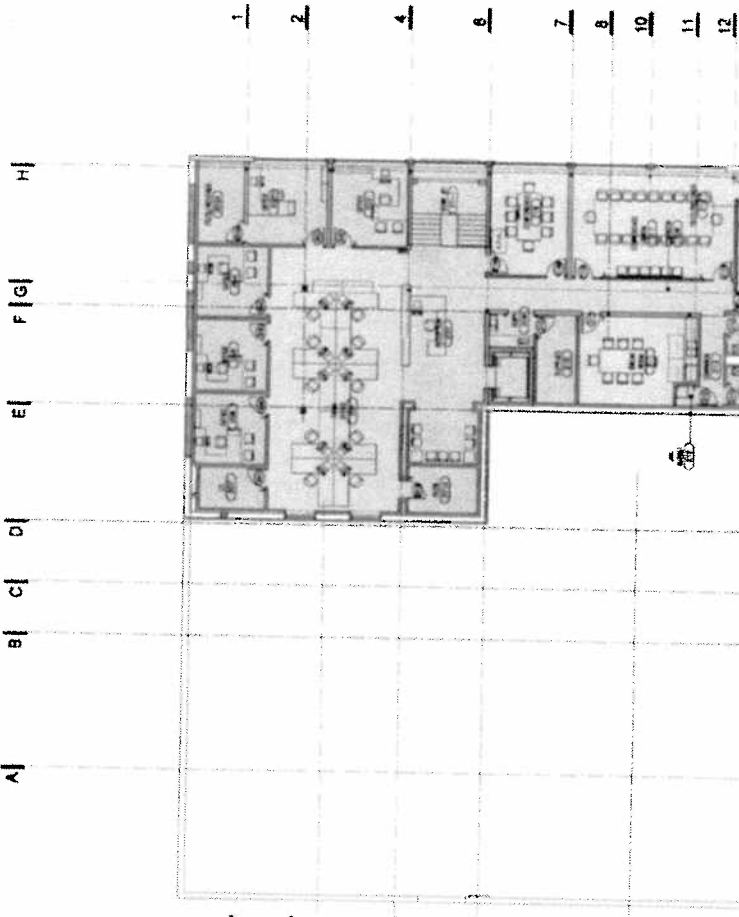
1st Alley

Breakthrough Ministry
Parking
408 N. Drake Ave.

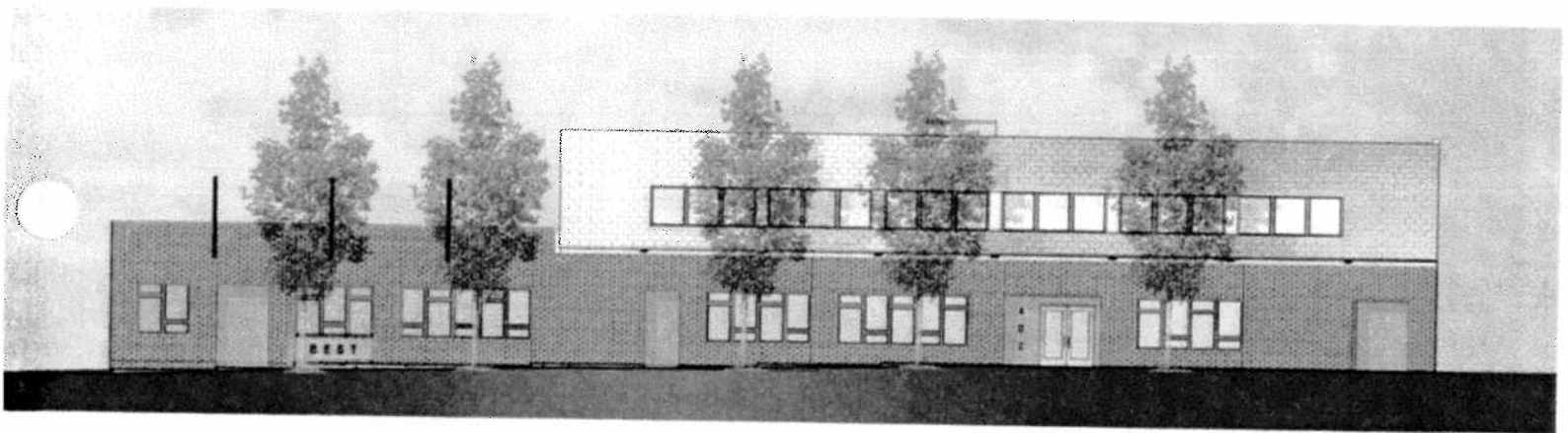
Breakthrough Ministry Center
402 N. St. Louis Avenue



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Pam Hallett & Associates
6556 North Bosworth Ave
Chicago Illinois 60626
773 338-2220

March 23, 2007

Ms. Hedy Ratner
Women's Business Development Center
8 South Michigan, Suite 400
Chicago, Illinois 60603

BY CERTIFIED MAIL

Re: 402 North St. Louis

Dear Ms. Ratner:

Breakthrough Urban Ministries is pleased to announce the redevelopment of the property located at 402 North St. Louis, Chicago, Illinois. The property consists of a 24,000 square foot vacant building that will be redeveloped into a 30 bed interim housing, 5 Single Room Occupancy units and the organization's corporate offices with on-site parking.

Breakthrough has chosen Pepper Construction Co. to be the general contractor for the project. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing, and others. Construction began in September 2006 and is currently halted for the next six to eight weeks. 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 attachment also includes the estimated project schedule and contact information for the general contractor.

At your request, the general contractor will meet with a representative of your organization to present the project budget and schedule. At your request, the general contractor will also provide your organization with one copy of the project bid documents (including plans and specifications).

Breakthrough Urban Ministries 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 any questions, please do not hesitate to call. Thanks you for your attention.

Sincerely,

Pam Hallett
Consultant
cc: Mr. Mark Muenzer
Dept. of Planning and Development, City of Chicago

7005 3110 0003 1618 7579

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Total Postage & Fees	\$ 2.79

Stamp: 6457 ROBERTO CLEMENTE STATION CHICAGO IL 60647-9908
 Postmark: MAR 26 2007

Sent To: *Rainbow / Youth Coalition*
 Street, Apt. No. or PO Box No. *930 E. 50th Street*
 City, State, ZIP+4[®] *Chicago IL 60615*

PS Form 3800, June 2002

7006 0610 0003 9626 0851

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Total Postage & Fees	\$ 3.79

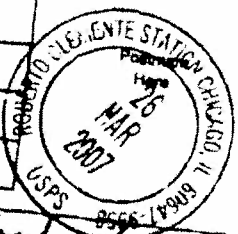
Stamp: ROBERTO CLEMENTE STATION CHICAGO IL 60647-9908
 Postmark: MAR 2007

Sent To: *Whinn's Business Dev. Center*
 Street, Apt. No. or PO Box No. *8 South Michigan St. 400*
 City, State, ZIP+4[®] *Chicago IL 60603*

PS Form 3800, June 2002

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



Sent To: Swanborn Black Contractors
 Street, Apt. No. or PO Box No.: 848 Dodge Ave. Ste. 347
 City, State, ZIP+4: Evansville IL 60202

PS Form 3800, June 2002 See Reverse for Instructions

OFFICIAL USE

Postage	\$.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.79



Sent To: Chicago Area Gay & Lesbian Chamber of Commerce
 Street, Apt. No. or PO Box No.: 120 W. Roseland
 City, State, ZIP+4: Chicago IL 60660

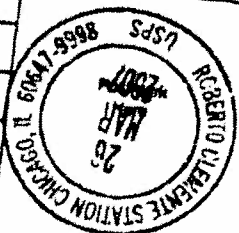
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 Street, Apt. No. or PO Box No.: 33 North LaSalle St. Ste. 1720
 City, State, ZIP+4: Chicago IL 60602

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 Street, Apt. No. or PO Box No.: 320 S. Wabash St. Ste. 1110
 City, State, ZIP+4: Chicago IL 60604

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Sent To: College Small Business Dev. Ctr.
 Street, Apt. No. or PO Box No.: 2000 Fifth Ave. Am. R. 210
 City, State, ZIP+4: IL 60711

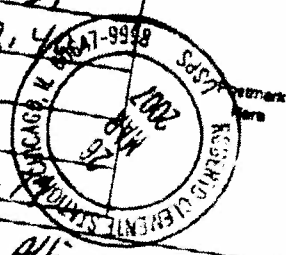
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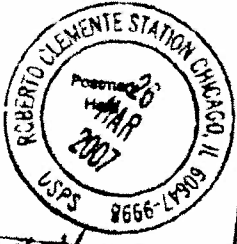


Sent To: Asian American Alliance
 Street, Apt. No. or PO Box No.: 322 W. Cerulean Road Ste 203
 City, State, ZIP+4: Chicago IL 60616

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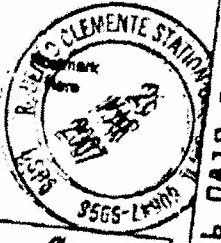


Send To
 Street, Apt. No. or PO Box No. **Uptown Center Hall House**
4520 North Beacon
 City, State, ZIP+4 **Chicago, IL 60640**

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East Wacker Dr. Ste. 1200
 City, State, ZIP+4 **Chicago IL 60601**

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 Street, Apt. No. or PO Box No. **Ind. Independent Network Assn.**
P.O. Box 113
 City, State, ZIP+4 **Chicago IL 60608**

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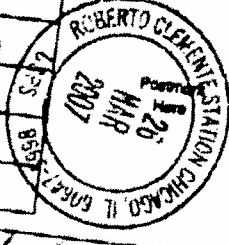


Send To
 Street, Apt. No. or PO Box No. **Hispanic American Contractors Industry Assn.**
901 W. Jackson Blvd. Suite 205
 City, State, ZIP+4 **Chicago, IL 60607**

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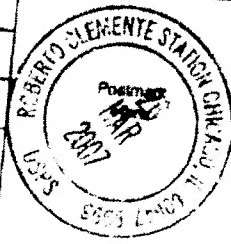


Send To
 Street, Apt. No. or PO Box No. **African American Contractors Assn.**
3901 S. State St.
 City, State, ZIP+4 **Chicago IL 60653**

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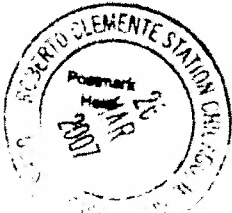


Send To
 Street, Apt. No. or PO Box No. **Latin America Chamber of Commerce**
3512 W. Fullerton Ave
 City, State, ZIP+4 **Chicago IL 60647**

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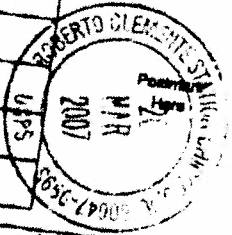


Sent To
Theris Assoc. of Minority Contractors
 Street, Apt. No. or PO Box No. *1643 East 71st St.*
 City, State, Zip *Chicago IL 60649*

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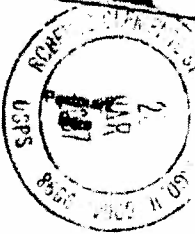


Sent To
Federation of Women Contractors
 Street, Apt. No. or PO Box No. *5650 South Archer Ave.*
 City, State, Zip *Chicago, IL 60661*

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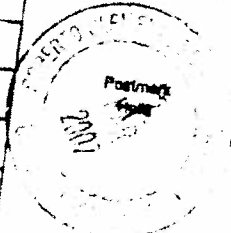


Sent To
Metropolitan Chamber of Commerce
 Street, Apt. No. or PO Box No. *60 West Lake St. Suite 5th Floor*
 City, State, Zip *Chicago, IL 60661*

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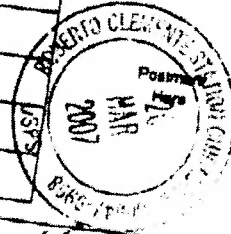


Sent To
Chicago Urban League
 Street, Apt. No. or PO Box No. *220 South State 11th Floor*
 City, State, Zip *Chicago, IL 60604*

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Sent To
Black Contractors United
 Street, Apt. No. or PO Box No. *400 W. 74th St.*
 City, State, Zip *Chicago, IL 60620*

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Sent To
Rosen et Alva Construction Enterprises
 Street, Apt. No. or PO Box No. *333 N. Ordway Ave*
 City, State, Zip *Chicago, IL 60607*

U.S. Postal Service...
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LaSalle Bank N.A.
135 South LaSalle Street
Suite 2325
Chicago, Illinois 60603-4177
(312) 904-6356
Fax: (312) 904-5422

Community Development

December 13, 2006

Ms. Arloa Sutter, Executive Director
Breakthrough Urban Ministries
3330 W Carroll
Chicago, IL 60624

Dear Ms. Sutter,

LaSalle Bank, NA (hereinafter "Bank") is pleased to offer you the following financing arrangements ("Loan") for the development of the project hereafter described ("Project"), subject to the terms and conditions hereof, execution and delivery of loan documents and other documents specified herein, and our approval of documents and information to be submitted by you. **This commitment letter supersedes the previous commitment letter dated October 17, 2006.**

PROJECT:

The project consists of a construction loan for the construction and rehabilitation of a 24,000 sf building located at 402 N St. Louis, Chicago in Cook County, Illinois.

BORROWER:

Breakthrough Urban Ministries, an Illinois not-for-profit Corporation.

CREDIT FACILITY:

Construction and Capital Campaign Bridge Loan.

AMOUNT:

\$ 2,500,000

MATURITY:

12 months.

COMMITMENT FEE:

A Loan commitment fee in the amount of \$25,000 shall be paid at the Loan closing. Notwithstanding the date of payment, the fee is agreed to be earned and fully due and payable forthwith upon acceptance of this commitment.

INTEREST RATE:

The rate of interest shall be Bank's prime rate plus 0.50% per annum, floating. You acknowledge that you have been advised that such prime rate is not necessarily the Bank's lowest or most advantageous rate.

LOAN REPAYMENT:

Interest Payments shall be paid, monthly, in arrears. The term of the loan shall be one year. The loan shall mature and the full amount of the principal balance and all unpaid interest and other amounts due shall be paid on the first anniversary of the last day of the month in which the Loan opened. Principal will be repaid from Capital Campaign pledges that are received and held in a dedicated LaSalle Bank Account.

COLLATERAL:

Blanket lien on all business assets, first mortgage and assignment of contracts, rents and leases on the subject property 402 N St. Louis in Chicago; assignment and pledge agreement of Capital Campaign.

COVENANTS:

The Construction Loan will incorporate by reference the covenants set forth in the Loan Agreement and will contain the following covenants including but not limited to:

- Limitation on Borrower's additional indebtedness.
- Limitations on Liens on Borrower's property

ADDITIONAL REQUIREMENTS:

- a. Borrower to submit to the Bank on a quarterly basis, within 45 days of the end of each of the first three quarters, internally prepared financial statements and covenant compliance certificate signed by the Vice President Finance and Administration.
- b. Borrower to submit to the Bank within one hundred twenty (120) days after their respective fiscal year ends, an annual financial statement audited by a Certified Public Accountant of recognized standing and satisfactory to the Bank.
- c. Borrower to submit to the Bank on a quarterly basis, within 45 days of the end of each quarter a Capital Campaign report detailing pledges received, cash collected, and donor names.
- d. LaSalle will require an acceptable appraisal and environmental assessment of the site. The cost of the environmental assessment, monthly inspections and all other documents, reports and insurance policies customary in commercial real estate loans as well as LaSalle's legal expenses related to this transaction, will be the responsibility of the Borrower.
- e. Construction draws to be monitored by the Real Estate Construction Group of the Bank.
- f. The Project Budget, Plans, Management and Construction Contracts, must be provided to and approved by the Bank and/or its designated consultant. The Bank will employ the services of an inspecting architect for purposes of reviewing these documents as the Bank may require. The inspecting architect will also review each draw and may visit the construction site to verify the request itself, the ability of the Borrower to complete the project on time within budget, and the workmanlike manner of the work performed.
- g. There shall have been no material adverse change in the Bank's understanding of the facts and information presented and no material

litigation or claims with respect to any aspect of the transaction shall have occurred prior to closing.

- h. All documentation and other legal matters shall be satisfactory in form and substance to Bank's counsel. Upon closing, such documentation will govern and control in the event of any inconsistency with this letter.
- i. Prior to the closing of the loan, the borrower must provide commitment letters of at least \$935,000 each from Local Initiative Support Corporation (LISC) and Illinois Facilities Fund (IFF) to provide take-out financing for LaSalle's Construction Loan.
- j. Closing of the loan will occur after the borrower has received \$2,500,000 in donations, representing 50% of project costs. Documentation of received donations and verifications of cash donations are required.

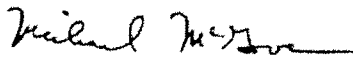
GOVERNING LAW:

State of Illinois

Closing of this facility will be subject to the terms and conditions contained herein and any other necessary terms and conditions as may be determined to be required by the Bank. This commitment will become null and void if not accepted prior to December 31, 2006, and the Credit Facility does not close by February 28, 2007. If this commitment is acceptable to you, please acknowledge your acceptance of the forgoing by executing and returning this Commitment Letter.

LaSalle Bank National Association is pleased to provide this credit facility to Breakthrough Urban Ministries. If you have any questions regarding the above commitment, please do not hesitate to reach me at 312-904-6399.

Very truly yours,



Michael McGovern
Assistant Vice President

Accepted and agreed to this _____ day _____, 2006.

Breakthrough Urban Ministries

By: _____

Its:



NEW COMMUNITIES PROGRAM

March 26, 2007

Lori Healy, Commissioner
Department of Planning and Development
121 N. LaSalle, Room 1006
Chicago, IL 60602

Dear Commissioner Healy:

The Garfield Park Conservatory Alliance and its New Communities Program are in support of the Breakthrough Ministry Center construction project at 402 N. St. Louis Avenue.

Breakthrough is a part of the New Communities Program and its Quality of Life Plan for East Garfield Park. Garfield Park Conservatory Alliance is the lead agency of this LISC/Chicago initiative in East Garfield Park. We feel that the facility will be a resource for the community and address needs of employment training, recovery, and shelter that are critical in the East Garfield Park Community.

Breakthrough Urban Ministries is a valuable member of the East Garfield Park neighborhood. We are pleased to be in relationship with them.

Sincerely,

Mike Tomas
Garfield Park Conservatory Alliance
New Communities Program,
East Garfield Park Director



March 26, 2007

Lori Healy, Commissioner
Department of Planning and Development
City of Chicago
121 N. LaSalle, Room 1006
Chicago, IL 60602

Dear Commissioner Healy:

Breaking Ground, INC. is in support of the Breakthrough Ministry Center construction project at 402 N. St. Louis Ave.

As a member of the Lawndale and Garfield communities, we are excited about our partnership with Breakthrough. We are making plans to provide employment training and placement services at the facility in partnership with Breakthrough. We feel that the facility will be a great resource for the community and address needs of employment training, recovery, spiritual guidance and shelter that are critical in the East Garfield Park Community.

Breakthrough Urban Ministries is a valuable member of the East Garfield Park neighborhood. We are pleased to be in partnership with them.

Sincerely,

A handwritten signature in black ink, appearing to read "JM D", written over a horizontal line.

Jeff Dennis
Executive Director



**CITY COUNCIL
CITY OF CHICAGO
COUNCIL CHAMBER**

CITY HALL ROOM 208
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE 312-744-8124

- COMMITTEE MEMBERSHIPS
- BUILDINGS
- COMMITTEES, RULES, AND ETHICS
- EDUCATION
- TRANSPORTATION AND PUBLIC WAY
- BUDGET AND GOVERNMENT OPERATIONS
- FINANCE

WALTER BURNETT, JR.

ALDERMAN, 27TH WARD
1468 W. CHICAGO AVENUE
CHICAGO, ILLINOIS 60622
TELEPHONE 312-437-1995
FAC 312-463-1048
E-Mail: wburnett@cityofchicago.org

March 22, 2007

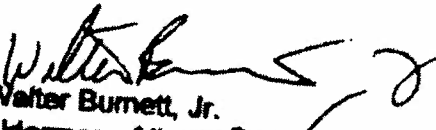
Lori Healy, Commissioner
Dept. of Planning and Dev.
121 N. LaSalle, Rm. 1006
Chicago, IL 60602

Dear Commissioner Healy:

Please be advised that I am in support of the Breakthrough Urban Ministries in their plan to develop a facility to provide employment training, housing and support services for men located at 402 N. St. Louis in my ward. I am also in support of their application to receive Tax Increment Funding for that project through the City of Chicago.

Your support in this matter is greatly appreciated.

Sincerely,


Walter Burnett, Jr.
Alderman of the 27th Ward

WBJ/aim



EXHIBIT A

Street Boundary Description of the
Chicago/Central Park Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by Division St. on the north, Sacramento Blvd. on the east, Lake St. on the south, and Pulaski Rd. on the west.