AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES OF January 25, 2017

3. ITEMS FOR CONSIDERATION
   A. Storefront Modernization Grant for Grosse Pointe Plaza,
   B. Storefront Modernization Grant for Lake City Cleaners, 600 Oakton Street
   C. Storefront Modernization Grant for Red Hot Chili Pepper, 500 Davis Street
   D. Financial Assistance for Kabul House, 2424 Dempster Street
   E. Financial Assistance for Good to Go Jamaican, 711 Howard Street
      a. Storefront Modernization Grant
      b. CDBG Loan

4. COMMUNICATIONS
   A. Monthly Economic Development Communication
   B. Announcements/Updates from EDC Members

5. ADJOURNMENT

Order of Agenda Items is subject to change. Information about the Economic Development Committee is available at http://www.cityofevanston.org/economicdev special-council-committees/economic-development-committee/index.php. Questions can be directed to Johanna Leonard at 847.448.8014. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the City Manager’s Office 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8683 (Voice) or 847-448-8064 (TYY).
1. CALL TO ORDER / DECLARATION OF QUORUM

Ald. Tendam called the meeting to order at 7:07 pm.

2. APPROVAL OF MEETING MINUTES OF November 16, 2016

Ald. Tendam moved approval of the minutes from November.
Ald. Rainey seconded.
Ald. Holmes asked to make sure that they were updated to reflect that she attended the November meeting.
Approved 10-0.

3. ITEMS FOR CONSIDERATION
   A. Financial Assistance for Tour de Noir

Ms. Paulina Martínez introduced the project. The Black Business Consortium is seeking $2,100 in financial support for their 2nd annual bus tour and business expo on February 25th. Staff has also assisted with creation of a website and logos for the organization.

Ms. Jean Murphy, PhD from the Black Business Consortium spoke about last year’s event and the reasons behind the expansion of the event this year to include a business expo in addition to the bus tour, and thanked the committee for the staff support to date.

Ald. Rainey asked if anything had been done to reach out to the Black-owned businesses on Howard Street that weren’t included on the list. Dr. Murphy responded that she and her husband were going door to door in the area to reach out to them and ensure that they have the opportunity to be included.

Ald. Holmes moved to recommend funding for Le Tour de Noir and Business Expo
Ald. Tendam seconded
Approved 10-0

B. Financial Assistance for Evanston Explorers

...
Ms. Cindy Plante explained the basis of this project is to look beyond food establishments to activate and diversify Evanston’s storefronts with experiential businesses; specifically businesses focused on children activities.

The Evanston Explorers group of experiential businesses aims to create a collaboration of marketing and programming, including a website, push notifications, emails, and progressive playdates.

The first event will be held at Fleetwood-Jourdain Community Center, which will be free to the public. All participating businesses will sponsor an activity and/or bring food samples. The group plans to host 2-3 events per year.

Ald. Tendam move to recommend funding for Evanston Explorers
Ald. Wynne seconded
Approved 10-0

C. Lease Negotiations with Pascal Berthoumieux for 633 Howard Street

Ms. Cindy Plante introduced Mr. Pascal Berthoumieux, owner of Bistro Bordeaux, Patisserie Coralie, and Creperie St. Germain in Evanston. Ms. Plante summarized staff’s recommendation to proceed with further due diligence and real estate negotiations with Mr. Berthoumieux for the space at 633 Howard Street. Mr. Berthoumieux would like to open a café and commercial bakery in the space. Mr. Berthoumieux will proceed with leasing the property, upon the sale of Bistro Bordeaux and/or Patisserie Coralie.

Ms. Mary Beth Berns asked which business will be sold to finance the new business venture. Mr. Berthoumieux responded that was yet to be determined.

Ald. Rainey commented the proposed concept would not be competition to other restaurants in Howard Street, because it would bring 7 a.m. – 7 p.m. daytime traffic. Additionally, the bakery will have a commercial/wholesale component, and it will finally be in the tax rolls.

Ald. Tendam move to recommend further due diligence and real estate negotiations
Ald. Rainey seconded
Approved 10-0

D. Financial Assistance for Kabul House, 2424 Dempster Street

Mr. Akmal Qazi, owner of Kabul house, asked for consideration of financial support through the Storefront Modernization Program to assist with the cost of renovating the building he purchased for his business at 2424 Dempster.

Ald. Holmes asked if the building really needs renovations considering the investment made by the previous owner Chicago’s Home of Chicken and Waffles. Mr. Qazi replied he had a consultant look at the site and was advised the main issue with the property was visibility and signage. He also mentioned he believed there were a number of shortcuts
taken on the buildout by previous owner and he would like to improve them including HVAC, energy efficiency upgrades, and roof repairs.

Ms. Berns commented that the Storefront Modernization Grant is primarily for exterior, which this property has benefitted from in the last three years, therefore, making it ineligible to receive this grant again.

Ald. Braithwaite explained the Storefront Modernization Program also allows for interior improvements and the request from Kabul House will allow them to improve the space to be a more profitable / successful restaurant. The property is a gateway to the city and he would prefer to see it occupied.

Alderman Rainey recommended the Committee consider approval despite the property having received façade improvement funding within the last ten years because it is vital that City help a reliable/successful business open on good footing. Alderman Rainey suggested it wasn’t necessarily fair for Kabul House to be held responsible for the errors of the previous owner.

Ald. Wilson moved recommend funding under the Storefront Modernization Grant
Ald. Rainey seconded
Failed 2-8, (Ald. Braithwaite and Ald. Rainey voting in support of the motion.)

Ald. Rainey instructed staff to keep working with Kabul House to find alternative solutions.

E. Update to Great Merchant Grant Program

Mr. Zalmezak explained that in addition to the changes presented at the last meeting, he added “affinity groups,” such as the Black Business Consortium of Evanston/North Shore and Evanston Explorers, which are not tied to a geographic area, but instead focus on particular interest. These groups would be eligible to receive up to $2,500.

Additionally, staff recommends funding for technical assistance workshops and consultant services. Evanston-based merchants would be eligible to attend. Staff will survey merchants to determine what type of technical assistance is in demand. Early ideas include merchandizing, google advertising, and storefront displays.

Ald. Wynne move to recommend approval to the updates to the Great Merchant Grant
Ald. Fiske seconded
Approved 10-0

4. COMMUNICATIONS
   A. Howard Street Theatre Update
      Ms. Plante reported the MOU with Theo Ubique was executed. The theater also delivered the first installment of the fundraising milestones.
   B. Quarterly Report
   C. Monthly Economic Development Communication
   D. Real Estate Transfer Tax Report
   E. Announcements/Updates from EDC Members
5. ADJOURNMENT

Ald. Tendam moved to adjourn at 8:13 p.m.
Ald. Fiske seconded.
Approved 10-0

Respectfully Submitted,
Paulina Martínez
Memorandum

To: Chair and Members of the Economic Development Committee

From: Martin Lyons, Assistant City Manager/CFO
       Johanna Leonard, Economic Development Division Manager
       Cindy Plante, Economic Development Specialist

Subject: Storefront Modernization Program Application for Gross Point Plaza

Date: February 17, 2017

Recommended Action:
Staff supports a recommendation from the Economic Development Committee to City Council for approval of financial assistance through the Storefront Modernization Program to the owners of Gross Point Plaza shopping center at 2504-2510 Gross Point Rd. in an amount not to exceed $16,500 for façade renovations including accessibility improvements and installation of new windows and doors.

Funding Source:
The Economic Development Fund’s Business District Improvement Fund (225.15.5300.65522). The approved Fiscal Year 2017 Budget allocated a total of $350,000 for this account to fund both the Storefront Modernization and Great Merchant Grant programs. To date, $0 has been spent from this account, leaving $350,000 available for expenditure.

Livability Benefit:
Economy and Jobs: retain and expand local businesses
Built Environment: enhance public spaces

Background:
The Storefront Modernization Program provides a financial incentive to property owners and their commercial tenants to invest in improvements to commercial property in Evanston. The program was previously known as the façade improvement program, and eligible expenses were limited to street-facing exterior improvements such as windows, doors, signage, painting, and the like. Maximum eligibility amounts for façade projects are determined based on the building’s frontage, with the first 35 feet of linear frontage eligible for a maximum of $10,000; frontage beyond 35 feet increases eligibility by $100 for each additional square foot up to a $30,000 maximum grant. In 2015, the program was expanded to allow for funding of interior improvements such as plumbing, HVAC, and carpentry for businesses located on targeted business corridors in Evanston.
Evanston. Applicants are eligible to receive a forgivable loan of up to 50% of the total qualifying project cost, up to a maximum amount of $50,000. Applicants must obtain three written bids for the renovation work proposed, with at least one of the three bids being provided by an Evanston-based contractor. The program is intended to help modernize aging building stock in targeted development areas and improve the aesthetics individual commercial businesses within their respective business districts. (For more detailed information, please refer to the Program Guidelines online.)

Summary:
The Gross Point Plaza shopping center is located at 2504-2510 Gross Point Road. The property is currently leased to $16,500 three businesses; MaidPro, Jackline K Salon, and a second location of Soapie’s cleaners that will open in 2017. The property owner is seeking assistance with façade improvements including installation of new windows and doors intended to improve the building’s accessibility and energy efficiency. The three storefronts have a combined frontage of 100 linear feet, making the property eligible for a maximum of $16,500 in storefront grant assistance.

The applicant has submitted three bids for the proposed scope of work. The average of the three estimates submitted for the proposed facade work was $44,320.66. Based on the documentation and bids submitted for this project, staff recommends approval of financial assistance for this project for a total amount not to exceed the maximum of $16,500.

Attachments:
Storefront Modernization Program Application for 2504-2510 Gross Point Road
Contractor Bids
2016 Storefront Modernization Program

Property Address: 2504–2510 Gross Point Road

Property PIN: 10-10-200-076-0000

Year Property was constructed: 1950

Length of store frontage (feet): 100

Is this property a historic landmark? No

Applicant Name: CPP Property, LLC

Applicant Address: 2530 Crawford Ave., Ste. 108, Evanston, IL 60201

Email: arnelpao@yahoo.com

Phone Number: (847) 328-3354

Name of business (if applicable): Multiple

Applicant is: Property Owner

Name(s) of business(es): Soapie’s, MaidPro, Jacklin K Salon

Business Owner Name(s): Thurlow Group, Inc., Charysis, Inc. and Jacklin Amadin

Date of lease expiration (if applicable): 1, 12, 12

How many years has the business been at this location? The businesses at Gross Point Plaza are all retail service businesses. 2504 Gross Point Road is a new location for Soapie’s Cleaners. Soapie’s currently has a store on Chicago Ave. in Evanston. 2506–2508 is a MaidPro home cleaning franchise that has been in operation at this location for over 12 years. 2510 is a hair and beauty salon that has also been in operation at this location for over 12 years.

Provide a description of the ground floor business(es) at this location (500 words max).

Property Owner Name: CPP Property, LLC

Property Owner Address: 2530 Crawford Ave., Ste. 108, Evanston, IL

Property Owner Phone Number: (847) 328-3354

Property Owner Email: arnelpao@yahoo.com

Is the property currently for sale? No

What type(s) of improvements are you planning to make? (check all that apply) *

- Doors / windows
- Other (describe below)
Provide a narrative of your proposed project. Include information on portions of the building that will be improved and what particular work activities will be completed. (500 words max) *

Property owner is planning to replace all of the existing storefront windows and doors at the property with new anodized aluminum, thermally broken, insulated clear glass windows and doors. In conjunction with the new windows and doors we plan to eliminate the step up at the entrance to each of the retail stores by replacing the existing sidewalk in front of the building with a new sidewalk that will eliminate the steps at the store entrances.

Provide a narrative of sustainability measures that will be employed in this project (500 words max)

The existing aluminum framed single pane windows and doors will be replaced with more energy efficient, thermally broken, insulated glass windows and doors.

Provide a narrative of how your proposed project will improve accessibility at your building (500 words max)

The replacement of the front sidewalk will enable the owner to remove the step up entrances to each of the retail stores. The new sidewalk will have ADA compliant ramps at the north and south end for transition to the parking lot grade.

Upload 3 current photos of the building for which you are applying.

Upload 3 contractor estimates for the project(s) being proposed.
If applicant is not the owner of the building for which funding is sought, upload a letter of support from the property owner.

"I certify that all of the information contained in this document, all statements, information, and exhibits that I am submitting for the property listed in this form under 'property information' is true and accurate and to the best of my knowledge. I certify that I have reviewed the Program Guidelines and Program Agreement form associated with the City of Evanston's Facade Improvement Program." (Type name below for signature).

Date

Friday, February 10, 2017

10 Feb 2017
3:36:07 PM
PROPOSAL SUBMITTED TO:
Arnel, Inc.
Peter A. O'Brien
2530 Crawford Ave., Suite 108
Evanston, IL 60201

DATE
2/2/2017

PHONE
847-328-3354

JOB SITE
2504-2510 Gross Point Rd.

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2504-2510 Gross Point Rd., Evanston</td>
<td></td>
</tr>
<tr>
<td>Removal and replacement of concrete front walk 100 ft x 6 ft</td>
<td>6,000.00</td>
</tr>
<tr>
<td>Installation of 2&quot; asphalt over existing</td>
<td></td>
</tr>
<tr>
<td>Grind and fill as needed</td>
<td>4,800.00</td>
</tr>
<tr>
<td>Stripping and new bumpers</td>
<td></td>
</tr>
<tr>
<td>(Adjust one manhole)</td>
<td></td>
</tr>
<tr>
<td>Removal and replacement of concrete apron 18 ft x 7 ft</td>
<td>1,800.00</td>
</tr>
<tr>
<td>Removal and replacement of concrete curb 30 LF</td>
<td>700.00</td>
</tr>
</tbody>
</table>

Note: This Proposal is limited solely to the items specifically listed herein, all other work will be an addition to this scope and will be considered an extra.

ITEMS NOT INCLUDED in base proposal as they may apply, except as specifically listed above: Surveying, staking, layout, bracing, shoring, pan poured stair treads/landings, stairs, toppings, coatings, drain tile, de-watering, pumping, street cleaning, temporary driveway, all site work (ie: sidewalks, curbs, slabs, etc.) Permit and Expediting Costs. Excavation price based upon the removal of clean material only. Any garbage, debris or hazardous materials encountered will be additional to base contract.

Upon acceptance, please sign, fax or e-mail to our office and mail one original signed copy.

Prices quoted good for 30 days.
Payment due upon completion of work.

Authorized Signature
Guy Battista, President

Note: This proposal may be withdrawn by us if not accepted within 90 days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance ________________________ Signature ________________________
Maestro General Contractor
Proposal: #1-2017
c/o Mike Lupou
411 Springhill Drive
Roselle, Illinois  60172
Date: 2/2/2017
(630) 730-6007

SUBMITTED TO
WORK PERFORMED AT

Peter O'Brien
2506 Grosspoint Road
Skokie, Illinois
(847) 328-3204  - Fax
2506 Grosspoint Road
Skokie, Illinois

COMPLETION OF THE FOLLOWING WORK - LABOR AND MATERIAL INCLUDED:

Remove existing concrete sidewalk and all gravel.
Level surface area and re-inforce area with new gravel and mesh wiring.
Construct frame around area.
Poor concrete evenly throughout the length of the sidewalk and finish surface.
Construct (2) handicap accessible ramps at each end of the sidewalk.

$6,400.00

All material is guaranteed to be as specified and the above work to be performed and completed in a substantial workmanlike manner for the sum of: $6,400.00

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, property and other necessary insurance. Contractor to carry workers compensation and public liability insurance.

Submitted by: Mike Lupou, President
Date: February 2, 2017

Acceptance of Proposal by: ____________________________ Date: ____________________
Signature
Printed Name and Title: ____________________________________
Proposal

TO: Peter O'Brien
2504-10 Gross Point Rd
Evanston, IL 60201

Tel: 847-328-3354
Email: arnelpao@yahoo.com

February 7, 2017
Concrete

2504 -10 Gross Point Rd
Evanston, IL 60201

We propose to furnish all material and perform all labor necessary for the completion of the following described work as required for the above structure, in accordance with drawings and specifications insofar as they apply to our work and in accordance with the following terms, including those printed on the reverse side of this sheet, which, upon acceptance by you of this proposal, are agreed to and accepted by you.

Remove and replace existing front concrete sidewalk, making the handicapped accessible with tactile dome mats and compacted sub-base granular and reinforcing +/- 600 sq.ft.

TOTAL $6,650.00

Alternate: Remove and replace 2 each existing concrete aprons.

TOTAL $2,210.00 each

Note: to be done separately to ensure stores stay in business.

This quotation valid only if accepted and approved within ______ days from above date.

TERMS: Payment of the contract price, together with extras and change orders, shall be made by you to us on the last day of each and every calendar month to the value of 90% of the work completed during that monthly period. Thirty days after completion of all work performed by us, payment of the balance due shall be made in full. In the event that any payment is not made when due, a service-finance charge of 1 ½ % per month (18%) per annum) shall be charged as of the first day of the calendar month following payment due on all balances which billing occurs. This service-finance charge shall not be deemed a waiver of any legal action to enforce payment to be made when due.

Acceptance of this proposal by you and our written approval shall constitute a binding contract.

THE ABOVE PROPOSAL IS ACCEPTED:

________________________________________

Date: ________________________________

Approved:
Pinel Andrews Construction Corp

by Peter H. Andrews
Workord Item

### Alternative 1

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Size</th>
<th>Note</th>
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</thead>
<tbody>
<tr>
<td>4</td>
<td></td>
<td>Remove existing doors and windows. Supply and install 4 new doors and transom frames. The doors will have a pair of butt hinges, tubular push/pull, MS deadbolt lock with interior thumbturn, overhead exposed closer, threshold and bottom sweep. Doors will be Kawneer 190 narrow stile, bronze anodized. The windows will be thermally broken 2&quot; x 4 1/2&quot; aluminum frames. Each window will be approx 4' wide. The glass will be 1&quot; clear insulated, tempered as per code, Carlson will caulk new frame to brick.</td>
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Subtotal for Alt # 1:

<table>
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<tr>
<th>Item total</th>
<th>Quantity</th>
<th>Quantity Total</th>
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<tbody>
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<td>$30,988.00</td>
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<td>$30,988.00</td>
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### Alternative 2

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<th>Size</th>
<th>Note</th>
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<tbody>
<tr>
<td>1</td>
<td></td>
<td>Add to alternative 1 for Low E glass. Hard coat Low E</td>
</tr>
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</table>

Subtotal for Alt # 2:

<table>
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<tr>
<th>Item total</th>
<th>Quantity</th>
<th>Quantity Total</th>
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<tbody>
<tr>
<td>$1,944.00</td>
<td>1</td>
<td>$1,944.00</td>
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</tbody>
</table>

### Alternative 3
Strip mall, -> 2504 Gross Point Road, Skokie

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Size</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>Add to alternative 1 for soft coat Low E with argon.</td>
</tr>
</tbody>
</table>

Item total: $4,752.00

Subtotal for Alt # 3:

Alternative 4

<table>
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<tr>
<th>Quantity</th>
<th>Size</th>
<th>Note</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>Please note: Low E is a coating on the glass providing UV protection and an increased &quot;R&quot; value. Low E windows have a slight tint and may appear to have a haze in certain light conditions. Color variation due to different manufacturing, unit orientation or light conditions are to be expected.</td>
</tr>
</tbody>
</table>

Item total: $0.00

Subtotal for Alt # 4:

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Quantity Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Subtotal for Alt # 3: $4,752.00

Subtotal for Alt # 4: $0.00

Total Item Total: $37,684.00

We Propose hereby to furnish material and labor, complete in accordance with above specifications, For the Sum of: $37,684.00

Authorized Signature

To place or verify this order: Please return one signed copy of this form and a required deposit of: $16,842.00

Please write on the returned copy or call, fax or e-mail us with any relevant PO#s or identifying job names that apply to this work.

All Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration, deviation or upon disassembly, we reveal additional work, from above specifications, involving extra costs will be executed only upon customer approval, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, economics, accidents, delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. This material and or work is subject to applicable taxes, misc. freight, delivery, environmental, equipment rental and service supply charges. Condo association, local association or governing bodies' permissions, permits, approvals, requirements, or fees are customer responsibility. Your measurements are your responsibility. Our measurements if any may require a final measure or pattern before ordering.

Date / / Signature

Price is subject to change after 60 days.

Acceptance of Proposal -- The above prices, specifications and conditions are satisfactory and hereby accepted.

You are authorized to do the work as specified.

Final payment of total balance is to be made on completion.
Amel Inc.
2504-2510 Gross Point Rd, Evanston
847-328-3354
Peter O'brien
arnelpao@yahoo.com

### Salesperson

<table>
<thead>
<tr>
<th>Qty</th>
<th>Description</th>
<th>Unit Price</th>
<th>Line Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.00</td>
<td>NEW STOREFRONT SYSTEM FOR 1&quot; INSULATED GLASS</td>
<td>$34,562.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4-1/2 &quot; X 1-3/4&quot; DARK BRONZE FRAME ALL CLEAR GLASS</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>REMOVAL AND INSTALLATION INCLUDED</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.00</td>
<td>NARROW STILE DOORS AND FRAME WITH TRANSOMS</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td></td>
<td>FOR 1&quot; INSULATED GLASS TEMPERED WITH CLOSERS</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>DOOR LOCKS PULL HANDLE AND PUSH BARS INCLUDED</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>INSTALLATION, TAXES AND MATERIALS</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>REMOVAL AND DISPOSAL INCLUDED</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>ALLOW 2-3 WEEKS LEADTIME FOR MATERIALS ORDERED</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Subtotal $34,562.00
Sales Tax $3,456.20
Total $38,018.20

Quotation prepared by: ________________________________

This is a quotation on the goods named, subject to the conditions noted below:
Please review carefully for accuracy. Any changes must be made in writing and then submitted by
the customer to Evanston Glass. If necessary, a new quotation will be provided.

To accept this quotation, sign here and return: ___________________________________________________________________________

Thank you for your business!

www.evanstonglassandmirror.com
# PROPOSAL

**Maestro General Contractor**  
c/o Mike Lupou  
411 Springhill Drive  
Roselle, Illinois 60172  
(630) 730-6007  

**SUBMITTED TO**  
Arnel, Inc.  
2530 Crawford Avenue, Suite 108  
Evanton, IL 60201  
(773) 600-3397

**WORK PERFORMED AT**  
Strip Mall  
2504 Gross Point Road  
Skokie, IL 60076

## COMPLETION OF THE FOLLOWING WORK - LABOR AND MATERIAL INCLUDED:

<table>
<thead>
<tr>
<th>ITEM TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove existing doors and windows.</td>
</tr>
<tr>
<td>Supply and install (4) new doors and transom frames with butt hinges, tubular puch/pull, deadbolt lock with interior thumbturn, overhead exposed closer and threshold/bottom sweep.</td>
</tr>
<tr>
<td>Doors - Kawneer 190 narros stile, bronze anodized.</td>
</tr>
<tr>
<td>Windows - thermally broken 2&quot; x 4 1/2&quot; aluminum frames.</td>
</tr>
<tr>
<td>Glass - 1&quot; clear insulated tempered per code.</td>
</tr>
<tr>
<td>Caulk new frame to brick.</td>
</tr>
<tr>
<td>Cut back the interior wood to accommodate new frame top, bottom and sides.</td>
</tr>
<tr>
<td>Includes trim, drywall repair, painting, etc.</td>
</tr>
<tr>
<td><strong>$33,500.00</strong></td>
</tr>
</tbody>
</table>

Maestro General Contractor proposes hereby to furnish material and labor, complete in accordance with above specifications:

**Scope Total:**  
**$33,500.00**

Please return one signed copy of this form and a required deposit of half the total accepted price to place order with manufacturer. Final payment of total balance due upon completion.

Submitted by:  
**Mike Lupou**  
Date: 1/18/17

All Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration, deviation or upon disassembly, we reveal additional work, from above specifications, involving extra costs will be executed only upon customer approval, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, economics, accidents, delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. This material and or work is subject to applicable taxes, misc. freight, delivery, environmental, equipment rental and service supply charges. Condo association, local association or governing bodies’ permissions, permits, approvals, requirements, or fees are customer responsibility. Your measurements are your responsibility.

Price is subject to change after 60 days.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

By:  
Date:  

Printed Name and Title:  

Memorandum

To: Chair and Members of the Economic Development Committee

From: Martin Lyons, Assistant City Manager/CFO
Johanna Leonard, Economic Development Division Manager
Cindy Plante, Economic Development Specialist

Subject: Storefront Modernization Program Application for 600 Oakton St. – Lake City Cleaners

Date: February 17, 2017

Recommended Action:
Staff supports a recommendation from the Economic Development Committee to City Council for approval of financial assistance through the Storefront Modernization Program to Lake City Cleaners at 600 Oakton Street in an amount not to exceed $10,648 for the installation of an RPZ backflow prevention device and water pressure booster pump within the building’s plumbing systems in order to bring it into compliance with plumbing code requirements.

Funding Source:
The Economic Development Fund’s Business District Improvement Fund (225.15.5300.65522). The approved Fiscal Year 2017 Budget allocated a total of $350,000 for this account to fund both the Storefront Modernization and Great Merchant Grant programs. To date, $0 has been spent from this account, leaving $350,000 available for expenditure.

Livability Benefit:
Economy and Jobs: retain and expand local businesses
Built Environment: manage water resources responsibly

Background:
The Storefront Modernization Program provides a financial incentive to property owners and their commercial tenants to invest in improvements to commercial property in Evanston. The program was previously known as the façade improvement program, and eligible expenses were limited to street-facing exterior improvements such as windows, doors, signage, painting, and the like. In 2015, the program was expanded to allow for funding of interior improvements such as plumbing, HVAC, and carpentry for businesses located on targeted business corridors in Evanston. Applicants are eligible to receive a forgivable loan of up to 50% of the total qualifying project cost, up to a
maximum amount of $50,000. Applicants must obtain three written bids for the renovation work proposed, with at least one of the three bids being provided by an Evanston-based contractor. The program is intended to help modernize aging building stock in targeted development areas and improve the aesthetics individual commercial businesses within their respective business districts. (For more detailed information, please refer to the Program Guidelines online.)

Summary:
Lake City Cleaners is a dry cleaning business located at 600 Oakton Street. City staff notified the owner earlier this year that an RPZ backflow prevention device would need to be installed as part of the building’s plumbing system in order to comply with state and local plumbing codes. The owner is seeking funding assistance to complete the work needed to bring the property into compliance.

The applicant has submitted three bids for the proposed scope of work, including at least one from an Evanston-based contractor as is required under the program guidelines. The average of the three bids submitted for the proposed plumbing work was $21,295. Based on the documentation and bids submitted for this project, staff recommends approval of financial assistance for this project for a total amount not to exceed $10,648.

Attachments:
Storefront Modernization Program Application for Lake City Cleaners, 600 Oakton St.
Plumbing contractor bids
Marianne Schwall

RE: 600 Oakton St.

Evanston, IL 60202

I give my approval for the work that needs to be done for Lake City Cleaners for RPZ backflow preventers.

If you have further questions, you can call me.

Thank You

Marianne Schwall

Richard Schwall
Lake City Cleaners  
Victor Seyedin  
600 Oakton St  
Evanston, IL 60201

To provide labor, material and equipment to perform the following plumbing work:

1. To re-pipe 2" main cold water over and down on the east wall by the sink and install a new 2" RPZ with strainer and tees and valve for future booster pump prior to the RPZ. To make a new waste connection to the existing PVC for an open site drain for the RPZ. Includes to test and certify the new RPZ in the presence of the inspector.  
   Add $8,643.00

2. Add to increase the RPZ and piping to 2 1/2" to accommodate required flows with new pressure drops from the RPZ.  
   Add $2,392.00

3. Add to provide 1" thick pipe insulation on new piping for items 1 or 2.  
   Add $1,694.00

4. Add new 80 GPM @ 28psi increase model AM-50V 3 hp 208-240 3 phase VFD booster pump if needed because of pressure drop through new RPZ. GPM size and power requirements to be confirmed before pump order placed. **Does not include electrical work.**  
   Add $7,265

5. To relocate existing 1/2" RPZ behind chemical storage tanks to the front of the tanks mounted on floor mounted strut rack and retest and certify the RPZ in the presence of the inspector.  
   Add $1,256.00

6. To add a new ½" RPZ for the supply to the laundry reserve tank and pipe to 4’ above the floor and pipe relief air gap to nearest drain. To test and certify the new RPZ in the presence of the inspector.  
   Add $1,327.00

7. To re-pipe the 1” hot and cold feeds to the washing machines in the rear washing room to the outlets of the two existing RPZ’s across the room and cap old connections to the water mains.  
   Add $2,706.00

8. Add 1" pipe insulation to new suspended piping in item 7.  
   Add $450.00

**Inclusions**
- Applying for all city sewer permits
- Coordination of inspections

**Exclusions**
- Fees for City permits
- Premium time work for water shut downs for the facility and specific machines.
- Pipe insulation except for areas priced above.
- Moving laundry in work areas
- Testing other RPZ’s in the facility
- Testing or removing any asbestos pipe insulation if suspected.
THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

A MONTHLY INTEREST CHARGE OF .75% WILL BE ADDED TO PAYMENTS DUE AND UNPAID. IF COLLECTION OR LEGAL ACTION IS TAKEN TO COLLECT UNPAID BALANCES REASONABLE COSTS OF COLLECTION, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS WILL BE ADDED TO UNPAID AMOUNTS FOR CONTRACTS WITH THE OWNERS OF THE PROJECT: THE LAW REQUIRES THAT THE CONTRACTOR SHALL SUBMIT A SIGNED STATEMENT OF PERSONS FURNISHING MATERIALS AND LABOR BEFORE ANY PAYMENTS ARE REQUIRED TO BE MADE TO THE CONTRACTOR. (770 ILCS 60/5.)

If acceptable, please check the items desired, sign one copy & return.

Accepted by ____________________________

Submitted by ____________________________

Michael J. Kerrigan
February 1, 2017

Mr. Victor Seyedin
Lake City Cleaners
600 Oakton St.
Evanston, IL 60202

RE: BACKFLOW PREVENTER INSTALLATIONS

Dear Mr. Seyedin:

Thank you for allowing Kroeschell Engineering the opportunity to provide a proposal for the above referenced project. Our proposal is based on information obtained during a recent site visit. We offer the following scope of work and pricing for your review:

1. Furnish and install one (1) 2” reduced pressure zone backflow preventer (RPZ) on main building water service. RPZ will be installed at accessible height adjacent to the existing lavatory on the east wall of the building, near the management office.
2. Furnish and install copper pipe, valves, and fittings as required to connect above RPZ to the existing suspended 2” water service.
3. Furnish and install PVC pipe and fittings as required to add an open site drain at existing sanitary line serving lavatory. Open site drain is intended to serve RPZ relief valve. Because lavatory drain line does not appear to be properly vented, new open site drain trap will not include a vent.
4. Furnish and install one (1) ½” RPZ on water line serving laundry equipment reservoir/tank.
5. Furnish and install copper pipe and fittings as required to connect above RPZ to the existing galvanized water line serving the reservoir/tank.
6. Furnish and install PVC pipe and fittings as required to route RPZ relief drain to floor. With the lack of an accessible floor drain near this installation location, it is assumed that routing the RPZ relief drain to the floor directly below the RPZ will be acceptable.
7. Disconnect and remove existing ½” RPZ located behind boiler chemical storage tanks. Relocate RPZ to a more accessible location in front of boiler chemical storage tanks and mount on new strut supports as needed.
8. Furnish and install new copper pipe and fittings as required to reconnect relocated RPZ to existing water service and equipment connection.
9. Furnish and install new PVC pipe and fittings as required to route RPZ relief drain to previously installed relief drain piping or to the floor near the installation location.
10. Disconnect water supplies to existing residential style wash machine at the south end of the building.
11. Furnish and install new copper pipe and fittings as required to connect residential style wash machine supplies to existing water lines serving nearby commercial washers. The existing water supplies serving the commercial washers already include backflow preventers.

12. Upon completion of the above work, test and certify newly installed backflow preventers and submit certification paperwork to local governing authority.

OVERALL PROJECT INVESTMENT AMOUNT: $10,110.00

Alternate Pricing:
1. Above pricing does not include any allowance for a domestic water pressure booster pump. The installation of the new backflow preventers will result in a pressure drop across each device (generally between 5 and 20 psi). Current water pressure data at the building was not available when we visited the site. As such, we are not certain if the installation of the backflow preventers will have an adverse effect on equipment/fixture operations due to the resulting pressure reduction. Likewise, we would need to obtain additional information concerning the building usage, equipment demands, and existing conditions in order to design an appropriate pump solution. That said, we estimate that the cost for furnishing and installing an appropriate booster pump package would be approximately $10,000.00. This price does not include any allowance for power and control wiring. Lead times for the booster pump system range from 2-4 weeks depending on final design and selections. If you are interested in moving forward with the backflow preventer installation scope, we recommend that you provide us with further opportunity to evaluate the existing system so that we can provide firm pricing for the booster pump system if needed. Please contact us to discuss further if interested.

Bid Clarifications:
➢ Our pricing is based on acceptance of the scope of work and clarifications provided herein. It is assumed that all of our bid clarifications will be incorporated into any subcontract/agreement for the above referenced work.
➢ Permit and inspection fees are not included. All fees associated with procuring permits, including but not limited to any engineering, drawing preparation, visits to the municipality, and the cost of the permit itself will become the responsibility of the owner and must be paid prior to the start of the proposed work scope.
➢ Includes applicable taxes.
➢ Excludes overtime. All work is assumed to be completed during normal working hours. Please contact us for additional pricing if work needs to be completed after close-of-business.
➢ While visiting the site, we noted several plumbing code violations. Our proposed scope and pricing does not include any allowance for upgrading existing systems to meet local codes. Likewise, our proposed work cannot be completed in a code approved manner without significant additional expense to the owner. It is assumed that any noted code variances will be found to be acceptable by the local governing authority.
➢ Excludes furnishing/installing insulation on new water piping.
Lake City Cleaners
Backflow Preventer Installations
Page Three
February 1, 2017

- Excludes pipe freezing. Above pricing is provided under the assumption that valves exist, are operable, and hold pressure such that the areas of work can be easily isolated. Any delays or remobilizations associated with utility shutdown delays/issues may result in additional costs.
- Proposal is valid for a period of 30-days.

Thank you for contacting Kroeschell Engineering regarding this project. If you would like us to proceed with the above referenced work for the amount indicated on the previous page, please sign below and return a copy of this proposal to my attention via email (mike.evensen@kroeschell.com) or fax (312/337-1944). If you have any questions, please feel free to contact me at 312-649-7978.

Respectfully submitted,

[Signature]
Mike Evensen
Assistant Vice President

PROPOSAL ACCEPTANCE:

By (Print):

By (Signed):

Title:

Date:

Purchase Order No.:
# AAFAC Services Inc.
## Always Available For A Client
P O Box 5866 | Evanston, IL 60204
847 626-4849 | aafacservices@gmail.com

## Quote #4

<table>
<thead>
<tr>
<th>Service / Product</th>
<th>Description</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code updates to water system</td>
<td>Install 2&quot; RPZ valve just south of the lavatory sink on the east wall of the shipping area. Leave bypass T's for future pump system. Install necessary 2&quot; copper pipe to divert 2&quot; water supply from ceiling area to new RPZ valve and back. Install unions on both sides of RPZ valve so that it may be removed temporarily to install a pump, as needed.</td>
<td>$5,435.00</td>
</tr>
<tr>
<td>Code updates to water system</td>
<td>Install 1/2&quot; RPZ valve at laundry reservoir tank.</td>
<td>$1,608.00</td>
</tr>
<tr>
<td>Code updates to water system</td>
<td>Relocate 1/2&quot; RPZ valve from behind boiler storage tanks to location as discussed during walk thru with Tony Namowitz and test.</td>
<td>$944.00</td>
</tr>
<tr>
<td>Code updates to water system</td>
<td>Install duplex pump system, adapting off the shelf system, per conversation with Tony Namowitz and Victor Seyedin. In order to complete, we will pick up 1 pump of the duplex system and make temporary installation and test. If this works, the 2nd pump will be picked up and both will be installed permanently. If system does not work as needed, building survey will be required and pump system will need to be designed. No cost estimate is available at this time. We will remove the temporary installation and apply $1600 toward new system.</td>
<td>$8,523.00</td>
</tr>
<tr>
<td>Code updates to water system</td>
<td>Repipe laundry machine in rear washing room. Repipe 1&quot; hot and cold so that it ties into existing RPZ valve.</td>
<td>$1,985.00</td>
</tr>
</tbody>
</table>

Terms: 1/2 down with signed contract.

Kathy Kostock
This quote is valid for 30 days.

Kathy Kostock
Owner

Total $18,495.00
Notes Continued...

Signature: ________________  Date: ________________
Memorandum

To: Chair and Members of the Economic Development Committee

From: Martin Lyons, Assistant City Manager/CFO
      Johanna Leonard, Economic Development Division Manager
      Cindy Plante, Economic Development Specialist

Subject: Storefront Modernization Program Application for Red Hot Chili Pepper at 500 Davis Street

Date: February 17, 2017

Recommended Action:
Staff supports a recommendation from the Economic Development Committee to City Council for approval of financial assistance through the Storefront Modernization Program to Red Hot Chili Pepper at 500 Davis St. in an amount not to exceed $10,700 for the façade renovations including the addition of a revolving door, relocation of an accessible entrance, and installation of new windows and signage.

Funding Source:
The Economic Development Fund’s Business District Improvement Fund (225.15.5300.65522). The approved Fiscal Year 2017 Budget allocated a total of $350,000 for this account to fund both the Storefront Modernization and Great Merchant Grant programs. To date, $0 has been spent from this account, leaving $350,000 available for expenditure.

Livability Benefit:
Economy and Jobs: retain and expand local businesses
Built Environment: enhance public spaces

Background:
The Storefront Modernization Program provides a financial incentive to property owners and their commercial tenants to invest in improvements to commercial property in Evanston. The program was previously known as the façade improvement program, and eligible expenses were limited to street-facing exterior improvements such as windows, doors, signage, painting, and the like. In 2015, the program was expanded to allow for funding of interior improvements such as plumbing, HVAC, and carpentry for businesses located on targeted business corridors in Evanston. Applicants are eligible to receive a forgivable loan of up to 50% of the total qualifying project cost, up to a maximum amount of $50,000. Applicants must obtain three written bids for the
renovation work proposed, with at least one of the three bids being provided by an Evanston-based contractor. The program is intended to help modernize aging building stock in targeted development areas and improve the aesthetics individual commercial businesses within their respective business districts. (For more detailed information, please refer to the Program Guidelines online.)

Summary:
Red Hot Chili Pepper is a new restaurant owned by Ramakant Kharel, who also owns Mt. Everest restaurant on Church Street. The new concept will offer Indo-Chinese fusion cuisine and a full bar at 500 Davis St, in a space last occupied by Giordano’s Pizza. As part of a comprehensive renovation of the space, Mr. Kharel is seeking funding assistance for façade improvements including the addition of a revolving door, relocation of an ADA accessible entrance, and installation of new windows and signage. The space at 500 Davis Street has 42 feet of linear frontage along the public right of way, making it eligible for up to $10,700 in funding.

The applicant has submitted three bids for the proposed scope of work, as is required under the program guidelines. The average of the bids submitted for the proposed facade work was $89,475. Based on the documentation and bids submitted for this project, staff recommends approval of financial assistance for this project for the maximum grant amount not to exceed $10,700.

Attachments:
Storefront Modernization Program Application for Red Hot Chili Pepper at 500 Davis St.
contractor bids
2016 Storefront Modernization Program

This is the online application form for the Storefront Modernization incentive program offered by the Economic Development Division at the City of Evanston. Please be sure to read through the program guidelines available at www.evanstonedge.com before applying.

Unfortunately there is no way to save this form and return to finish it later, so please make sure you have all your information ready to enter at the same time.

Property Information

Property Address

*500 Davis St. Evanston, IL 60201

Property PIN

Year Property was constructed

Length of storefront (feet): *

421

Is this property a historic landmark?

X No

O Yes

Applicant Information

Applicant Name: *Ramakant Kharel

Applicant Address: *630 Church St. Evanston, IL 60201

Email *Ramakant.kharel@outlook.com

Phone Number

847-702-2565

Name of business (if applicable): 

Applicant is: *

X Tenant

O Property Owner

O Both

O Other

https://cityofevanston.wufoo.com/forms/2016-storefront-modernization-program/
Business Information
Provide information about the businesses located on the ground floor of the property that will be included in the project.

Name(s) of business(es):
Red Hot Chili Pepper Restaurant

Business Owner Name(s):

Date of lease expiration (if applicable):
2025 (July)

How many years has the business been at this location?
0

Provide a description of the ground floor business(es) at this location (500 words max).
Sit down Restaurant with bar & lounge

Property Owner Information
Complete this section if the property owner is someone other than the applicant.

Property Owner Name:
TFOSrema steelbridge 500 Davis St LLC.

Property Owner Address:
500 Davis St, Evanston, IL 60201

Property Owner Phone Number:
(847) 475-1101

Property Owner Email:
gecampbell@steelbridge.com

Is the property currently for sale?
- No
- Yes

What type(s) of improvements are you planning to make? (check all that apply)
- Signage/awnings
- Doors/windows
- Tuckpointing
- Lighting

https://cityofevanston.wufoo.com/forms/2016-storefront-modernization-program/
Provide a narrative of your proposed project. Include information on portions of the building that will be improved and what particular work activities will be completed. (500 words max)

Complete build out with all new equipments, furniture, plumbing, electrical, mechanical work including new revolving door on Davis st. and ADA door.

Maximum Allowed: 1000 words. Currently Used: 0 words.

Provide a narrative of sustainability measures that will be employed in this project (500 words max)

Revolving door itself is energy efficiency

Maximum Allowed: 500 words. Currently Used: 0 words.

Provide a narrative of how your proposed project will improve accessibility at your building (500 words max)

Adding ADA door with which is going to be relocated to the east side reason revolving door taking space on the existing area.

Maximum Allowed: 500 words. Currently Used: 0 words.

Upload 3 current photos of the building for which you are applying.

Choose File
No file chosen

Choose File
No file chosen

Choose File
No file chosen

https://cityofevanston.wufoo.com/forms/2016-storefront-modernization-program/
Upload 3 contractor estimates for the project(s) being proposed.

Choose File: No file chosen

Choose File: No file chosen

Choose File: No file chosen

Choose File: No file chosen

Choose File: No file chosen

Choose File: No file chosen

Choose File: No file chosen

If applicant is not the owner of the building for which funding is sought, upload a letter of support from the property owner.

Choose File: No file chosen

"I certify that all of the information contained in this document, all statements, information, and exhibits that I am submitting for the property listed in this form under 'property information' is true and accurate and to the best of my knowledge. I certify that I have reviewed the Program Guidelines and Program Agreement form associated with the City of Evanston's Facade Improvement Program." (Type name below for signature).

Date *

02 / 15 / 2017

MM DD YYYY
Exhibit A

July 29, 2016

Mr. Ramakant Kharel
Mt. Everest Group LLC
630 Church Street,
Evanston, IL 60201

RE: 500 Davis street – Red Hot Chili Pepper Restaurant

We are pleased to submit our project pricing in the amount of ($546,240.00) Five hundred Forty-Six Thousand Two Hundred forty Dollars. This is pursuant to our site visit and to the clarifications below regarding project scope.

Bid Documents:

1. Drawings by Atul Karkhanis architects, dated 04/07/2016, “Issued for Bids”.

Clarifications:

1. Provide demolition of Storefronts, floorcovering, ceilings, MEP and miscellaneous demo as required.
2. Television and record existing sewer piping per plans
3. Provide an allowance (6) yellow bollards/fence around the condensing units in parking lot per plans.
4. Provide (200) sf of Thin brick masonry work per plans
5. Provide Cabinets and countertops per plans
6. Provide Granite countertop with apron at bar & Mitred station per plans
7. Ultra wood grid system at Maitre’d and light pocket at the entry storefront area.
8. Store front stem, revolving door and shop drawings per plans.
9. New storefront door at the entrance north east side of the restaurant per plans.
10. Provide wood shelves wine rack per plans.
11. Install new ½” tempered glass above knee wall at Maitre’d station.
12. Provide spray 5′ of fire stop open cell foam in concrete ceiling per the plans.
13. Provide standard gypsum board partition walls with insulation per plans
14. Provide gypsum board ceilings per plans
15. Provide Ultra Acoustical Ceiling per plans
16. Floor prep as required to install new flooring.
17. Provide Ceramic tile flooring in main dining area per plans
18. Provide quarry tile at kitchen area per plans.
19. Provide painting of all gypsum board partitions and ceilings per plans.
20. Provide painting of exposed pipes and ducts per plans.
21. Provide (4) 10 lb fire extinguisher with cabinets per plans.
22. Provide relocation of existing sprinklers per plans due to new design.
23. Provide engineering, shop drawings & hydrostatic pressure test for sprinkler system per plans
24. Provide scan report of the floor before start of plumbing work.
25. Provide insulation for all the piping related to project in the basement.
26. Provide (1) new commercial garbage disposal in the kitchen per owner request.
27. Provide all plumbing work per plans.
28. Provide new sinks & Fixtures per plans.
29. Provide new grease traps per plans.
30. Clean and use existing black iron duct per plans.
31. Provide AHU/MAU supported from existing structure per plans.
32. Provide louvers for fresh air, exhaust hood, and exhaust fans per plans.
33. Provide (5) 8' long electric base board heaters.
34. Provide roof patch work, the exhaust fan installation.
35. Install (2) Condensing units for the restaurant at the parking lot per plans.
36. Provide testing and balancing for HVAC system
37. Provide all new electrical wiring receptacle and power distribution per plans.
38. Provide fire alarm system per plans.
39. Assumes clear access to the space with normal working hours. Use of noise producing tools is assumed to be allowed as needed.
40. We assume temporary use of electric, water, and heat/cooling as needed for the project without usage charge.
41. Provide final clean.
42. All details per drawings provided.
43. Nonunion wage labor is included.
44. Proposal price above is valid for 30 days.
45. Includes light fixtures per Sheet A 3.0.
46. Includes core plan for plumbing.
47. Includes structural framing for RTU Supports

Allowances

1. Fence/Bollards allowance around the Condensing units...... $1,275.
2. ROW permit allowance.....$2,000

Additives

1. Utility/Tap fee allowance. Add......$5,000.

Cost Breakdown

<table>
<thead>
<tr>
<th>SL No.</th>
<th>Description</th>
<th>Amount in Dollars ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>General Conditions &amp; Supervision</td>
<td>$39,033.00</td>
</tr>
<tr>
<td>2</td>
<td>Certificate of Occupancy</td>
<td>NA</td>
</tr>
<tr>
<td>3</td>
<td>Demolition</td>
<td>$5,000.00</td>
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<tr>
<td>4</td>
<td>Bollards/Fence</td>
<td>$1,275.00</td>
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<tr>
<td>5</td>
<td>Masonry</td>
<td>$7,000.00</td>
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<tr>
<td>6</td>
<td>Carpentry/Rulon wood grid</td>
<td>$14,200.00</td>
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<td>7</td>
<td>Millwork</td>
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<tr>
<td>8</td>
<td>Spray insulation</td>
<td>$10,300.00</td>
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<tr>
<td>9</td>
<td>Exterior Doors &amp; Hardware</td>
<td>$6,656.00</td>
</tr>
<tr>
<td>10</td>
<td><strong>Aluminum Storefronts &amp; Hardware</strong></td>
<td><strong>$67,000.00</strong></td>
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<tr>
<td>11</td>
<td>Drywall &amp; Ceilings</td>
<td>$73,848.00</td>
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<tr>
<td>12</td>
<td>Ceramic Tile</td>
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<td>13</td>
<td>Quarry Tile</td>
<td>$13,900.00</td>
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<td>14</td>
<td>Paint &amp; wallcoverings</td>
<td>$16,800.00</td>
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<td>15</td>
<td>Specialties</td>
<td>$3,875.00</td>
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<td>16</td>
<td>Fire Protection</td>
<td>$6,250.00</td>
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<td>Plumbing</td>
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<td>Electrical</td>
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<td>20</td>
<td>Fire Alarm</td>
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<tr>
<td>21</td>
<td>Allowances</td>
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<tr>
<td>22</td>
<td>Insurance</td>
<td>$8,587.00</td>
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<td>23</td>
<td>Overhead &amp; Profit</td>
<td>$22,670.00</td>
</tr>
<tr>
<td></td>
<td><strong>Total Bid</strong></td>
<td><strong>$544,740.00</strong></td>
</tr>
</tbody>
</table>

**Exclusions**

1. Work in adjacent spaces or areas indicated as "NIC" or similar
2. Mold, asbestos, or lead paint removal / encapsulation
3. Unforeseen conditions or scope not listed on documents.
4. Structural modifications at Air handlers and MAU.
5. Landscaping work.
6. Wire shelving.
7. Waterproofing for Masonry work.
8. New Roof work.
10. Damp proofing of flooring in Kitchen area.
11. Interior & Exterior signage.
12. PVC chase for tap lines.
13. Testing & Balancing by independent testing lab.
14. New Electrical Service (Includes new feeder work only.)
15. Speaker system.
16. Low voltage & Camera system work.
17. Work in alley or public space.
18. After hour building permits, shutdown permits, dock permits or associated fees.
19. Overtime work & any overtime for building engineer or any other building personnel.
20. Permits, architectural, engineering and design fees.
22. Payment and performance bond.
We sincerely hope this proposal merits your consideration and a welcome scope of review. If you have any questions or concerns, please contact the undersigned.

Very Truly Yours,

Ben Aradyula

Ben Aradyula
Estimator
Certification of Document's Authenticity
AIA® Document D401™ – 2003

I, Michael Pinelli, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 16:10:03 on 08/02/2016 under Order No. 5792857642. I from AIA Contract Documents Software and that in preparing the attached final document I made no changes to the original text of AIA® Document A101™ – 2007, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

[Signature]

Title: Manager

Date: 8/16/16

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To: Mr. Ramakant Kharel
Mt. Everest Group LLC
630 Church Street
Evanston, IL 760201

RE: Red Hot Chili Peppers
Interior Renovations

May 19, 2016

Dear Ramakant:

Thank you for allowing Level Construction to submit our proposal for the Renovations at the proposed Red Hot Chili Peppers located at 500 Davis Street, Suite 102 in Evanston IL. We have prepared a complete price breakdown and scope for your review. Our proposal was calculated according to the construction documents prepared by Atul Karkhanis Architects Ltd. We anticipate this project to be 12 weeks and a formal project schedule would be issued for review and approval after award.

We understand you have many choices to bid your project, and we greatly appreciate the opportunity.

If you have any questions, please call Mike Mazzone, VP of Construction, at 630-303-8016 anytime, day or night.

Sincerely,

Level Construction
Mike Mazzone
VP of Construction

www.LevelConstruction.net

Houston Office:
6100 Richmond
Suite # 224
Houston, TX 77057
Office: (832) 242-3456
Fax: (832) 242-3485

Chicago Office:
4701 N. Ronald St
Harwood Heights, IL 60706
Office: (773) 930-4695
Fax: (708) 668-7410
<table>
<thead>
<tr>
<th>Scope of Work</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Level Construction</strong></td>
<td></td>
<td><strong>$1,800.00</strong></td>
</tr>
<tr>
<td></td>
<td>a. Structural Report (Owner stipulated allowance of $1800.00 per dwg G-1)</td>
<td>Included</td>
</tr>
<tr>
<td><strong>Demolition</strong></td>
<td></td>
<td><strong>$3,200.00</strong></td>
</tr>
<tr>
<td></td>
<td>a. Demolition as shown per plans</td>
<td>Included</td>
</tr>
<tr>
<td><strong>Concrete</strong></td>
<td></td>
<td><strong>$750.00</strong></td>
</tr>
<tr>
<td></td>
<td>a. Set and fill bollards at second floor mechanical equipment</td>
<td>Included</td>
</tr>
<tr>
<td><strong>Masonry</strong></td>
<td></td>
<td><strong>$7,700.00</strong></td>
</tr>
<tr>
<td></td>
<td>Furnish and install interior thin brick veneer on durock substrate using natural gray thin set mortar. Thin brick to be Autumn Sands as manufactured by Endicott.</td>
<td>Included</td>
</tr>
<tr>
<td></td>
<td>a. Set and fill bollards at second floor mechanical equipment</td>
<td>Included</td>
</tr>
<tr>
<td><strong>Structural Steel</strong></td>
<td></td>
<td><strong>$1,200.00</strong></td>
</tr>
<tr>
<td></td>
<td>Furnish bollards at 2nd floor mechanical equipment</td>
<td>Included</td>
</tr>
<tr>
<td><strong>Rough Framing &amp; Drywall</strong></td>
<td></td>
<td><strong>$42,781.25</strong></td>
</tr>
<tr>
<td></td>
<td>a. Metal stud framing as scheduled for gypboard partitions, soffits and headers</td>
<td>Included</td>
</tr>
<tr>
<td></td>
<td>b. Metal stud suspension system for gypboard ceilings</td>
<td>Included</td>
</tr>
<tr>
<td></td>
<td>c. 5/8&quot; gypboard at partitions, soffits and ceilings. Moisture resistant at toilet room wet wall</td>
<td>Included</td>
</tr>
<tr>
<td></td>
<td>d. In-wall blocking and plywood backing</td>
<td>Included</td>
</tr>
<tr>
<td></td>
<td>e. Hot water heater platform</td>
<td>Included</td>
</tr>
<tr>
<td><strong>Millwork</strong></td>
<td></td>
<td><strong>$69,529.35</strong></td>
</tr>
<tr>
<td></td>
<td>a. Laminate wall/base cabinets and countertop at the server stations Bar area to receive wood shelving, hanging wine racks, resin panels at bar face and 55 foot</td>
<td>Included</td>
</tr>
<tr>
<td></td>
<td>b. cell with brackets</td>
<td>Included</td>
</tr>
<tr>
<td></td>
<td>c. Maple wood cap and trim at low height partition as shown</td>
<td>Included</td>
</tr>
<tr>
<td></td>
<td>d. ACT2 -Rulon Cube open web (Clouds) and Rulon Cube with Autotone 700 Panels</td>
<td>Included</td>
</tr>
<tr>
<td></td>
<td>e. Rulon Cube open web grid system at walls and light pocket fascia where shown</td>
<td>Included</td>
</tr>
<tr>
<td></td>
<td>f. Granite counters at front bar, back bar and maître d' areas</td>
<td>Included</td>
</tr>
<tr>
<td><strong>Roofing &amp; Sheetmetal</strong></td>
<td></td>
<td><strong>$500.00</strong></td>
</tr>
<tr>
<td></td>
<td>a. Patch at new hood exhaust curb on 10th floor</td>
<td>Included</td>
</tr>
<tr>
<td><strong>Sealants/Caulking/Insulation</strong></td>
<td></td>
<td><strong>$4,021.85</strong></td>
</tr>
<tr>
<td></td>
<td>a. Sound batt attenuation in partitions as scheduled</td>
<td>Included</td>
</tr>
<tr>
<td></td>
<td>b. Fire caulk partitions as required by code</td>
<td>Included</td>
</tr>
<tr>
<td></td>
<td>c. 1&quot; shaft liner at P4 partition</td>
<td>Included</td>
</tr>
</tbody>
</table>
**SCOPE OF WORK**

**DOORS AND HARDWARE**

<table>
<thead>
<tr>
<th>Item</th>
<th>Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Hollow metal frames and door per door schedule</td>
<td>✓</td>
</tr>
<tr>
<td>b. Wood Doors and shown</td>
<td>✓</td>
</tr>
<tr>
<td>c. Laminate Doors for server corridor</td>
<td>✓</td>
</tr>
<tr>
<td>d. Finish hardware as scheduled</td>
<td>✓</td>
</tr>
</tbody>
</table>

**ALUMINUM & GLAZING**

<table>
<thead>
<tr>
<th>Item</th>
<th>Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Dark Bronze anodized thermally broken aluminum curtain wall system (CW400) 2-1/2&quot; x 6-1/2&quot; front glazed with 1&quot; OA insulated glass units, 1/4&quot; Pilkinton Energy Advantage Low E glass over 1/4&quot; Bronze Tinted glass (tempered where required by building codes) North elevation: One (1) opening 23 9/16&quot; x 14 3/4&quot; with 5 panel bi-folding glass wall by Solar Innovations, One (1) opening 17 7/8&quot; x 14 3/8&quot; with One (1) single medium stile door and finish hardware. North elevation: One (1) 6' 6&quot; x 7' 0&quot; Dorma Crane 1000S Revolving Door, narrow stile with 4&quot; bottom rails, 1&quot; tubular push bars (anodized), standard deadlocks, 1/4&quot; clear tempered glass on door wings and 7/16&quot; single bent laminated glass on enclosure.</td>
<td>✓</td>
</tr>
<tr>
<td>b. West elevation: One (1) opening 16 1/2&quot; x 14 3/4&quot; fixed Kitchen: One (1) opening 4' 0&quot; x 3' 2&quot; fixed (1/4&quot; glass in interior storefront frame)</td>
<td>✓</td>
</tr>
</tbody>
</table>

**ACOUSTRICAL CEILINGS**

<table>
<thead>
<tr>
<th>Item</th>
<th>Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. ACT 1 - Armstrong Cleanroom 870 in suspended grid system</td>
<td>✓</td>
</tr>
</tbody>
</table>

**FLOORING**

<table>
<thead>
<tr>
<th>Item</th>
<th>Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Minor floor prep/level allowance of $2000 has been included</td>
<td>✓</td>
</tr>
<tr>
<td>b. Furnish and install quarry tile and base</td>
<td>✓</td>
</tr>
<tr>
<td>c. Furnish and install ceramic tile and base</td>
<td>✓</td>
</tr>
<tr>
<td>d. Install to be thinnest mortar and transition strips as required</td>
<td>✓</td>
</tr>
</tbody>
</table>

**PAINTING**

<table>
<thead>
<tr>
<th>Item</th>
<th>Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Prime and paint gypboard partitions, soffits, headers and ceilings</td>
<td>✓</td>
</tr>
<tr>
<td>b. Prep and paint/stain doors and frames</td>
<td>✓</td>
</tr>
<tr>
<td>c. Dryfall exposed ceilings Miscellaneous painting includes bollards, junction boxes, HVAC and speaker grilles, and louvers</td>
<td>✓</td>
</tr>
</tbody>
</table>

**SPECIALTIES & FRP/SS**

<table>
<thead>
<tr>
<th>Item</th>
<th>Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Furnish and Install stainless steel panels at kitchen areas as shown</td>
<td>✓</td>
</tr>
<tr>
<td>b. FRP panels at toilet room</td>
<td>✓</td>
</tr>
<tr>
<td>c. Furnish and install toilet accessories</td>
<td>✓</td>
</tr>
</tbody>
</table>

**Total Costs**

- **DOORS AND HARDWARE**: $7,557.25
- **ALUMINUM & GLAZING**: $111,950.00
- **ACOUSTRICAL CEILINGS**: $7,047.36
- **FLOORING**: $47,875.00
- **PAINTING**: $11,300.00
- **SPECIALTIES & FRP/SS**: $21,618.43
# LEVEL CONSTRUCTION

## Red Hot Chili Peppers

**SCOPE OF WORK**

### Level Construction

<table>
<thead>
<tr>
<th>FIRE PROTECTION</th>
<th>$0.00</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a.</strong> By Building Contractor</td>
<td><strong>Included</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PLUMBING</th>
<th>$27,000.00</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a.</strong> Tie-ins to existing waster and sanitary systems including cores to basement level</td>
<td>Included</td>
</tr>
<tr>
<td>Furnish and install plumbing fixtures including water closet, lav sink, faucet, RPZ and mixing valve, for 3-compartment sink (sink by others), above ground grease trap, and hot water</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>b.</strong> heater</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>c.</strong> Gas piping</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>d.</strong> Insulation on water piping as required by code</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>e.</strong> Rough-ins and final hook-ups to owner furnished equipment</td>
<td><strong>✓</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HVAC</th>
<th>$123,091.00</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a.</strong> Provide and Install AHU 1 &amp; 2, CU 1 &amp; 2- (location garage level), and MAU-1</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>b.</strong> Install Captive Aire hoods furnished by others with anssl system</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>c.</strong> Provide and Install KEF 1 (location- roof) and TEF 1 (as per plan)</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>d.</strong> Installation of all duct work as per plan, Insulate where required by code</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>e.</strong> Installation of black iron as per plan, fire wrap black iron where required by code</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td>Furnish and Install baseboard heaters, wall electric heaters, and electric duct heaters per plans</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td>Furnish and Install grilles, diffusers, registers, and outside mech louvers</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td>Temperature Controls</td>
<td><strong>✓</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ELECTRICAL</th>
<th>$35,236.00</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a.</strong> Furnish and Install electrical service including wall mounted electrical transformer</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>b.</strong> Power distribution including receptacles, GFI receptacles, switches, and occupancy sensors</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td>Furnish and Install lighting fixtures per lighting schedule including emergency and exit</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>c.</strong> lighting</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>d.</strong> Provide power to mechanical and kitchen/food service equipment</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>e.</strong> Conduit and pull string only for low voltage systems</td>
<td><strong>✓</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FIRE ALARM</th>
<th>$0.00</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a.</strong> By Building Contractor</td>
<td><strong>Included</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GENERAL CONDITIONS &amp; INSURANCE</th>
<th>$39,932.36</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a.</strong> Project Management &amp; Field Supervision</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>b.</strong> Drawing Reproduction/Parking/Gas/Dumpsters</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>c.</strong> Cleaning</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>d.</strong> Equipment Rental/Small Tools/Misc. G.C's</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>e.</strong> Toilets</td>
<td><strong>✓</strong></td>
</tr>
<tr>
<td><strong>f.</strong> Liability Insurance</td>
<td><strong>✓</strong></td>
</tr>
</tbody>
</table>
## SCOPE OF WORK

<table>
<thead>
<tr>
<th>Level Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OVERHEAD &amp; PROFIT</strong></td>
</tr>
<tr>
<td>$64,249.88</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
</tr>
<tr>
<td>$648,339.74</td>
</tr>
</tbody>
</table>

### CLARIFICATIONS & EXCLUSIONS

- a. We have excluded Building Permit and Tap Fees  
  - Excluded
- b. All interior and exterior signage to be furnished and installed by owner vendor  
  - Excluded
- c. Testing for, handling or off site disposal of hazardous materials or unsuitable soils  
  - Excluded
- d. Low voltage cabling, terminations and devices to be by others  
  - Excluded
- e. All furniture furnished and installed by owner vendor  
  - Excluded
- f. Food service and kitchen equipment to be furnished and installed by owner  
  - Excluded
- g. Freezer/Cooler to be furnished and install by Owner's Vendor  
  - Excluded
- h. All work is bid Non Union  
  - Clarification
- i. Winter Conditions are not included in this proposal  
  - Excluded
- j. Fire protection and fire alarm systems to be performed by Building contractor  
  - Excluded
- k. Patio area fencing to be furnished and install by others under separate permit  
  - Excluded

### ADD ALTERNATES

| #01 | None | $0.00 |

Respectfully Submitted:

[Signature]

Mike Mazzone  
05.19.16
June 17, 2016

Red Hot Chili Pepper
Attn: Ramakant Kharel and Ani Tipnis
500 Davis St.
Evanston, IL 6060201

PROPOSAL

RE: Red Hot Chili Pepper Restaurant project number 74475-15

Proposal to include: Scope of work per plans
- Establish safety perimeter for store front.
  - Temporary walls erected with padlock door at store front that will not interfere with public side walk.
- Demo glass store front per plans.
- Demo current baseboard heating system.
- Terminate existing electrical service panels.
- Core concrete slabs per plans for new electrical, plumbing, HV/AC line sets and table anchors.
- Provide and install material and labor for all knee and partition walls.
- Wall finishes per plans - paint, thin brick, FRP, and milled stainless steel.
- Provide and install new molded aluminum (matching existing color) and glass store front.
  - Final shop drawings will be provided and approved before fabrication. Lead time for this product is estimated at 13 weeks from date final drawings are approved.
  - Including revolving door, handicap accessibility door and sliding partition wall.
  - Included, but not specified, structural steel to support transom glass front over sliding wall.
  - Included decorative aluminum wrapping of structural steel.
- Provide and install new tile flooring including, but not specified, epoxy grout.
- Provide and install new doors and latching hardware.
- Provide and install specified foodservice equipment. Final connections to be completed by licensed applicable tradesmen.
- Provide and install new “back of house” ADA compliant bathroom fixtures and plumbing.
  - Additional Option: Hot water recirculating line from hot water tank to Bar and Prep Room - $2,496.61
- Provide and install all electrical fixtures per plans.
  - Coordinate with ComEd for new service as needed.
- Provide and install new electric heating and cooling system.
  - Inline heating system will be suspended from ceiling.
  - Condenser units will be located on second floor parking garage.
  - Line set routing included.
  - Flanged steel bollards with yellow caps will be anchored around condenser units.
• Sprinkler heads and lead piping will be relocated by Licensed fire suppression company.
• Provide, install, and test new fire alarm system.
• Provide and install new insulation.
  o Sound reducing insulation within specified partition walls.
  o Fire stop caulking for through wall penetrations.
  o Replace any fire retardant insulation within enclosed parking garage that becomes displaced during construction.
• Provide and install maître’s station, bar area cabinetry, banquette seating bench, and booth seating.
  o Final shop drawings will be provided and approved before fabrication. Lead time for this product is estimated at 6 weeks from date ordered.
• Provide and install new wrought iron fencing.
• Final clean.

Budget Total: $812,748.06

Exclusions*:
• Procure and provide building permits.
• Hazardous material assessment or handling.
• Engineer stamped drawing and on-site visits for projected improvements.
• Additional sewer and grease trap work including material and labor.
• HV/AC suspension system.
• Waterproofing survey and/or work associated with waterproofing recommendations.
• Existing concrete structural assessment.

*Any of the above items will require a separate contract/change order approving any/all additional cost(s).

Lien waivers and warranties will be provided upon satisfactory completion of the project, and payment made in full.

The above estimate is based solely on the blueprints provided, and are subject to change.

Pete Sylvester
Commercial Division Manager
Top to Bottom Construction, Inc.
75 Gaylord St
Elk Grove Village IL, 60007
(phone) 847-466-0051
(cell) 630-303-2204
Memorandum

To: Chair and Members of Economic Development Committee
From: Martin Lyons, Assistant City Manager
Subject: Request for financial assistance for 2424 Dempster St. – Kabul House
Date: February 15, 2017

Recommended Action:
The Economic Development Committee requested staff consider alternative funding options for costs associated with the build out of Kabul House located at 2424 Dempster Street. Kabul House is seeking $50,000.

Funding Source:
The source of funding is Hotel Tax revenues with specific accounts to be determined.

Livability Benefit:
Economy and Jobs: attract & retain and expand local businesses

Background:
On January 25, 2017, the Economic Development Committee voted against using Storefront Modernization Program as it restricts funding to properties that haven’t received storefront or façade funding within the past ten years (the motion failed to pass 2-8). The property received façade improvement funding in December 2012.

In addition, in 2012 the City of Evanston, in partnership with First Bank and Trust, provided a loan of $200,000 to Chicago’s Home of Chicken and Waffles, the previous owner of 2424 Dempster to convert a vacant and foreclosed auto repair shop. The restaurant was abandoned two years after opening in January of 2013. Chicken and Waffles defaulted on the mortgage.

In order to clear title on property thus avoiding a prolonged foreclosure situation (in the interest of allowing for a quick conversion to Kabul House ownership) the city wrote down the $157,000 mortgage. Kabul house paid $540,000 (market rate) for the property and therefore did not derive financial benefit from the city’s write down. By writing down the loan, the city expedited the salability of the property – mutually benefitting the city (avoided a long term vacancy) and Kabul House (accommodating their expansion needs).
As noted in the attached table, in addition to the $540,000 mortgage on the 2424 Dempster property, Kabul House is investing $500,000 in buildout and $200,000 in equipment. Kabul House anticipates hiring 20 additional employees for the Evanston location bringing their total staff level to 40.

Summary:
The Economic Development Committee requested staff research additional funding opportunities and return to the Economic Development Committee with proposed options. Staff proposes the following options:

1. **Loan of $50,000**
   Millennium Bank, the current mortgagee would retain senior lien position, city would have a secondary lien. Interest rate and terms would be negotiated. This option is identical to the Chicken and Waffles loan.

2. **Forgivable loan of $50,000**
   Five year term. $10,000 per year forgiven upon Kabul House maintaining their business in Evanston and meeting an Evanston resident hiring requirement. Terms to be negotiated.

3. **Liquor and Tax Revenue Share of $50,000**
   Reimburse Kabul House liquor and sales tax revenue generated. City would reimburse 100% of city’s share of sales and liquor tax until achieving $50,000 in liquor tax revenues. Based on Kabul House projections, it is anticipated liquor and food sales will generate approximately $60,000 in year one. ($15,000 liquor tax revenues and $45,000 sales tax revenues).

   Terms of the revenue sharing will be negotiated. Included will be a clawback provision requiring Kabul House to operate in Evanston for a period of at least five years. The clawback will be reduced by $10,000 for each year Kabul House operates at 2424 Dempster. For example, if Kabul House vacates 2424 Dempster after four years, they would owe the city $10,000, if three years, $20,000, if two years, $30,000, if one year $40,000.

For either option 2 or 3 above, Staff will negotiate Evanston employment goals for the additional 20 staff estimated to be created as noted above.

Kabul house has indicated to staff they are not interested in additional debt or a lien on the property and would prefer not to pursue option 1 above. In discussions with Kabul House, they did express desire to proceed with option 2 or 3.

**Attachments:**
Kabul House Sales Investment and Sales Estimates
Kabul House Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Investment 2424 Dempster</td>
<td>$1,240,000</td>
</tr>
<tr>
<td>Build Out</td>
<td>$500,000</td>
</tr>
<tr>
<td>Acquisition</td>
<td>$540,000</td>
</tr>
<tr>
<td>Equipment</td>
<td>$200,000</td>
</tr>
<tr>
<td>Projected Annual Liquor Sales</td>
<td>$250,000</td>
</tr>
<tr>
<td>Projected Food Sales</td>
<td>$2,250,000</td>
</tr>
<tr>
<td>Projected Annual Liquor Tax Revenues (6%)</td>
<td>$15,000</td>
</tr>
<tr>
<td>Projected Annual Sales Tax Revenues from Food Sales (2%)</td>
<td>$45,000</td>
</tr>
<tr>
<td>Anticipated Property Tax Full Occupancy</td>
<td>$38,244</td>
</tr>
<tr>
<td>Current Property Tax</td>
<td>$15,789</td>
</tr>
<tr>
<td>Property Tax Growth (from vacant to occupied)</td>
<td>$22,454</td>
</tr>
<tr>
<td>City’s Share of growth (10.048%) - 1.762%</td>
<td>$396</td>
</tr>
<tr>
<td>City’s Share Total (10.048%) - 1.762%</td>
<td>$674</td>
</tr>
<tr>
<td>Total Jobs</td>
<td>40</td>
</tr>
<tr>
<td>New Jobs</td>
<td>20</td>
</tr>
<tr>
<td>Assuming $50k rebate, rebate per new job</td>
<td>$2,500</td>
</tr>
<tr>
<td>Rebate per total jobs</td>
<td>$1,250</td>
</tr>
</tbody>
</table>
Memorandum

To: Chair and Members of the Economic Development Committee

From: Martin Lyons, Assistant City Manager/CFO
      Johanna Leonard, Economic Development Division Manager
      Cindy Plante, Economic Development Specialist

Subject: Storefront Modernization Program Application for Good to Go

Date: February 17, 2017

Recommended Action:
Staff supports a recommendation from the Economic Development Committee to City Council for approval of financial assistance through the Storefront Modernization Program for Good to Go’s new location at 711 Howard Street in an amount not to exceed $50,000 for renovations including plumbing, electrical, HVAC, concrete work, masonry work, painting, drywall and demolition.

Funding Source:
The Economic Development Fund’s Business District Improvement Fund (225.15.5300.65522). The approved Fiscal Year 2017 Budget allocated a total of $350,000 for this account to fund both the Storefront Modernization and Great Merchant Grant programs. To date, $0 has been spent from this account, leaving $350,000 available for expenditure.

Livability Benefit:
Economy and Jobs: retain and expand local businesses
Built Environment: enhance public spaces

Background:
The Storefront Modernization Program provides a financial incentive to property owners and their commercial tenants to invest in improvements to commercial property in Evanston. The program was previously known as the façade improvement program, and eligible expenses were limited to street-facing exterior improvements such as windows, doors, signage, painting, and the like. In 2015, the program was expanded to allow for funding of interior improvements such as plumbing, HVAC, and carpentry for businesses located on targeted business corridors in Evanston. Applicants are eligible to receive a forgivable loan of up to 50% of the total qualifying project cost, up to a maximum amount of $50,000. Applicants must obtain three written bids for the renovation work proposed, with at least one of the three bids being provided by an
Evanston-based contractor. The program is intended to help modernize aging building stock in targeted development areas and improve the aesthetics individual commercial businesses within their respective business districts. (For more detailed information, please refer to the Program Guidelines online.)

Summary:
Good to Go has been located on the Chicago side of Howard Street for over 15 years. Owners Lenice and Tony Levy are Evanston residents and recently purchased the building at 711 Howard Street on the Evanston side in which to relocate and expand the business, a full-service dine-in restaurant and catering operation. As part of a comprehensive renovation of the space, Mr. and Mrs. Levy are seeking funding assistance for interior build out including new plumbing, electrical, HVAC, concrete work, masonry work, painting, drywall and demolition. Based on new restaurant's Howard Street location, this project is eligible for a maximum of $50,000 in funding through the Storefront Modernization Program.

The applicant has submitted three bids for the proposed scope of work, as is required under the program guidelines. The average of the bids submitted for the proposed renovation work was $314,921. Based on the documentation and bids submitted for this project, staff recommends approval of financial assistance for the maximum grant amount not to exceed $50,000.

Attachments:
Storefront Modernization Program Application for Good to Go at 711 Howard Street.
Contractor bids
2017 Storefront Modernization Program

Property Address: 711 Howard Evanston IL
Property PIN: 11301240310000
Year Property was constructed: 1970
Length of store frontage (feet): 50
Is this property a historic landmark? No

Applicant Name: Lenice Levy
Applicant Address: 2006 Brummel
Email: lenicelevy@yahoo.com
Phone Number: (773) 636-6300
Name of business (if applicable):
Applicant is: Property Owner

Name(s) of business(es): Good To Go Jamaican
Business Owner Name(s): Lenice LEvy & Tony Levy
Date of lease expiration (if applicable): na
How many years has the business been at this location? Full Service dine in restaurant and catering. Additional patio dining.

Provide a description of the ground floor business(es) at this location (500 words max).

Property Owner Name:
Property Owner Address:
Property Owner Phone Number:
Property Owner Email:
Is the property currently for sale? No
What type(s) of improvements are you planning to make? (check all that apply) • Signage/awnings
• Doors/windows
• Tuckpointing
• Lighting

https://cityofevanston.wufoo.com/entries/2017-storefront-modernization-program/
Provide a narrative of your proposed project. Include information on portions of the building that will be improved and what particular work activities will be completed. (500 words max)  

The project scope is a full restaurant build out. We are renovating an existing building and converting it to a full service dine in restaurant. The scope of work includes, new plumbing, electrical, hvac, concrete work, masonry work, painting, drywall and demolition.

Provide a narrative of sustainability measures that will be employed in this project (500 words max)  

Provide a narrative of how your proposed project will improve accessibility at your building (500 words max)  

Upload 3 current photos of the building for which you are applying.

Upload 3 contractor estimates for the project(s) being proposed.

If applicant is not the owner of the building for which funding is sought, upload a letter of support from the property owner.

"I certify that all of the information contained in this document, all statements, information, and exhibits that I am submitting for the property listed in this form under 'property information' is true and accurate and to the best of my knowledge. I certify that I have reviewed the Program Guidelines and Program Agreement form associated with the City of Evanston's..."
Upload 3 contractor estimates for the project(s) being proposed.

Choose File  No file chosen

Choose File  No file chosen

Choose File  No file chosen

Choose File  No file chosen

Choose File  No file chosen

Choose File  No file chosen

Choose File  No file chosen

Choose File  No file chosen

If applicant is not the owner of the building for which funding is sought, upload a letter of support from the property owner.

Choose File  No file chosen

"I certify that all of the information contained in this document, all statements, information, and exhibits that I am submitting for the property listed in this form under 'property information' is true and accurate and to the best of my knowledge. I certify that I have reviewed the Program Guidelines and Program Agreement form associated with the City of Evanston's Facade Improvement Program." (Type name below for signature).

Date *

__/__/____

MM  DD  YYYY
ProTechBuildingSolutionsCorp
3524 Britta Franklin Park Illinois 60131 ID # Certified Mold Remediation Contractor # 81736

Build Out Quote
Project: Remodeling for New Restaurant Use Good to Go Jamaican Cuisine and Catering
Howard Street, Evanston, IL

1. General demolition and remodeling $101,000
   - Removal of existing interior partitions
   - Install partitions and base finishes/trim throughout space
2. HVAC, plumbing and electrical allowance $80,000
   - Existing 200 amp electrical service to remain (upgrade not included)
   - New rooftop mechanical and distribution
   - Exhaust (kitchen hood not included)
   - Above/below floor plumbing
3. Floor sawcutting and patching allowance $12,000
4. Life safety allowance $15,000
5. Millwork and trim (dining and office furniture not included)
   - Kitchen allowance (58 lf) $11,600
   - Serving allowance (9 lf) $2,700
   - Bar allowance (16 lf backbar, 18 lf frontbar) $10,300
6. Exterior signage and front façade improvement allowance $20,000
7. Exterior rear parking and refuse improvement allowance $12,000

Base Construction Budget (items 1-7) $244,600
Contingency (Allowance - 10%) $34,360
Architectural/Engineering Fees (9% of Construction plus Contingency) $34,115
Environmental Hazard Mitigation (Allowance) $5000
Permit Allowance (Allowance - 1.5%) $5685

Total Project Cost $423,861

Notes:
- Kitchen and bar related equipment by owner, installed by contractor
- Dining furniture by owner
<table>
<thead>
<tr>
<th>Description</th>
<th>Labor</th>
<th>Materials</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Finishes:</strong></td>
<td>$5000</td>
<td>$25000</td>
<td>$30000</td>
</tr>
<tr>
<td>Install owner furnished bar facing panels, bar top, and back bar shelving. Paint drywall surfaces and interior doors. Install toilet partitions.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site work:</strong></td>
<td>$12000</td>
<td>$15000</td>
<td>$27000</td>
</tr>
<tr>
<td>Provide concrete patio pads and walkways at exterior courtyard. Gravel the rear parking lot. Remove existing Howard Street driveway apron and proven new public sidewalk.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td></td>
<td></td>
<td>$215902</td>
</tr>
</tbody>
</table>

***SIGNAGE NOT INCLUDED***

All prices include labor and materials. When work has been completed please make all checks payable to Urban 6 Remodeling Inc. Thank you for your business. Workmanship warranty 1 year compliances on all work completed.
# Construction Scope of Work Outline

<table>
<thead>
<tr>
<th>Description</th>
<th>Labor</th>
<th>Materials</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Demolition:</strong></td>
<td>$6000</td>
<td>$2250</td>
<td>$10250</td>
</tr>
<tr>
<td>Remove exterior and interior masonry walls and roof structures and storefront as indicated on plans. Remove all interior patrons and doors, all interior finishes, plumbing fixtures, mechanical equipment and ductwork, electrical lighting fixtures and outlet devices. Essentially do a total interior gut and selective exterior demolition of existing building including existing plumbing, gas and electric utility services. Sandblast all exposed interior masonry and wood roof system. Remove all debris from the project side.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Concrete:</strong></td>
<td>$9000</td>
<td>$3300</td>
<td>$12300</td>
</tr>
<tr>
<td>Remove selective portions of existing slab for new utility services and new plumbing waste piping. Patch new openings and then install new 2&quot; concrete topping through out. This topping will become the new floor finish for all spaces.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Masonry:</strong></td>
<td>$18000</td>
<td>$10329</td>
<td>$28329</td>
</tr>
<tr>
<td>Cut new openings in existing walls and provide new lintels as indicated. Extend masonry parapet and portions of the existing garage as indicated. Do selective masonry restoration of all existing interior and exterior surfaces to remain. All exposed interior masonry walls will remain exposed in the new work.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Carpentry Doors and Storefront:</strong></td>
<td>$18000</td>
<td>$15852</td>
<td>$33852</td>
</tr>
<tr>
<td>Furnish and install new drywall partitions and interior and exterior door noted. Install new storefront and overhead glass garage door in garage as noted. Install new wood stair and electric lift to roof deck and construct new roof deck exterior room as noted. Install new wood roof deck and mental railing on south wall. Install new courtyard Howard Street fence with metal fencing system to match roof deck railing. Tear off and install new roof.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Plumbing:</strong></td>
<td>$16000</td>
<td>$9500</td>
<td>$25500</td>
</tr>
<tr>
<td>Install new 2&quot; water service, water heater and plumbing fixtures. Install plumbing to owner furnished kitchen equipment. Provide new gas service and piping for owner’s appliances. Provide all piping and connectors.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Mechanical:</strong></td>
<td>$11000</td>
<td>$8831</td>
<td>$17831</td>
</tr>
<tr>
<td>Furnish and install new 5 ton packaged roof top unit and new spiral ductworks indicated. Install owner furnished kitchen hood and make air unit. Patch roof penetration.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Electrical:</strong></td>
<td>$13000</td>
<td>$17,840</td>
<td>$30,840</td>
</tr>
<tr>
<td>Provide new 400A service, lightning and power panels. Furnish and install new switches, outlets and devices, exit and emergency lighting indicated on the plan. Install owner furnished lighting fixtures. Provide all wiring, conduit and connectors.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Proposal for 709-711 Howard, Evanston IL-RESTAURANT BUILD OUT

Demolition: Remove exterior and interior masonry walls and roof structures and storefront as indicated on plans. Remove all interior partitions and doors, all interior finishes, plumbing fixtures, mechanical equipment and ductwork, electrical lighting fixtures and outlet devices. Essentially do a total interior gut and selective exterior demolition of the existing building including existing plumbing, gas, and electric utility services. Sandblast all exposed interior masonry and wood roof systems. Remove all debris from the project site.

Concrete: Remove selective portions of existing slab for new utility services and new plumbing waste piping. Patch new openings and then instal new 2” concrete topping through out. This topping will become the new floor finish for all spaces.

Masonry: Cut new openings in existing walls and provide new lintels as indicated. Extend masonry parapet on portions of the existing garage as indicated. Do selective masonry restoration of all existing interior and exterior surfaces to remain. All exposed interior masonry walls will remain exposed in the new work.

Carpentry, Doors and Storefront: Furnish and install new drywall
partitions and interior and exterior doors as noted. Install new storefront and overhead glass garage door in garage as noted. Install new wood stair and electric lift to roof deck and construct new roof deck exterior room as noted. Install new wood roof deck and metal railing system on south wall. Install new courtyard Howard Street fence with metal fencing system to match roof deck railing. Tear off and install new roof.

Finishes: Install owner furnished bar facing panels, bar top, and back bar shelving. Paint all drywall surfaces and interior doors. Install toilet partitions.

Plumbing: Install new 2” water service, water heater and plumbing fixtures. Install plumbing to owner furnished kitchen equipment. Install kitchen and bar equipment. Provide new gas service and piping for owner’s appliances. Provide all piping and connectors.

Mechanical: Furnish and install new 5 ton packaged roof top unit and new spiral ductwork as indicated. Install owner furnished kitchen hood and make-up air unit. Patch roof penetrations.

Electrical: Provide new 400A service, lighting and power panels. Furnish and install new switches, outlets and devices, exit and emergency lighting as indicated on the plan. Install owner furnished lighting fixtures. Provide all wiring, conduit and connectors.

Site Work: Provide concrete patio pads and walkways at exterior courtyard. Gravel the rear parking lot. Remove existing Howard Street driveway apron and proved new public sidewalk.

TOTAL COST: $305,000
Memorandum

To: Chair and Members of the Economic Development Committee

From: Sarah Flax, Housing and Grants Administrator
       Johanna Leonard, Economic Development Division Manager

Subject: Good To Go Request for CDBG Funding

Date: February 17, 2017

Recommended Action:
Staff recommends that the Economic Development Committee recommend providing a Community Development Block Grant (CDBG) loan in the amount of $25,000 to Good To Go Jamaican Cuisine, LLC to purchase equipment needed for their new location at 711 Howard Street.

Funding Source:
Staff recommends using the CDBG Economic Development Fund 215.21.5260.63064. The FY 2017 adopted Budget for this account is $175,500. To date, $75,000 has been allocated to Economic Development priorities in the City's 2015-2019 Consolidated Plan and draft 2017 Action Plan.

Livability:
Economy and Jobs: retain and expand local businesses; expand job opportunities.

Background:
Tony and Lenice Levy, owners of Good To Go Jamaican restaurant located at 1947 W. Howard St in Chicago, have purchased the vacant buildings at 709-711 Howard St in Evanston as the site to expand their business, which has been at its current location for 15 years. The Levys achieve their goal of moving from rental to ownership, building equity and controlling their costs of doing business. In addition, keeping a successful business on Howard Street for its expansion, the opening of Good To Go at its new location will bring vacant property that is currently off the tax rolls into productive use and will generate sales and liquor taxes for the City of Evanston.

Plans include expanded dining room seating and outdoor seating on a patio to the east of the building. The Levys have secured a $247,000 Small Business Administration loan at 5% interest with a 10-year term, and are requesting a Storefront Modernization Grant of $50,000; owner equity in the project is $50,000. A CDBG loan of $25,000 at below market rate terms, 2.5% interest with a 10-year term with no payments for the first 12 months is proposed as gap funding for the project. Although Good To Go is not a start-
up business and the new location's proximity to their current location will retain their customer base, they expect to experience a ramping up period in the new location and higher expenditures during the initial months to meet the demands of our customers in the new facility. The CDBG loan terms will allow the business to maintain a healthy cash flow in the beginning stages of growth for the first year.

CDBG funds would be used to purchase needed equipment for the restaurant kitchen, which is not an eligible expense under the City’s Storefront Modernization program. Restricting CDBG to equipment purchases rather than for construction/buildout avoids triggering Davis-Bacon prevailing wages for the project, which would significantly increase overall project costs and could make it infeasible. In addition, equipment purchases are considered exempt activities under the National Environmental Review Act, which expedites project review/approval and avoids additional costs.

CDBG regulations require the City to execute a project agreement with the recipient of CDBG funding that defines how the project is eligible for CDBG funding and includes a detailed description of the scope of work, timeline/schedule, budget, procurement requirements, payment terms, record keeping requirements, and compliance with Davis-Bacon and other cross-cutting federal requirements. The agreement and loan documents would be drafted following the recommendation of approval of the proposed CDBG loan to City Council by the Economic Development Committee and would be presented to City Council for approval.

The Howard Street commercial corridor is a high priority area for CDBG investment in the City’s 2015-2019 Consolidated Plan. Attracting new businesses to fill vacant retail and commercial spaces and create jobs for low/moderate income persons is one of the goals of that plan. CDBG funding in the amount of $175,500 has been allocated to fund eligible economic development activities, including loans to for-profit businesses to accomplish those goals. To be eligible for $25,000 in CDBG funding, Good To Go must meet the CDBG national objective of benefiting low/moderate income people by creating at minimum one new full-time equivalent job that will be filled by an income-eligible person (income $80% of the area median income at hire). Good To Go currently has three full-time employees in addition to the Levys and their sons. They expect to hire three more full time employees and 2 part-time employees in their new location and will also recruit seasonal staff during the summer months.

Staff has underwritten this project following CDBG regulations in Appendix A to Part 570--Guidelines and Objectives for Evaluating Project Costs and Financial Requirements and determined that the loan meets the objectives of those guidelines to ensure:

1. that project costs are reasonable;
2. that all sources of project financing are committed;
3. that to the extent practicable, CDBG funds are not substituted for non-Federal financial support;
4. that the project is financially feasible;
5. that to the extent practicable, the return on the owner's equity investment will not be unreasonably high; and
6. that to the extent practicable, CDBG funds are disbursed on a pro rata basis with other finances provided to the project.
Commitment of an SBA loan to the project also supports the conclusion that the project meets federal underwriting standards, including the degree of equity participation is reasonable given general industry standards for rates of return on equity for similar projects with similar risks and given the financial capacity of the entrepreneur(s) to make additional financial investments. Additionally, per CDBG underwriting guidance, CDBG funding and terms are to be sized in order to make the project feasible while avoiding undue enrichment of a private business.

The addition of Good To Go on Howard Street in Evanston builds on the success of Ward 8 and Peckish Pig and contributes to the City’s work to revitalize this important business corridor by expanding dining and entertainment opportunities for Evanston residents and residents of nearby Chicago neighborhoods and the North Shore suburbs.
Memorandum

To: Honorable Mayor and Members of the City Council
From: Johanna Leonard, Economic Development Division Manager
Subject: Monthly Economic Development Report for February 2017
Date: February 17, 2017

Discussion
Enclosed is the monthly report of economic development activities for the month of February 2017. The report summarizes meetings, ongoing initiatives, new businesses, marketing activities, as well as activity reports on key economic development projects and sites.

If you have any questions or would like to discuss the report further, please contact me at 847-448-8014 or jleonard@cityofevanston.org.
## Central Street

<table>
<thead>
<tr>
<th>No.</th>
<th>Project</th>
<th>Address</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Central Street Business Association</td>
<td>n/a</td>
<td>Produce monthly newsletter.</td>
</tr>
<tr>
<td>2</td>
<td>1801 Central</td>
<td>1801 Central</td>
<td>Recently sold to new owner, who is continuing to work with Bluestone. Staff met with owner to discuss next steps</td>
</tr>
<tr>
<td>3</td>
<td>Central Street Parking Survey</td>
<td>N/A</td>
<td>A preliminary version of the Central Street Parking survey has been created, and is currently going through revisions.</td>
</tr>
</tbody>
</table>

## Howard Street

<table>
<thead>
<tr>
<th>No.</th>
<th>Project</th>
<th>Address</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Howard Street Business Association</td>
<td>N/A</td>
<td>Met January 31 for HSBA. Meeting in March for next HSBA meeting.</td>
</tr>
<tr>
<td>2</td>
<td>City Owned Property Howard Theatre Properties</td>
<td>717, 721-723 Howard Street</td>
<td>MOU is executed. RFP for architectural services was released on 1/6/17 with submissions due on 1/31/2017.</td>
</tr>
<tr>
<td>3</td>
<td>City Owned Property 727-729 Howard Street</td>
<td>727-729 Howard Street</td>
<td>Due diligence ongoing for interested party (Maureen Broom / Jazz concept).</td>
</tr>
<tr>
<td>4</td>
<td>City Owned Property - Police Outpost</td>
<td>633 Howard Street</td>
<td>Working to identify a user for 633. Patisserie Coralie submitted proposal for EDC meeting review on 1/25/17.</td>
</tr>
<tr>
<td>5</td>
<td>North Shore Cider</td>
<td>705 Howard</td>
<td>Buildout nearly complete; owner is targeting an opening date early March 2017.</td>
</tr>
<tr>
<td>6</td>
<td>Terra Cotta Next to Howard Station</td>
<td>309-23 Howard</td>
<td>Property will be converted into residential space, along with a façade improvement.</td>
</tr>
<tr>
<td>7</td>
<td>Good to Go Jamaican Relocation</td>
<td>711 Howard Street</td>
<td>Seeking Storefront Modernization and CDBG Funds for relocation work to Evanston side of Howard Street.</td>
</tr>
</tbody>
</table>

## Downtown

<table>
<thead>
<tr>
<th>No.</th>
<th>Project</th>
<th>Address</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Downtown Performing Arts Center</td>
<td>N/A</td>
<td>Developer continues to pursue property acquisition.</td>
</tr>
<tr>
<td>2</td>
<td>Sherman Plaza Retail</td>
<td>1620 Sherman Avenue</td>
<td>Economic Development and Downtown Evanston staff are working with the property manager to identify tenants for former Office Depot, Pier 1 and 800 Degrees Pizza spaces.</td>
</tr>
<tr>
<td>3</td>
<td>City owned parking lot (&quot;library parking lot&quot;)</td>
<td>1714-20 Chicago Avenue</td>
<td>Developer has hired Paul Janicki and Holabird &amp; Root to design office building. Plans to submit updated design and shorter height at March 7 1st Ward Meeting</td>
</tr>
</tbody>
</table>
### Main Dempster Mile

<table>
<thead>
<tr>
<th>No.</th>
<th>Project</th>
<th>Address</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Main Dempster Mile</td>
<td></td>
<td>Board meets on the first Monday of every month with subcommittees meeting in between. Sidewalk sale complete. Annual Meeting in November. Wine Walk October.</td>
</tr>
<tr>
<td>2</td>
<td>FEW Spirits</td>
<td>609 South Boulevard</td>
<td>Interior remodeling for warehousing/wholesaling</td>
</tr>
<tr>
<td>3</td>
<td>600 Main Street</td>
<td>600 Main Street</td>
<td>Custom made wine distillery. Approved by DAPR 1/11/2017. ZBA next</td>
</tr>
<tr>
<td>4</td>
<td>Whole Foods South</td>
<td>1111 Chicago Ave</td>
<td>Whole Foods closing in mid-March. WFM has a lease at the property until January 2018. Staff will continue to work with ownership on reuse of the property.</td>
</tr>
<tr>
<td>5</td>
<td>Chicago + Main Retail Tenants</td>
<td>800 Chicago Avenue</td>
<td>Working with property ownership to identify appropriate tenants for property. Seeking prepared food user.</td>
</tr>
</tbody>
</table>

### CEBA-Central Evanston Business Association

<table>
<thead>
<tr>
<th>No.</th>
<th>Project</th>
<th>Address</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Central Evanston Business Association (Church &amp; Dodge Group)</td>
<td>N/A</td>
<td>Staff working with CEBA to schedule next meeting.</td>
</tr>
<tr>
<td>2</td>
<td>1911 Church</td>
<td>1911 Church</td>
<td>YOU HQ opened.</td>
</tr>
</tbody>
</table>

### Noyes-Foster Street

<table>
<thead>
<tr>
<th>No.</th>
<th>Project</th>
<th>Address</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Noyes Merchant District</td>
<td>N/A</td>
<td>Staff is working with merchants to determine needs and interest in the area.</td>
</tr>
<tr>
<td>3</td>
<td>Former Noyes Street Café</td>
<td>824-28 Noyes St.</td>
<td>Residential redevelopment is planned, and staff will work with owner to identify tenants for the space.</td>
</tr>
</tbody>
</table>

### WestEnd / Southwest

<table>
<thead>
<tr>
<th>No.</th>
<th>Project</th>
<th>Address</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>WestEnd Business Association</td>
<td>N/A</td>
<td>Staff is working with group to create monthly newsletters and provide other support as needed.</td>
</tr>
<tr>
<td>2</td>
<td>Manufacturing Day Videos</td>
<td>N/A</td>
<td>Staff is working with 10 manufacturers to release 2-3 minute promotional videos starting in February. The videos will be released once a couple of weeks and lead up to Manufacturing Day in October.</td>
</tr>
</tbody>
</table>
## Status of Economic Development Loans

### Loan Status Table

<table>
<thead>
<tr>
<th>Loan Status</th>
<th>Borrower</th>
<th>Address</th>
<th>Date Loan Funded</th>
<th>Original Loan Amount</th>
<th>Monthly Payment</th>
<th>Total Amount Paid</th>
<th>Balance in Arrears</th>
<th>Remaining Balance to be Paid [1]</th>
<th>Date Loan Terminates</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPEN</td>
<td>Ward Eight</td>
<td>629 Howard St.</td>
<td>3.15.12</td>
<td>$130,000.00</td>
<td>$1,316.19</td>
<td>$46,958.64</td>
<td>$17,584.67</td>
<td>$64,543.31</td>
<td>12.1.22</td>
</tr>
<tr>
<td>OPEN</td>
<td>Evanston North Shore Contractor's Cooperative</td>
<td>1817 Church</td>
<td>8.14.12</td>
<td>$200,000.00</td>
<td>$1,028.26</td>
<td>$9,600.87</td>
<td>$14,049.11</td>
<td>$23,649.98</td>
<td>1.5.20</td>
</tr>
<tr>
<td>OPEN</td>
<td>Peckish Pig (Building)</td>
<td>623 Howard St.</td>
<td>3.18.13</td>
<td>$675,000.00</td>
<td>$7,500.00</td>
<td>$173,000.00</td>
<td>-</td>
<td>$173,000.00</td>
<td>NA</td>
</tr>
<tr>
<td>OPEN</td>
<td>Little Beans</td>
<td>430 Asbury Ave.</td>
<td>2.1.14</td>
<td>$75,000.00</td>
<td>$832.05</td>
<td>$6,099.18</td>
<td>-</td>
<td>$14,155.05</td>
<td>1.31.25</td>
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Last Update 1/20/2017
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Status</th>
<th>Meeting Dates</th>
<th>Funding</th>
<th>Summary of Project</th>
<th>Latest Update</th>
<th>Completion Date</th>
<th>Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sunshine Enterprises Funding</td>
<td>Active - Pending City Council Approval</td>
<td>4/25/2016</td>
<td>$50,000.00</td>
<td>Funding for entrepreneurship program</td>
<td>EDC approved 4/25; Pending City Council approval 5/9</td>
<td>3Q2016</td>
<td>PZ</td>
</tr>
<tr>
<td>Great Merchant Grant - West Village</td>
<td>Active - City Council Approval</td>
<td>3/23/2016</td>
<td>$7,200.00</td>
<td>Storefront modernization grant - signage</td>
<td>EDC approved 1/27; Council approval 2/8 project complete, invoices submitted</td>
<td>4Q2016</td>
<td>CP</td>
</tr>
<tr>
<td>Boltwood</td>
<td>Active - City Council Approval</td>
<td>1/27/2016</td>
<td>10,000.00</td>
<td>Storefront modernization grant for complete rehab of street-facing façade</td>
<td>EDC approved 12/2; Council Approved 12/14</td>
<td>2Q2016</td>
<td>CP</td>
</tr>
<tr>
<td>2200 Green Bay Rd</td>
<td>Active - City Council Approval</td>
<td>12/2/2015</td>
<td>$50,000</td>
<td>Storefront modernization grant for buildout of convertible classroom/performance space</td>
<td>EDC approved 12/2; Council Approved 12/14 theater buildout nearing completion; awaiting invoices for reimbursement</td>
<td>2Q2016</td>
<td>CP</td>
</tr>
<tr>
<td>Dance Center Evanston</td>
<td>Active - City Council Approval</td>
<td>12/2/2015</td>
<td>$50,000</td>
<td>Storefront Modernization grant for rehabbing 4-unit commercial space</td>
<td>EDC approved 12/2; Council Approved 12/14</td>
<td>2Q2016</td>
<td>CP</td>
</tr>
<tr>
<td>1800 Church St</td>
<td>Active - City Council Approval</td>
<td>12/2/2015</td>
<td>$50,000</td>
<td>Storefront Modernization grant for rehabbing 4-unit commercial space</td>
<td>EDC approved 12/2; Council Approved 12/14</td>
<td>2Q2016</td>
<td>CP</td>
</tr>
<tr>
<td>Memorandum of Understanding with Strawdog Theatre</td>
<td>Active- Pending City Council Approval</td>
<td>10/28/2015</td>
<td>$ -</td>
<td>Memorandum of Understanding that will guide continued discussion of bringing performin arts/Strawdog Theatre to Evanston's Howard Street</td>
<td>EDC approved 10/28/2015</td>
<td>2Q2016</td>
<td>CP</td>
</tr>
<tr>
<td>Storefront Modernization for Dave's Rock Shop</td>
<td>Active- City Council Approval</td>
<td>10/28/2015</td>
<td>$4,500.00</td>
<td>New Signage at Dave's Rock Shop at 711 Main Street</td>
<td>EDC Approved 10/28/15; Project Complete, invoices submitted</td>
<td>1Q2016</td>
<td>CP</td>
</tr>
<tr>
<td>2222 Oakton Street</td>
<td>Active- City Council Approval</td>
<td>7/7/2015</td>
<td>$ -</td>
<td>Lease was approved by City Council on 12/12/22016</td>
<td>EDC Approved 7/7/2015, City Council Approved 7/13</td>
<td>3Q2016</td>
<td>JL</td>
</tr>
<tr>
<td>Accuity</td>
<td>Active- City Council Approval</td>
<td>5/27/2015</td>
<td>$210,000</td>
<td>Five year parking agreement, 70 spaces Maple Ave</td>
<td>EDC approved 5/27, City Council 6.8</td>
<td>3Q 2016</td>
<td>PZ</td>
</tr>
<tr>
<td>Curt's Cafe (2922 Central St.)</td>
<td>Active - City Council Approval</td>
<td>4/22/2015</td>
<td>$42,000</td>
<td>Individual stipends for students that successfully complete a campus wide audit</td>
<td>City Council approved 5/26</td>
<td>1Q 2016</td>
<td>PZ</td>
</tr>
<tr>
<td>Central Street Streetscape Improvements</td>
<td>Active- City Council Approval</td>
<td>4/22/2015</td>
<td>$25,000</td>
<td>Use of Economic Development Funds to assist in street improvements</td>
<td>City Council approved. Improvements set to start August 10th</td>
<td>2Q2016</td>
<td>PZ</td>
</tr>
<tr>
<td>ZS Associates Retention Assistance</td>
<td>Active – EDC Consideration, Pending City Council Approval</td>
<td>1/28/2015</td>
<td>TBD</td>
<td>Funding for relocation and ongoing assistance in form of potential hotel/motel tax sharing agreement.</td>
<td>City Council approved 2/9/2015</td>
<td>1Q2017</td>
<td>PZ</td>
</tr>
<tr>
<td>Merchant Grant - Central Street</td>
<td>Active- Ready for EDC</td>
<td>1/27/2016</td>
<td>$9,000.00</td>
<td>Banner Maintenance, Website Work, Plantings, Benches</td>
<td>City Council Approved 3/9. Working on entryway signage as part of business plan item</td>
<td>1Q2016</td>
<td>CA</td>
</tr>
<tr>
<td>Merchant Grant - West End</td>
<td>Active- Ready for EDC</td>
<td>1/27/2016</td>
<td>$9,000.00</td>
<td>Planters/Plantings, business plan projects</td>
<td>City Council Approved 3/9. Working on website and promotion of district events is underway</td>
<td>1Q2016</td>
<td>CA</td>
</tr>
<tr>
<td>Merchant Grant - West Village</td>
<td>Pending- Awaiting Necesary Documents</td>
<td>TBD</td>
<td>$9,000.00</td>
<td>Plantings, Website and Marketing</td>
<td>City Council Approved 3/9. Work continues on website and promotion of district events is underway</td>
<td>1Q2016</td>
<td>CA</td>
</tr>
<tr>
<td>Merchant Grant - Chicago/Dempster</td>
<td>Active- City Council Approval</td>
<td>3/9/2015</td>
<td>$9,000.00</td>
<td>Planters/Plantings, Bike Racks, Small Business Saturday Promotion, Wine Walk, Open House Event</td>
<td>City Council Approved 3/9</td>
<td>1Q2016</td>
<td>CA</td>
</tr>
<tr>
<td>Merchant Grant - Main Street</td>
<td>Active- City Council Approval</td>
<td>3/9/2015</td>
<td>$9,000.00</td>
<td>Approved to use 2014 funds to complete welcome packet printing and bike rack installation. No new funding provided</td>
<td>City Council Approved 3/9</td>
<td>1Q2016</td>
<td>CA</td>
</tr>
<tr>
<td>Merchant Grant - Central Evanston (CEBA)</td>
<td>Pending- Awaiting Necesary Documents</td>
<td>TBD</td>
<td>$9,000.00</td>
<td>Branding/Logo, Banners, Plantings</td>
<td>City Council Approved 3/9. Worked with Public works to determine planter locations</td>
<td>1Q2016</td>
<td>CA</td>
</tr>
<tr>
<td>Merchant Grant - Hill Arts</td>
<td>Active- Ready for EDC</td>
<td>1/27/2016</td>
<td>$9,000.00</td>
<td>Dr. Hill Sculpture and Memorial Garden Maintenance, Plantings, Website/Blog Development</td>
<td>City Council Approved 3/9. Reimbursed $1500 for plantings.</td>
<td>1Q2016</td>
<td>CA</td>
</tr>
<tr>
<td>Merchant Grant - Howard Street</td>
<td>Active - Ready for EDC</td>
<td>1/27/2016</td>
<td>$1,754.00</td>
<td>Plantings, Replacement of tree lights to LED lights</td>
<td>City Council Approved 3/9</td>
<td>1Q2016</td>
<td>CA</td>
</tr>
<tr>
<td>Merchant Grant - Noyes Street</td>
<td>Pending - Awaiting Necessary Documents</td>
<td>TBD</td>
<td>$9,000.00</td>
<td>Branding/Marketing, Banners, Plantings</td>
<td>City Council Approved 3/9. Working to get plantings in place by late July/ early August</td>
<td>1Q2016</td>
<td>CA</td>
</tr>
<tr>
<td>Lucky Platter Façade (514 Main Street)</td>
<td>Closed -- Project Complete</td>
<td>1/28/2015</td>
<td>2/9/2015</td>
<td>TBD</td>
<td>Improvement of façade at 514 Main Street</td>
<td>Work on the Façade is complete.</td>
<td>1Q2015</td>
</tr>
<tr>
<td>Evanston Plaza Funding</td>
<td>Active -- EDC Consideration; Pending City Council Approval</td>
<td>1/28/2015</td>
<td>2/23/2015</td>
<td>TBD</td>
<td>Funding for interior and exterior rehabilitation of grocery store space at Evanston Plaza</td>
<td>City Council consideration scheduled for 2/23/2015.</td>
<td>3Q2015</td>
</tr>
<tr>
<td>Chicago + Main (835 Chicago Ave.)</td>
<td>Active -- City Council Approved</td>
<td>9/17/2014</td>
<td>9/22/2014</td>
<td>$2,900,000.00</td>
<td>Funding for TIF eligible expenses to reduce financial gap for office component of mixed-use building.</td>
<td>Groundbreaking in February 2015.</td>
<td>4Q2016</td>
</tr>
<tr>
<td>Little Beans (430 Asbury Ave.)</td>
<td>Active -- City Council Approved</td>
<td>9/17/2014</td>
<td>9/22/2014</td>
<td>$9,500,000.00</td>
<td>Financial assistance for play café space in former Osco-Drug building. Assistance will fund fixtures and interior build-out of space. Also approved for façade improvement project.</td>
<td>Working to complete; opening early February</td>
<td>1Q2015</td>
</tr>
<tr>
<td>Campus Gear (1720 Sherman Ave.)</td>
<td>Active -- City Council Approved</td>
<td>7/9/2014</td>
<td>8/11/2014</td>
<td>$10,000.00</td>
<td>Façade improvement project to install new signage and place new façade on new store space.</td>
<td>Extension requested into summer 2015. Looking to revise</td>
<td>1Q2015</td>
</tr>
<tr>
<td>Davis Transportation Loan</td>
<td>Closed -- Loan Funded</td>
<td>7/9/2014</td>
<td>8/11/2014</td>
<td>$140,000.00</td>
<td>Loan for working capital and equipment for bus company.</td>
<td>Staff finalized agreements; First payment due in 2015.</td>
<td>4Q2014</td>
</tr>
<tr>
<td>Homestead Meats</td>
<td>Closed -- Project Complete</td>
<td>5/28/2014</td>
<td>8/9/2014</td>
<td>$935.00</td>
<td>Façade Improvement</td>
<td>Funding awarded and project complete</td>
<td>2Q2014</td>
</tr>
<tr>
<td>Fitness Avenues (1910 Main Street)</td>
<td>Closed -- Project Complete</td>
<td>7/9/2014</td>
<td>7/28/2014</td>
<td>$1,980.00</td>
<td>Façade improvement</td>
<td>Project Complete, Ribbon-cutting held 8/6/14</td>
<td>3Q2014</td>
</tr>
<tr>
<td>La Principal - 700 Main Street</td>
<td>Active - City Council Approval</td>
<td>7/7/2015</td>
<td>7/13/2015</td>
<td>$17,888</td>
<td>Façade improvement project to install signage, windows, lighting, paint, and awning</td>
<td>EDC Approved 7/7/2015, City Council Approved 7/13. Project completed, reimbursement issued.</td>
<td>4Q2014</td>
</tr>
<tr>
<td>FEW Spirits (918 Chicago Ave.)</td>
<td>Closed -- Loan Funded</td>
<td>10/23/2013</td>
<td>6/23/2014</td>
<td>$250,000.00</td>
<td>Loan for purchase of new equipment for additional bottling line for distillery and working capital.</td>
<td>Loan is funded</td>
<td>2Q2014</td>
</tr>
<tr>
<td>Auto Barn (222 Hartrey Avenue)</td>
<td>Active -- City Council Approved</td>
<td>8/7/2013</td>
<td>5/28/2014</td>
<td>$2,500,000.00</td>
<td>TIF assistance for build-out at 222 Hartrey, 7B support to Cook County Assessor, and extension of Sales Tax Sharing Agreement.</td>
<td>Under construction; construction draws currently occurring</td>
<td>4Q2015</td>
</tr>
<tr>
<td>Just Turkey Façade</td>
<td>Closed -- Project Complete</td>
<td>2/19/2014</td>
<td>3/10/2014</td>
<td>$2,090.00</td>
<td>Façade improvement funds for signage at 2430 Main Street for new business.</td>
<td>Now Open 10/2014</td>
<td>1Q2014</td>
</tr>
<tr>
<td>Curt’s Café (2922 Central St.)</td>
<td>Active -- City Council Approved</td>
<td>9/25/2013</td>
<td>10/14/2013</td>
<td>$21,000.00</td>
<td>Façade improvement funds for signage at 2430 Main Street for new business.</td>
<td>Curt’s café continues training program</td>
<td>4Q2014</td>
</tr>
<tr>
<td>Next Chapter (1703 Orrington Ave)</td>
<td>Closed -- Project Complete</td>
<td>9/25/2013</td>
<td>10/14/2013</td>
<td>$9,900.00</td>
<td>Reimbursement for up to seven Evanston resident participants who are placed in jobs.</td>
<td>Next Chapter is open and offering classes</td>
<td>1Q2014</td>
</tr>
<tr>
<td>Now We’re Cookin’ (1601 Payne St.)</td>
<td>Active -- Project in Process</td>
<td>8/7/2013</td>
<td>9/9/2013</td>
<td>$60,933.00</td>
<td>Façade improvement project to install signage, windows, lighting, paint, and awning</td>
<td>Funding received; status reports provided regularly</td>
<td>3Q2015</td>
</tr>
<tr>
<td>Music Institute of Chicago (1702 Sherman Ave.)</td>
<td>Closed -- Project Complete</td>
<td>4/24/2013</td>
<td>5/13/2013</td>
<td>$165,000.00</td>
<td>Funding received; status reports provided regularly</td>
<td>Next Chapter is open and offering classes</td>
<td>1Q2014</td>
</tr>
<tr>
<td>Peckish Pig (623 Howard St.)</td>
<td>Closed -- Project Complete</td>
<td>2/27/2013</td>
<td>3/18/2013</td>
<td>$200,000.00</td>
<td>Funding received; status reports provided regularly</td>
<td>Next Chapter is open and offering classes</td>
<td>1Q2014</td>
</tr>
<tr>
<td>Beacon Academy</td>
<td>Closed -- No City Assistance Necessary</td>
<td>8/28/2013</td>
<td>NA</td>
<td>$250,000.00</td>
<td>Façade improvement project to install signage, windows, lighting, paint, and awning</td>
<td>Funding received; status reports provided regularly</td>
<td>3Q2013</td>
</tr>
<tr>
<td>Margarita Inn (1566 Oak Ave.)</td>
<td>Closed -- No City Assistance Necessary</td>
<td>2/27/2013</td>
<td>NA</td>
<td>$230,000.00</td>
<td>Façade improvement project to install signage, windows, lighting, paint, and awning</td>
<td>Funding received; status reports provided regularly</td>
<td>1Q2014</td>
</tr>
<tr>
<td>Dempster/Chicago/Main Special Service Area</td>
<td>Active -- Project in Process</td>
<td>4/29/2014</td>
<td>NA</td>
<td>TBD</td>
<td>Chicago/Dempster and Main/Chicago merchants came to EDC seeking funding for larger special service area.</td>
<td>Public meetings are scheduled for 1Q2015</td>
<td>4Q2015</td>
</tr>
<tr>
<td>Love Your Manufacturer Day</td>
<td>Active - Project in Process</td>
<td>1/30/2017</td>
<td>NA</td>
<td></td>
<td>Initiative aims to create an event/series of events that showcases products made in Evanston, that teaches young people about careers in manufacturing, and shows appreciation for Edvanston manufacturers.</td>
<td>Staff is working on recording videos with 10 individual manufacturers.</td>
<td>PM</td>
</tr>
<tr>
<td>Project Name</td>
<td>Status</td>
<td>Initiation Date</td>
<td>Responsible Party</td>
<td>Project Details</td>
<td>Approval Status</td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------------------------------</td>
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<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Le Tour de Noir</td>
<td>Active - Project in Process</td>
<td>2/13/2017</td>
<td>City Council</td>
<td>Initiative aims to provide support to the Black Business Consortium of Evanston/North Shore to plan and execute the second annual Tour de Noir and a business expo.</td>
<td>Event budget proposal was recommended by EDC on 1/25/2017. Final approval is pending from City Council on 02/13/2017.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Latino Business Engagement Initiative</td>
<td>Active - Project in Process</td>
<td>11/18/2016</td>
<td>N/A</td>
<td>This initiative to identify Latinx Owned Businesses (LOBs) to learn more about the needs of this group and understand how to better engage them, while at the same time maximizing their business potential.</td>
<td>Held meeting on January 13, 2017. Group is exploring projects, logo, and mission statement. Staff will continue to support efforts</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Relocation of Police Outpost</td>
<td>Active -- Project in Process</td>
<td>4/29/2014</td>
<td>NA</td>
<td>Staff is actively working to identify opportunity for leasing of 633 Howard Street for retail/restaurant use.</td>
<td>Police Outpost is in process of relocation to 745 Howard Street.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>