



CITY OF HIGHLAND PARK

Highland Park, Illinois 60035 • (847) 432-0800

August 19, 2010

Mr. Bill Hunt, Deputy Director
500 W. Winchester Road
Libertyville, Illinois 60048

Dear Mr. Hunt,

In September 2009, Lake County awarded the City of Highland Park with a Brownfield Grant for work related to the environmental remediation of the Karger Center, located at 1850 Green Bay Road in Highland Park. Lake County's deadline for the completion of the remediation is October 2, 2010.

As applicant, the City of Highland Park has collaborated with the non-profit organization Community Family Center to actively pursue the proposed remediation so that the facility may be used for family support services. As stated in our original application, the existing building is functionally obsolescent and, without remediation, will remain minimally occupied and underused.

Despite our progress, the project will not be completed in time to submit final invoices to the County by the October 2nd deadline. The City of Highland Park is now requesting the Health and Community Services Committee's consideration of an extension so that we may continue our efforts and successfully complete the remediation of the Karger Center facility. Attached please find a memorandum from Community Family Center outlining our progress and the anticipated project timeline.

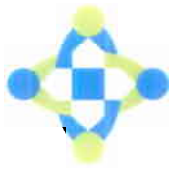
It is my understanding that the extension request will be considered by the Health and Community Services Committee on September 7, 2010 at 1 p.m. at the County Administration Building in Waukegan. Should the Committee elect to consider the extension request, I will be available to discuss the details provided in the enclosed memorandum. In the meantime, please feel free to contact me with any questions regarding this matter.

Sincerely,

Michael Blue, FAICP
Director of Community Development

Cc: Ja'Net Defell, IFF

ENCLOSURE: Memorandum from Community Family Center



Community Family Center

Building Today For A Strong Tomorrow

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Roberta Wexler, Coordinator of JUF Right Start Program

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August 19, 2010

Mr. Michael Blue
Director of Community Development
City of Highland Park
1150 Half Day Road
Highland Park, IL 60035

Re: Brownfield Grant Extension Request

Dear Michael:

As a follow-up to the Lake County Health and Community Services Board meeting held on May 25, 2010, the Community Family Center ("CFC") is requesting that the City of Highland Park submit for an extension of the Brownfield grant awarded to CFC for remediation of the Karger Center in downtown Highland Park, Illinois. Use of the grant funds were put on hold until CFC was able to secure the majority of its project funding. CFC has been actively working to meet its fundraising goals and feels confident that the grant will be used within the requested one year extension. Outlined below is CFC's progress to-date and action plan for meeting the new target date.

Progress To-Date

Overall Project

- CFC has successfully submitted the application to receive one of two grants awarded from the Department of Commerce and Economic Opportunity ("DCEO") in the amount of \$800,000. CFC anticipates applying for the remaining grant in the amount of \$100,000 in late Fall 2010.

- CFC is currently in discussions with a major donor that could potentially contribute more than 30% of the \$10.5 million in project cost.
- CFC anticipates by late fall 2010 having approximately 50% of its funding committed for the project.
- CFC has reviewed its long-term programming space needs and potentially identified an option to reduce construction cost by approximately \$1.5 million. If necessary, the additional savings would help bridge CFC's funding gap.

Environmental Remediation

- CFC has completed a Phase I Environmental Assessment, a Hazardous Material Survey and a draft Asbestos Abatement Plan with preliminary cost estimates.
- CFC's environmental consultants have identified several recognized environmental conditions (RECs) in connection with the 1850 Green Bay Road site that will need to be further investigated prior to renovation of the property. The RECs include a potential underground storage tank (UST) in the basement boiler room of the Green Bay Road site as well as potential soil and groundwater contamination by adjacent properties.

Action Plan

Overall Project

- CFC anticipates receiving the DCEO grant by October 2010. Based on this assumption, CFC will move forward in October with architectural design as well as LEED planning and registration.
- CFC anticipates completing architectural designs by late spring 2011 with construction starting by summer 2011. Please see the revised project timeline attached.

Environmental Remediation

- CFC anticipates completing its remaining environmental testing in fall 2010 with remediation work starting in late spring 2011.

- An electromagnetic survey will be conducted to confirm evidence of an UST. Based on the results, a Phase II environmental assessment will be conducted to evaluate the impact of the tank and identify recommendations for removal. CFC will also conduct both soil sampling and groundwater sampling to confirm no evidence of contamination.
- CFC will obtain a final Asbestos Abatement Plan for bidding in early spring 2011. The Lake County Brownfield Grant will be used to complete the abatement. CFC estimates the cost will be approximately \$101,825.
- Based on the results of the electromagnetic survey and the potential Phase II assessment, the remaining Lake County Brownfield Grant will be used to remove or abandon the UST and remediate any soil and/or groundwater contamination.
- CFC has budgeted \$250,000 for environmental remediation including the \$100,000 received from Lake County. At this time, CFC anticipates that the amount is sufficient to address the environmental conditions at the site.

The new project timeline and plan of action allows CFC to successfully secure most of its funding as well as relocate Highland Park Community Nursery School and Day Care Center prior to starting environmental remediation work.

At your convenience, I am available to discuss CFC's plan in detail or provide additional information as necessary. On behalf of the organization, I would like to thank Highland Park for its continued support and flexibility in helping CFC meet its long-term goals.

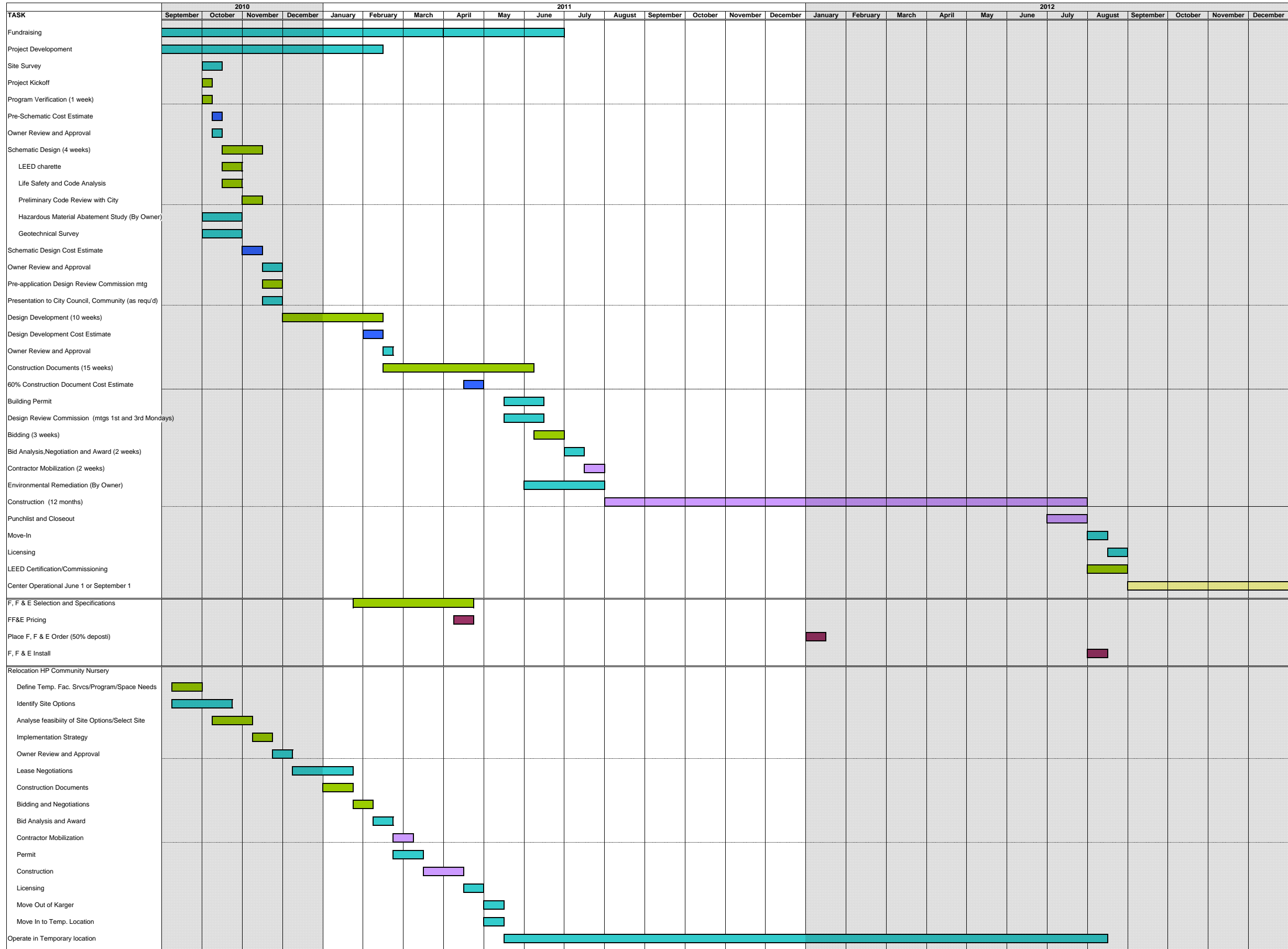
Sincerely,



Herb S. Wander
President

HSW:tlc60824682

Community Family Center
Preliminary Project Schedule
Holabird & Root
July 28, 2010
REVISED DRAFT SCHEDULE



■ Owner/Development Consultant
■ Holabird & Root
■ CM or Cost Consultant
■ General Contractor