



CABRERA CAPITAL PARTNERS, LLC

October 6, 2021

Chicagoland Associated General Contractors
One Oakbrook Terrace, Suite 210 Oakbrook Terrace
Oakbrook, Illinois 60181

**Re: Minority and Women-Owned Business Enterprise Participation
LeClaire Courts Redevelopment
4400 S. Cicero Avenue, Chicago, Illinois 60638**

Dear Chicagoland Associated General Contractors;

In conjunction with the Chicago Housing Authority, our development partner, we will be seeking to retain Minority and Women-Owned Business Enterprises, as certified by the City of Chicago or Cook County, to work on the development of 4400 S. Cicero Avenue, Chicago, Illinois 60638. The redevelopment of the former LeClaire Courts public housing site into a mixed-use commercial and mixed-income residential development will be constructed over multiple phases. The initial phase is expected to include a two-story Federally Qualified Health Care facility and a full-service grocery store. Upon completion, the overall redevelopment will include up to 725 multi-family housing units for CHA residents, families earning 60% of Area Median Income, as well as market rate apartments, approximately 440,000 square feet of commercial development including a daycare facility for working families, publicly accessible open spaces, and associated parking.

While there is a long way to still go, and a multitude of factors and approvals necessary, we anticipate the total construction costs for the initial phase to be approximately \$50 million, with total site buildout over the multiple phases to exceed \$350 million.

Please forward this opportunity to all members of your organization and direct them to contact me at LeClaire-info@cabreracapital.com if they wish to be considered for this project.

Thank you in advance for your assistance.

Sincerely,

Martin Cabrera
Chief Executive Officer
Cabrera Capital Partners, LLC

cc: Alderperson Michael Rodriguez
Ann C. McKenzie, Chicago Housing Authority
Nolan Zaroff, Coordinating Planner, Southwest Region