

Date : 4/5/2018 5:19:08 PM
From : "Jeff Coney"
To : "jfiske@cityofevanston.org"
Subject : Fwd: Harley Clarke lease
Attachment : image001.jpg;

Alderman Fiske,

Thank you for your email earlier this afternoon. We were aware that the lease with the Lakehouse is up for a final vote on Monday night.

Since I sent you the initial email in January, our group comprised of Chuck Lewis, Joe Flanagan and a number of others has been communicating with a number of your aldermen colleagues.

Below is an email that Chuck sent to Don Wilson on Tuesday. Please review it.

We just became aware that the lease now calls for ELHG to raise \$5M over 10 years - **that is about 1/2 of what is necessary to fund the project properly.**

As the bottom of our one-pager states, we believe there is a more responsible alternative - we stand ready to discuss it, when the time is right.

Jeff

----- Forwarded message -----

From: Charles A. Lewis <calewis@lewisbringff.org>
Date: Tue, Apr 3, 2018 at 12:17 PM
Subject: Harley Clarke lease
To: "Wilson, Donald (Wilson4th@aol.com)" <Wilson4th@aol.com>
Cc: "Charles A. Lewis" <calewis@lewisbringff.org>

Don,

When we last talked, you made a persuasive case for letting the process play out. I agree with that.

But, in doing so, I think that it is important that the lease proposal includes realistic terms, especially with respect to the amount of philanthropic support required and the time required for raising it.

Otherwise, I worry that the City and we taxpayers will, once again, be left with a deteriorating property on our hands.

I and others think that \$10 million will need to be raised for this project (\$7.8 million to restore the mansion, the City's estimate I am told, plus a \$2 million endowment – which would payout \$100,000 per year for operations and maintenance, which may even prove to be an insufficient amount). We need the latter to avoid the maintenance pitfalls that we have encountered at Crown.

We also think that the funds should be raised in an expeditious, yet reasonable, timeframe. The following table spells out what I think the City should require in those regards.

Harley Clarke Lease
Funding Requirements

<u>By March 31</u>	<u>Cumulative Pledges</u>	<u>Cumulative Cash</u>
	(000)	(000)

2019	\$3,000	\$ 600
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2020	\$6,000	\$ 1,800
2021	\$10,000	\$ 3,200
2022		\$ 5,200
2023		\$ 7,200
2024		\$ 9,200
2025		\$10,000

Assumptions: 1) all donations are made as pledges to be paid equally over 5 years, and 2) the lease requires that \$3,000,000 of pledges be secured by March 31, 2019; plus \$3,000,000 by March 31, 2020; plus \$4,000,000 by March 31, 2021.

The pledges would produce \$600,000 of cash in the first year (1/5 of \$3,000,000), accumulating to \$1,800,000 in the second year (\$600,000 + \$600,000 + \$600,000), etc. It would take until 2025 to collect the entire \$10,000,000 of cash needed to fund the project.

Lastly, I suggest that the Council require that it be provided some specific information about the potential lead donors to this fundraising effort.

My extensive fundraising experience, both nationally and locally, indicates that an effort of this size will require at least 2 or 3 pledges of \$1 million or more. As you know, Crown needed one \$5 million and one \$1 million pledge to reach its \$11 million current total. And, YOU needed 5 pledges exceeding \$1 million to raise \$16 million, which included \$2 million for endowment. As I understand it, the total pledged to date to support the current mansion proposal is a mere \$100,000.

Since cash received by definition lags pledges received, it would be necessary to obtain loans in order to start construction anytime in the next several years. Potential lenders will need to make judgements about the “bankability” of those pledges and the people who make them.

With an agreement to raise adequate funding in a reasonable period of time, accompanied by the identification of key lead donors, I believe the City could proceed, in good conscience, to sign a lease for the mansion’s restoration.

If the counterparties to the lease are unwilling to adhere to these terms, I urge you to vote to NOT approve it.

As you know, I and others are also talking with many of your aldermanic colleagues. I am sharing this with some of them, too.

Thank you for your service to our City.

Chuck

Charles Ashby Lewis



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LEWIS-SEBRING FAMILY FOUNDATION

Date : 4/5/2018 4:02:36 PM
From : "Judith Fiske"
To : "Jeff Coney"
Subject : Re: Pending Lease Negotiations With Evanston Lighthouse Gardens for Harley Clarke Site
Jeff,

You might want to send your chart out to all the aldermen as a reminder. The lease with Lakehouse is up for a final vote this coming Monday night.

I know some of my colleagues and I share your concerns.

Best regards,

Judy Fiske
1st Ward Alderman
City of Evanston, Illinois
Email: jfiske@cityofevanston.org

Note: Please be aware that the contents of this electronic mail to/from any recipient hereto, any attachments hereto, and any associated metadata pertaining to this electronic mail, may be subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 *et. seq.* Thank you.

On Jan 10, 2018, at 3:24 PM, Jeff Coney [REDACTED] wrote:

Alderman Fiske,

Hope the year has started out well for you.

My name is Jeff Coney and I have lived in the 7th ward for 28 years.

I am writing you know about the above topic. It will be considered at a meeting on January 22nd.

It is really important that the agreement contain language that eliminates financial risk and exposure to the City. Please review the attached.

Would you be willing to meet or discuss by phone with myself and one other prior to the meeting on the 22nd?

Please let me know.

Thanks

Jeff

<ELDP One Sheet Analysis.pdf>

Date : 4/23/2018 9:38:30 AM
From : "Jeff Coney"
To : "Judith Fiske"
Subject : Update?

Judy,

Just checking - I am seeing Chuck Lewis at noon - wondering if there is any new news?

Jeff

Date : 4/9/2018 7:38:51 AM
From : "Jeff Coney"
To : "Judith Fiske"
Subject : Update

Judy,

Since we spoke on Friday, our group has had 2 separate conversations with Don Wilson - one late Friday and one yesterday.

The take away was that he is going to vote no.

Of course, we realize this is a fluid situation.

Any updates on your end?

Thanks

See you this evening.

Jeff