

Bill Nicklas - Re: College Town Partners, Inc.

From: Jerry Blakemore <jblakemore@niu.edu>
To: fnicklas@niu.edu
Date: 12/17/2013 6:36 AM
Subject: Re: College Town Partners, Inc.

Security: Confidential

Bill

We should discuss in more detail once purpose/mission is defined. But my gut reaction is you can do this as community partnership are consistent with University mission, your specific responsibilities. Any actual conflicts can be managed. Review of By Laws will be important.

Jerry

Sent from my iPhone

On Dec 17, 2013, at 5:25 AM, "Bill Nicklas <fnicklas@niu.edu>" <fnicklas@niu.edu> wrote:

Good morning, Jerry,
I think this may present a conflict for me as a responsible administrator--what's your read?

Bill

Sent from my iPad

Begin forwarded message:

From: "Struthers, Tim" <tstruthers@castlebank.com>
Date: December 16, 2013 at 4:54:29 PM CST
To: "Bill Nicklas" <fnicklas@niu.edu>, "Steve Irving" <irvconst@comcast.net>, "Keith Foster" <KFoster@fosterbuick.com>, "Tom Matya" <tmatya@zeamays.com>
Cc: "Jill Tritt" <JTritt@fosterbuick.com>
Subject: RE: College Town Partners, Inc.

great. Let us know as soon as able.

-----Original Message-----

From: Bill Nicklas [fnicklas@niu.edu]
Sent: Monday, December 16, 2013 04:47 PM Central Standard Time

To: Struthers, Tim; 'Steve Irving'; 'Keith Foster'; 'Tom Matya'
Cc: 'Jill Tritt'
Subject: RE: College Town Partners, Inc.

I will volunteer so long as it does not present a conflict of interest--I better check.

>>> "Struthers, Tim" <tstruthers@castlebank.com> 12/16/2013 4:36 PM >>>
Good.

Bill, Steve, and Tom see below. Would you three join me on the Board for now?

Bill, NIU would be the highest hurdle, would you have a preference who should be President out of the gate?

Tom, FYI we are creating a new entity which is a not for profit and also has a broader mission of redevelopment and floodplain mitigation. NIU, First State Bank, Steve Irving, and Castle have agreed to put money in.

All please reply as soon as able.

Tim

-----Original Message-----

From: Keith Foster [KFoster@fosterbuick.com]
Sent: Monday, December 16, 2013 04:17 PM Central Standard Time
To: Struthers, Tim
Cc: Jill Tritt
Subject: RE:

Tim,

We will get the Corp. set up in the next couple of days but there is a little info I need. (I can't form these electronically but I can FedEx to SOS and request Expedited service.)

We need 3 "directors" (minimum) The names are disclosed on the document.

We need a President (and his/her Social Security Number to get the FEIN for the corporation).

We need a Secretary and a Treasurer (but they can be the same person)

We do need a physical address.

For "purposes" we will talk about housing for the disadvantaged. Also Flood mitigation in that area. Also re-development of blighted area for the purpose of housing for disadvantaged.

We need to be a little careful on this so it is "charitable" but are there other things we should

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From: Bill Nicklas
To: Tim Struthers
Date: 12/17/2013 2:39 PM
Subject: RE: College Town Partners, Inc.

Tim,
I talked with Jerry Blakemore and he gave me the green light to serve as Prez of the 501 c3.

Bill

>>> "Struthers, Tim" <tstruthers@castlebank.com> 12/16/2013 4:54 PM >>>
great. Let us know as soon as able.

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We need to be a little careful on this so it is "charitable" but are there other things we should cover here?

So you know, Jill Tritt in my office will be helping with this as she did help with getting the DeKalb 2020 bylaws set up.

Keith

Keith L. Foster ■ Attorney at Law
2040 Aberdeen Court ■ Sycamore, IL 60178
tel 815.758.6616 ■ fax 815.756.9506
website | map | email

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-----Original Message-----

From: Struthers, Tim [mailto:tstruthers@castlebank.com]

Sent: Monday, December 16, 2013 7:27 AM

To: Keith Foster

Subject:

Hi Keith,

What would the earliest I could expect to receive vital information for "College Town Partners, Inc. "? I am looking to get funding next week and would need a tax identification number, bylaws, etc. prior.

I sure appreciate your help!

Tim

From: Bill Nicklas <fnicklas@niu.edu>
To: dbarsema@niu.edu
Date: 12/17/2013 5:18 AM
Subject: Re: College Town partners

Good morning, Dennis,
Doug wanted to share this move with Chair Butler and Vice-Chair Strauss this evening when we have a chance to discuss some big moves in 2014. Doug would like their support before it goes out. I'll let you know how it goes tomorrow.

Bill

Sent from my iPad

> On Dec 16, 2013, at 8:47 PM, "Dennis Barsema" <dbarsema@niu.edu> wrote:
>
> Bill, has Tim received this yet? If so, what was his reaction?
> Merry Christmas!!
>
> Dennis
>
>
> >>> Bill Nicklas 12/13/13 12:55 PM >>>
> Mr. President,
> The attached pledge letter has been revised after consultation with members of your senior cabinet and is ready for your review and approval.
>
> Best,
>
> Bill
>



**Northern Illinois
University**

Office of the President

Douglas D. Baker, President
Altgeld Hall 300
DeKalb, Illinois 60115-2828
815-753-9500
Fax 815-753-8686
www.niu.edu

December 17, 2013

Mr. Tim Struthers
President
Castle Bank
121 W. Lincoln Highway
DeKalb, IL 60115

RE: College Town Partners

Dear Tim,

I am writing for several purposes. First, I want to express the appreciation of Northern Illinois University for your personal leadership in organizing the recent charrette focusing on the transformation of the John Street/Harrison Street area into a vibrant neighborhood for living and learning that connects NIU and DeKalb's downtown business district. Bold urban planning and redevelopment on this scale will require creative and committed private and public partners, and NIU intends to be one of those partners.

Second, it is my understanding that a not-for-profit, 501 c(3) corporation is being organized to provide the core project development structure, and will be known as "College Town Partners." This approach closely models the very successful redevelopment structure that championed the transformation of neighborhoods surrounding the central campus of Ohio State University in Columbus, Ohio, in the 1990s and 2000s. At this early stage, in advance of a publicly embraced redevelopment plan, such a bridge entity has an uncertain focus. Nevertheless, to move forward, it is understood that a variety of initiatives such as further project planning, floodplain analysis, utility infrastructure analysis, traffic analysis, boundary survey work, and land acquisition will evolve in the months and years ahead.

To affirm NIU's interest in becoming a sustaining partner in this process, NIU hereby pledges up to \$250,000 to the not-for-profit agency, College Town Partners, for mutually agreed redevelopment purposes in the College/John/Harrison redevelopment area. Once the 501 c(3) process is finalized, we will reimburse College Town Partners from invoices for purposes aligned with the "living and learning" concept envisioned for the John-Harrison area.

I look forward to working with you in this important partnership.

Sincerely,

Douglas D. Baker
President

Learning Today, Leading Tomorrow

Northern Illinois University is an Equal Opportunity/Affirmative Action Institution.

From: "John Butler" <john@butler-andersonllc.com>
To: "Bill Nicklas" <fnicklas@niu.edu>, "Marc Strauss" <MStrauss@fosterbu...
Date: 12/18/2013 11:44 AM
Subject: RE: John/Harrison (NIU FWD)

Bill,

I am not sure who you sent the original email to, as it was forwarded to me, but I know Marc replied, so I am sending him also my reply. The letter is excellent. I agree with Marc that the pledge should come from NIU, not from both the university and the Foundation. I think it sends a stronger message of support and capacity.

John

-----Original Message-----

From: Postmaster@wpo.cso.niu.edu [mailto:Postmaster@wpo.cso.niu.edu] On Behalf Of John Butler
Sent: Tuesday, December 17, 2013 9:26 PM
To: john@butler-andersonllc.com
Subject: Fwd: John/Harrison (NIU FWD)

>>> Bill Nicklas 12/17/13 21:25 >>>

Good evening,
I am forwarding the draft pledge letter we discussed tonight. I welcome your thoughts.

Best,

Bill

From: Jill Tritt <JTritt@fosterbuick.com>
To: "tstruthers@castlebank.com" <tstruthers@castlebank.com>, "Bill Nicklas(f...
CC: Keith Foster <KFoster@fosterbuick.com>, Jessica Magana <JMagana@fosterbu...
Date: 12/19/2013 6:30 AM
Subject: College Town Partners NFP
Attachments: image001.jpg; 2013-0972103241.PDF; 2013-0972062746.PDF

Please see attached the filed Articles of Incorporation as well as the EIN letter.

We are now working on Form 1023 - the application for exemption with the IRS including all necessary attachments such as Bylaws, as well as the documents to register as a charity with the State of Illinois. Thank you.

[Description: cid:image001.jpg@01CCF2DD.1F8ADC30]<<http://www.fosterbuick.com/>>

Jill M. Tritt ■ Attorney at Law
2040 Aberdeen Court ■ Sycamore, IL 60178
tel 815.758.6616 ■ fax 815.756.9506
website<<http://www.fosterbuick.com/>> | map
<<http://maps.google.com/maps?f=q&hl=en&geocode=&q=2040+Aberdeen+Court,+sycamore,+il&sll=41.966814,-88.715394&sspn=0.012141,0.02738&ie=UTF8&msa=0&msid=101678367993168873291.00043985d6529c56b9ae3&ll=41.965808,-88.714385&spn=0.024283,0.05476&z=15>> | email<<mailto:jtritt@fosterbuick.com>>

[Description: Description: Description: Description: Description: follow_twitter]<<http://www.twitter.com/fosterbuick>>[Description: Description: Description: Description: follow_facebook]<<http://www.facebook.com/pages/The-Foster-Buick-Law-Group-LLC/131335306925741>>[Description: Description: Description: Description: follow_linkedin]<http://www.linkedin.com/company/the-foster-&-buick-law-group-llc?trk=fc_badge>

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FORM NFP 102.10
ARTICLES OF INCORPORATION
General Not For Profit Corporation Act
File # 69368174

Filing Fee: \$50

Approved By: JXR

FILED

DEC 18 2013

Jesse White

Secretary of State

Article 1.

Corporate Name: COLLEGE TOWN PARTNERS NFP

Article 2.

Registered Agent: KEITH L. FOSTER

Registered Office: 2040 ABERDEEN CT

SYCAMORE

IL 60178-3140

DE KALB COUNTY

Article 3.

The first Board of Directors shall be 3 in number, their Names and Addresses being as follows

F. WILLIAM NICKLAS, 395 WIRTZ DRIVE, DEKALB, IL 60115

STEVE IRVING, 1826 SYCAMORE ROAD, DEKALB, IL 60115

TIMOTHY A. STRUTHERS, 121 W. LINCOLN HWY, DEKALB, IL 60115

Article 4. Purpose(s) for which the Corporation is organized:

Charitable.

Eleemosynary.

Educational.

Social.

Is this Corporation a Condominium Association as established under the Condominium Property Act? ☐ Yes ☒ No

Is this a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954? ☐ Yes ☒ No

Is this Corporation a Homeowner's Association, which administers a common-interest community as defined in subsection (c) of Section 9-102 of the code of Civil Procedure? ☐ Yes ☒ No

Article 5. Name & Address of Incorporator

The undersigned incorporator hereby declares, under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

KEITH L. FOSTER

Name

2040 ABERDEEN COURT

Street

Dated DECEMBER 18, 2013

Month & Day

Year

SYCAMORE, IL 60178

City, State, ZIP

 **IRS** DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 12-19-2013

Employer Identification Number:
46-4339222

Form: SS-4

Number of this notice: CP 575 E

COLLEGE TOWN PARTNERS NFP
% STEVE IRVING
1826 SYCAMORE RD
DEKALB, IL 60115

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 46-4339222. This EIN will identify you, your business accounts, tax returns, and document even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it's very important that you use your EIN along with your complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account or even cause you to be assigned more than one EIN. If the information shown above isn't correct, please send us the correction using the attached tear-off stub.

Annual filing requirements

Most organizations with an EIN have an annual filing requirement, even if they engage in minimal or no activity.

A. If you are tax exempt, you may be required to file one of the following returns or notices:

Form 990, Return of Organization Exempt From Income Tax
Form 990-EZ, Short Form Return of Organization Exempt From Income Tax
Form 990-PF, Return of Private Foundation
Form 990-N, e-Postcard (available online only)

Additionally, you may be required to file your annual return electronically.

If an organization required to file a Form 990, Form 990-PF, Form 990-EZ, or Form 990-N does not do so for three consecutive years, its tax-exempt status is automatically revoked as of the due date of the third return or notice.

Please refer to www.irs.gov/990filing for the most current information on your filing requirements.

B. If you are not tax-exempt, you may be required to file one of the following returns:

Form 1120, U.S. Corporation Income Tax Return
Form 1041, U.S. Income Tax Return for Estates and Trusts
Form 1065, U.S. Return of Partnership Income

Please refer to Publication 1635, Understanding Your EIN, for more information about which forms you may be required to file.

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Applying for Tax-Exempt Status

Receiving an EIN from the IRS is not the same thing as receiving IRS recognition of tax-exempt status. To apply for formal recognition of tax-exempt status, most organization will need to complete either Form 1023, *Application for Recognition Under Section 501(c)(3) of the Internal Revenue Code*, or Form 1024, *Application for Recognition of Exemption Under Section 501(a)*. Submit the completed form, all applicable attachments, and the required user fee to:

Internal Revenue Service
PO Box 12192
Covington, KY 41012-0192

Publication 557, *Tax Exempt Status for Your Organization*, has details on the application, process as well as information on returns you may need to file.

Additional information

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you don't have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

If you have questions about your EIN, you can contact us using the phone number or address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you don't need to write us, please don't complete and return this stub.

Your name control associated with this EIN is COLL. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

575E

12-19-2013 COLL O 9999999999 SS-4

CP 575 E (Rev. 7-2007)

CP 575 E

9.999999999999

Your Telephone Number Best Time to Call DATE OF THIS NOTICE: 12-19-2013
() - EMPLOYER IDENTIFICATION NUMBER: 46-4339222
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

COLLEGE TOWN PARTNERS NFP
% STEVE IRVING
1826 SYCAMORE RD
DEKALB, IL 60115

90

From: Bill Nicklas
To: Douglas Baker; Ronald Walters
Date: 12/19/2013 7:40 AM
Subject: Fwd: College Town Partners NFP
Attachments: College Town Partners NFP

The process is in motion.



① A division of First National Bank of Omaha

www.castlebank.com
800.990.5713

2014 JAN 13 AM 8:37

January 3, 2014

Dr. Douglas D. Baker
President
Northern Illinois University
Altgeld Hall 300
DeKalb, IL 60115

RE: College Town Partners, NFP

Dear Doug,

Thank you for your letter of commitment to the College Town project.

We are currently working through the process of establishing a Not-For-Profit-Corporation which has some unique challenges but expect we will get through them. I have also talked with Mayor Rey to be sure our efforts continue to be aligned with the broader initiatives of the City of DeKalb. Hopefully we can have capital in place by the end of January and start purchasing some property.

The flood mitigation work on the Kishwaukee River is vital to the success of the plan. This initiative will take time and money and will require the leadership of Northern Illinois University.

I remain bullish on what the revitalization of this neighborhood and an eastward movement by NIU can do for the marketability of the University and success of the greater community. I will continue to work closely with Bill Nicklas and Ron Walters as the project progresses. Thank you for your vision and confidence!

Sincerely,

Timothy A. Struthers
President

Copy: Bill Nicklas, Ron Walters, John Rey

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From: Bill Nicklas
To: Douglas Baker; Ronald Walters
Date: 12/16/2013 9:26 AM
Subject: College Town Partners
Attachments: BackgroundCollegeTownPartners.docx; Charrette29Oct2013.pdf;
DeKalb2020ProspectusMarch2013.pdf

I prepared the attachments in case John and Marc need some general background for this strategic initiative and the proposed \$250,000 contribution tomorrow night.

College Town Partners

In its section on “Regional Impact, Outreach, Engagement, and Graduate Education,” the 2011 Vision 2020 Plan noted the potential for recruitment in the growing pool of part-time, off-campus students in the 25-45 age range in the NIU service region. It also spoke broadly of the opportunities for greater undergraduate student engagement in a service region populated by a quarter million NIU alumni. Achievable objectives were appropriately defined to realize enrollment and engagement goals reflecting these opportunities. The Plan did not underscore the importance of local “community partnerships” in retaining undergraduate and graduate students at the home campus in DeKalb. Specifically, any consideration of joint NIU-DeKalb master land use planning or joint service and facility planning was notably absent.

NIU is a comprehensive teaching and research institution with 185,000 alumni in the Chicago area and over 225,000 alumni worldwide. The university operates education centers in Rockford, Naperville, and Hoffman Estates; provides jobs for over 8,800 persons in the northern Illinois region; and generates \$699 million in economic impact in our Midwest service area. We are connected to the world through our expanding broadband network, and we engage national partners in education, government, and highly technical businesses in research and other ventures underwriting economic development throughout northern Illinois. Yet, DeKalb is fundamentally NIU’s home, and has been since 1895. Both the City of DeKalb and NIU are fortunate that this is the case. Almost 80 percent of Illinois’s economic activity is located within a two-hour drive of NIU’s home campus or one of its regional centers. But, more important, every day NIU shares the promise and opportunities provided by almost 21,000 full-time students who have chosen DeKalb to help them grow into successful careers.

Growing “community partnerships” is now one of the pillars supporting NIU’s keystone of student career success. Before this was officially the case, exploratory partnerships involving NIU and community leaders had been organized to realign local priorities to appeal to an achieving, diverse and engaged NIU student population. One game-changing partnership in the past year has been centered around the creation of a “communiversity commons” between NIU’s east lagoon and DeKalb’s downtown core. DeKalb’s political leadership has recognized that the distance of scarcely 1,000 feet between West Lincoln Highway and the Kishwaukee River Bridge can be transformed into an inviting streetscape and an enhanced pedestrian connection to and from the downtown core. The parallel Locust Street corridor immediately north can be redeveloped to feature the kind of purpose-driven, student-centered and visitor-friendly town/gown district that is common in many other college towns. No more than a stone’s throw from NIU’s east lagoon are the classrooms of four of NIU’s 7 colleges and the beautifully renovated Gilbert Hall. The idea of partnering in the development of leaseholds in this commons area that feature artist spaces, river-side gathering places, attractive restaurants, a student engagement center, some overnight stays with both curb appeal and family comforts, and non-vehicular pathways was the centerpiece of a downtown redevelopment plan--the “DeKalb Center Plan”--approved by the DeKalb City Council in July, 2013.

The revised downtown plan had its origins in a “summit” of NIU and local community leaders in the early fall of 2012. A particular focus of that summit was the tired and underdeveloped neighborhood bounded by NIU’s east lagoon on the west, Lincoln Highway on the south, Harrison Street on the east, and College Avenue to the north. The participants—which included City of DeKalb officials, several prominent local bankers, DeKalb school officials, and NIU representatives—agreed to take a closer look at possible redevelopment of this area. As a result of the summit, the City of DeKalb tasked its planning staff to consider new uses for this provisional project area which contains about 40 lots. This involved detailing the floodplain limits, identifying tax parcel numbers, estimating property values, and estimating the cost of acquiring and razing many of the present structures, along with related relocation expenses. The DeKalb 2020 Prospectus (see attached), initially circulated in September 2012 and revised in March, 2013, was the result. Many of the Fall 2012 summit participants were involved in the downtown planning sessions coordinated by the SAA Design Group, which the City of DeKalb hired to develop the revised downtown plan in the winter of 2012-2013.

Redevelopment of the John/Harrison Street area and the Shodeen property on the south side of Lincoln Highway between the lagoon and First Street were part of the local political conversation during the Spring 2013 municipal elections. Newly-elected mayor John Rey soon engaged newly-appointed NIU President Doug Baker in an ongoing, collaborative discussion of ways and means to transform this corridor into a purpose-driven, student-centered and visitor friendly town/gown district.

On October 29, 2013, NIU and the City of DeKalb jointly sponsored a six-hour “charrette” held in the Castle Bank corporate center at 121 W. Lincoln Highway. The purpose of the charrette was to envision how the John/Harrison Street area and the Shodeen tract could become a place of pride and diverse student-centered activity. The charrette planning team invited the nationally-renowned development consultant Jim Heid to participate in the charrette. Mr. Heid described the investment and redevelopment model he pioneered in Columbus, Ohio in the neighborhoods surrounding the Ohio State University campus. The approach involved the creation of a not-for-profit, 501 c3 corporation which became the vessel for contributions from public and private investors including the OSU Foundation (which contributed about \$25 million over ten years). The not-for-profit, known as “Campus Partners,” also served as the development agency that hired the private development companies that transformed the neighborhoods. Following the charrette, representatives of NIU and the NIU Foundation met with Mr. Heid and Terry Fogeler, the president of Campus Partners for about 12 years and the director of its redevelopment work in Columbus, Ohio to think through some next steps. One outcome of that session was an investigation of private support for more intense planning initiatives that could benefit surrounding DeKalb neighborhoods and also sharpen internal campus thinking about future land use priorities.

In early December, NIU representatives approached local investor and philanthropist Douglas C. Roberts, who has shown an interest in the transformative potential of the planning efforts to date. After several meetings with Mr. Roberts, an agreement was reached by which he would

contribute up to \$100,000 toward a more intense planning effort that would accomplish the following objectives:

- a) Illustrate qualitative improvements and functional benefits of densifying and intensifying the campus core;
- b) Focus on the east end of the NIU campus, while developing a credible long-term land bank solution for currently undeveloped lands on the west campus;
- c) Illustrate the means and the benefits of a clear and strong connection to downtown DeKalb, including how the "edges" near campus can be strengthened;
- d) Develop strategies and initiatives to drive re-investment and redevelopment of the John/Harrison area and eastward, as well as the Hillcrest neighborhoods to the northeast;
- e) Prioritize investment in NIU's infrastructure and investments to support the evolving vision;
- f) Find fast-paced smaller investments that can advance immediate change.

This NIU planning effort will stretch over a week in mid-January, 2014.

Parallel with this effort, NIU and NIU Foundation leaders have been meeting with key City business leaders to create a 501 c3 corporation akin to the Columbus-based Campus Partners model that can provide an entrepreneurial focus for future planning and some early redevelopment-related expenditures associated with the John/Harrison project area. The early objective is to create a development fund of about \$2 million to take advantage of opportunities to effect immediate change. NIU and the NIU Foundation, the City of DeKalb, Castle Bank, National Bank and Trust Company of Sycamore, and others have been approached to make substantial "seed" investments once the not-for-profit is created. The name of this 501 c3 will be "**College Town Partners.**" NIU has been asked to contribute \$250,000 to this investment fund.