

Dear Neighbor:

I am writing to update you regarding the proposed Dominick's project for the property located at 2019 W. Chicago Avenue, presently the site of Edmar Foods. The current owners of Edmar Foods are seeking to close their existing store on Chicago Avenue. They have signed an agreement to lease their property to Dominick's, which is seeking the city's approval to construct a new, full-service grocery store.

This project has been under review for nearly a year. During this time, I have received the input of hundreds of constituents at community meetings, through phone calls and electronic messages. I have also met with different community groups and chambers of commerce to receive their input regarding the Dominick's proposal. After receiving all of this community input, I conducted extensive negotiations with Dominick's representatives to ensure that the project served the needs of our community. Based on these negotiations, Dominick's will provide the following through a community benefits agreement:

1. Dominick's will partner with local not-for-profit organizations, including Erie Neighborhood House and Bickerdike Redevelopment Corporation, to provide employment opportunities for neighborhood residents in the hiring for the new store. Dominick's is committed to giving qualified local residents priority employment opportunities.
2. Dominick's will designate a day during the week as Senior Day. Dominick's will offer \$50,000 over five years in discount cards to seniors during the weekly Senior Day. On this day, a Dominick's employee will also assist seniors with their shopping, answer questions, make recommendations and introduce new products.
3. Dominick's will coordinate with the Mayor's Senior Shuttle service to pick up seniors and deliver their groceries during the 18 months the store will be under construction. After construction, Dominick's will use its best efforts to have the Mayor's Senior Shuttle service continue on Senior Day at the store.
4. Dominick's will meet with Senior Citizen groups in the First Ward to inform them of the discount programs at Dominick's, which include a Senior Pharmacy Discount (Health Club 55) and a Fresh Card Discount.
5. Dominick's will assist and mentor students from Wells High School and annually provide up to five paid, part-time positions to students from the community.
6. Dominick's will provide nutrition and consumer education to children through continued sponsorship of the Dominick's Field Trip Factory program in neighborhood schools, including Talcott, Chopin and Lafayette Elementary Schools.
7. Dominick's will reserve three parking spaces, free of charge, to I-GO, a not-for-profit car-sharing service.
8. Dominick's will identify qualified minority contractors to construct the new store and will attempt to obtain 25% participation with suppliers, contractors or service companies.
9. Dominick's will work with a community-based task force to ensure compliance with the above-stated commitments, to address other issues as they may arise and to ensure that Dominick's is a responsive neighbor.

In addition to the community benefits agreement, Dominick's has signed a legal document that would prohibit them from restricting the use of the leased site at 2019 W. Chicago Avenue. This prohibition protects the interests of the community, because it would allow another grocery store to locate at the above address, if Dominick's were to close its store at this site.

In addition to the above-stated commitments from Dominick's, Edmar Foods has agreed to purchase \$25,000 in Dominick's discount cards for distribution to low-income individuals who reside in the community service area.

Our community needs a grocery store on Chicago Avenue. The Dominick's project satisfies this need. I hope you will agree with me that the construction of a new, modern grocery store, along with the above-mentioned commitments from Dominick's and Edmar Foods, will benefit the residents of our community. Moreover, I believe that this project will help spur more commercial growth along the Chicago Avenue corridor, which will bring more employment opportunities to our community and help strengthen our local economy. Therefore, I am pleased to inform you that the Dominick's project will be moving forward.

If you have any additional comments, questions or concerns regarding this matter, I encourage you to contact my office at phone number (773) 278-0101 or at [www.flores1stward.com](http://www.flores1stward.com).

Sincerely,  
Manuel Flores  
Alderman, 1<sup>st</sup> Ward