



January 16, 2020

Scott Miller, COO
David C. Cook Publishing Company
4050 Lee Vance Drive
Colorado Springs, CO 80918

RE: Historic David C. Cook Building Preservation
VIA: EMAIL & U.S MAIL

Dear Scott,

NENA, with City support, had been undertaking a purposeful campaign to attract potential developers for the David C. Cook former office building, one of the most beautiful and historic buildings in Elgin as you have acknowledged in our ongoing conversations. In fact, developers have come to us just within the last two months, prior to us unveiling any public campaign – speaking directly to the attraction and uniqueness of the site. Authenticity cannot be reproduced -- your building is the real thing. It is a gorgeous Classical Revival structure of the highest integrity, visually anchoring a lovely neighborhood composed mostly of historic homes built for DC Cook employees -- many built by David Cook himself. This building will continue to increase in value as long as it exists and is stabilized.

While we awaited an agreement between David C. Cook and the City for more time (since November), we have received numerous letters of support from a range of Elgin residents and organizations. We have also met with two interested developers, and learned of a third. One of these developers represents a nationally ranked (7th in the nation for total rental units) development corporation: The Richman Group. This developer is keenly interested in the property, has made initial inquiries with the Illinois Housing Development Authority (with encouraging results), and has taken the next steps of developing a Preliminary Site Plan. Andre Blakley is the President of TRG Community Development, an affiliate of The Richman Group of Companies in Chicago. He has offered to help reopen negotiations with the City. His phone number is 773.910.0732 and his email is BlakleyA@Richmancapital.com.

Many have agreed that a building of this stature should require a certificate of appropriateness for its demolition and would if it had been not been excluded from the DC Cook Historic District as part of DC Cook's long-time refusal to publicly acknowledge its historical significance. NENA and the City have so far declined to seek Landmark Status, independent of DC Cook, in good faith as we negotiated for more time.

As you are aware, there is significant Elgin-wide and state-wide support to preserve this rare building. Landmarks Illinois has recognized its importance and is working with our team to find an adaptive reuse of the property. This site could be eligible for State and Federal Historic Tax Credits as it is located in the River Edge Redevelopment Zone and is suitable for historic landmark designation.



Additionally, I shared with you in our last meeting that NENA would be supportive of a tax increment financing (TIF) district encompassing the property (while retaining the historic David Postle building), and of potential residential development at a denser level than the surrounding neighborhood.

DC Cook Publishing Company is the longest-operating business in Elgin. The company has positively impacted many thousands of lives over the 125+ years of its continuous operation in Elgin. The DC Cook building, standing on Grove Avenue since 1902, has been a beautiful and enduring landmark in Elgin symbolizing Elgin's status as a nationally recognized center of manufacturing.

We are aware that you have initiated the permit process, but respectfully request that David C. Cook not commence actual demolition until further negotiations with the City and NENA have truly ruled out all possibilities. Demolishing this building before that would send a strong and clear signal to our community that you no longer wish to be part of it, and you will lose the support of the community for any future endeavors. Instead, your investment of simply waiting twelve more months before demolition would allow the continuation of negotiations with the City and NENA to find a mutually acceptable alternative.

Sincerely,

K. Eric Larson
President

Cc: Bill Cogley, City of Elgin Corporate Counsel
NENA Board of Directors