



**UNITEHERE!**

Kathleen Haton/Thomas Stuebner  
Freedom of Information Officers, Metra  
[FOIA@metrarr.com](mailto:FOIA@metrarr.com)

March 14, 2016

Dear Ms. Haton/Mr. Stubner:

Pursuant to the Illinois Freedom of Information Act (5 ILCS 140/1 *et seq*), I am requesting to obtain copies of the following public records relating to the Millennium Station Concourse (f/k/a Randolph Street Station):

- Sub-leases between Beitler Millennium Station, LLC and sub-tenants of Millennium Station Concourse as reviewed and approved by the Board of Directors of Metra between March 1, 2006 and March 14, 2016, including any and all amendments, attachments, exhibits, or other modifications to the sub-leases, including any changes made under paragraph 34 of the Commercial Lease between the Commuter Rail Division of the Regional Transportation Authority and Beitler Millennium Station, LLC ("Lease").
- Any applications for temporary reductions to sub-tenants' rent as reviewed or approved by the Board of Directors of Metra between March 11, 2009 and March 14, 2016, including any and all amendments, attachments, exhibits, or other modifications, per the March 11, 2009 amendment ("Fifth Amendment") to the Lease.
- Reports requested by the Master Lease Operations Committee under Exhibit G of the Regional Transportation Authority and Beitler Millennium Station, LLC ("Management Agreement") between March 1, 2006 and March 14, 2016, including any and all amendments, attachments, exhibits, or other modifications to these reports. Specifically, reports named in numbers 1-21 of Exhibit G.
- Written statements by Beitler Millennium Station, LLC, per paragraph 31 of the Commercial Lease, "stating current amounts of and the dates to which the Base Rent has been paid and setting forth such other matters as may be reasonably requested by the Landlord," including any and all amendments, attachments, exhibits, or other modifications from September 1, 2006 to present (March 14, 2016). The Lease refers to these statements as "Estoppel Certificates."
- Agendas, minutes, and memorialized final decisions of the Operations Committee for the Millennium Station Concourse (as established in Paragraph 48 of the Lease) from September 1,

2006 to March 14, 2016, including any and all amendments, attachments, exhibits, or other modifications to these agendas, minutes, and memorializations.

- Per Lease paragraph 49a, any and all "Base Rent Payment" reports from Beitler Millennium Station to Metra from September 1, 2006 to March 14, 2016, including any and all amendments, attachments, exhibits, or other modifications to these base rent payment reports.
- Per section 2.5 of the Management Agreement between Commuter Rail Division of the Management Agreement, "Proposed Budgets" dated between September 1, 2006 and present (March 14, 2016), including any and all amendments, attachments, exhibits, other modifications, or approvals of these proposed budgets.
- Per section 2.5 of the Management Agreement, "Preliminary Projections" dated between September 1, 2006 and present (March 14, 2016), including any and all amendments, attachments, exhibits, or other modifications to these preliminary projections.
- Applications by Beitler Millennium Station for written approval of expenditures not reflected in the Approved Budget as required under Section 2.5 of the Lease, including any and all amendments, attachments, exhibits, or other modifications.
- Any and all license applications by Beitler Millennium Station, LLC for the Millennium Station Concourse, whether initial or renewal, including any and all amendments, attachments, exhibits, or other modifications from September 1, 2006 to March 14, 2016. (As referenced in Section 2.10 of the Management Agreement.
- Per Section 6.1 of the Management Agreement, "Rent Reports" from September 1, 2006 to March 14, 2016, including any and all amendments, attachments, exhibits, or other modifications.
- Per Section 6.1 of the Management Agreement, "Operating Expense Reports" from September 1, 2006 to March 14, 2016, including any and all amendments, attachments, exhibits, or other modifications.
- Bills and invoices presented by Metra to Beitler Millennium Station per Lease paragraph 49b regarding security costs provided by Metra under Lease paragraph 17.

Whatever fees are incurred for searching or copying these records, please inform me if the cost will exceed \$10.00. If you deny any or all of this request, please cite each specific exemption you feel justifies the refusal to release the information.

Sincerely,



Noah Carson-Nelson  
Research Analyst, UNITE HERE Local 1  
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