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March 3, 2015

Mr. Lee May
DeKalb County Interim Director
Manual J. Maloof Center
1300 Commerce Drive
Decatur, GA 30030

C/O John McDonald, CEO
JWM Ventures, LLC
376 E. Warm Springs Road, Suite 130
Las Vegas, NV 89119

Re: Kensington LCI Development, DeKalb County, GA

Dear Mr. May,

North America's Building Trades Unions (NABTU) provides essential coordination and support to the work of its affiliated national and international unions in order that, through inter-trade solidarity, organized construction workers achieve a powerful voice in government, in bargaining, and in their communities. For nearly a century, we have worked to secure the trade jurisdiction and autonomy of its affiliates as the respected arbiter of trade issues and through that work has contributed to the continuity of employment and economic security of organized construction workers in the United States and Canada.

The Governing Board of Presidents and Officers are assisted in implementing policy through the work of seven standing committees. The policies of the Governing Board and the board of the Convention are carried out by our Officers and Staff Departments, and through the efforts of 386 state, local and provincial councils in the United States and Canada. Atlanta-North Georgia Building and Construction Trades Council is our local affiliate and administered by Mr. Keith Thomas.

North America's Building Trades Unions staff and Mr. Thomas have met with Mr. John McDonald of JWM Ventures, LLC and have reviewed information relating to the Kensington LCI Development proposed in DeKalb County, Georgia

Mr. McDonald has indicated a willingness to negotiate a Community Workforce Agreement for the DeKalb County project in order to ensure the use of local residents, increase opportunities for women, communities of color, veterans and small business enterprises during the construction of this project. His team of contractors will also work to ensure that the local registered labor – management apprenticeship training programs and the Building Trades Council apprenticeship readiness program are fully engaged to diversify the construction workforce.

The NABTU and the Atlanta-North Georgia Building and Construction Trades Council are fully supportive of Mr. McDonald's efforts to develop the Kensington LCI Development. We will assist him and his team by introducing them to the appropriate labor friendly investment funds. The introductions will be to funds that provide competitive returns to our union and public pension fund investors create union jobs and help strengthen local communities.


Despite our interest in supporting this project, at this time this letter does not constitute a commitment to provide financing for the Project. Any financing commitment must follow a deliberative process which would articulate the general terms and conditions upon which any labor friendly investment fund would provide financing. The actual terms and conditions of any commitment issued by these funds would be dependent upon the results of their review and analysis of the underwriting and due diligence for the Project. Any such commitment would be in writing and clearly identified as a commitment.

We look forward to continuing our cooperative partnership with Mr. McDonald and his team.

If you have any questions please feel free to contact me at 202-347-1461.

With kind personal regards, I am

Sincerely,


Michael Monroe
Chief of Staff, NABTU