

O2019-2574 Redevelopment agreement for the Roosevelt/Clark Partners, LLC
Mayor Rahm Emanuel **Finance**

Intro Date: March 13, 2019

Headline: Establishes a redevelopment agreement with Roosevelt/Clark Partners, LLC for the 78.

Background:

Summary: The ordinance establishes a redevelopment agreement with Roosevelt/Clark Partners, LLC for the 78. The ordinance also allows for the issuance of \$551 million of TIF backed notes for the development. The notes are a special limited obligation of the City, meaning that other resources are not needed to cover the payments on the notes outside of revenues generated by the TIF.

These notes are to be used for the below improvements.

- CTA Red line station at a cost of \$364.6 million.
- Metra realignment at a cost of \$84.5 million.
- Clark Street improvements at a cost of \$79 million.
- 15th Street construction at a cost of \$13 million.
- Sea wall improvements at a cost of \$20.2 million with 50% coming from the developer.

It is anticipated that the project will begin with the construction of the river wall improvements and the Metra realignment by the end of 2022. The anticipated final completion will be with the CTA Red line state, which is expected to be completed by the end of 2031. The total costs of these projects are anticipated to be \$561 million. \$10 million of developer equity is anticipated to be used for the project.

Immediate Fiscal Impact:

Long-Term Fiscal Impact: Up to \$551 million in TIF funds, plus interest costs.

Co-sponsors:

Additional Considerations: