Intro Date: January 23, 2019

Headline: Redevelopment Agreement with Uptown Theater Owner, LLC, Uptown Theater Foundation and Uptown Theater Development, LLC for the renovation of the Uptown Theater.

Background: The last reported fund balance from the Lawrence/Broadway TIF was $11.1 million and is anticipated to receive approximately $3.7 million annually in property tax revenue. The project is located in the 46th ward.

Summary: This ordinance allocates up to $3 million in Adopt-A-Landmark funds for the Uptown Theater. In addition, it allocates up to $13 million in TIF funds from the Lawrence/Broadway TIF for this project. The total project costs are estimated to be $75 million. Additional financing includes a $10 million grant for the Illinois Department of Commerce and Economic Opportunity, $14 million in PACE financing, a $16.3 million in a senior loan, and $18.7 million in equity from the developer. The funding will be used towards the renovation of the Uptown Theater, allowing it to be used as a 5,800 seat music venue. $9,750,000 of TIF funds will be placed in a construct escrow account at closing, with $3.25 million released to the developer upon 25% of the project's completion, with the same amount being released upon 50% and 75% completion and the remaining being reimbursed to the developer upon total completion of the project.

In addition, the ordinance provides that the city will sell to the Foundation the property located at 1130 W Lawrence for $1. The property is currently used as a staging location for the Red/Purple Line modernization project, and the sale would not be completed until the property is no longer needed for that use. The parcel will be used for parking for the theater. The appraised value of the property is $4.3 million.

Immediate Fiscal Impact: Utilization of up to $13million in TIF funds and $3 million in Adopt-A-Landmark funds.

Long-Term Fiscal Impact: None identified

<u>Co-sponsors:</u>

Additional Considerations: