O2019-2583 Redevelopment agreement for the Lincoln Yards TIF

Mayor Rahm Emanuel   **Finance**

Intro Date: March 13, 2019

Headline: Establishes a redevelopment agreement with Alloy Property Company, LLC and Fleet Portfolio, LLC for the Lincoln Yards TIF.

Background:

Summary: The ordinance establishes a redevelopment agreement with Alloy Property Company, LLC and Fleet Portfolio, LLC for the Lincoln Yards TIF. The ordinance also allows for the issuance of $488 million of TIF backed notes for the development. The interest rate of the notes shall not exceed 7% and 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.
- Armitage Avenue extension and bridge at a cost of $76.4 million.
- Armitage Avenue viaduct improvements at a cost of $24.2 million.
- Concord Place extension and bridge at a cost of $53.9 million.
- Cortland Street improvements at a cost of $12.1 million.
- Dominick Street extension and bridge at a cost of $115.1 million.
- Elston Avenue realignment and viaduct improvements at a cost of $85.3 million.
- Kingsbury Street extension and improvements at a cost of $21.7 million.
- Sea wall improvements along the Chicago River at a cost of $45.9 million.
- Southport Avenue improvements at a cost of $3.2 million.
- Wabansia Avenue and Willow Street improvements at a cost of $15.3 million.
- 606 trail extension at a cost of $34.6 million.

It is anticipated that the project will begin with the construction of the river wall improvements in the late fall of 2019. The anticipated final completion will be with the Elston realignment which is expected to be completed in the spring of 2025. The total costs of these projects are anticipated to be $488 million.

Immediate Fiscal Impact:

Long-Term Fiscal Impact: $488 million in TIF funds, plus interest costs.

Co-sponsors:

Additional Considerations: