*Final TIF Structure agreement has not been signed by either the City of Chicago nor JDL, however this is the current proposal as of today. Any major changes will come back to the Zoning & Development Committee once agreement is signed.
**PHASE 1 - TIF Project**

(High-rise building located on northeast corner of Montrose/Clarendon)

1. No money will be given to the developer up front. There is no money that is being borrowed, ported, or leveraged from any other source. **All costs for acquisition, demolition, preparation and construction will come from JDL initially.**

2. JDL will begin to get **paid from the TIF only after the building is built, occupied and has begun generating returns.** The project’s private financing is dependent upon this **anticipated repayment of TIF dollars.**

3. A schedule of TIF payments be will agreed upon between the City and the developer. Payment will only begin when the TIF **begins to generate increment** and ends with the life of the TIF. Higher rates of increment generated will **not** result in faster repayment.

4. The annual TIF payments to JDL will be dependent upon the building generating enough increment to cover the previously agreed upon payment amount. If the project fails to generate the projected returns, JDL will get less than the agreed upon payment (see next slide).

5. If the returns are above the amount that is needed to fulfill the agreed upon TIF payments, that $ will collect in the TIF and be available for other projects within the TIF area (see next slide).

*Final TIF Structure agreement has not been signed by either the City of Chicago nor JDL, however this is the current proposal as of today. Any major changes will come back to the Zoning & Development Committee once agreement is signed.*
PHASE 1
Developer’s Return on Investment Determines TIF Amount

Three Possible Scenarios

**Higher Than Expected Returns**
- Less than $14M in TIF to developer
- $14M minus actual TIF amount will go directly into district for Clarendon Park Field House (more $)

**Expected Returns**
- $14M in TIF to developer
- Expected amount of extra money goes back into district for Clarendon Park Field House

**Lower Than Expected Returns**
- Less than $14M to developer
- No money goes back into district for Clarendon Park Field House
PHASE 2

No TIF Project
(Building located north of Phase 1)

1. Building must be built within specified timeframe or developer will lose $1M in TIF for PHASE 1 (claw-back provision).

2. **ALL** property tax increment generated by this building will go into district for Clarendon Park Field House

*Final TIF Structure agreement has not been signed by either the City of Chicago nor JDL, however this is the current proposal as of today. Any major changes will come back to the Zoning & Development Committee once agreement is signed.*
Questions

• What is the repayment schedule, annual amounts, etc.?
• What is the total projected increment so we can estimate $Total-$JDL = $Field house?
• Other?