

VILLAGE OF CRESTWOOD
REQUEST FOR PROPOSAL

July 15, 2019

Crestwood Entertainment Overlay
District

VILLAGE OF CRESTWOOD
13840 S. Cicero Avenue
Crestwood, IL 60418

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Table of Contents:

1. Background3

2. Details and Conditions of Request for Proposal3

3. Condition of the Property.....4

4. Tax Increment Financing Designation4

5. MWRD Leasing4

6. Details of Request for Proposal.....4

REQUEST FOR PROPOSAL

1. **Background**. Within the corporate limits of the Village of Crestwood (the “Village”) there are three separate tracts of land, measuring approximately 40 acres that are zoned under the Village’s Commercial zoning classification. The property is schedule to be included in the Crestwood Entertainment Overlay District. A copy of that proposed Ordinance is attached as Exhibit A. The property is primarily owned by the Metropolitan Water Reclamation District (“MWRD”). There are several parcels under private ownership, but these parcels are not essential to any proposal.

2. **Details and Conditions of Request for Proposal**. The Village of Crestwood (the “Village”) is soliciting proposals for the opportunity to bid on the “South Suburban” Casino license authorized by the 2019 Illinois Gaming Act. The Casino will be located on the “Property” located at 4600 Cal Sag Road, and will include up to 40 acres of land (as negotiated between the Village and chosen applicant).

The Property will be leased from the Village to the winning applicant for an initial term of up to 100 years, as negotiated between the applicant and the Village. Prospective developers, in responding to this Request for Proposal, are encouraged to supply the following information and documentation for consideration by the Village and its consultants:

- a. A complete letter of intent, including the proposed rent for the Property.
- b. Applicant’s legal structure, and the names and address of all principals to own 5% or more of applicant.
- c. A description of each principal’s experience in gaming development/operations, including the location and description of projects undertaken in the past 5 years.
- d. A timeline for preparing and submitting the application to the State of Illinois.
- e. A timeline for developing/constructing the Casino.
- f. A thematic description of the proposed Casino - if appropriate, including any follow-on or complimentary uses proposed.
- g. A project budget, including sources financing.
- h. A description of any pending litigation related to the entity, the proposed principals, or any of their affiliates.
- i. Attachment of any letters of references from private or public entities.

The chosen applicant will be required to do the following, at its own cost and risk:

- a. Perform all due diligence and feasibility studies required for the Casino application and development.
- b. Make application to the State and pay the application fee and all related costs.
- c. Diligently pursue the application on a “best efforts” basis.
- d. If successful, develop/construct and operate the Casino.
- e. Provide appropriate reporting during the above phases.

3. **Condition of the Property.** The MWRD parcels are vacant but have required substantial economic development and revitalization in order to become Pad Ready. “Pad Ready” in this Request for Proposal means removal of excess rock, black dirt and clay from the property after testing and possible environmental remediation by the Village and the MWRD in cooperation with one another. “Pad Ready” also means the property will be graded to within one foot of curb elevation. It is anticipated that the site will be Pad Ready by December 31, 2019.

4. **Tax Increment Financing Designation.** Earlier in 2014, the Village commissioned a study to determine whether the subject property would qualify for redevelopment under the Tax Increment Financing (“TIF”) provisions of the Illinois Compiled Statutes (“TIF Statutes”). It was determined that TIF financing is feasible. The Village then undertook a series of notices, procedures and hearings to designate the MWRD property and some adjoining property as the Route 83 Redevelopment Area pursuant to the TIF Statutes. On August 21, 2014, the Board of Trustees of the Village of Crestwood adopted three ordinances to complete the designation of the Route 83 Redevelopment Area under the TIF Statutes. The Village has sold bonds to fund aspects of the removal of excess soils and installation of necessary infrastructure to facilitate development. The Village shall solely determine both the extent and cost of its commitment to the redevelopment project. It is not anticipated that any TIF funding will be available for the further redevelopment of the property by a private developer;

5. **MWRD Leasing.** None of the MWRD property will be available for purchase. The MWRD property will only be available for leasing by either a developer or end user in accordance with the bid procedures of the MWRD. Any prospective developer or user will be responsible for all negotiations, due diligence and acquisition of leasing rights to the property from the MWRD.

6. **Details of Request for Proposal.** The Village will consider all proposals of prospective developers for the development of the Subject parcels as more fully described in Exhibit A attached hereto. The Village will determine whether or not to offer one or more development agreements to developers. It is contemplated that a developer will be chosen by the Village for the Subject parcel. It is not necessary and the Village will consider proposals for both the Subject parcels or for one parcel or the other, in its sole discretion. Because of the unique nature of the development process and the bidding procedures of the

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REQUEST FOR PROPOSAL**

MWRD, it is not contemplated that bidding will be required in the submission of developer proposals. THE VILLAGE WILL ONLY CONSIDER TAXABLE USERS WITH STRONG EMPHASIS ON BUSINESS THAT GENERATES BOTH REAL ESTATE AND OTHER TAX REVENUE, AS PART OF THE DEVELOPMENT AGREEMENT AND CO-TENANCY LEASE AGREEMENT PROVISIONS. ALL SINGLE PURPOSE ENTITIES WILL BE REQUIRED TO SUPPLY AN UNLIMITED GUARANTEE OF ITS OBLIGATIONS BY ITS PARENT ENTITY.

All responses to this Request for Proposal shall be submitted by delivery or overnight commercial courier by 5:00 PM on July 24, 2019.

VILLAGE OF CRESTWOOD

William Graffeo
Village Services Director