

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

CERTIFICATE

I, Raymond Redell, the duly authorized, qualified and Assistant Secretary of the **Community Development Commission of the City of Chicago**, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the **Community Development Commission of the City of Chicago** at a Regular Meeting held on the 8th day of June, 1999, with the original Resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

Dated this the 8th Day of June, 1999



ASSISTANT SECRETARY
Raymond Redell

99-CDC- 103

COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF CHICAGO

RESOLUTION NO. 99-CDC- 103

AUTHORITY TO PUBLISH NOTICE
OF THE INTENTION OF THE CITY OF CHICAGO
TO APPROVE THE SALE OF CERTAIN PROPERTY LOCATED WITHIN
THE ROOSEVELT-KOSTNER REDEVELOPMENT AREA
AND THE ROOSEVELT-CICERO
TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA,
AND
TO ENTER INTO A NEGOTIATED SALE FOR
CERTAIN ADDITIONAL PROPERTY LOCATED IN SUCH AREAS, \\
AND
TO NEGOTIATE A REDEVELOPMENT AGREEMENT WITH
CENTRAL CITY STUDIOS, L.L.C.
WITHIN THE
ROOSEVELT-CICERO TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA
AND
TO REQUEST ALTERNATIVE PROPOSALS,
AND
TO RECOMMEND TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
THE DESIGNATION OF
CENTRAL CITY STUDIOS, L.L.C.
AS THE DEVELOPER IF NO OTHER
RESPONSIVE ALTERNATIVE PROPOSALS ARE RECEIVED

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (1993) (the "Act"); and

WHEREAS, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Act; and

WHEREAS, on June 9, 1992, the Commission (a) designated the real property depicted on Exhibit A hereto and legally described on Exhibit B hereto (the "Roosevelt-Kostner Area") as a redevelopment project area pursuant to Chapter 2-124-010 of the Municipal Code (the "Municipal Code") of the City of Chicago, and (b) approved a redevelopment plan for the Roosevelt-Kostner Area entitled, "Roosevelt-Kostner Redevelopment Project Area Redevelopment Plan" (the "Roosevelt-Kostner Plan") that, among other things, set forth certain permitted land uses, land use controls and building requirements applicable to development within the Roosevelt-Kostner Area; and

WHEREAS, the City Council thereafter enacted two ordinances on July 29, 1992 and published in the Journal of Proceedings of the City Council for such date at pages 19914-19926, pursuant to which the City Council approved the Commission's designation of the Roosevelt-Kostner Area as a redevelopment project area pursuant to Chapter 2-124-010 of the Municipal Code and the Roosevelt-Kostner Plan;

WHEREAS, the City Council, upon the Commission's recommendation pursuant to Resolution 97-CDC-104 and pursuant to the Act, also enacted three ordinances on February 5, 1998, published in the Journal of the Proceedings of the City Council of such date at pages 60917-61057, pursuant to which the City approved and adopted a certain redevelopment plan and project (the "TIF Plan") for the Roosevelt/Cicero project area (the "TIF Area"), designated the TIF Area as a redevelopment project area and adopted tax increment allocation financing for the TIF Area. The street boundaries of the TIF Area are described on Exhibit C hereto and depicted in Exhibit D hereto; and

WHEREAS, the Department of Planning and Development of the City ("DPD"), released that certain Request For Proposals (the "RFP") for the Roosevelt-Kostner North Brownfield Site dated August 10, 1998, and in connection therewith published notice requesting proposals for the redevelopment of approximately 10 acres of developable land depicted in Exhibit E hereto (the

"North Site"), which is located both in the Roosevelt-Kostner Area and the TIF Area;

WHEREAS, Central City Studios, L.L.C. an Illinois limited liability company (the "Company") has submitted the most responsive proposal in response to the RFP, which proposal is consistent with the Roosevelt-Kostner Plan; and

WHEREAS, the Company has also presented to DPD a proposal for redevelopment of the TIF Area or a portion thereof that is in compliance with the Roosevelt-Kostner Plan and the TIF Plan, consisting of the construction in two phases of approximately 520,000 square feet of improvements for an aggregate project cost of approximately \$192,800,000 (the "Project"); and

WHEREAS, in each phase of the Project, the Company will build two film studios, two television studios, one multi-purpose studio and accessory office and hospitality space and install certain broadcasting equipment, with the two phases to be linked by a sixty foot wide covered roadway spanning an existing railroad right-of-way, as depicted in the architectural plans attached hereto as Exhibit F; and

WHEREAS, the progress schedule for the Project requires that Phase I of the Project commence by December 1999 and be completed by November 2000, and that Phase II of the Project commence by December 2000 and be completed by April 2002, provided, however, that in the event that the City is unable to convey the North Site to the Company in time for it to commence construction by September 1999, the commencement and completion dates for Phase I and Phase II shall be ratably extended;

WHEREAS, as part of the Project, the City intends to convey the North Site to the Company for \$875,000, and enter into a negotiated sale with the Company for an additional approximately 10 acres of developable land located both in the Roosevelt-Kostner Area and the TIF Area and depicted in Exhibit G hereto (the "South Site") for \$875,000; and

WHEREAS, Section D.1 of the Roosevelt-Kostner Plan requires any developer acquiring land from the City to execute a contract that contains, among other things, a progress schedule satisfactory to the Commission; and

WHEREAS, Section D.2 of the Roosevelt-Kostner Plan requires such developer to prepare architectural plans and submit such plans for the Commission for the Commission's determination that such plans conform to the Roosevelt-Kostner Plan and the Municipal Code;

WHEREAS, pursuant to Section 5/11-74.4-4(c) of the Act, the City may not enter into any agreement regarding redevelopment within the TIF Area (a "TIF Redevelopment Agreement") without first making public disclosure of the terms of such agreement and all bids and proposals related thereto and providing reasonable opportunity for any person to submit an alternative proposal or bid; and

WHEREAS, pursuant to Section 5/11-74.4-4(c) of the Act, the City may not convey or otherwise dispose of land or other property without first making public disclosure of the terms of such disposition and all bids and proposals related thereto and providing reasonable opportunity for any person to submit an alternative proposal or bid; and

WHEREAS, DPD requests the authority of the Commission to make the required disclosure by publishing notice in the form set forth as Exhibit H hereto (the "Notice") in the Chicago Sun-Times or the Chicago Tribune, being newspapers of general circulation within the TIF Area; and

WHEREAS, DPD requests that the Commission recommend to City Council that the Company, or an alternative entity that is managed and controlled by Donald and Rosemary Jackson, be designated as the developer for the Project and that DPD be authorized to negotiate, execute and deliver a TIF Redevelopment Agreement with the Company for the Project, which will include the conveyance of the North Site to the Company for \$875,000 and provide for the negotiated sale of the South Site to the Company for \$875,000, subject in each instance to the conditions precedent set forth in the TIF Redevelopment Agreement, if no responsive alternative proposals are received by DPD within 30 days after publication of the Notice; now, therefore,

BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. The Commission hereby authorizes DPD to publish the Notice.

Section 3. The Commission hereby recommends to City Council that the Company, or an alternative entity that is managed and controlled by Donald and Rosemary Jackson, be designated as the developer for the Project in accordance with the Roosevelt-Kostner Plan, the TIF Plan and the Act, and that DPD be authorized to negotiate, execute and deliver on the City's behalf a TIF Redevelopment Agreement with the Company for the Project, so long as no responsive alternative proposals are received by DPD within the time recited above. Such TIF Redevelopment Agreement shall provide for, among other things, the conveyance of the North Site to the Company for \$875,000, the negotiated sale of the South Site to the Company for \$875,000, and the developer's completion of phase I and phase II of the Project within the progress schedule set forth in the above recitals and in accordance with the architectural plans attached hereto as Exhibit F.

Section 4. The Commission hereby finds that the architectural plans for the Project attached hereto as Exhibit G are in conformity with the Roosevelt-Kostner Plan and the Municipal Code.

Section 5. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.

Section 6. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 7. This resolution shall be effective as of the date of its adoption.

Section 8. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: June 8, 1999