

TIF PROJECT SCORECARD

Sinai Tomorrow

1500 S. Fairfield Avenue

Sinai Health System plans a multi-phased renovation project comprised of seven distinct components involving the demolition, rehabilitation/renovation and site improvements effecting eight buildings on Mt. Sinai Hospital campus located at California Ave at 15th Street. The renovation will upgrade campus facilities that will improve the environment of care, increase capacity to deliver health care, and extend the useful life of Sinai's facilities.

Type of Project: Institutional

Developer: Sinai Health System

Total Project Cost: \$100,000,000

Timeline for Completion: 2021

TIF Funding Request: \$31,000,000

Project Status: June 2014 CDC

TIF District: Midwest

RETURN ON INVESTMENT BENCHMARKS

- | | |
|---|--|
| <p><input type="checkbox"/> Advances Goal of Economic Development Plan YES or NO
 <input checked="" type="checkbox"/> <input type="checkbox"/>
 Develop and deploy neighborhood assets to align with regional econ growth</p> | <p><input type="checkbox"/> Jobs Created/Retained
 3,000 retained</p> |
| <p><input type="checkbox"/> Advances Goal of TIF District YES or NO
 <input checked="" type="checkbox"/> <input type="checkbox"/>
 An environment which will contribute more positively to the health, safety and general welfare of the Area & the surrounding community</p> | <p><input type="checkbox"/> Affordable Housing Units Created/Preserved
 Not applicable</p> |
| <p><input type="checkbox"/> Addresses Community Need YES or NO
 <input checked="" type="checkbox"/> <input type="checkbox"/>
 Mt. Sinai is critical provider of healthcare to low-income community.</p> | <p><input type="checkbox"/> Return on Investment to City
 Not applicable</p> |

FINANCIAL BENCHMARKS

- | | | | | | | | |
|--|--|--------------------|--------------|-------------|--------------|-------------------------|--------------|
| <p><input type="checkbox"/> Other Funds Leveraged by \$1 of TIF
 \$2.18</p> | <p><input type="checkbox"/> Financing Structure</p> <table border="0"> <tr> <td>State of IL Grants</td> <td>\$10,500,000</td> </tr> <tr> <td>Fundraising</td> <td>\$55,000,000</td> </tr> <tr> <td>Capital from Operations</td> <td>\$34,500,000</td> </tr> </table> | State of IL Grants | \$10,500,000 | Fundraising | \$55,000,000 | Capital from Operations | \$34,500,000 |
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| Capital from Operations | \$34,500,000 | | | | | | |
| <p><input type="checkbox"/> Types of Other Funding Leveraged YES or NO
 <input checked="" type="checkbox"/> <input type="checkbox"/>
 State grant, contributions</p> | | | | | | | |

RDA TERMS

- | | |
|---|---|
| <p><input type="checkbox"/> Payment Schedule:
 annual payments paid over 9 years</p> | <p><input type="checkbox"/> Monitoring Term of Agreement:
 10 years</p> |
| <p><input type="checkbox"/> Taxpayer Protection Provisions YES or NO
 <input checked="" type="checkbox"/> <input type="checkbox"/>
 Sinai must operate the facility as a health care facility</p> | |

OTHER CONSIDERATIONS

