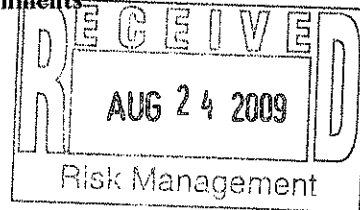


McHenry County, Illinois

Economic Recovery Zone Facility Bond Application
Please Submit Signed Original and 9 copies of application & attachments



I. APPLICANT INFORMATION

1. Applicant Equity One Development Corporation

Contact Person: Mark Houser

Address: PO Box 1079, Libertyville, IL 60048

Phone (847) 573-0869 FAX: (847) 573-0891

Email address: mhouser@equityonesports.com

Federal I.D. No. 36-4068425 Referred by

2. Is the Applicant a:

Corporation: X Partnership: Individuals: LLC:

State of Organization: Illinois

Date of Organization: December 1995

3. Name of each owner % Owned Home Address

Table with 3 columns: Name of each owner, % Owned, Home Address. Row 1: Mark Houser, 100%, 1324 Vineyard Lane Libertyville, IL 60048.

4. State the general nature of the Borrower's business:

Real estate development and consulting specializing in indoor and outdoor recreational facilities.

II. PROJECT INFORMATION:

1. Type of Expansion:

Construction of New Facilities

Additions or improvement of Existing Facilities X

Refinancing of Existing Facilities

1 Legal name of borrowing entity for this project.

2. If applicable, a listing of equipment to be purchased: Not applicable at this time.

3. Location of Project Site: 10210 South US Route 14, Woodstock, IL

4. U.S. Congressional District: 8<sup>th</sup> Congressional District

5. **Project Costs**

1. Land Acquisition	\$ 4,100,000
2. Site Development	\$ 2,200,000
3. New Construction	\$ 14,695,000
4. Purchase of Building (and land)	\$ N/A
5. Renovation Costs	\$ N/A
6. Equipment, Machinery	\$ N/A
7. Furniture & Fixtures	\$ 1,200,000
8. Professional Fees	\$ 400,000
9. Other (specify) <u>Team</u>	\$ 920,000
<u>Carry Costs</u>	\$ <u>1,070,000</u>
	\$

**Project Financing**

Bond Issue Amount \$15,000,000

Equity \$ 9,585,000

Other (specify) \$ \_\_\_\_\_

10. Total Project Cost  
(round to \$100's) \$ 24,585,000 Total \$ 24,585,000  
(must equal line 10)

6. Will applicant pledge any assets other than the Project itself to secure the bonds?

Yes: \_\_\_\_\_ No: X

If so, please describe: \_\_\_\_\_

7. Briefly describe the project to be financed, including type of construction, square footage, and other pertinent information about the project assets:

The 37,000 square foot, multi-purpose, precast concrete stadium will be situated on 38 acres with 2,000 car parking. The artificial turf field will be able to accommodate baseball, softball, football, soccer and lacrosse plus seating for concerts and other non-sporting events such as graduations. The stadium will hold 6,500 spectators for sporting events and up to 10,000 spectators (including on field seating) for concerts.

8. Is the contemplated facility to be located within the corporate limits of a McHenry County municipality?

Yes: X No: \_\_\_\_\_

9. If Yes, which municipality? Woodstock

10. Has that municipality approved the project? Yes

11. If No, when do you plan to obtain municipal approval? \_\_\_\_\_

12. Is the project site either owned, leased, or under option or contract to purchase by the Borrower? (please specify) The site is being held in escrow and will be deeded to the Borrower upon the Borrower's request.

13. Is the proposed site properly zoned?

Yes:  X

No: \_\_\_\_\_

If not, briefly describe what changes will be needed to obtain proper zoning, and status of the changes: \_\_\_\_\_

14. Effect of Project on Employment & Payroll:

A. Applicant's number of Current Employees:	<u>0</u>
B. Applicant's current Annual Payroll:	<u>0</u>
C. Number of temporary jobs (including construction) created as a result of the Project:	<u>200*</u>
D. Number of new permanent jobs initially created as a result of the Project:	<u>30*</u>
E. Number of new permanent jobs created long-term as a result of the Project: (Permanent jobs is defined as employment in the on-going operations of enterprise funded from bond proceeds)	<u>60*</u>
F. Number of existing jobs that will be retained as a result of the Project:	<u>0</u>
G. Applicant's projected Annual Payroll after the first year of the project:	<u>\$1,250,000</u>

\* Including the banquet room.

15. Listing of all local labor, suppliers a materials to be used on the Proposed Project

(attach additional sheets if needed) The contracts have not been let, however the project will use as much local labor, supplies and materials as is possible.

16. Certified Public Accountant:

List the name of the certified public accounting firm(s) which has (have) performed audits of the Applicant's books and records for the past five years.

APC Financial Group, Ltd.

**III. PROJECT FINANCING**

1. Please provide target dates on the following:

- 1. Issue the bonds: March, 2010
- 2. Begin the project: March, 2010
- 3. Complete the project: March, 2011

2. Investment Banking Firm: TBD

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

Phone (\_\_\_\_\_) \_\_\_\_\_ FAX: (\_\_\_\_\_) \_\_\_\_\_

Email address: \_\_\_\_\_

A. Regarding the placement of the bonds, will there be a private placement X or public issuance \_\_\_\_\_? (check one)

B. Do you anticipate credit enhancement for the bonds? \*Yes \_\_\_ No X

**\*If yes, who is providing credit enhancement?** \_\_\_\_\_

C. Will the bonds be rated? Yes \_\_\_ No X

D. If so, by which rating agency? \_\_\_\_\_

E. What rating on the bonds do you anticipate? \_\_\_\_\_

F. Bond Purchaser: TBD

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

Phone (\_\_\_\_\_) \_\_\_\_\_ FAX: (\_\_\_\_\_) \_\_\_\_\_

Email address: \_\_\_\_\_

3. Has the Applicant ever defaulted on its debt obligations, been involved in bankruptcy, creditor's rights, or receivership proceedings on the handling of financial matters related to the business for which Recovery Zone Facility Bonds are sought?

4. Yes: \_\_\_\_\_ No: X

5. If Yes, please give details \_\_\_\_\_  
\_\_\_\_\_

**IV. MISCELLANEOUS INFORMATION**

1. Bond Counsel: IceMiller LLP

Contact Person: Tim Stratton

Address: 200 West Madison Street, Suite 3500, Chicago, IL 60606-3417

Phone (312 ) 726-7142 FAX: (312) 726-2693

Email address: timothy.stratton@icemiller.com

2. Legal Counsel to the Applicant: Cowlin, Curran & Coppedge

Contact Person: Rich Curran

Address: 20 Grant Street, Crystal Lake, IL 60039-0188

Phone (815 ) 459-5300 FAX: (815) 459-5305

Email address: rcurran@cllaw.com

The undersigned acknowledges receipt of the County's current Schedule of Charges for Bond-Related Services and hereby agrees to pay all such fees and expenses in an amount and such time as stipulated therein.

A check in the amount of \$250.00 representing the non-refundable application fee is enclosed. The borrower will reimburse the County for cost associated with processing the bond, including but not limited to, any direct cost from bond counsel, outside attorney's fees, and document preparation.

Dated August 20th, 2009

Equity One Development Corporation

Borrower



Mark Houser, President

Applications should be filed with:

McHenry County  
John W. Labaj  
Deputy County Administrator  
2200 N. Seminary Ave.  
Woodstock, Illinois 60098  
Phone: (815) 334-4000  
Fax: (815) 334-4629  
Email: [jwlabaj@co.mchenry.il.us](mailto:jwlabaj@co.mchenry.il.us)

**McHenry County, Illinois  
Economic Recovery Zone Facility Bond Application**

**ATTACHMENTS**

Please enclose the following. Indicate if attached (x) or not applicable (N/A)

**PROJECT DESCRIPTION**

X Narrative Description of the project. Please briefly describe the project, why it is needed, any special equipment or amenities that will be purchased or developed, and what the borrower hopes to accomplish with this project.

**FINANCIAL**

N/A\* Historical. If an existing company, balance sheet and profit & loss statement for last three fiscal years. Include accountant's opinion letter and any schedules and notes to financial statements. \*The entity that will own and operate the stadium will be a start up company that will have no historical financial information.

N/A Current. If most recent statement is over sixty days old, attach current balance sheet and profit & loss statements.

**OTHER**

X Preliminary Opinion of Bond Counsel. A letter from Bond Counsel providing an opinion that the project qualifies as a "Project" under the American Recovery and Reinvestment Tax Act of 2009.

N/A Bond Purchaser Letter A preliminary letter of commitment to purchase the bonds when issued or a favorable opinion as to the marketability of the bonds by an underwriter or financial institution.

X \$250.00 Check payable to McHenry County, Illinois.

## APPLICATION PROCEDURE

1. The FINANCE COMMITTEE, in consultation with the County Board shall review the application within 30 days of submittal. Approval shall be based on an evaluation of the following criteria, including but not limited to the following: total economic impact of project, potential to create jobs and economic development in and around project areas, experience of borrower, shovel-ready status of project, support of local municipality if the project is located within the corporate boundaries of a municipality and the use of local labor, supplies and materials. Applications will be acted upon a first come first served basis.
2. The application must be distributed by the applicant in the following manner:
  - A. Signed original and nine (9) copies of the application form, including all attachments, to Deputy County Administrator John W. Labaj, County of McHenry 667 Ware Road, Room 209, Woodstock, Illinois 60098.
3. During initial consideration of the application, representatives of the applicant should be prepared to make a brief oral presentation to the County and respond to questions about the project.
4. Applicant shall provide the County with relevant bond closing documents for approved projects. Applicant will be required to report employment & payroll generation for approved project as prescribed by the County.
5. Please contact John W. Labaj the Deputy County Administrator with questions regarding meeting dates, times, agenda, etc.

## PROJECT SUMMARY

The McHenry County K-Nines Stadium will be situated on an approximately 38 acre site on Route 14 just south of Lake Shore Drive in the City of Woodstock, and is more fully described as follows:

- Location: 10210 South US Route 14, Woodstock, Illinois 60098
- Lot Size: 38 acres
- Multi-Purpose Stadium: A 37,150 square foot, 6,500 seat, multi-purpose stadium containing the following: \_\_\_\_\_
- Artificial turf field that can accommodate baseball, softball, football, soccer and lacrosse.
  - 3,200 fold down chair seating including 500 premium cushioned seats.
  - 2,300 lawn seats
  - 1,000 private table and picnic table seating
  - Concert seating for 10,000 including on the field seats.
  - 3 concession areas.
  - Banquet facility
- Parking: Paved and grass parking for approximately 2,000 cars and buses.
- Completion Date: March, 2011
- Anchor Tenant: The McHenry County K-Nines will play a 96 game schedule with 48 home games plus pre season and post season games at the stadium.
- Additional Uses: Baseball, softball, football, soccer and lacrosse for all ages including youth, high school, college and professional. The stadium will also be available to non-sports events such as concerts, arts & craft shows, trade shows, graduations, auto shows. The banquet room will be able to accommodate large and small events such as meetings, seminars, wedding receptions, birthday parties, etc.