



COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15

580 N 1st Bank Drive • Palatine IL 60067 | 847.963.3000 | www.ccsd15.net
Laurie Heinz, Ed.D., Superintendent of Schools

August 18, 2022

BY HAND DELIVERY

Mr. Randall Recklaus
Village Manager
Village of Arlington Heights
35 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Re: Proposed Redevelopment at Arlington International Racecourse

Dear Randy:

I am writing to thank you for inviting Diana McCluskey and me to the meeting with George McCaskey, Ted Phillips, and others from the Bears organization, as well as you and your team in providing us with an overview of the redevelopment plans for Arlington International Racecourse. The planned stadium and additional developments are exciting to consider and potentially transformational to the area and the Village. The plans also hold such potential to have a significant impact on District 15.

As you may know, the Board of Education unanimously approved a comprehensive proposal we refer to as Moving 15 Forward. This plan has been in the making for a few years and will address a number of long-standing concerns including repair and restoration of District facilities, updating learning spaces, improving student transitions, bringing full-day kindergarten to our youngest learners and transitioning from junior highs to middle schools. Doing so means a ballot question for the November general election where we will be asking voters for referendum funding in the amount of \$93.0 million with the District matching that amount through dedicated funding from our operation and maintenance budget, the issuance of debt certificates repaid from our operating funds and limited tax bonds repaid from our debt service extension base.

With that as background, we have a few questions and/or requests for information as a follow up to the meeting. Understanding that there is great sensitivity to FOIA requests by the Village and the Bears organization, we would be willing to view certain information in-person at your offices or via Google Meet if you do not wish to send it to us electronically.

First, based upon the site plans presented during the Zoom meeting, we would like more information on the planned residential component for the redevelopment. The Bears indicated that the stadium would require 100 to 120 acres of the 326 acre site. We would like more specificity on the potential development of the remaining +/-200 acres. Specifically, how many residential units are contemplated? Will they be single-family, condominiums or apartments?

How many units and what type of unit mix? This is essential information for the District as we embark on the Moving 15 Forward plan, which requires significant work to adjust boundaries and costs associated with renovation and/or additions to many of our schools.

Second, we are requesting estimated EAV projections for the project. At our meeting, there was talk of the stadium being a \$5.0 billion project. That would be in the range of costs for recent NFL stadiums like those in Las Vegas and Los Angeles. Based upon most-recent County records, the current EAV for the entire Village is \$3.387 billion. This project stands to dramatically increase the Village's property tax base. Your projections for EAV at the site would be appreciated.

Third, there was some mention of tax increment financing (TIF) at the meeting. As I suggested in my letter to the Mayor of May 18, 2022, the establishment of a TIF district would be a significant concern for District 15. Based upon anticipated student generation and the need for capital improvements to serve those students, we would urge the Village to look at other economic development tools rather than TIF to help facilitate the project. Given the potential impact on District 15, locking up billions of dollars of EAV in a TIF district for 23 years would be a real concern for our District.

Thank you again for the meeting. We look forward to being an ally of the Village as the redevelopment progresses. We will need the information requested in this letter to stay informed of what might be happening at the property so the District is prepared to fully serve students who will be residing in the area.

Very truly yours,

A handwritten signature in cursive script that reads "Laurie Heinz". The signature is written in black ink and is positioned below the typed name.

Laurie Heinz, Ed.D.
Superintendent of Schools

cc: Board of Education
Diana McCluskey, Chief School Business Official