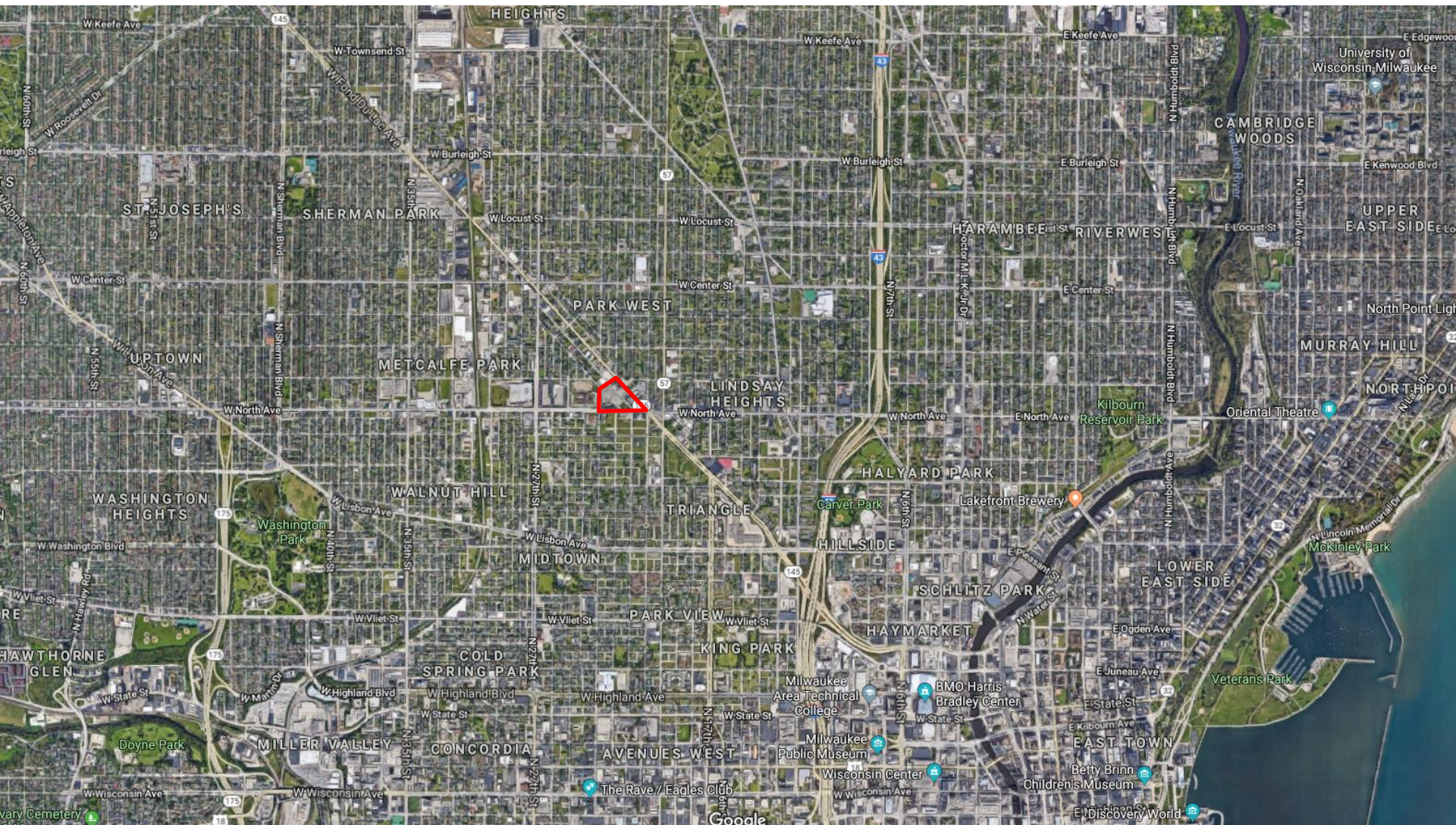
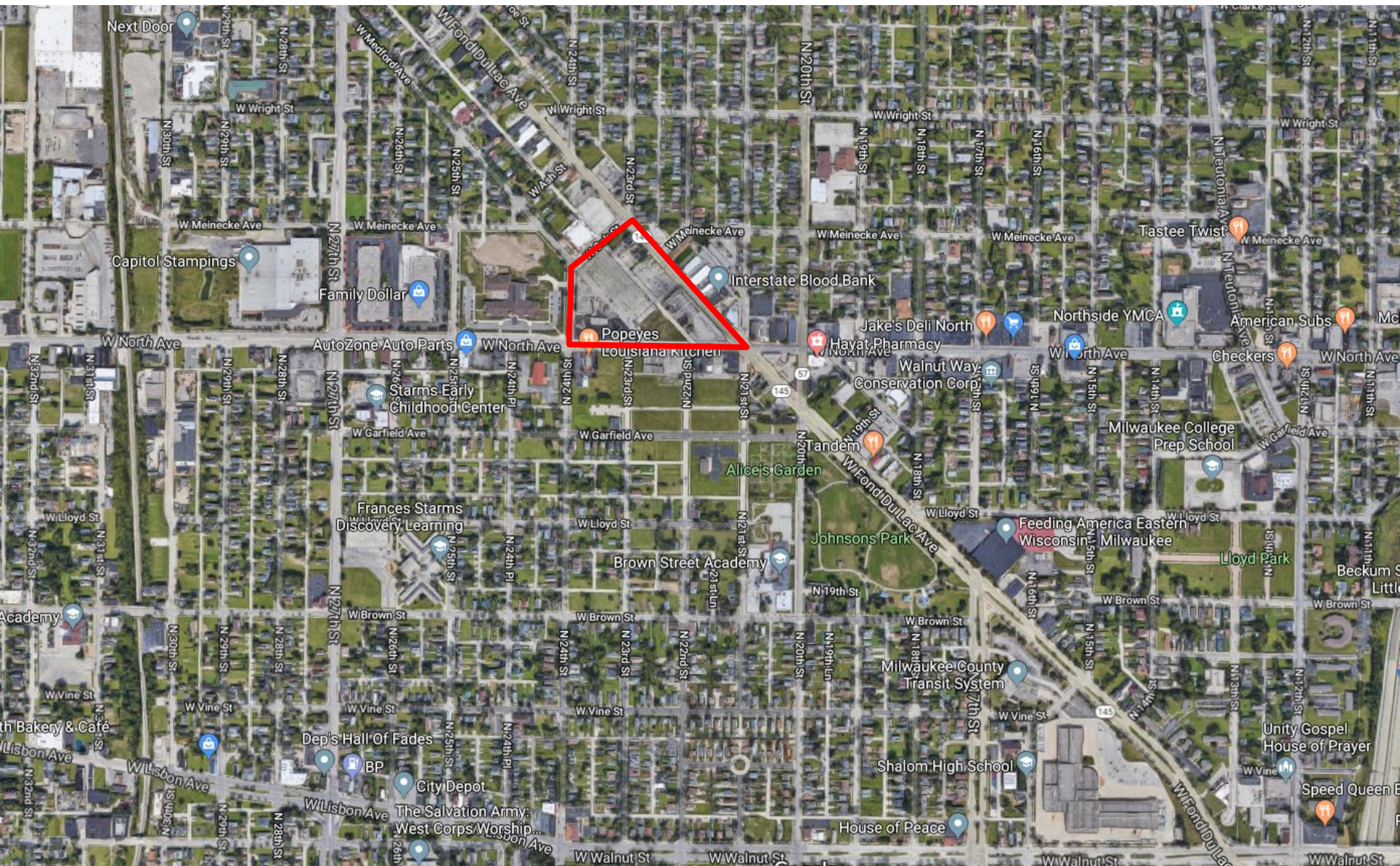


TID 98: The Ikon



TID 98: The Ikon



TID 98: The Ikon



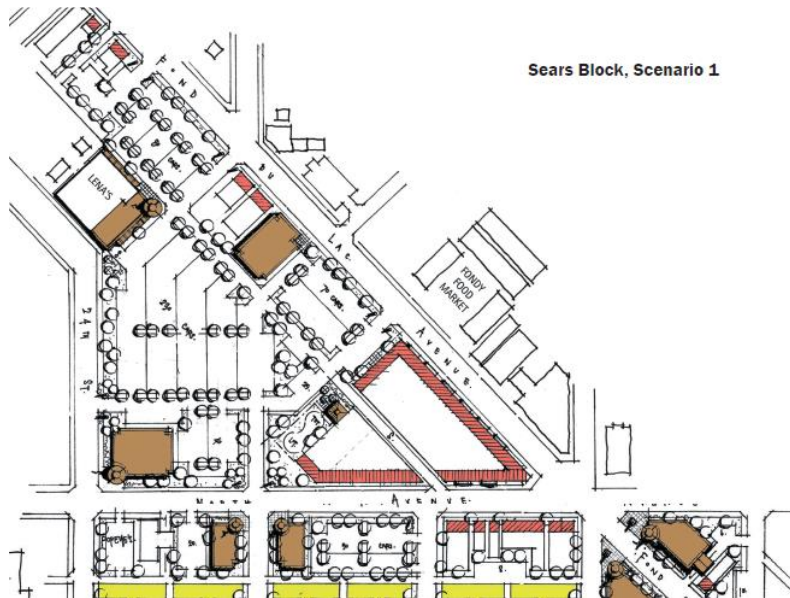
City Property



Sears/Milwaukee Mall



Area Plans



Sears Block, Scenario 1



Fond du Lac and North Area Plan (2004)



Lindsay Heights Charrette (2015)

Sears/Milwaukee Mall



Sears/Milwaukee Mall



Sears/Milwaukee Mall



Sears/Milwaukee Mall



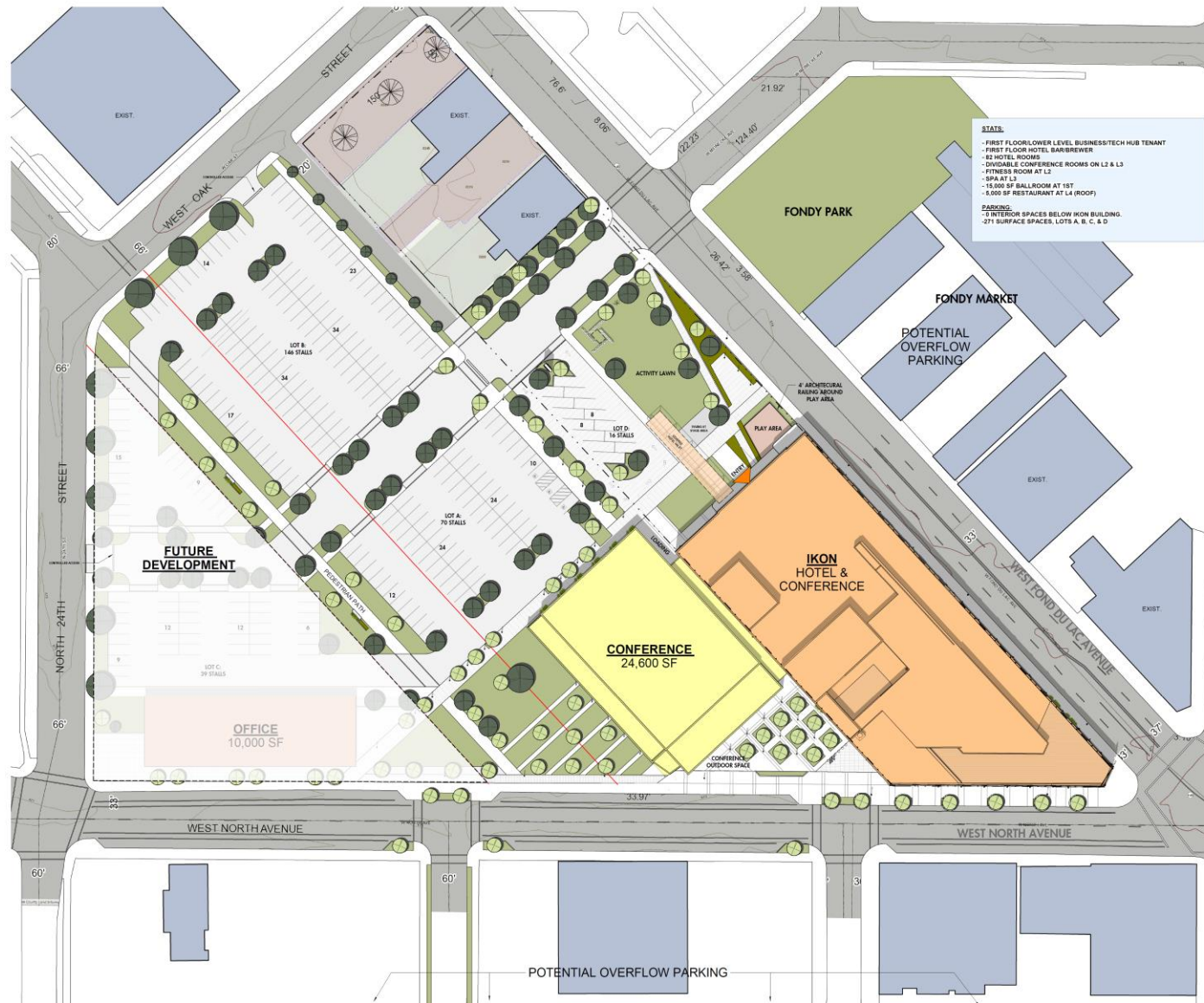
Sears/Milwaukee Mall



Sears/Milwaukee Mall



The Ikon



**Engberg
Anderson
ARCHITECTS**

MINNEAPOLIS | MADISON | TUCSON | CHICAGO

IKON HOTEL

2100 W. NORTH AVE
HAYWOOD GROUP
Owner Name
Owner Street
Owner City, State Zip
PROJECT NUMBER 162860.00



ISSUED FOR:
DESCRIPTION Issue Date
REVISION FOR:
NO. DESCRIPTION DATE

% REVIEW SET - NOT FOR
CONSTRUCTION

DRAWN BY: Author
CHECKED BY: Checker

SITE PLAN - E.1

SD000

The Ikon



The Ikon



The Ikon



The Ikon



The Ikon



TID 98: The Ikon - Terms

- Up to a \$4,000,000 loan to the Developer
 - Years 1-2: No Interest
 - Years 3-5: Interest only at 4.5%
 - Years 6-20: P&I at 4.5%, 15 year term and amortization
 - City receives a mortgage on the property
- Human Resources Agreement: 25% SBE and 40% RPP
- Payment in Lieu of Taxes (PILOT) Agreement

TID 98: The Ikon - Budget and Feasibility

Loan to Developer	\$4,000,000
Administration (\$7,500 x 2 years)	\$15,000
TOTAL	\$4,015,000

Monetary Obligation estimated to be paid back by 2037 (Year 18)

No capacity for paving projects