



May 11, 2022

Soohyung Kim, Chairman  
 Christopher Jewett, VP Corporate Development  
 Bally's Corporation

RE: Bally's Tribune Casino Proposal

Dear Mr. Kim, Mr. Jewett, and Colleagues:

At the April community meeting held on the Tribune site, Bally's officials invited RNRA representatives to meet for a discussion about the proposed development. In preparation for this meeting, RNRA has assembled the following questions for Bally's to address. This document has been posted on our website and shared with city officials and local media. Bally's responses will be posted and disseminated upon receipt.

RNRA Question	Bally's Response
What is Bally's most comparable experience with developing and operating a casino and entertainment complex of this scale and complexity in a large city?	
What external resources has Bally's engaged that have experience with the design and construction of a comparable project in a similar urban environment?	
At the December 16, 2021, community meeting, Bally's representatives expressed a preference for the McCormick site over the Tribune site based on potential revenue. Has this opinion changed, and if so, why?	

<p>Since this development depends on Chicago / Halsted bridge and viaduct improvements, what will be the impact on the project if these infrastructure improvements are delayed?</p>	
<p>What is the reputation of the Bally's brand among its peers, and what impartial ratings or reviews would you recommend that Chicagoans consider?</p>	
<p>What measures would Bally's employ to lower energy usage, reduce the carbon footprint, improve sustainability, and lessen the environmental impact of the development?</p>	
<p>What are Bally's plans to seek LEED certification of this project?</p>	
<p>What measures will Bally's employ to minimize bird collisions?</p>	

<p>The North Branch Framework Plan, adopted by the city in 2017, and PD 1426, adopted by the city in 2018, included extensive riverfront development parameters designed to improve public access, create open green spaces, and reduce negative impacts on the Chicago River. How will Bally's incorporate these specific elements into this site plan?</p>	
<p>What are Bally's goals regarding diversity, inclusion, and social equity during the development phase of the project, and what plans are in place to achieve those goals?</p>	
<p>What are Bally's goals regarding diversity, inclusion, and social equity after the casino complex opens, and what plans are in place to achieve those goals?</p>	
<p>Exactly how much of the parcel currently owned by Nexstar does Bally's plan to acquire?</p>	
<p>What are Bally's plans regarding the acquisition of the property to the south and north of the proposed casino complex? What are Bally's plans for development of these sections, and/or the sale of this property to other entities?</p>	

<p>What are the parameters by which Bally's will commit to building out the remaining 400 hotel rooms described in the proposal? What will be the trigger and timeline for this buildout? What is the operational plan for the tower if the remaining 400 rooms are not built out?</p>	
<p>What impact will Bally's rejection of Standard General's buyout offer have on this project?</p>	
<p>What will happen if, over 3-4 years of construction, inflationary pressures push the cost of the project well beyond the \$1.74 billion estimate?</p>	
<p>Exactly how will the "minority crowdfunding" plan work in terms of leverage options, loan repayment terms, investment return formula and statutory limitations?</p>	

<p>What is the status of this funding option with respect to city, state, and SEC authorities?</p>	
<p>What other sources of capital are available to Bally's if needed to complete the project?</p>	
<p>What is the business relationship between Bally's and Union Gaming and when was it disclosed to the city?</p>	
<p>How, when and by whom was the decision made to substitute Medinah Temple for the Tribune printing facility as the site for Bally's temporary casino?</p>	
<p>What are Bally's plans for changes, to the Medinah Temple building and surrounding infrastructure, to accommodate this temporary use?</p>	

We appreciate Bally's willingness to engage in a dialogue about this important project. We will post and share your responses upon receipt and look forward to meeting with you to discuss these issues further.

On behalf of the RNRA Board of Directors,

*Brian Israel*

Brian Israel, President  
River North Residents Association

Cc: Samir Mayekar, Deputy Mayor, Economic and Neighborhood Development  
Maurice Cox, Commissioner, Department of Planning and Development  
Members of the Special City Council Casino Committee  
Local media outlets