



NFL Stadium & Mixed-Use District Study & Negotiation Advisory Services

Chicago, Illinois

Hunden was retained by the Village of Arlington Heights to complete a third-party economic impact study related to the proposed development of a new NFL Stadium and mixed-use district campus for the Chicago Bears. Hunden has been retained to provide advisory services throughout the due-diligence and negotiations process to represent the best interests of the Village. Hunden's scope of work will include market performance and competitive data to create the financial models/projections for the stadium and mixed-use district components, including restaurant, retail, residential, office, entertainment, gaming, team headquarters, practice facility, youth sports complex, and others.

Hunden will review the Bears' proposal and make recommendations related to the ideal mix of uses for the district development surrounding the stadium. Hunden is also managing site and program verification conclusions, conceptual design drawings to define the master plan, and overall Project scope. For each component recommended, Hunden will conduct a demand, financial and fiscal impact model. Hunden will create line-item detail of revenue and expenses for each component, resulting in net operating income that will support debt service and support tax projections.

Hunden's economic, fiscal and employment impact analysis will determine the direct, indirect and induced impacts, including the tax revenues that are generated by projected visitors to the project. Hunden will create impact models for the Village, County and State levels. The project is ongoing.

Client: The Village of Arlington Heights

Time Period: 2022-present