Macomb's Proposed ECONOMIC DEVELOPMENT PROJECT Anchored By A SPORTS & EVENTS COMPLEX

1 WHAT IS THE PROJECT?

The sports and events complex is a planned premier indoor athletic and entertainment complex built to generate new investment into the community e.g., new hotels, restaurants, and retail. The complex is designed to host youth tournaments, training, and community recreation. It aims to enhance local quality of life, attract regional tourism, and stimulate economic growth through youth sports-driven activities, visitation and spending.

2 LOCATION AND SIZE OF THE SPORTS & EVENTS COMPLEX?

At the southwest corner of Bower Road and Jackson Street, Macomb, Illinois. The complex itself will be constructed on 8.18 acres of a 30-acre parcel and will be approximately 124,000SF of indoor space.

3 WHAT TYPES OF SPORTS & EVENTS WILL THE FACILITY ACCOMMODATE?

The main court area (approximately 72,800SF) will support 8 regulation hardwood basketball courts, 16 volleyball courts, and 24 pickleball courts. Potential hosted events are endless: wrestling, archery, gymnastics, concerts, dog shows, pageants, conferences, trade shows, and graduations. The sky is the limit.

4 WHAT ADDITIONAL AMENITIES WILL BE INCLUDED?

Amenities will include a family entertainment center (arcade, virtual reality, play climb/adventure, esports, and a redemption store), flex space comprised of: café kitchen, event/team meeting space, office space and up to 5,000SF of medical lease space for physical therapy, sports medicine/performance, and rehabilitation.

5 WHAT IS THE TOTAL ESTIMATED COST OF DEVELOPMENT?

The projected development cost is approximately $58.4 million for the indoor complex and site improvements, based on research and financial modeling by the Sports Facilities Companies (SFC).

6 WHO IS MANAGING THE PLANNING AND ANALYSIS FOR THIS PROJECT?

The City of Macomb has partnered with the Sports Facilities Companies and IRR Corporate & Public Finance, LLC; both are national experts in sports venue design, finance, and management. SFC oversees more than 93 facilities in 36 states, including projects in Springfield and Mattoon, Illinois.

7 HOW WILL THE FACILITY IMPACT MACOMB'S LOCAL ECONOMY?

At stabilization (Year 5), the project is projected to generate $15.5 million in annual direct spending, over 156,000 annual visitors, and approximately 24,000 hotel room nights. The venue will attract non-local spending that benefits local restaurants, hotels, and retailers.

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8 HOW DOES THE PROJECT COMPARE TO SIMILAR FACILITIES IN THE REGION?

Comparable venues include Cedar Point Sports Center (OH), Hoover Met Complex (AL), and Emerald Acres (IL); each of which has produced $20–$90 million in annual economic impact and spurred significant ancillary development like hotels and restaurants.

9 WHAT KIND OF COMMUNITY ACCESS AND PROGRAMMING WILL BE AVAILABLE?

The complex will host local leagues, training programs, youth mentoring, and affordable access initiatives through programs like SFM Access and Project Play, ensuring inclusivity for all children regardless of ability or income.

10 WILL THE FACILITY HOST NON-SPORTS EVENTS?

Yes. The complex allows for easy transitioning into an 'events' venue. The design incluldes retractable stadium seating for 4000 easily accomodating, graduations, trade shows, and corporate events, creating a year-round community gathering hub.

11 WHAT IS THE EXPECTED CONSTRUCTION AND OPENING TIMELINE?

The pre-development schedule includes planning, permitting, infrastructure work, and construction phases, followed by soft openings and a grand opening event. A detailed timeline will be finalized after financing and design are completed.

12 HOW WILL THE PROJECT BE FUNDED?

The financing plan may include a combination of public-private investment, potential bond financing, revenue generated from the Business Development District, naming rights, lease revenues, and partnerships with corporate or medical entities.

13 WHAT ARE THE ANTICIPATED LONG-TERM COMMUNITY BENEFITS?

Beyond sports tourism, the project will foster youth development, health and wellness, job creation, and retail growth. It will also serve as a community focal point, improving Macomb's regional visibility and attractiveness for new residents and businesses.

14 WHAT IS "ANCILLARY DEVELOPMENT," AND HOW DOES IT RELATE TO THIS PROJECT?

"Ancillary development" refers to the additional retail, dining, and lodging projects that will simutaneously develop near the planned sports and events complex. In similar markets, 90% of visitor spending occurs outside the venue, spurring new hotel development, restaurants, and commercial spaces that support sustained growth.

15 HOW WILL MACOMB ENSURE THE COMPLEX REMAINS FINANCIALLY SUSTAINABLE?

The facility will be part of the Sports Facilities Companies' national network, benefiting from shared operational expertise, strategic marketing, and best practices to optimize event scheduling, maximize utilization, and maintain fiscal responsibility.

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