

**FIRST AMENDMENT TO OSF HEALTHCARE MINISTRY  
HEADQUARTERS REDEVELOPMENT AGREEMENT**

This First Amendment to OSF HealthCare Ministry Headquarters Redevelopment Agreement (hereinafter, the “First Amendment”) is made and entered into as of \_\_\_\_\_, 2021, by and among the City of Peoria, Illinois, an Illinois municipal corporation, (hereinafter referred to as the “City”), and OSF Healthcare System, an Illinois not-for-profit corporation, (“OSF”) and 124 Adams Property Holdings, LLC, an Illinois limited liability company (hereinafter, the “Owner”, and together with OSF collectively, the “Redeveloper”).

**RECITALS**

A. The parties entered into the OSF Healthcare Ministry Headquarters Redevelopment Agreement dated \_\_\_\_\_, 2019 (the “Redevelopment Agreement”).

B. All capitalized terms not otherwise defined herein have the meanings ascribed to such terms in the Redevelopment Agreement.

C. The parties desire to amend the Redevelopment Agreement to certain additional public improvements to be treated as part of the Project to be designed and/or constructed by the Redeveloper, with the portion thereof constituting Redevelopment Project Costs to be reimbursed by the City to the Redeveloper subject to the terms and conditions set forth in the Redevelopment Agreement including this First Amendment.

NOW THEREFORE, the parties agree to amend the Redevelopment Agreement as follows:

FIRST, after Section 1.5 of the Redevelopment Agreement, add the following new Section 1.6:

1.6 Additional Public Improvements. The design and construction of the additional public improvements set forth in this Section 1.6 below (the “Additional Public Improvement”) shall be treated as part of the Project to be performed/constructed by the Redeveloper. As such, the Additional Public Improvements shall be subject to all of the terms and conditions of the Redevelopment Agreement applicable to the design and construction of the Project including without limitation Article II of the Redevelopment Agreement

1.6.1 Design of the Corner of Fulton/Adams Street The City plans to convert Adams Street to two way traffic, requiring the redesign/engineering of the corner of Fulton and Adams streets. The Redeveloper agrees to pay the City’s design and engineering costs attributable to such redesign/engineering of such corner to be performed by professional firms acceptable to the City

1.6.2 Washington Street Improvements. The City plans include the rehabilitation of Washington Street from Main Street to Liberty Street in 2024. As part of such rehabilitation The Redeveloper agrees to construct the City designated improvements to

Washington Street from Main Street to Fulton Street (adjacent to the Project Site) to be completed prior to the opening of the Project on the Project Site.

SECOND, after Section 3.5 of the Redevelopment Agreement, add the following new Section 3.6:

3.6 Reimbursement of Certain Costs Associated with Additional Public Improvements. The Redeveloper's Redevelopment Project Costs associated with the Additional Public Improvements referred to in Section 1.6 hereof shall be reimbursed to the Redeveloper in the form of TIF Reimbursement Payments, subject to the terms, conditions and limitations set forth in Article III and other sections of the Redevelopment Agreement, and further subject to an aggregate cap on such TIF Reimbursement Payments attributable to such Additional Public Improvements of One Million Two Hundred and Fifty Thousand Dollars (\$1,250,000).

THIRD, all other terms and conditions of the Redevelopment Agreement shall remain in full force and effect.

[Signature Page to Follow]

821-0445

**IN WITNESS WHEREOF**, the parties have executed this First Amendment as of the first date set forth above.

**THE CITY OF PEORIA,**  
an Illinois municipal corporation

**OSF HEALTHCARE SYSTEM,**  
an Illinois not-for profit corporation

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Attest:

By: \_\_\_\_\_  
City Clerk

**124 ADAMS PROPERTY HOLDINGS  
LLC**, an Illinois limited liability company

By: 124 Adams Property Management LLC,  
an Illinois limited liability company, Manager

By: Saint Francis, Inc., Manager

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

[First Amendment to Redevelopment Agreement]