2013 Annual Report

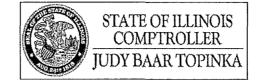
Kostner Avenue Redevelopment Project Area



Pursuant to 65 ILCS 5/11-74.4-5(d)

JUNE 30, 2014

FY 2013 ANNUAL TAX INCREMENT FINANCE REPORT



| Name of Municipality: | City of Chicago | Reporting F | iscal Year: | 2013 |
|---|---|------------------|--|--|
| County: | Cook | Fiscal Year | | 12 /31/2013 |
| Unit Code: | 016/620/30 | | | |
| | TIF Administrat | tor Contact Inf | ormation | |
| First Name: Andrew | | Last Name: | | · · · · · · · · · · · · · · · · · · · |
| | l, 121 N. LaSalle | Title: | Administrator | ······································ |
| Telephone: (312) 74 | | City: | Chicago, IL | Zip: 60602 |
| Mobile n/a | 1.002.0 | E-mail | Officiago, IL | |
| Mobile | · · · · · · · · · · · · · · · · · · · | Best way to | X Email | Phone |
| Provider n/a | | contact | Mobile | Mail |
| | | | | |
| I attest to the best of | my knowledge, this report of the re | edevelopment p | project areas in: City | /Village of |
| is complete and accu | rate at the end of this reporting Fi | sool voor lindor | the Tex Increment | Allocation Rodovolonmont |
| | A_{r} 3 et. sec.1 Or the Industrial Job | | | |
| | of the mutathal sol | | N 100 1200 0/11-/4. | J-10 et. seu.1 |
| 41 | 6 | | 6.24.14 | |
| Written signature of T | IF Administator | | Date | |
| ······ | | | | |
| Section 1 (65 ILCS 5 | /11-74.4-5 (d) (1.5) and 65 ILCS 5 | 5/11-74.6-22 (d) | (1.5)*) | |
| | FILL OUT ONE | FOR EACH TIP | DISTICT | |
| | | | | |
| Name of Re | development Project Area | | ate Designated | Date Terminated |
| Name of Re | | | | Date Terminated |
| Ly | development Project Area | | ate Designated | |
| 105th/Vincennes | development Project Area | | ate Designated 10/3/2001 | 12/31/2025 |
| 105th/Vincennes 111th Street/Kedzie Ave | development Project Area | | ate Designated 10/3/2001 9/29/1999 | 12/31/2025 9/29/2022 |
| 105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted | development Project Area | | ate Designated 10/3/2001 9/29/1999 2/6/2002 | 12/31/2025 9/29/2022 12/31/2026 |
| 105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted 119th/I-57 | development Project Area | | ate Designated 10/3/2001 9/29/1999 2/6/2002 11/6/2002 | 12/31/2025 9/29/2022 12/31/2026 12/31/2026 |
| 105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted 119th/I-57 126th and Torrence | development Project Area | | ate Designated 10/3/2001 9/29/1999 2/6/2002 11/6/2002 12/21/1994 | 12/31/2025 9/29/2022 12/31/2026 12/31/2026 12/21/2017 |
| 105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted 119th/I-57 126th and Torrence 134th and Avenue K | development Project Area | | ate Designated 10/3/2001 9/29/1999 2/6/2002 11/6/2002 12/21/1994 3/12/2008 | 12/31/2025 9/29/2022 12/31/2026 12/31/2026 12/21/2017 12/31/2032 |
| 105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted 119th/I-57 126th and Torrence 134th and Avenue K 24th/Michigan | development Project Area | | ate Designated 10/3/2001 9/29/1999 2/6/2002 11/6/2002 12/21/1994 3/12/2008 7/21/1999 | 12/31/2025 9/29/2022 12/31/2026 12/31/2026 12/21/2017 12/31/2032 7/21/2022 |
| 105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted 119th/I-57 126th and Torrence 134th and Avenue K 24th/Michigan 26th and King Drive | development Project Area | | ate Designated 10/3/2001 9/29/1999 2/6/2002 11/6/2002 12/21/1994 3/12/2008 7/21/1999 1/1/2006 | 12/31/2025 9/29/2022 12/31/2026 12/31/2026 12/21/2017 12/31/2032 7/21/2022 12/31/2030 |
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| 105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted 119th/I-57 126th and Torrence 134th and Avenue K 24th/Michigan 26th and King Drive 35th and Wallace 35th/Halsted | development Project Area | | ate Designated 10/3/2001 9/29/1999 2/6/2002 11/6/2002 12/21/1994 3/12/2008 7/21/1999 1/1/1/2006 12/15/1999 1/14/1997 | 12/31/2025 9/29/2022 12/31/2026 12/31/2026 12/21/2017 12/31/2032 7/21/2022 12/31/2030 12/31/2030 12/31/2023 12/31/2021 |
| 105th/Vincennes 111th Street/Kedzie Ave 119th and Halsted 119th/I-57 126th and Torrence 134th and Avenue K 24th/Michigan 26th and King Drive 35th and Wallace 35th/Halsted 35th/State | development Project Area | | ate Designated 10/3/2001 9/29/1999 2/6/2002 11/6/2002 12/21/1994 3/12/2008 7/21/1999 1/1/1/2006 12/15/1999 1/14/1997 1/14/2004 | 12/31/2025 9/29/2022 12/31/2026 12/31/2026 12/21/2017 12/31/2032 7/21/2022 12/31/2030 12/31/2023 12/31/2023 12/31/2023 12/31/2023 12/31/2021 12/31/2028 |
| 105th/Vincennes111th Street/Kedzie Ave119th and Halsted119th/I-57126th and Torrence134th and Avenue K24th/Michigan26th and King Drive35th and Wallace35th/Halsted35th/State40th/State43rd/Cottage Grove | development Project Area | | ate Designated 10/3/2001 9/29/1999 2/6/2002 11/6/2002 12/21/1994 3/12/2008 7/21/1999 1/1/2006 12/15/1999 1/14/1997 1/14/2004 3/10/2004 | 12/31/2025 9/29/2022 12/31/2026 12/31/2026 12/21/2017 12/31/2032 7/21/2022 12/31/2030 12/31/2023 12/31/2023 12/31/2023 12/31/2023 12/31/2028 12/31/2028 12/31/2028 |
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| 105th/Vincennes111th Street/Kedzie Ave119th And Halsted119th/I-57126th and Torrence134th and Avenue K24th/Michigan26th and King Drive35th and Wallace35th/Halsted35th/State40th/State43rd/Cottage Grove45th/Western Industrial47th/Ashland | development Project Area | | ate Designated 10/3/2001 9/29/1999 2/6/2002 11/6/2002 12/21/1994 3/12/2008 7/21/1999 1/1/1/2006 12/15/1999 1/14/1997 1/14/2004 3/10/2004 7/8/1998 3/27/2002 | 12/31/2025 9/29/2022 12/31/2026 12/31/2026 12/21/2017 12/31/2032 7/21/2022 12/31/2030 12/31/2033 12/31/2023 12/31/2023 12/31/2023 12/31/2028 12/31/2028 12/31/2028 12/31/2028 12/31/2026 12/31/2026 12/31/2026 |
| 105th/Vincennes 111th Street/Kedzie Ave 119th And Halsted 119th/I-57 126th and Torrence 134th and Avenue K 24th/Michigan 26th and King Drive 35th and Wallace 35th/Halsted 35th/State 40th/State 43rd/Cottage Grove 45th/Western Industrial 47th/Ashland 47th/Halsted | development Project Area | | ate Designated 10/3/2001 9/29/1999 2/6/2002 11/6/2002 12/21/1994 3/12/2008 7/21/1999 1/11/2006 12/15/1999 1/14/1997 1/14/2004 3/10/2004 7/8/1998 3/27/2002 3/27/2002 5/29/2002 | 12/31/2025 9/29/2022 12/31/2026 12/31/2026 12/21/2017 12/31/2032 7/21/2022 12/31/2030 12/31/2030 12/31/2023 12/31/2023 12/31/2023 12/31/2028 12/31/2028 12/31/2028 12/31/2026 12/31/2026 12/31/2026 12/31/2026 |
| 105th/Vincennes111th Street/Kedzie Ave119th and Halsted119th/-57126th and Torrence134th and Avenue K24th/Michigan26th and King Drive35th and Wallace35th/Halsted35th/State40th/State43rd/Cottage Grove45th/Western Industrial47th/Ashland47th/Halsted | development Project Area | | ate Designated 10/3/2001 9/29/1999 2/6/2002 11/6/2002 12/21/1994 3/12/2008 7/21/1999 1/11/2006 12/15/1999 1/14/1997 1/14/2004 3/10/2004 7/8/1998 3/27/2002 5/29/2002 3/27/2002 | 12/31/2025 9/29/2022 12/31/2026 12/31/2026 12/21/2017 12/31/2032 7/21/2022 12/31/2030 12/31/2030 12/31/2023 12/31/2023 12/31/2028 12/31/2028 12/31/2028 12/31/2028 12/31/2026 12/31/2026 12/31/2026 12/31/2026 12/31/2026 |
| 105th/Vincennes111th Street/Kedzie Ave119th and Halsted119th/I-57126th and Torrence134th and Avenue K24th/Michlgan26th and King Drive35th and Wallace35th/Halsted35th/State40th/State43rd/Cottage Grove45th/Western Industrial47th/Ashland47th/King Drive47th/King Drive47th/King Drive47th/State | development Project Area | | ate Designated 10/3/2001 9/29/1999 2/6/2002 11/6/2002 12/21/1994 3/12/2008 7/21/1999 1/11/2006 12/15/1999 1/14/1997 1/14/2004 3/10/2004 7/8/1998 3/27/2002 5/29/2002 3/27/2002 7/21/2004 | 12/31/2025 9/29/2022 12/31/2026 12/31/2026 12/21/2017 12/31/2032 7/21/2022 12/31/2030 12/31/2030 12/31/2023 12/31/2023 12/31/2028 12/31/2028 12/31/2028 12/31/2026 12/31/2026 12/31/2026 12/31/2026 12/31/2026 12/31/2026 12/31/2026 12/31/2026 12/31/2026 12/31/2026 12/31/2026 |

*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

Name of Municipality: Chicago County:Cook Unit Code: 016/620/30

Reporting Fiscal Year: **2013** Fiscal Year End: 12 / 31 /:**2013**

| 53rd Street | 1/10/2001 | 12/31/2025 |
|--|------------|------------|
| 60th and Western | 5/9/1996 | 5/9/2019 |
| 63rd/Ashland | 3/29/2006 | 12/31/2030 |
| 63rd/Pulaski | 5/17/2000 | 12/31/2024 |
| 67th/Cicero | 10/2/2002 | 12/31/2026 |
| 67th/Wentworth | 5/4/2011 | 12/31/2035 |
| 69th/Ashland | 11/3/2004 | 12/31/2028 |
| 71st and Stony Island | 10/7/1998 | 10/7/2021 |
| 73rd/University | 9/13/2006 | 12/31/2030 |
| 79th and Cicero | 6/8/2005 | 12/31/2029 |
| 79th Street Corridor | 7/8/1998 | 7/8/2021 |
| 79th Street/Southwest Highway | 10/3/2001 | 12/31/2025 |
| 79th/Vincennes | 9/27/2007 | 12/31/2031 |
| 83rd/Stewart | 3/31/2004 | 12/31/2028 |
| 87th/Cottage Grove | 11/13/2002 | 12/31/2026 |
| 89th and State | 4/1/1998 | 4/1/2021 |
| 95th and Western | 7/13/1995 | 7/13/2018 |
| 95th Street and Stony Island | 5/16/1990 | 12/31/2014 |
| Addison Corridor North | 6/4/1997 | 6/4/2020 |
| Addison South | 5/9/2007 | 12/31/2031 |
| Archer Courts | 5/12/1999 | 12/31/2023 |
| Archer/ Central | 5/17/2000 | 12/31/2024 |
| Archer/Western | 2/11/2009 | 12/31/2033 |
| Armitage/Pulaski | 6/13/2007 | 12/31/2031 |
| Austin Commercial | 9/27/2007 | 12/31/2031 |
| Avalon Park/South Shore | 7/31/2002 | 12/31/2026 |
| Avondale | 7/29/2009 | 12/31/2033 |
| Belmont/Central | 1/12/2000 | 12/31/2024 |
| Belmont/Cicero | 1/12/2000 | 12/31/2024 |
| Bronzeville | 11/4/1998 | 12/31/2022 |
| Bryn Mawr/Broadway | 12/11/1996 | 12/11/2019 |
| Calumet Avenue/Cermak Road | 7/29/1998 | 7/29/2021 |
| Calumet River | 3/10/2010 | 12/31/2034 |
| Canal/Congress | 11/12/1998 | 12/31/2022 |
| Central West | 2/16/2000 | 12/31/2024 |
| Chicago/ Kingsbury | 4/12/2000 | 12/31/2024 |
| Chicago/Central Park | 2/27/2002 | 12/31/2026 |
| Chicago Lakeside Development – Phase 1 (USX) | 5/12/2010 | 12/31/2034 |
| Cicero/Archer | 5/17/2000 | 12/31/2024 |
| Clark Street and Ridge Avenue | 9/29/1999 | 9/29/2022 |
| Clark/Montrose | 7/7/1999 | 7/7/2022 |
| Commercial Avenue | 11/13/2002 | 12/31/2026 |
| Devon/Sheridan | 3/31/2004 | 12/31/2028 |

Name of Municipality: Chicago County:Cook Unit Code: 016/620/30

Reporting Fiscal Year: 2013 Fiscal Year End: 12 / 31 /:2013

| Devon/Western | 11/3/1999 | 12/31/2023 |
|--|------------|------------|
| Diversey/Narragansett | 2/5/2003 | 12/31/2027 |
| Division/Homan | 6/27/2001 | 12/31/2025 |
| Drexel Boulevard | 7/10/2002 | 12/31/2026 |
| Edgewater/Ashland | 10/1/2003 | 12/31/2027 |
| Elston/Armstrong Industrial Corridor | 7/19/2007 | 12/31/2031 |
| Englewood Mall | 11/29/1989 | 12/31/2013 |
| Englewood Neighborhood | 6/27/2001 | 12/31/2025 |
| Ewing Avenue | 3/10/2010 | 12/31/2034 |
| Forty-first Street and Dr. Martin Luther King, Jr. Drive | 7/13/1994 | 12/31/2018 |
| Fullerton/ Milwaukee | 2/16/2000 | 12/31/2024 |
| Galewood/Armitage Industrial | 7/7/1999 | 7/7/2022 |
| Goose Island | 7/10/1996 | 7/10/2019 |
| Greater Southwest Industrial Corridor (East) | 3/10/1999 | 12/31/2023 |
| Greater Southwest Industrial Corridor (West) | 4/12/2000 | 12/31/2024 |
| Harlem Industrial Park Conservation Area | 3/14/2007 | 12/31/2031 |
| Harrison/Central | 7/26/2006 | 12/31/2030 |
| Hollywood/Sheridan | 11/7/2007 | 12/31/2031 |
| Homan-Arthington | 2/5/1998 | 2/5/2021 |
| Humboldt Park Commercial | 6/27/2001 | 12/31/2025 |
| Irving Park/Elston | 5/13/2009 | 12/31/2033 |
| Irving/Cicero | 6/10/1996 | 12/31/2020 |
| Jefferson Park Business District | 9/9/1998 | 9/9/2021 |
| Jefferson/ Roosevelt | 8/30/2000 | 12/31/2024 |
| Kennedy/Kimball | 3/12/2008 | 12/31/2032 |
| Kinzie Industrial Corridor | 6/10/1998 | 6/10/2021 |
| Kostner Avenue | 11/5/2008 | 12/31/2032 |
| Lake Calumet Area Industrial | 12/13/2000 | 12/31/2024 |
| Lakefront | 3/27/2002 | 12/31/2026 |
| LaSalle Central | 11/15/2006 | 12/31/2030 |
| Lawrence/ Kedzie | 2/16/2000 | 12/31/2024 |
| Lawrence/Broadway | 6/27/2001 | 12/31/2025 |
| Lawrence/Pulaski | 2/27/2002 | 12/31/2026 |
| Lincoln Avenue | 11/3/1999 | 12/31/2023 |
| Lincoln-Belmont-Ashland | 11/2/1994 | 12/31/2018 |
| Little Village East | 4/22/2009 | 12/31/2033 |
| Little Village Industrial Corridor | 6/13/2007 | 12/31/2031 |
| Madden/Wells | 11/6/2002 | 12/31/2026 |
| Madison/Austin Corridor | 9/29/1999 | 12/31/2023 |
| Michigan/Cermak | 9/13/1989 | 12/31/2013 |
| Midway Industrial Corridor | 2/16/2000 | 12/31/2024 |
| Midwest | 5/17/2000 | 12/31/2024 |
| Montclare | 8/30/2000 | 12/31/2024 |
| Montrose/Clarendon | 6/30/2010 | 12/31/2034 |

Name of Municipality: Chicago County:Cook Unit Code: 016/620/30

Reporting Fiscal Year: 2013 Fiscal Year End: 12 / 31 / 2013

| Near North | 7/30/1997 | 7/30/2020 |
|---|------------|------------|
| Near South | 11/28/1990 | 12/31/2014 |
| NearWest | 3/23/1989 | 12/31/2013 |
| North Branch (North) | 7/2/1997 | 12/31/2021 |
| North Branch (South) | 2/5/1998 | 2/5/2021 |
| North Pullman | 6/30/2009 | 12/31/2033 |
| North-Cicero | 7/30/1997 | 7/30/2020 |
| Northwest Industrial Corridor | 12/2/1998 | 12/2/2021 |
| Ogden/Pulaski | 4/9/2008 | 12/31/2032 |
| Ohio/Wabash | 6/7/2000 | 12/31/2024 |
| Pershing/King | 9/5/2007 | 12/31/2031 |
| Peterson/Cicero | 2/16/2000 | 12/31/2024 |
| Peterson/Pulaski | 2/16/2000 | 12/31/2024 |
| Pilsen Industrial Corridor | 6/10/1998 | 12/31/2022 |
| Portage Park | 9/9/1998 | 9/9/2021 |
| Pratt/Ridge Industrial Park Conservation Area | 6/23/2004 | 12/31/2028 |
| Pulaski Corridor | 6/9/1999 | 6/9/2022 |
| Randolph and Wells | 6/9/2010 | 12/31/2034 |
| Ravenswood Corridor | 3/9/2005 | 12/31/2029 |
| Read-Dunning | 1/11/1991 | 12/31/2015 |
| River South | 7/30/1997 | 7/30/2020 |
| River West | 1/10/2001 | 12/31/2025 |
| Roosevelt/Canal | 3/19/1997 | 12/31/2021 |
| Roosevelt/Cicero | 2/5/1998 | 2/5/2021 |
| Roosevelt/Racine | 11/4/1998 | 12/31/2022 |
| Roosevelt/Union | 5/12/1999 | 5/12/2022 |
| Roosevelt-Homan | 12/5/1990 | 12/31/2014 |
| Roseland/Michigan | 1/16/2002 | 12/31/2026 |
| Sanitary Drainage and Ship Canal | 7/24/1991 | 12/31/2015 |
| South Chicago | 4/12/2000 | 12/31/2024 |
| South Works Industrial | 11/3/1999 | 12/31/2023 |
| Stevenson/Brighton | 4/11/2007 | 12/31/2031 |
| Stockyards Annex | 12/11/1996 | 12/31/2020 |
| Stockyards Industrial Commercial | 3/9/1989 | 12/31/2013 |
| Stockyards Southeast Quadrant Industrial | 2/26/1992 | 2/26/2015 |
| Stony Island Avenue Commercial and Burnside Industrial Cor- ridors | 6/10/1998 | 12/31/2034 |
| Touhy/Western | 9/13/2006 | 12/31/2030 |
| Weed/Fremont | 1/8/2008 | 12/31/2032 |
| West Irving Park | 1/12/2000 | 12/31/2024 |
| West Pullman Industrial Park | 3/11/1998 | 3/11/2021 |
| West Woodlawn | 5/12/2010 | 12/31/2034 |
| Western Avenue North | 1/12/2000 | 12/31/2024 |
| Western Avenue Rock Island | 2/8/2006 | 12/31/2030 |

Name of Municipality: Chicago County:Cook Unit Code: 016/620/30

Reporting Fiscal Year: 2013 Fiscal Year End: 12 / 31 /:2013

| Western Avenue South | 1/12/2000 | 12/31/2024 |
|---------------------------------------|---------------------------------------|---------------------------------------|
| Western/Ogden | 2/5/1998 | 2/5/2021 |
| Wilson Yard | 6/27/2001 | 12/31/2025 |
| Woodlawn | 1/20/1999 | 1/20/2022 |
| | | |
| | | |
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SECTION 2 [Sections 2 through 5 must be completed for <u>each</u> redevelopment project area listed in Section 1.] FY 2013

| If "Combination/Mixed" List Component Types: Commercial/Industrial/Residential/Public Facili Under which section of the Illinois Municipal Code was Redevelopment Project Area designated | ties | no): |
|--|--------------|---------------------------------------|
| Tax Increment Allocation Redevelopment Act X Industrial Jobs Recovery Law | I / (Check o | ne): |
| | | |
| More there any amondments to the redevelopment plan, the redevelopment project area or the State | No | Yes |
| Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] | | |
| If yes, please enclose the amendment labeled Attachment A | Х | |
| Certification of the Chief Executive Officer of the municipality that the municipality has complied with | | |
| all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and | | |
| 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B | | х |
| Dpinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) | L. | |
| and 5/11-74.6-22 (d) (4)] | | |
| Please enclose the Legal Counsel Opinion labeled Attachment C | 41.0 | <u>X</u> |
| Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, | | |
| ncluding any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] | | |
| f yes, please enclose the Activities Statement labeled Attachment D | v | |
| Nere any agreements entered into by the municipality with regard to the disposition or redevelopment | X | |
| of any property within the redevelopment project area or the area within the State Sales Tax | | |
| Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] | | |
| f yes, please enclose the Agreement(s) labeled Attachment E | Х | |
| s there additional information on the use of all funds received under this Division and steps taken by | | |
| the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) | | |
| and 5/11-74.6-22 (d) (7) (D)] | V | |
| f yes, please enclose the Additional Information labeled Attachment F | X | |
| Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that nave received or are receiving payments financed by tax increment revenues produced by the same | | |
| [IF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] | | |
| f yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G | Х | |
| Nere there any reports or meeting minutes submitted to the municipality by the joint review board? | | |
| 65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] | | |
| f yes, please enclose the Joint Review Board Report labeled Attachment H | <u>X</u> | |
| Nere any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and | | |
| 5/11-74.6-22 (d) (8) (A)] | v | |
| f yes, please enclose the Official Statement labeled Attachment I | X | · · · · · · · · · · · · · · · · · · · |
| Nas analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11- | | |
| 74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] | | |
| f yes, please enclose the Analysis labeled Attachment J | Х | |
| Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation | · · · · · | |
| und? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) | | - |
| f yes, please enclose Audited financial statements of the special tax allocation fund | х | |
| abeled Attachment K Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made | <u> </u> | |
| nto the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] | | |
| f yes, please enclose a certified letter statement reviewing compliance with the Act labeled | | |
| Attachment L | Х | |
| A list of all intergovernmental agreements in effect in FY 2013, to which the municipality is a part, and | | |
| an accounting of any money transferred or received by the municipality during that fiscal year | | |
| ursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] | v | |
| i yes, please enclose list only of the intergovernmental agreements labeled Attachment M | X | |

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5)) Provide an analysis of the special tax allocation fund.

FY 2013 TIF NAME:

Kostner Avenue Redevelopment Project Area

Fund Balance at Beginning of Reporting Period

962 \$

| Revenue/Cash Receipts Deposited in Fund During Reporting FY: | Reporting Year | Cumulative* | % of Total |
|---|-----------------|---------------------|-------------|
| Property Tax Increment | | \$ 4,337 | 100% |
| State Sales Tax Increment | | | 0% |
| Local Sales Tax Increment | | | 0% |
| State Utility Tax Increment | | | 0% |
| Local Utility Tax Increment | | | 0% |
| Interest | 2 | 7 | 0% |
| Land/Building Sale Proceeds | | | 0% |
| Bond Proceeds | | | 0% |
| Transfers from Municipal Sources | | | 0% |
| Private Sources | | | 0% |
| Other (identify source; if multiple other sources, attach schedule) | • | | |
| | | | 0% |
| | *must be comple | ted where 'Reportir | ng Year' is |

nount Deposited in Special Tax Allocation

populated

| Fund During Reporting Period | 2 |
|--|---------------|
| Cumulative Total Revenues/Cash Receipts | \$ 4,344 100% |
| Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) | 1,197 |
| Distribution of Surplus | - |
| Total Expenditures/Disbursements | 1,197 |
| NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS | (1,195) |
| FUND BALANCE, END OF REPORTING PERIOD* * if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3 | \$ (233) |
| Total Amount Designated (Carried forward from Section 3.3) | \$ (233) |

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

FY 2013

TIF NAME: Kostner Avenue Redevelopment Project Area

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND (by category of permissible redevelopment cost, amounts expended during reporting period);

| Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11- 74.6-10 (o)] | Amounts | Reporting Fiscal Year |
|---|---------|-----------------------|
| I. Costs of studies, administration and professional services-Subsections (q)(1) and (o) (1) | | |
| | 1,197 | |
| | | |
| | | |
| | | |
| | | |
| | | the second second |
| | | |
| · | | \$ 1,19 |
| 2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6) | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ |
| 3. Property assembly, demolition, site preparation and environmental site improvement costs. | | |
| Subsection (q)(2), (o)(2) and (o)(3) | | |
| | | |
| | | |
| | | |
| | | |
| · | | |
| | | |
| | | |
| | | \$ |
| 4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private | | |
| buildings. Subsection (q)(3) and (o)(4) | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | · · · | |
| | | |
| | | \$ |
| 5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5) | X | |
| | | |
| · | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | \$ |
| 6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial | | |
| Jobs Recovery TIFs ONLY | | |
| | | |
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| A definition of the set of t | SECTION 3.2 A | | |
|---|--|---------------------------------------|--|
| Interface Image: Subsection (q) (6) and (o)(8) Image: Subsection (q) (6) and (o)(8) Image: Subsection (q) (6) and (o)(8) Image: Subsection (q) (7) and (o)(9) Image: Subsection (q) (7) and (o)(9) Image: Subsection (q) (7) and (o)(9) Image: Subsection (q)(7) and (o)(9) Image: Subsection (q)(7) and (o)(9) Image: Subsection (q)(7) and (o)(9) Image: Subsection (q)(7, 5) - Tax Ingrement Allocation Redevalopment TFis ONLY Image: Subsection (q)(7, 5) - Tax Ingrement Allocation Redevalopment TFis ONLY Image: Subsection (q)(7) and (o)(10) Image: Subsection (q)(7, 5) - Tax Ingrement Allocation Redevalopment TFis ONLY Image: Subsection (q)(7, 6) - Tax Ingrement Allocation Redevalopment TFis ONLY Image: Subsection (q)(7) and (o)(10) Image: Subsection (q)(7, 6) - Tax Ingrement Allocation Redevalopment TFis ONLY Image: Subsection (q)(7, 6) - Tax Ingrement Allocation Redevalopment TFis ONLY Image: Subsection (q)(7) and (o)(10) Image: Subsection (q)(7) and (o)(10) Image: Subsection (q)(7) and (o)(10) Image: Subsection (q)(7) and (o)(11) Image: Subsection (q)(7) and (o)(12) Image: Subsection (q)(7) and (o)(12) Image: Subsection (q)(7) and (o)(12) Image: Subsection (q)(7) and (o)(12) Image: Subsection (q)(7) and (o)(12) Image: Subsection (q)(7) and (o)(12) Image: Subsection (q)(7) and (o)(12) Image: Subsection (q)(7) and (o)(12) | PAGE 2 | | |
| Enancing costs. Subsection (q) (6) and (o)(6) Enancing costs. Subsection (q) (7) and (o)(7) Enancing costs. Subsection (q)(7) and (o)(10) Enancing costs. Subsection (q)(9) and (o)(10) Enancing costs. Subsection (q)(9) and (o)(10) Enancing costs. Subsection (q)(9) and (o)(11) Enancing costs. Subsection (q)(10) and (o)(11) Enancing costs. Subsection (q)(10) and (o)(12) | c. Cost of job training and retraining, including "wellare to work" programs Subsection (q)(5), o)(7) and (o)(12) | | |
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| 11. Relocation costs. Subsection (q)(8) and (o)(10) Image: Costs of Job training, retraining advanced vocational or career education provided by other axing bodies. Subsection (q)(10) and (o)(12) \$ | | | |
| Image: Subsection (q)(10) and (o)(12) Image: Subsection (q)(10) and (o)(12) Image: Subsection (q)(10) and (o)(12) Image: Subsection (q)(10) and (o)(12) | | | \$- |
| 12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11) \$ 12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11) 1 13. Costs of job training, retraining advanced vocational or career education provided by other axing bodies. Subsection (q)(10) and (o)(12) \$ | 11. Relocation costs. Subsection (q)(8) and (o)(10) | | |
| 12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11) \$ 12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11) 1 13. Costs of job training, retraining advanced vocational or career education provided by other axing bodies. Subsection (q)(10) and (o)(12) \$ | | | 1.127 |
| 12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11) \$ 12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11) 1 13. Costs of job training, retraining advanced vocational or career education provided by other axing bodies. Subsection (q)(10) and (o)(12) \$ | | | |
| 12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11) \$ 12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11) 1 13. Costs of job training, retraining advanced vocational or career education provided by other axing bodies. Subsection (q)(10) and (o)(12) \$ | , | | |
| 12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11) \$ 12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11) 1 13. Costs of job training, retraining advanced vocational or career education provided by other axing bodies. Subsection (q)(10) and (o)(12) \$ 13. Costs of job training, retraining advanced vocational or career education provided by other axing bodies. Subsection (q)(10) and (o)(12) \$ | | · · · · · · · · · · · · · · · · · · · | |
| 12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11) Image: Control of the section of t | | | |
| 12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11) Image: Control of the section of t | | | |
| Image: state in the state | | | \$- |
| 3. Costs of job training, retraining advanced vocational or career education provided by other axing bodies. Subsection (q)(10) and (o)(12) \$ - 3. Costs of job training, retraining advanced vocational or career education provided by other axing bodies. Subsection (q)(10) and (o)(12) - - | 12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11) | | 11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1 |
| 3. Costs of job training, retraining advanced vocational or career education provided by other axing bodies. Subsection (q)(10) and (o)(12) \$ - 3. Costs of job training, retraining advanced vocational or career education provided by other axing bodies. Subsection (q)(10) and (o)(12) - - | · · · | | |
| 3. Costs of job training, retraining advanced vocational or career education provided by other axing bodies. Subsection (q)(10) and (o)(12) \$ - 3. Costs of job training, retraining advanced vocational or career education provided by other axing bodies. Subsection (q)(10) and (o)(12) - - | | · · · · · · · · · · · · · · · | |
| 3. Costs of job training, retraining advanced vocational or career education provided by other axing bodies. Subsection (q)(10) and (o)(12) \$ - 3. Costs of job training, retraining advanced vocational or career education provided by other axing bodies. Subsection (q)(10) and (o)(12) - - | | | |
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| | 13. Costs of job training, retraining advanced vocational or career education provided by other | | |
| | laxing bodies. Subsection (q)(10) and (o)(12) | | |
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| | | | |
| | | | |
| | | | |
| | | | |
| \$ - | | | |

| SECTION 3.2 A | | | ALL 111 100 AL |
|---|---|------------------------|----------------|
| PAGE 3 | | | |
| 14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E) | | | |
| | | | |
| | | | 8.000 J |
| · · · · · · · · · · · · · · · · · · · | | | |
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| · · · · · · · · · · · · · · · · · · · | | | |
| | | | |
| | | \$ | - |
| 15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY | | 171 | |
| | | | |
| | | | - |
| | | | |
| · | | 1 | |
| | | | |
| | | | |
| · · · · | | | |
| | | \$ | - |
| 16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY | | | |
| | | | |
| | | 1940 - C | |
| | | | |
| | | | |
| | | 1271 - <u>142</u> - 14 | |
| | · | | |
| | | states and the | |
| | | \$ | - |
| | | - · · · | |
| TOTAL ITEMIZED EXPENDITURES | | \$ | 1,197 |

Section 3.2 B

FY 2013

TIF NAME: Kostner Avenue Redevelopment Project Area

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

_X____ There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period

FY 2013

TIF NAME: Kostner Avenue Redevelopment Project Area

| FUND BALANCE, END OF REPORTING PERIOD | | \$ (233 |
|---|--------------------------------|-------------------|
| | Amount of Original Issuance | Amount Designated |
| 1. Description of Debt Obligations | | L <u></u> |
| Restricted for debt service | \$ - | \$ |
| | | |
| | | |
| | | |
| ······ | | |
| | | <u> </u> |
| | | |
| | | |
| | | |
| Total Amount Designated for Obligations | \$- | \$ |
| | | |
| 2. Description of Project Costs to be Paid Restricted for future redevelopment project costs | | \$ (23) |
| | | Ş (23. |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | 4 |
| Total Amount Designated for Project Costs | | \$ (23) |
| | | |
| TOTAL AMOUNT DESIGNATED | | \$ |
| | | 7 |
| SURPLUS*/(DEFICIT) | | \$ (23 |

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing districts (See instructions and statutes)

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2013

TIF NAME: Kostner Avenue Redevelopment Project Area

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

_____ No property was acquired by the Municipality Within the Redevelopment Project Area

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G) PAGE 1

FY 2013

TIF NAME: Kostner Avenue Redevelopment Project Area SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 <u>MUST BE INCLUDED</u> WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

| Check here if NO projects were undertaken by the Municip | ality Within the Redevelop | ment Project Area: | _ <u>X</u> |
|---|-----------------------------|--|--|
| ENTER total number of projects undertaken by the Municip list them in detail below*. | pality Within the Redevelop | oment Project Area and | |
| TOTAL: | 11/1/99 to Date | Estimated Investment for Subsequent Fiscal Year | Total Estimated to Complete Project |
| Private Investment Undertaken (See Instructions) | \$ | - \$ - | \$ |
| Public Investment Undertaken | | • \$ - | \$ |
| Ratio of Private/Public Investment | 0 | | 0 |
| Project 1: | | | |
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |
| Project 2: | | | |
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |
| Project 3: | | | |
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |
| Project 4: | | | |
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |
| Project 5: | | | |
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |
| Project 6: | | | |
| Private Investment Undertaken (See Instructions) | | | |
| Public Investment Undertaken | | | |
| Ratio of Private/Public Investment | 0 | | 0 |

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois.

| SECTION 6 | |
|-------------------------|--|
| FY 2013 | |
| TIF NAME: | Kostner Avenue Redevelopment Project Area |
| Provide the base EAV (a | at the time of designation) and the EAV for the year reported for the redevelopment project area |

| Year redevelopment | | | |
|--------------------|----------|-----------------------|--|
| project area was | | Reporting Fiscal Year | |
| designated | Base EAV | ĒAV | |
| | | | |

List all overlapping tax districts in the redevelopment project area. If overlapping taxing district received a surplus, list the surplus.

_____ The overlapping taxing districts did not receive a surplus.

| Overlapping Taxing District | Surplus Distributed from redevelopment | |
|-----------------------------|--|--|
| | \$ | |
| | \$ - | |
| | \$ - | |
| | \$ - | |
| | \$ - | |
| | \$ | |
| | \$ - | |
| | \$ - | |
| | \$ | |
| | \$ - | |
| | \$ - | |
| | \$ - | |
| | \$ | |
| | \$ - | |
| | \$ - | |

SECTION 7

Provide information about job creation and retention

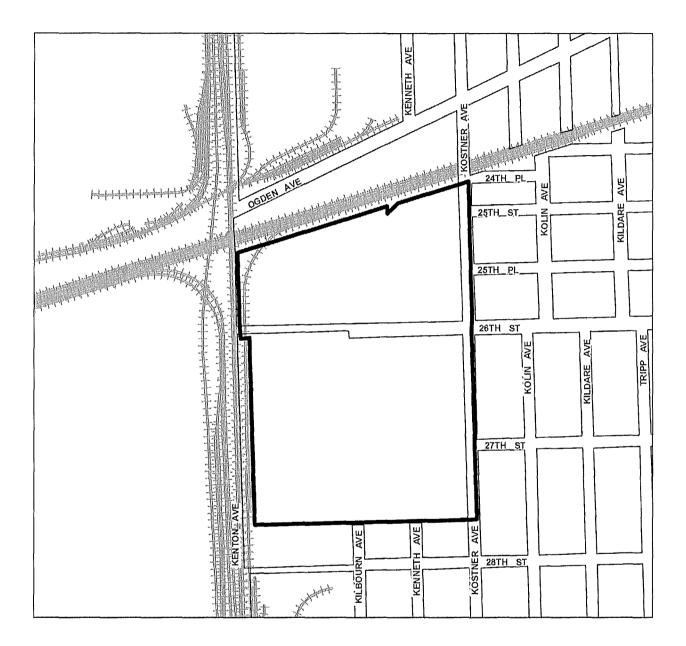
| Number of Jobs Retained | Number of Jobs Created | Description and Type (Temporary or Permanent) of Jobs | Total Salaries Paid |
|----------------------------|---------------------------|---|---------------------|
| | | | \$ - |
| | | | \$ |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ - |
| | | | \$ |

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

| Optional Documents | Enclosed | |
|---|----------|--|
| Legal description of redevelopment project area | | |
| Map of District | X | |

Kostner Avenue Redevelopment Project Area 2013 Annual Report



STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

CERTIFICATION

TO:

Judy Baar Topinka Comptroller of the State of Illinois James R. Thompson Center 100 West Randolph Street, Suite 15-500 Chicago, Illinois 60601 Attention: June Canello, Director of Local Government

James R. Dempsey Associate Vice Chancellor-Finance City Colleges of Chicago 226 West Jackson Boulevard, Room 1125 Chicago, Illinois 60606

Herman Brewer Bureau Chief Cook County Bureau of Economic Dev. 69 West Washington Street, Suite 3000 Chicago, Illinois 60602

Lawrence Wilson, Comptroller Forest Preserve District of Cook County 69 W. Washington Street, Suite 2060 Chicago, IL 60602 Barbara Byrd-Bennett Chief Executive Officer Chicago Board of Education 125 South Clark Street, 5th Floor Chicago, Illinois 60603

Jacqueline Torres, Director of Finance Metropolitan Water Reclamation District of Greater Chicago 100 East Erie Street, Room 2429 Chicago, Illinois 60611

Douglas Wright South Cook County Mosquito Abatement District 155th & Dixie Highway P.O. Box 1030 Harvey, Illinois 60426

Michael P. Kelly, General Superintendent & CEO Chicago Park District 541 North Fairbanks, 7th Floor Chicago, Illinois 60611

I, Rahm Emanuel, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 <u>et seq</u>, (the "Act") with regard to the Kostner Avenue Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

Attachment B

Attachment B

1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2013, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2014.

Jahn Emmelses

Rahm Emanuel, Mayor City of Chicago, Illinois



DEPARTMENT OF LAW

CITY OF CHICAGO

June 30, 2014

Attachment C

Judy Baar Topinka Comptroller of the State of Illinois James R. Thompson Center 100 West Randolph Street, Suite 15-500 Chicago, Illinois 60601 Attention: June Canello, Director of Local Government

James R. Dempsey Associate Vice Chancellor-Finance City Colleges of Chicago 226 West Jackson Boulevard, Room 1125 Chicago, Illinois 60606

Herman Brewer Bureau Chief Cook County Bureau of Economic Dev. 69 West Washington Street, Suite 3000 Chicago, Illinois 60602

Lawrence Wilson, Comptroller Forest Preserve District of Cook County 69 W. Washington Street, Suite 2060 Chicago, IL 60602 Barbara Byrd-Bennett Chief Executive Officer Chicago Board of Education 125 South Clark Street, 5th Floor Chicago, Illinois 60603

Jacqueline Torres, Director of Finance Metropolitan Water Reclamation District of Greater Chicago 100 East Erie Street, Room 2429 Chicago, Illinois 60611

Douglas Wright South Cook County Mosquito Abatement District 155th & Dixie Highway P.O. Box 1030 Harvey, Illinois 60426

Michael P. Kelly, General Superintendent & CEO Chicago Park District 541 North Fairbanks, 7th Floor Chicago, Illinois 60611

Re: Kostner Avenue Redevelopment Project Area (the "Redevelopment Project Area")

Dear Addressees:

I am the Corporation Counsel of the City of Chicago, Illinois (the "City") and, in such capacity, I am the head of the City's Law Department. In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.

Opinion of Counsel for 2013 Annual Report Page 2 June 30, 2014

Attorneys, past and present, in the Law Department of the City and familiar with the requirements of the Act, have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area, and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Finance and Office of Budget and Management (collectively, the "City Departments"), have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very troly yours, Stanh R. Patha

Stephen R. Patton Corporation Counsel

SCHEDULE 1

(Exception Schedule)

- (X) No Exceptions
- () Note the following Exceptions: