2015 ANNUAL REPORT

107th/Halsted Redevelopment Project Area



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

JUNE 30, 2016

FY 2015 ANNUAL TAX INCREMENT FINANCE REPORT



Name of Municipality:		City of Chicago	Reporting F	Fiscal Year:		2015
County:	County: Fiscal Year End:			12/31/2015		
Unit Code:		016/620/30				
		TIF Adminis	trator Contact In	formation		
First Name:	David L.		Last Name	: Reifman		
Address:	City Hall, 1	121 N. La Salle	Title:	Administrator		
Telephone:	(312) 744-	4190	City:	Chicago	Zip:	60602
Mobile	n/a	n/a		TIFReports@cityofc	hicago.org	
Mobile Provider	n/a	· · · · · · · · · · · · · · · · · · ·	Best way to contact	X Email Mobile		_Phone _Mail
is complete	and accura	w knowledge, this report of the attention of the attention of this reporting 3 et seq. J. Octive Industrial	g Fiscal year under Jobs Recovery La	r the Tax Increment A	allocation Re i-10 et. seq.	edevelopment
Written sign	ature of TII	- Administrator		Date		

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTICT					
Name of Redevelopment Project Area Date Designated Date Terminated					
24th/Michigan	7/21/1999	7/21/2022			
26th and King Drive	1/11/2006	12/31/2030			
35th and Wallace	12/15/1999	12/31/2023			
35th/Halsted	1/14/1997	12/31/2021			
35th/State	1/14/2004	12/31/2028			
43rd/Cottage Grove	7/8/1998	12/31/2022			
47th/Ashland	3/27/2002	12/31/2026			
47th/Haisted	5/29/2002	12/31/2026			
47th/King Drive	3/27/2002	12/31/2026			
47th/State	7/21/2004	12/31/2028			
49th Street/St. Lawrence Avenue	1/10/1996	12/31/2020			
51st/ Archer	5/17/2000	12/31/2024			
51st/Lake Park	11/15/2012	12/31/2036			
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			

^{*}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	Reporting Fiscal Year:	2015
County:	Cook	Fiscal Year End:	12 /31/2015
Unit Code:	016/620/30		

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
95th and Western	7/13/1995	12/31/2019
105th/Vincennes	10/3/2001	12/31/2025
107th Halsted	4/2/2014 .	12/31/2038
111th Street/Kedzie Avenue Business District	9/29/1999	9/29/2022
119th and Halsted	2/6/2002	12/31/2026
119th/l-57	11/6/2002	12/31/2026
126th and Torrence	12/21/1994	12/21/2017
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
Dicero/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
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
dgewater/ Ashland	10/1/2003	12/31/2027

Name of Municipality:ChicagoReporting Fiscal Year:2015County:CookFiscal Year End:12 /31/2015Unit Code:016/620/30

Elston/Armstrong Industrial Corridor	7/19/2007	12/31/2031
Englewood Mall .	11/29/1989	12/31/2025
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
Foster California	4/2/2014	12/31/2038
Fullerton/ Milwaukee	2/16/2000	12/31/2024
Galewood/Armitage Industrial	7/7/1999	12/31/2023
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/Kimbali	3/12/2008	12/31/2032
Kinzie Industrial Corridor	6/10/1998	12/31/2022
Lake Calumet Area Industrial	12/13/2000	12/31/2024
akefront	3/27/2002	12/31/2026
aSalle Central	11/15/2006	12/31/2030
_awrence/ Kedzie	2/16/2000	12/31/2024
_awrence/Broadway	6/27/2001	12/31/2025
.awrence/Pulaski	2/27/2002	12/31/2026
Lincoln Avenue	11/3/1999	12/31/2023
incoln-Belmont-Ashland	11/2/1994	12/31/2018
ittle Village East	4/22/2009	12/31/2033
ittle 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
/lichigan/Cermak	9/13/1989	12/31/2025
Aidway Industrial Corridor	2/16/2000	12/31/2024
Aldwest	5/17/2000	12/31/2036
Montclare	8/30/2000	12/31/2024
Montrose/Clarendon	6/30/2010	12/31/2034
Near North	7/30/1997	7/30/2020
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

Name of Municipality: Chicago Reporting Fiscal Year: 2015
County: Cook Fiscal Year End: 12 /31/2015
Unit Code: 016/620/30

Northwest Industrial Corridor 12/2/1998 12/31/2022 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 12/31/2023 Randolph and Wells 6/9/2010 12/31/2034 Ravenswood Corridor 3/9/2005 12/31/2029 Read-Dunning 1/11/1991 12/31/2027 River South 7/30/1997 7/30/2020 River West 1/10/2001 12/31/2025 Roosevelt/Canal 3/19/1997 12/31/2015 Roosevelt/Cicero 2/5/2021 2/5/1998 12/31/2034 Roosevelt/Racine 11/4/1998 Roosevelt/Union 5/12/1999 5/12/2022 Roseland/Michigan 1/16/2002 12/31/2026 Sanitary Drainage and Ship Canal 7/24/1991 12/31/2027 4/12/2000 12/31/2024 South Chicago 12/31/2023 South Works Industrial 11/3/1999 Stevenson/Brighton 4/11/2007 12/31/2031 12/11/1996 12/31/2020 Stockyards Annex Stockyards Southeast Quadrant Industrial 2/26/1992 12/31/2016 Stony Island Avenue Commercial and Burnside Industrial 6/10/1998 12/31/2034 Corridors Touhy/Western 9/13/2006 12/31/2030 12/31/2038 Washington Park 10/8/2014 Weed/Fremont 1/8/2008 12/31/2032 West Irving Park 1/12/2000 12/31/2024 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 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

SECTION 2 [Sections 2 through 5 must be completed for <u>each</u> redevelopment project area listed in Section 1.] FY 2015

Name of Redevelopment Project Area: 107th/Halsted Redevelopment Project Area
Primary Use of Redevelopment Project Area*: Combination/Mixed
If "Combination/Mixed" List Component Types: Residential/Commercial/Public Facilities
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):
Tax Increment Allocation Redevelopment Act X Industrial Jobs Recovery Law

	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	X	
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		Χ
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and		
5/11-74.6-22 (d) (4)]		
Please enclose the Legal Counsel Opinion labeled Attachment C	Office Parking Co.	Χ
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan,		
including 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)]		
If yes, please enclose the Activities Statement labeled Attachment D	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment		
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)]		
• • • • • • • • • • • • • • • • • • • •		Χ
If yes, please enclose the Agreement(s) labeled Attachment E Is 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)]	Х	
If yes, please enclose the Additional Information labeled Attachment F	^	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have		
received or are receiving payments financed by tax increment revenues produced by the same TIF? [65		
ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)]	Х	
If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	^	
Were 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)]	v	
If yes, please enclose the Joint Review Board Report labeled Attachment H	Х	
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and		
5/11-74.6-22 (d) (8) (A)]	· 🗸	
If yes, please enclose the Official Statement labeled Attachment I	X	
Was 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-	j	
74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)]		
If yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation		
fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2)		
If yes, please enclose Audited financial statements of the special tax allocation fund		
labeled Attachment K	X	
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into		
the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)]		
If yes, please enclose a certified letter statement reviewing compliance with the Act labeled		
Attachment L	X	
A list of all intergovernmental agreements in effect in FY 2015, to which the municipality is a part, and		
an accounting of any money transferred or received by the municipality during that fiscal year pursuant		
to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]		
If yes, please enclose list only of the intergovernmental agreements labeled Attachment M	x	
* Types include: Central Business District Retail Other Commercial Industrial Residential and Combin		

^{*} 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.

TIF NAME: 107th/Halsted Redevelopment Project Area

Total Amount Restricted (Carried forward from Section 3.3)

Fund Balance at Beginning of Reporting Period \$

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment			0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			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%
Fund During Reporting Period Cumulative Total Revenues/Cash Receipts		\$ -	0%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)		<u>.</u>	
Distribution of Surplus			
Total Expenditures/Disbursements	-		
NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS	-		
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	\$ -		

FY 2015

TIF NAME: 107th/Halsted 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)

	FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLET		
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	
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		Residence in the Control of the Cont	
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		and Carlotte	
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2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)			
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		and make and the 1988 septimen	
		escoper additions.	
		\$ -	
3. Property assembly, demolition, site preparation and environmental site improvement costs.		· 医一种原理 医阿克克斯 医多种	
Subsection (q)(2), (o)(2) and (o)(3)		可能的效应型的开始	
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		as deficient the design	
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		\$ -	
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private		经重要型的程序专用	
buildings. Subsection (q)(3) and (o)(4)	Application of the party of the	和 到此的对方可以对	
	·	用作。19 75年,第二年第二年中华	
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		STEEL STATES	
		SERVICE SERVICES AND AND ADDRESS OF THE PARTY OF THE PART	
		连续的数据表现的数据数据	
		-	
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)	1	COLUMN TO SECURE	
		ar sould be readily a company	
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		建筑学师 第三位 (中华本年) 建铁	
		TOTAL CONTRACTOR OF THE	
		MENTAL CONTRACTOR	
		LENGTH HILLIAMS	
	7)0040000000000000000000000000000000000	\$ -	
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs	推得	MARKET CONTRACTOR	
Recovery TIFs ONLY			
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		\$ -	

SECTION 3.2 A		
PAGE 2		
7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5),		4.54 (1.54)
(o)(7) and (o)(12)		Figure 1984 - Car Miles
		39.47.25PGAGIGREGA
		negation reasons of Pires A.
		医甲基苯酚 医多种性毒素
		Section of the College of
		PERMITTED AND A STREET
		AUGUSTA CONTRACTOR
		\$ -
8. Financing costs. Subsection (q) (6) and (o)(8)		
or a marriang sector. Cases sector (4) (5) and (5)(5)		
		44444
		A CONTRACTOR OF THE PROPERTY O
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		\$ -
9. Approved capital costs. Subsection (q)(7) and (o)(9)	Telephone Addition	A CHEST CO. CO. CAREER
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		development of Johnson
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		\$ -
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing		
projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		ALCOHOLOGICAL CONTRACTOR
		A PROGRAMMA CONTRACTOR
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		w MATERIAL CONTRACTOR
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1 1111		\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		are a september of the Property of
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La Company to the section of the section (a) (a) and (a) (a)		· ·
12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)		
		ENGLY THE FALLEY
		NAMES OF TAXABLE PARTY.
		SERVICES AREA
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		and find they are selected.
		for the first war to the
		COMMITTEE STATE OF THE STATE OF
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other		
taxing bodies. Subsection (q)(10) and (o)(12)		SHEET PROPERTY OF THE PARTY.
		right of the state
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		A CHEST STATE OF THE STATE OF
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		are della confidence
		\$ -

SECTION 3.2 A		
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)		
		1.42.13
15. Costs of construction of new housing units for low income and very low-income households.	enga sasa kanja kanga kanga	\$ -
Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		en in ikali di dikabupat Pranchi di di dikabupat
		10.00 mm to 10.00
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY	Adamská some Summerská	
		\$ -
TOTAL ITEMIZED EXPENDITURES		s -

Section 3.2 B

FY 2015

TIF NAME: 107th Halsted 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

FΥ	201	5
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TIF NAME: 107th/Halsted Redevelopment Project Area	
FUND BALANCE END OF REPORTING PERIOD	اد

	Amount of Original	
	Issuance	Amount Restricted
1. Description of Debt Obligations		
Restricted for debt service	\$ -	\$
Total Amount Restricted for Obligations	\$ -	\$
	•	
2. Description of Project Costs to be Paid		
Restricted for future redevelopment project costs	160/4000/gathering。	\$
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Total Amount Restricted for Project Costs	·	\$
TOTAL AMOUNT RESTRICTED	•	\$
	'	
SURPLUS*/(DEFICIT)	•	\$

^{*} 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 2015

TIF NAME: 107th/Halsted Redevelopment Project Area

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

Property (1):	
Street address:	10744 S. Eggleston
Approximate size or description of property:	N/A
Purchase price:	N/A
Seller of property:	N/A

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 2015

TIF NAME: 107th/Halsted Redevelopment Project Area

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF

REPORT. PAGES 2-3 SHOULD BE INCLUDED IF PROJECTS ARE LISTED ON THESE PAGES

Check here if NO projects were undertaken by the Mu	nicipality Within the Rede	evelopment Project Area:	X
ENTER total number of projects undertaken by the Mu			
and list them in detail below*.		, , , , , , , , , , , , , , , , , , ,	
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		O
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		<u></u>	
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.
·

SE	CTIC	N 6
FΥ	2015	5

TIF NAME:

107th/Halsted Redevelopment Project Area

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

designated	Base EAV	EAV
project area was	Base FAV	Reporting Fiscal Year

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
	\$
	\$
	\$
	\$
,	\$
	\$
	\$
	\$
	\$
<u>.</u>	\$
1	, \$
	\$
	\$
	\$
	\$

SECTION 7

Provide information about job creation and retention

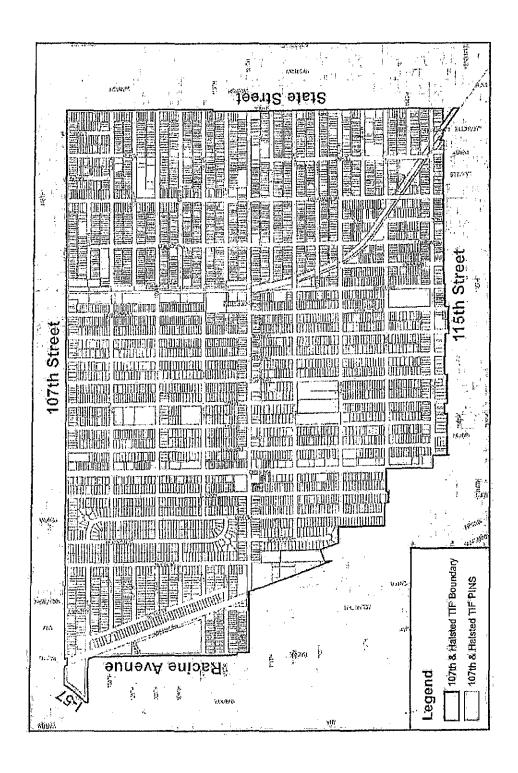
Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
	,		\$ -
			\$ -

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	

107th/Halsted Redevelopment Project Area 2015 Annual Report



STATE OF ILLINOIS)	
) SS	Attachment B
COUNTY OF COOK)	,

CERTIFICATION

TO:

Leslie Geissler Munger
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

Michael Jasso 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 Forrest Claypool Chief Executive Officer Chicago Board of Education 42 West Madison Street 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 et seq, (the "Act") with regard to the 107th Halsted Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

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, 2015, 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, 2016.

Rahm Emanuel, Mayor

City of Chicago, Illinois



DEPARTMENT OF LAW

June 30, 2016

CITY OF CHICAGO

Attachment C

Leslie Geissler Munger 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

Michael Jasso 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 Forrest Claypool Chief Executive Officer Chicago Board of Education 42 West Madison Street 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: 107th Halsted

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 2015 Annual Report Page 2

June 30, 2016

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 trady yours.

Stephen R. Patton Corporation Counsel

ATTACHMENT E

Agreements entered into concerning the disposition or redevelopment of property within the Project Area during the preceding fiscal year are listed below.

Parties to Agreement with City	Project Description	Address Address
N/A	Construction of Mixed Use Property	225 W 107Th PI
N/A	Construction of Mixed Use Property	236 W 115Th St
N/A	Construction of Mixed Use Property	323 W 111Th PI