
2008 Annual Report

Kostner Avenue Redevelopment Project Area



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

JUNE 30, 2009

Ms. Christine Raguso
Acting Commissioner
Department of Planning and Development
121 North LaSalle Street
Chicago, Illinois 60602

30 June 2009

Dear Commissioner:

Enclosed is the annual report for the Kostner Avenue Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to Section 5(d) of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.6-1 et seq.), as amended. The contents are based on information provided to us by Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed upon accounting and testing procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

It has been a pleasure to work with representatives from the Department of Planning and Development and other City Departments.

Very truly yours,

A handwritten signature in cursive script that reads 'Ernst & Young LLP'.

Ernst & Young LLP

Kostner Avenue Redevelopment Project Area 2008 Annual Report

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WITH SECTION (d) OF 65 ILCS 5/11-74.4-5.**

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City of Chicago
Richard M. Daley, Mayor

Department of Community
Development

Chris Raguso
Acting Commissioner

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<http://www.cityofchicago.org>

June 30, 2009

The Honorable Daniel Hynes
Comptroller
State of Illinois
Office of the Comptroller
201 Capitol
Springfield, IL 62706

Dear Comptroller Hynes:

We have compiled the attached information for the Kostner Avenue
Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-
74.4-5(d).

Sincerely,

Christine Raguso
Acting Commissioner



Kostner Avenue Redevelopment Project Area 2008 Annual Report

(1) DATE OF DESIGNATION AND TERMINATION - 65 ILCS 5/11-74.4-5(d)(1.5)

The Project Area was designated on November 5, 2008. The Project Area may be terminated no later than December 31, 2032.

Kostner Avenue Redevelopment Project Area 2008 Annual Report

(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)

During 2008, no financial activity or cumulative deposits over \$100,000 occurred in the Project Area. Therefore, no audited statements were prepared pertaining to the Special Tax Allocation Fund for the Project Area.

**Kostner Avenue Redevelopment Project Area
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(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)

Please see attached.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

TO:

Daniel W. Hynes
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

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Room 1125
Chicago, Illinois 60606

Maurice S. Jones
Director
Cook County Dept. Planning & Dev.
69 West Washington Street, Suite 2900
Chicago, Illinois 60602

Dan Donovan, Comptroller
Forest Preserve District of Cook County
69 W. Washington Street, Suite 2060
Chicago, IL 60602

Martin Koldyke, Chairman
Chicago School Finance Authority
135 South LaSalle Street, Suite 3800
Chicago, Illinois 60603

Timothy Mitchell, General Superintendent &
CEO
Chicago Park District
541 North Fairbanks
Chicago, Illinois 60611

Ron Huberman
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

I, RICHARD M. DALEY, 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 Kostner Avenue Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

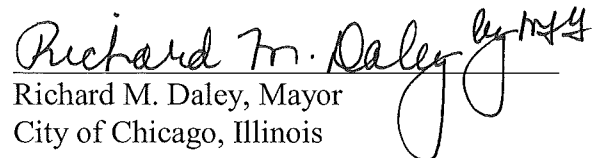
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2008, 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, 2009.

A handwritten signature in cursive script that reads "Richard M. Daley" followed by a large, stylized flourish. The signature is written in black ink and is positioned above a horizontal line.
Richard M. Daley, Mayor
City of Chicago, Illinois

**Kostner Avenue Redevelopment Project Area
2008 Annual Report**

(4) OPINION OF LEGAL COUNSEL - 65 ILCS 5/11-74.4-5(d)(4)

Please see attached.



City of Chicago
Richard M. Daley, Mayor

Department of Law

Mara S. Georges
Corporation Counsel

City Hall, Room 600
121 North LaSalle Street
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June 30, 2009

Daniel W. Hynes
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

Dolores Javier, Treasurer
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226 West Jackson Boulevard, Room 1125
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Douglas Wright
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426

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

Dear Addressees:

I am Corporation Counsel of the City of Chicago, Illinois (the "City"). 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.



Attorneys, past and present, in the Law Department of the City 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 Housing, Department of Finance and Office of Budget and Management, 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 truly yours,



Mara S. Georges
Corporation Counsel

SCHEDULE 1

(Exception Schedule)

No Exceptions

Note the following Exceptions:

**Kostner Avenue Redevelopment Project Area
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(5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND - 65 ILCS 5/11-74.4-5(d)(5)

During 2008, there was no financial activity in the Special Tax Allocation Fund.

**Kostner Avenue Redevelopment Project Area
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(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)

During 2008, the City did not purchase any property in the Project Area.

Kostner Avenue Redevelopment Project Area 2008 Annual Report

(7) STATEMENT OF ACTIVITIES - 65 ILCS 5/11-74.4-5(d)(7)

- (A)** Projects implemented in the preceding fiscal year.
- (B)** A description of the redevelopment activities undertaken.
- (C)** Agreements entered into by the City with regard to disposition or redevelopment of any property within the Project Area.
- (D)** Additional information on the use of all Funds received by the Project Area and steps taken by the City to achieve the objectives of the Redevelopment Plan.
- (E)** Information on contracts that the City's consultants have entered into with parties that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.
- (F)** Joint Review Board reports submitted to the City.
- (G)** Project-by-project review of public and private investment undertaken from 11/1/99 to 12/31/08, and of such investments expected to be undertaken in year 2009; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/08, and an estimated ratio of such investments as of the completion of each project and as estimated to the completion of the redevelopment project.

SEE TABLES AND/OR DISCUSSIONS ON FOLLOWING PAGES.

Kostner Avenue Redevelopment Project Area 2008 Annual Report

(7)(A) - 65 ILCS 5/11-74.4-5(d)(7)(A)

During 2008, no projects were implemented.

(7)(B) - 65 ILCS 5/11-74.4-5(d)(7)(B)

Redevelopment activities undertaken within this Project Area during the year 2008, if any, have been made pursuant to i) the Redevelopment Plan for the Project Area, and ii) any Redevelopment Agreements affecting the Project Area, and are set forth on Table 5 herein by TIF-eligible expenditure category.

(7)(C) - 65 ILCS 5/11-74.4-5(d)(7)(C)

During 2008, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

Kostner Avenue Redevelopment Project Area 2008 Annual Report

(7)(D) - 65 ILCS 5/11-74.4-5(d)(7)(D)

The Project Area has not yet received any increment.

(7)(E) - 65 ILCS 5/11-74.4-5(d)(7)(E)

During 2008, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.

**Kostner Avenue Redevelopment Project Area
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(7)(F) - 65 ILCS 5/11-74.4-5(d)(7)(F)

Joint Review Board Reports were submitted to the City. See attached.

(7)(G) - 65 ILCS 5/11-74.4-5(d)(7)(G)

**TABLE 7(G)
PROJECT BY PROJECT REVIEW OF PUBLIC AND PRIVATE INVESTMENT
AND RATIO OF PRIVATE TO PUBLIC INVESTMENT ***

Projects Estimated To Be Undertaken During 2009	Private Investment Undertaken	Public Investment Undertaken	Ratio of Private/Public Investment
Project 1: Primestor	\$107,920,000	\$24,800,000	4.4 : 1

* Each actual or estimated Public Investment reported here is, to the extent possible, comprised only of payments financed by tax increment revenues. In contrast, each actual or estimated Private Investment reported here is, to the extent possible, comprised of payments financed by revenues that are not tax increment revenues and, therefore, may include private equity, private lender financing, private grants, other public monies, or other local, state or federal grants or loans.

CITY OF CHICAGO
JOINT REVIEW BOARD

ORIGINAL

Report of proceedings of a hearing
before the City of Chicago, Joint Review
Board held on July 11, 2008, at 10:05 a.m.
City Hall, Room 703, Conference Room,
Chicago, Illinois, and presided over by
Mr. Tanya Anthony.

PRESENT:

MS. TANYA ANTHONY, CHAIRMAN
MS. GLORIA PERALTA
MS. SUSAN MAREK
MR. PETER SKOSEY

REPORTED BY: LeGrand Reporting & Video Services
105 West Adams Street
Chicago, Illinois 60602
Carol Robertson, Court Reporter

LeGrand Reporting & Video Services (630)894-9389

1 MS. ANTHONY: I'd like to call the
2 meeting to order and ask the other board
3 members to introduce themselves, please.

4 MS. MAREK: Susan Marek, Chicago
5 Board of Education.

6 MR. SKOSEY: Peter Skosey,
7 representing the public members.

8 MS. ANTHONY: And for the record, my
9 name is Tanya Anthony. I am the
10 representative of the Chicago Park District,
11 which under Section 1174.4-5 of the Tax
12 Increment Allocation Redevelopment Act, is
13 one of the statutorily designated members of
14 the Joint Review Board. Until election of a
15 chairperson, I will moderate the Joint
16 Review Board meeting.

17 For the record, this will be a
18 meeting to review the proposed Kostner
19 Avenue Tax Increment Financing District.
20 The date of this meeting was announced at and
21 set by the Community Development Commission
22 of the City of Chicago at its meeting of June
23 10th, 2008.

24 Notice of this meeting of the

1 Joint Review Board was also provided by
2 certified mail to each taxing district
3 represented on the board, which includes the
4 Chicago Board of Education, the Chicago
5 Community College, District 508, the Chicago
6 Park District, Cook County, the City of
7 Chicago and the Public Member. Public notice
8 of this meeting was also posted as of
9 Wednesday, July 9th, 2008 in various
10 locations throughout City Hall.

11 Our first order of business is to
12 select a chairperson for this Joint Review
13 Board. Are there any nominations?

14 MS. MAREK: I'll nominate Tanya
15 Anthony.

16 MS. ANTHONY: Is there a second for
17 the nomination?

18 MR. SKOSEY: I'll second the motion.

19 MS. ANTHONY: Are there any other
20 nominations?

21 Let the record reflect there were
22 no other nominations. All in favor of the
23 nomination, please vote by saying aye.

24 (Chorus of ayes.)

1 MS. ANTHONY: All opposed, please
2 vote by saying no.

3 Let the record reflect that Tanya
4 Anthony, myself, has been elected as
5 chairperson and will now serve as the
6 chairperson for the remainder of this
7 meeting.

8 As I mentioned, at this meeting
9 we will be reviewing a plan for the proposed
10 Kostner Avenue Tax Increment Financing
11 District proposed by the City of Chicago.
12 Staff of the City's Department of Planning
13 and Development and Law are, and other
14 departments have reviewed this plan
15 amendment, which was introduced to City's
16 Community Development Commission on June
17 10th, 2008.

18 We will listen to a presentation
19 by the consultant on the plan. Following the
20 presentation we can address any questions
21 that the Joint Review Board Members might
22 have for the consultant or city staff. An
23 amendment to the TIF Act requires us to base
24 our recommendations to approve or disapprove

1 the proposed Kostner Ave. Tax Increment
2 Financing District on the basis of the area
3 and the plan satisfy the plan requirements,
4 the eligibility criteria defined in the TIF
5 Act and objectives of the TIF Act.

6 If the board approves the plan
7 amendment, the board will then issue an
8 advisory non-binding recommendation by the
9 vote of the majority of those members present
10 and voting. Such recommendation shall be
11 submitted to the city within 30 days after
12 the board meeting.

13 Failure to submit such
14 recommendation shall be deemed to constitute
15 approval by the board. If the board
16 disproves the plan amendment, the board must
17 issue a written report describing why the
18 plan and area fail to meet one or more of the
19 objectives of the TIF Act, and both the plan
20 requirements and the eligibility requirement
21 of the TIF Act.

22 The city will then have 30 days
23 to resubmit a revised plan. The board and
24 the city must also confer during this time to

1 try to resolve the issues that led to the
2 board's disapproval. If such issues cannot
3 be resolved, or if the revised plan is
4 disapproved, the city may proceed with the
5 plan, but the plan can be approved only with
6 a three-fifths vote of the city council,
7 excluding positions of members that are
8 vacant and those members that are ineligible
9 to vote because of conflicts of interest.

10 At this time we'll have a
11 presentation by the consultant.

12 MR. SKOSEY: You want to introduce
13 our new member, Tanya?

14 MS. ANTHONY: Actually I'll let you
15 introduce yourself.

16 MS. PERALTA: Oh, I'm Gloria Peralta,
17 from the City of Chicago Finance Department,
18 and I've assumed the responsibilities for
19 doing the TIF finance management.

20 MS. ANTHONY: Thank you for joining
21 us.

22 MS. MORONEY: Good morning. My name
23 is Ann Moroney. I'm with Johnson Research
24 Group and we work with the City of Chicago on

1 doing the eligibility study and the
2 redevelopment plan for Kostner and
3 Redevelopment --

4 I'm here to tell you a little bit
5 about the project area. The boundaries you
6 can see in this map here are the Chicago
7 Burlington and Quincy Railroad on the north,
8 the Belt Railroad Line in the city limits on
9 the west, the south line on Block 301 on the
10 south, which is just north of 28th Street and
11 Kostner Avenue on the east.

12 The location of the TIF is on the
13 far west side of the Little Village
14 neighborhood in the South Lawndale Community
15 area, it's in Alderman Munoz's 22nd Ward. It
16 is adjacent to one TIF District on the south,
17 the Little Village TIF.

18 The project area is 51 acres in
19 size, and it has 15 tax parcels located on
20 two taxed lots, and it includes four
21 buildings. The area is made up of an
22 approved area and a vacant area. On this map
23 you can see the vacant area is shaded in
24 gray, located on two blocks, and the improved

1 area is dotted and located on the north and
2 south block.

3 As part of our eligibility study
4 we did a number of surveys and analyses that
5 included a field survey conducted in
6 November of 2007. We did data collection for
7 building conditions, building permits,
8 building code violations, sewer and water
9 infrastructure needs, we looked at county
10 records for 2000 to 2006, we looked at Cook
11 County Assessor records from 2001 to 2006 and
12 we examined all previously prepared reports,
13 studies and plans for the area.

14 Our findings, for our findings we
15 looked at the area in two, under two
16 criteria, as an improved area and as a vacant
17 area, as an improved area and as a vacant
18 area. We've looked at the improved area
19 under the criteria for our conservation
20 area. As you may know, the conservation area
21 requires that 50 percent of the buildings
22 must be 35 years of age or older, and that
23 three of some 13 factors must be present.

24 We found that there were seven

1 factors present, and that it met the age
2 criteria. The factors present include
3 dilapidation, obsolescence, deterioration,
4 structures below minimum codes, excessive
5 vacancies, inadequate utilities and
6 excessive land coverage and over crowding of
7 structures and community facilities.

8 The vacant area must qualify
9 under one criteria. There are seven criteria
10 under which it could qualify. We found that
11 the vacant area qualifies under three
12 criteria, as I said, only one is required.
13 Under the one it must exhibit Combination 2
14 blighting factors, we found that it met that
15 criteria. It contains obsolete -- and
16 deterioration of structures in areas
17 adjacent to the area.

18 Under another criteria it
19 qualified as having a substantial portion of
20 the vacant area used as an unused or illegal
21 disposal site with earth, stone and building
22 debris. And then finally we found the third
23 criteria, that it was blighted prior to
24 becoming vacant. Many of, there were several

1 buildings that were documented as having
2 five or more blighting criteria prior to
3 their demolition.

4 In addition to qualifying as a
5 conservation area and a vacant, blighted
6 area, other evidence of disinvestment
7 present in the project area is that no new
8 private investment has happened in more than
9 a decade. Aside from demolition of
10 buildings, no new investment has happened. A
11 new public school was put in in '94, but that
12 was the only new building.

13 A total of 11 building permits
14 were issued in the last five years, and that
15 includes the, and that includes temporary
16 structures for a circus, temporary circus
17 that happens on some of the vacant land. The
18 building permits total \$14,600 over these
19 five years, which averages less than \$3,000 a
20 year.

21 Two of the four buildings up here
22 are considered dilapidated. An abandoned
23 railroad track runs through this area and
24 includes a deteriorated railroad car that

1 has been there for years. Environmental
2 studies show that 30 underground storage
3 tanks have been located in the project area,
4 many of which have been removed, some of
5 which still remain, including one resolved
6 leaking underground storage tank that is
7 been in place since, or that is on record as
8 of 2004.

9 The TIF plan document includes
10 goals and a number of goals and objectives
11 consistent with other plans and studies for
12 the area. This, the objective is to create
13 an improved gateway location for the city and
14 community. New commercial development along
15 26th Street, new employment opportunities in
16 those commercial developments, increase
17 rental and for sale housing opportunities
18 for all income groups, new infrastructure in
19 approved community facilities, and a
20 strengthened tax base arising from new
21 residential and commercial development in
22 returning exempt properties to the tax role.

23 The land use plan that you can
24 see here is pretty general. The idea is to

1 create a mixed use environment with
2 commercial oriented to 26th Street, and a
3 mixed residential development and some
4 commercial on the south, and public
5 institution will remain on the far south
6 where the -- School is currently.

7 MS. MAREK: So the improved area on
8 the north, is that mixed use now or?

9 MS. MORONEY: It's all vacant.

10 MS. MAREK: Oh, that's all vacant?

11 MS. MORONEY: Yeah. You can see on
12 this, this, these are two vacant industrial
13 buildings that are, this one is falling down,
14 you know, you can see through it; and this
15 one is intact and will be rehabilitated.

16 MS. MAREK: So back then, it's not
17 that they went to construction. I mean,
18 improved method that there was a structure on
19 it?

20 MS. MORONEY: Right, yes, I'm sorry,
21 improved means it could also be a
22 combination.

23 MS. MAREK: It could be a vacant
24 structure?

1 MS. MORONEY: Exactly.

2 MS. MAREK: Okay.

3 MS. MORONEY: Yeah. And down here is
4 the fairly new school.

5 MS. ANTHONY: And it's a private
6 school?

7 MS. MORONEY: It's a private school.
8 Let's see, no housing impact was completed as
9 part of this study because there are no
10 residential units in the project area. The
11 project budget for this totals \$55 million,
12 and that's broken down into analysis' and
13 administration studies, professional fees of
14 1.8 million; property assembly, including
15 acquisition site dropped down ration of 10
16 million; rehab of existing buildings and
17 affordable housing at 25 million; public
18 works and improvement including streets,
19 utilities, parks, public school facilities,
20 7.6 million; relocation costs, job training,
21 retraining, welfare to work and daycare,
22 about 600,000; and intrasubsidies of 10
23 million.

24 The sources of funds to pay for

1 these estimated budget items are going to be
2 driven from incremental property taxes
3 estimated from the area. The 2006 EAB of the
4 project area is 4,842,979, and based on
5 estimated commercial and redevelopment of
6 the area, by the final year of the TIF in
7 2032, the EAB could reach 113 million.
8 Incremental taxes over, or generated as a
9 result of that new EAB are estimated at
10 approximately \$55 million.

11 That is kind of a short summary
12 of the project, and I'd be happy to answer¹
13 any questions you have.

14 MS. ANTHONY: Any plans for the
15 abandoned railroads like turning them into
16 bike paths or anything like that?

17 MS. MORONEY: There, there's an
18 abandoned kind of spur that'll be removed.
19 The themes are actually functioning, right
20 outside the project area are functioning,
21 live railroads. This railroad used to sort
22 of sprawled, it used to be a break shoe that
23 there here that is the railroad property.

24 MS. ANTHONY: And what's the plan for

1 that?

2 MS. MORONEY: The railroad line will
3 be removed.

4 MS. ANTHONY: Okay.

5 MS. MAREK: So that curved line down
6 there isn't a railroad?

7 MS. MORONEY: Yeah, these are
8 actually parcel lines.

9 MS. MAREK: And are they going to
10 take those out too?

11 MS. MORONEY: They'll subdivide and
12 do the, and do the --

13 MS. MAREK: Oh, they're not railroad
14 lines?

15 MS. MORONEY: No, they're just,
16 they're just parcel lines on pins, yeah,
17 parcel lines.

18 MR. SKOSEY: Ann, what's the distance
19 between 26th Street and the southern
20 boundary, is that greater than an average
21 city block and is there, are there plans or
22 is there need for introducing additional
23 streets?

24 MS. MORONEY: There is a plan, yes,

1 it is larger than a city block. I think 20,
2 let me go to, this is a community facility
3 map which is kind of a bigger size, here's
4 the project area, here's 26th Street, 27th
5 Street is right here, and when this is
6 redeveloped for kind of a mixed income,
7 residential, commercial in places, I think
8 they'll reintroduce 27th Street kind of
9 reintroducing the street grid and keeping
10 that. And this is 28th Street, which there's
11 some industrial here so that won't, there
12 won't be any connection down here.

13 MR. SKOSEY: And was this part of
14 any, of the, was this site related with
15 the Silver Shovel dumping?

16 MS. MORONEY: It was, yes,
17 particularly.

18 MS. ANTHONY: There's an adjacent TIF
19 you said?

20 MS. MORONEY: Yes, there's the Little
21 Village TIF, which is right down here. It's
22 an industrial TIF.

23 MS. ANTHONY: Okay. Based on the
24 presentation do any members of the Joint

1 Review Board have any more questions?

2 MS. MAREK: Nothing.

3 MS. ANTHONY: Okay. If there are no
4 further questions I will entertain a motion
5 for this Joint Review Board finds, a motion
6 that this Joint Review Board finds the
7 proposed Kostner Avenue TIF, Tax Increment
8 Financing Redevelopment Project Area
9 satisfies the redevelopment plan
10 requirements under the TIF Act, the
11 eligibility criteria divide in Section
12 1174.4-3 of the TIF Act, and the objectives
13 of the TIF Act, and that based on such
14 findings approve such proposed plan under
15 the TIF Act. Is there a motion?

16 MS. MAREK: So moved.

17 MS. ANTHONY: Is there a second for
18 the motion?

19 MR. SKOSEY: Second.

20 MS. ANTHONY: Is there any further
21 discussion? If not, all in favor please vote
22 by saying aye.

23 (Chorus of ayes.)

24 All opposed please vote by saying

1 no. Let the record reflect the Joint Review
2 Board's approval of the proposed Kostner
3 Avenue Tax Increment Financing Redevelopment
4 Project Area under the TIF Act.

5 And this meeting is now
6 adjourned.

7 (Whereupon the meeting adjourned
8 at 10:20 a.m.)

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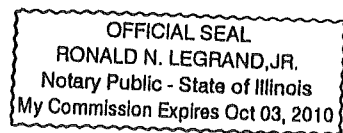
STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, CAROL ROBERTSON, depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

Carol Robertson
CAROL ROBERTSON

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 21ST DAY OF
July, A.D. 2008.

[Signature]
NOTARY PUBLIC



**Kostner Avenue Redevelopment Project Area
2008 Annual Report**

**(8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE
MUNICIPALITY - 65 ILCS 5/11-74.4-5(d)(8)(A)**

During 2008, there were no obligations issued for the Project Area.

Kostner Avenue Redevelopment Project Area 2008 Annual Report

(9) ANALYSIS OF DEBT SERVICE - 65 ILCS 5/11-74.4-5(d)(8)(B)

During 2008, there were no obligations issued for the Project Area.

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(10) CERTIFIED AUDIT REPORTS - 65 ILCS 5/11-74.4-5(d)(9)

During 2008, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was prepared.

Kostner Avenue Redevelopment Project Area 2008 Annual Report

(11) GENERAL DESCRIPTION AND MAP

The Kostner Avenue Redevelopment Project Area is generally bounded by on the east by Kostner Avenue, on the west by the Belt Railroad Line, on the south by Block 301 which is just north of 28th Street and on the north by the Chicago Burlington and Quincy Railroad tracks. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.

