2007 Annual Report

Harlem Industrial Park
Conservation Area

Pursuant to 65 ILCS 5/11-74.6-22(d)
(Industrial Jobs Recovery Act)

JUNE 30, 2008
June 30, 2008

Mr. Arnold L. Randall  
Commissioner  
Department of Planning and Development  
121 North LaSalle Street  
Chicago, Illinois 60602

Dear Commissioner:

Enclosed is the annual report for the Harlem Industrial Park Conservation 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,

Ernst & Young LLP

Ernst & Young LLP
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June 30, 2008

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 Harlem Industrial Park Conservation Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-74.6-22(d).

Sincerely,

Arnold L. Randall
Commissioner
Harlem Industrial Park Conservation Area
2007 Annual Report

(1) DATE OF DESIGNATION AND TERMINATION - 65 ILCS 5/11-74.6-22(d)(1.5)

The Project Area was designated on March 14, 2007. The Project Area may be terminated no later than March 14, 2030.
(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.6-22(d)(2)

During 2007, 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.
(3) MAYOR’S CERTIFICATION - 65 ILCS 5/11-74.6-22(d)(3)

Please see attached.
STATE OF ILLINOIS

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 Tallamantez, Director of Local Government

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

Peter C. Nicholson, Director
Cook County Department of Planning & Development
69 West Washington Street, Room 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

Arne Duncan, 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 11-74.6-22(d)(3) of the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1 et seq. (the “Law”) with regard to the Harlem Industrial Park Conservation 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, 2007, the City complied, in all material respects, with the requirements of the Law, 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, 2008.

Richard M. Daley
Mayor
City of Chicago, Illinois
(4) OPINION OF LEGAL COUNSEL - 65 ILCS 5/11-74.6-22(d)(4)

Please see attached.
June 30, 2008

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 Tallamantez, Director of Local Government

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

Peter C. Nicholson, Director  
Cook County Department of Planning & Development  
69 West Washington Street, Room 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

Re: Harlem Industrial Park Conservation 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 11-74.6-22(d)(4) of the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1 et seq, (the “Law”), in connection with the submission of the report (the “Report”) in accordance with, and containing the information required by, Section 11-74.6-22(d) of the Law for the Redevelopment Project Area.
Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Law 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 Law. 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 Law 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 Law.

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 11-74.6-22(d)(9) of the Law and submitted as part of the Report, which is required to review compliance with the Law 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 Law 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)

(X) No Exceptions

( ) Note the following Exceptions:
(5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND - 65 ILCS 5/11-74.6-22(d)(5)

During 2007, there was no financial activity in the Special Tax Allocation Fund.
(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.6-22(d)(6)

During 2007, the City did not purchase any property in the Project Area.
(7) STATEMENT OF ACTIVITIES - 65 ILCS 5/11-74.6-22(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 12/31/07, and of such investments expected to be undertaken in year 2008; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/07, 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.
Harlem Industrial Park Conservation Area
2007 Annual Report

(7)(A) - 65 ILCS 5/11-74.6-22(d)(7)(A)

During 2007, no projects were implemented.

(7)(B) - 65 ILCS 5/11-74.6-22(d)(7)(B)

Redevelopment activities undertaken within this Project Area during the year 2007, 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 5/11-74.6-22(d)(7)(C)

During 2007, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.
(7)(D) - 65 ILCS 5/11-74.6-22(d)(7)(D)

The Project Area has not yet received any increment.

(7)(E) - 65 ILCS 5/11-74.6-22(d)(7)(E)

During 2007, 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.
(7)(F) - 65 ILCS 5/11-74.6-22(d)(7)(F)

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

(7)(G) - 65 ILCS 5/11-74.6-22(d)(7)(G)

Since November 1, 1999, no public investment was undertaken in the Project Area. As of December 31, 2007, no public investment is estimated to be undertaken for 2008.
CITY OF CHICAGO
JOINT REVIEW BOARD

RE: Harlem Industrial Park Conservation Area
TIF Redevelopment

Report of proceedings of a hearing
before the City of Chicago, Joint Review
Board held on November 3, 2006, at 10:00 a.m.
City Hall, Room 1003A, Conference Room,
Chicago, Illinois, and presided over by
Ms. Susan Marek.

PRESENT:

MS. SUSAN MAREK, Chairman
MR. ERIC REESE
MR. JOHN McCORMICK
MR. KEN GOTSCH
MR. IRMA CURIEL, Public Member
MR. PETER SKOSEY

REPORTED BY: Accurate Reporting Service
200 N. LaSalle Street
Chicago, Illinois
By: Jack Artstein, C.S.R.

ACCURATE REPORTING SERVICE (312) 263-0052
MS. MAREK: We're going to start the meeting of the Harlem Industrial Park Conservation Area TIF Redevelopment Joint Review Board Meeting.

For the record, my name is Susan Marek, I'm a representative of Chicago Board of Education, which under Section 11-74.7-5 of the Tax Increment Allocation Redevelopment Act as one of the statutorily designated members of the Joint Review Board. Until election of a chairperson I will moderate the Joint Review Board Meeting.

This meeting is to review the Harlem IQRL. The date of this meeting was announced at and set by the Community Development Commission of the City of Chicago at its meeting October 10th, 2006. Notice of this Joint Review Board was also provided by certified mail to each of the taxing district's represented on the board which includes the Chicago Board of Education, the Chicago Community Colleges, District 508, the Chicago Park District,
Cook County, and the City of Chicago and the public member. Public notice of this meeting was also posted as of November, Wednesday, November 1st, 2006 in various locations throughout City Hall.

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

MR. GOTSCH: I'd like to nominate Susan Marek of the Chicago Public Schools.

MS. MAREK: Thank you. Is there a second?

MR. SKOSEY: I'd like to second that nomination.

MS. MAREK: Thank you.

MR. SKOSEY: I think she's done a fine job in the past and has a very good track record of chairing these meetings.

MS. MAREK: This is my first, this is my second one. Excellent. Are there any other nominations? Let the record reflect there are no other nominations. All in favor of the nomination please vote by saying "aye".
(Chorus of ayes.)

MS. MAREK: All opposed please vote by saying "no'.' Let the record reflect that Susan Marek has been elected as chairperson and will now serve as the chairperson for the remainder of the meeting.

As I mentioned, at this meeting we will be reviewing a plan for the proposed Harlem IJRL proposed by the City of Chicago. Staff of the City's Department of Planning and Development and Law and other departments have reviewed this plan amendment which was introduced to the City's Community Development Commission on October 10th, 2006.

We will listen to a presentation by the consultant on the plan. Following the presentation we can address any questions that the members might have for the consultant or city staff.

An amendment to the TIF Act requires us to base our recommendation to approve or disapprove the proposed Harlem IJRL on the basis of the area and the plan,
satisfying the plan requirements, the
eligibility criteria defined in the TIF Act
and objectives of the TIF Act. If the board
approves the plan the board will then issue
an advisory non-binding recommendation by the
vote of the majority of those members present
and voting.

Such recommendation shall be
submitted to the city within 30 days after
the Board Meeting. Failure to submit such
recommendation shall be deemed to constitute
approval by the board. If the board
disapproves the plan, the board must issue a
written report describing why the plan and
area failed to meet one or more of the
objectives of the TIF Act in both the plan
requirements and the eligibility criteria of
the TIF Act.

The city will also, will then
have 30 days to resubmit a revised plan. The
board and the city must also confer during
this time to try to resolve the issues that
led to the board's disapproval. If such
issues cannot be resolved or if the revised
plan is disapproved, the city may proceed
with the plan, but the plan can be approved
only with a 3/5 vote of the City Counsel,
excluding positions of members that are
vacant and those members that are ineligible
to vote because of conflicts of interest.

We are now ready to have a
presentation by Teska Associates.

MR. ORTEGA: Hello again. What's up
for consideration today is slightly
different than the TIF that we just had in
the past. This is a TIF proposed under the
Industrial Job Recovery Law. The purpose of
this TIF is more oriented, is oriented
towards the preservation of the industrial
base within the city. Rather than the other
conservation or blighted area TIF's where
the physical conditions necessitate the city
to step in and create a district in which it
can occur to private developers to reinvest
in the area, the purpose of this TIF is to
encourage specific redevelopment in the area
for the purpose, express purpose of
maintaining a industrial job's base within
the city.

So with that in mind, the eligibility criteria for such a TIF is different. And actually, just to reemphasize the difference between these TIF’s, the redevelopment plan in and of itself is also slightly different. Because the intent of this TIF is to make sure that as the redevelopment occurs, the redevelopment should be, occur on as -- rather than a piece meal basis.

This ensures that the land use, access and circulation patterns, the public services and then the actual urban design are both functional and integrated into the existing area. So that all lends itself to creating a jobs market that is both functional and viable. And it's also intended to make sure that this TIF leads to ensuring that the factors leading to unemployment and underutilization of industrial land are eliminated. Basically we want to ensure that this TIF is also leading towards reducing the unemployment
within the city by creating this job space.

So, with regard to eligibility,

the findings more for this TIF are regards to

the existing conditions, making sure that

the area that's proposed is viable for

industrial use, the first characteristic

being zoning. We want to make sure that it's

zoned appropriately for the TIF -- for an

industrial area. And the entire area is

zoned, the entire area we are talking about

is zoned for industrial use.

And just to refresh your memory,

what we're talking about is an area bound by

Harlem Avenue on the west, 63rd Street on the

south, Oak Park Avenue as a general east

border and then there's a railroad right of

way just to the south of 59th Street, which

is the northern border, but we are talking

about several, a handful of parcels on the

north side of, excuse me, on the south side

of 59.

So, with regard, once again with

regard to the eligibility, some of the other

characteristics are the suitability of the
land for industrial use, and you take a look
at the accessibility of the area for
industrial, industrial traffic based on the
ready access from the major highways of
Harlem Avenue and 63rd, it is definitely
suitable for industrial use.

Also given the fact that within
the area, and once again, this is a, just to
point out, this is 151 acres, currently there
are 92 acres that are utilized in some
capacity, and -- to pass as industrial use,
but there are also 22 vacant acres on this
site. So that's potential for making sure
that the job space is both viable and can be
expanded upon to ensure that this is
maintained.

In addition to that, one of the
other characteristics you have to take a look
at for eligibility is the labor statistics,
to making sure that this is a, what is deemed
as a labor surplus municipality, basically
you look at the unemployment rate of the
municipality in comparison to the rest of the
state to see if, in fact, there is a strong
need for the type of jobs that could be created.

And in fact, when you take a look in the past five years for the unemployment rates for Chicago versus the rest of the State of Illinois, for the past five years there's a four year average of a 1.3 percentage point difference. While the state has been averaging 6.3 percent unemployment rate, the city averages 7.6 on average. The greatest difference, it is a range from 1.2 to 1.7 percentage points, but it definitely qualifies as a, what's deemed by this statute as a labor surplus municipality.

MR. SKOSEY: Question?

MR. ORTEGA: Yeah.

MR. SKOSEY: How many of those businesses are existing, actually are occupied now?

MR. ORTEGA: There are, I want to say 51 businesses.

MR. SKOSEY: Generally speaking they occupy approximately how much of the site, 50
percent of the site? I'm just trying to get
a sense of how much of that 20 acres which
you said is vacant, how much left is
available for redevelopment. MR. ORTEGA:
When you take a look at the total land area

of what we're talking about, there's
currently about 60 percent of the area is
utilized for industry currently. And, with
regard to the vacant area, you're looking at
15 percent of the total area of the land
within the project area is vacant.

MR. SKOSEY: So 60 plus 15 is 75,
there's is 25 percent that's left?

MR. ORTEGA: Being utilized for,
actually one of the primary landings in the
area is also the railroad spur, this is a,
excuse me, railroad line, this railroad
right of way and then also the right of way
that runs north/south. And then also the
other percentages include the road right of
ways, the road right of ways take up another
13 percent.

MR. SKOSEY: Okay.

MR. ORTEGA: And another thing just
to point out is that the intent of the TIF, while it is to hopefully spur new investment into the project area, it's also intended to help the existing users with reinvestment in the project area. So rather than a condition where the market is trying to, trying to not force, but make the idea of selling and moving to a different location more attractive to them, the intent of the TIF is to encourage the current businesses to remain and to reinvest. And if you have any other questions during all this, please feel free.

Okay. One other eligibility -- we had considered was the equalized assessed value of this area as a proportion of the rest of the city. Basically they want to make sure that you maintain a certain level of, or that you're not trying to capture too much of the current EAV of the property within this TIF, so basically you have to make sure that less than two percent of your total EAV is not within this TIF. And it turns out that the EAV of this property
represents .08 percent of the entire city, Chicago. So therefore we are meeting that eligibility criteria.

And then finally, the eligibility criteria is that there must be a required plan that goes with the marketing of the area and creates a plan for moving forward and ensuring that the goals of this project are met. And so we have included that as part of the support, and that is included in the plan.

And as I mentioned with regards to the Industrial Job Recovery Law, the intent is to create a viable and continued industrial jobs base, and for that reason the future landings of the area is for industrial users throughout the project area except for the road right of ways, obviously, and also railroad right of ways. The railroad, access to the rail, is a very attractive element for future redevelopment, so you want to take -- so that's, that's intended to remain as well.

And, that's all I have. Once
again if you have any questions, feel free.

MS. MAREK: Is this contiguous to any other TIF's?

MR. ORTEGA: No, I don't think so.

MR. SKOSEY: How long has it been a planned manufacturing district?

MR. ORTEGA: Well, we started this 2005, so only about six months before that -- 2004, yea, maybe a year and a half.

MR. SKOSEY: And have there been any new businesses coming into this area at all in the last few years?

MR. ORTEGA: I don't know about the last few years, I do know there were some users in the past that did provide some reinvestment, but actually I, as far as I heard they wanted to do a much more extensive reinvestment but they were limited as to what they could do just because of their financial situation. So they did, while they did provide some reinvestment, it wasn't to a level that they wanted to just because of --

MR. SKOSEY: Are the -- that are currently vacant ready for building, or do
they require any environmental cleanups or -

- 

MR. ORTEGA: We did not get into the specifics of individual sites for the redevelopment. But I believe that's one, that is one of the eligibility, eligible project costs for an under -- TIF. So obviously an environmental remediation while necessary, can sometimes skew the financial attractiveness in the open market for not being too attractive -- TIF is --

MR. SKOSEY: And I'm sure there's a project budget?

MR. ORTEGA: Yes, it is --

MR. GOTSCH: It's Page 25.

MR. SKOSEY: Is there one particular project or thing that we're looking to accomplish with this, just generally to make the area more --

MR. ORTEGA: Basically establishing the PMD was the first step in making this, ensuring that the business owners had a tool at their side, and the PMD, you know, ensures that the, the zoning doesn't lend itself to
being easily transferred into some other non
compatible land use such as residential or
commercial. And then, this is the next step
to providing that tool for them as an option
for reinvestment.

MR. SKOSEY: I have no further
questions.

MS. MAREK: Okay. Any other
questions? If there are no further questions
I will entertain a motion that this Joint
Review Board find that the proposed Harlem
IJRL Project Area satisfies the
redevelopment plan requirements under the
TIF Act, the eligibility criteria defined in
the TIF Act and the objectives of the TIF Act
and that based on such findings, approve such
proposed plan under the TIF Act. Is there a
motion?

MR. SKOSEY: So moved.

MS. MAREK: Is there a second?

MR. GOTSCH: Second.

MS. MAREK: Is there any further
discussion? If not, all in favor please vote
by saying "aye".
(Chorus of ayes.)

MS. MAREK: All opposed please vote by saying "no".

Let the record reflect that the Joint Review Board's approval of the proposed Harlem IJRL under the TIF Act.

Is there a motion to adjourn?

MR. SKOSEY: Move to adjourn.

MS. MAREK: Second?

MR. GOTSCH: Second.

MS. MAREK: All in favor.

(Chorus of ayes.)

(Whereupon the meeting adjourned at 10:52 a.m.)
STATE OF ILLINOIS  
  }  
COUNTY OF COOK  
  }  
                      
I, JACK ARTSTEIN depose and  
say that I am a verbatim reporter doing  
business in the County of Cook and City of  
Chicago; that I caused to be transcribed the  
proceedings heretofore identified and that the  
foregoing is a true and correct transcript of the  
aforesaid hearing.

[Signature]
JACK ARTSTEIN

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 10TH DAY OF  
NOVEMBER, A.D. 2006

[Signature]
NOTARY PUBLIC
(8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE MUNICIPALITY - 65 ILCS 5/11-74.6-22(d)(8)(A)

During 2007, there were no obligations issued for the Project Area.
(9) ANALYSIS OF DEBT SERVICE - 65 ILCS 5/11-74.6-22(d)(8)(B)

During 2007, there were no obligations issued for the Project Area.
(10) CERTIFIED AUDIT REPORTS - 65 ILCS 5/11-74.6-22(d)(9)

During 2007, there were no tax increment expenditures or cumulative deposits over $100,000 within the Project Area. Therefore, no compliance statement was prepared.
Harlem Industrial Park Conservation Area
2007 Annual Report

(11) GENERAL DESCRIPTION AND MAP

The Harlem Industrial Park Conservation Area is generally bounded by 63rd Street on the south, Oak Park Avenue on the east, 59th Street on the north, and Harlem Avenue on the west. 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.