2008 Annual Report

Ogden/Pulaski
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 Ogden/Pulaski 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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**ANNUAL REPORT – OGDEN/PULASKI REDEVELOPMENT PROJECT AREA IN COMPLIANCE WITH SECTION (d) OF 65 ILCS 5/11-74.4-5.**

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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 Ogden/Pulaski Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-74.4-5(d).

Sincerely,

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

The Project Area was designated on April 9, 2008. The Project Area may be terminated no later than December 31, 2032.
(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.
(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)

Please see attached.
STATE OF ILLINOIS  )
COUNTY OF COOK  )
 ) SS

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 ILCS 5/11-74.4-1 et seq, (the “Act”) with regard to the Ogden/Pulaski 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.

Richard M. Daley
Mayor
City of Chicago, Illinois
(4) OPINION OF LEGAL COUNSEL - 65 ILCS 5/11-74.4-5(d)(4)

Please see attached.
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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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: Ogden/Pulaski
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)

(X) No Exceptions

( ) Note the following Exceptions:
(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.
(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.
(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.
(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.
(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.
(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)

Since November 1, 1999, no public investment was undertaken in the Project Area. As of December 31, 2008, no public investment is estimated to be undertaken for 2009.
CITY OF CHICAGO
JOINT REVIEW BOARD

Report of proceedings of a hearing before the City of Chicago, Joint Review Board held on January 4, 2008, at 10:07 a.m. City Hall, Room 703, 121 N. LaSalle Street, Chicago, Illinois, and presided over by Ms. Tanya Anthony.

PRESENT:

MS. TANYA ANTHONY
MR. JOHN McCORMICK
MS. SUSAN MAREK
MS. PHOEBE WOOD
MR. DARRYL HOLMES
MS. RENA JACKSON, Public Member
MS. ANTHONY: For the record, my name is Tanya Anthony, I'm a representative of the Chicago Park District, which under Section 11-74, 4 through 5 of the Tax Increment Allocation Redevelopment Act is one of the statutorily designated members of the Joint Review Board. Until election of a chairperson I will moderate the Joint Review Board meeting.

For the record, this will be a meeting to review the proposed Ogden/Pulaski Tax Increment Financing District. The date of this meeting was announced at and set by the Community Development Commission of the City of Chicago at its meeting on December 11th, 2007.

Notice of this meeting of the Joint Review Board was also provided by certified mail to each taxing district 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. Public notice of this meeting was
also posted as of Wednesday, January 2\textsuperscript{nd}, 2008 in various locations throughout City Hall.

When a proposed redevelopment plan would result in displacement of residents from ten or more inhabited residential units or would include 75 or more inhabited residential units, the TIF Act requires that the public member of the Joint Review Board must reside in the proposed redevelopment project area.

In addition, if a municipality’s housing impact study determines that the majority of residential units in the proposed redevelopment project area are occupied by very low, low or moderate income households as defined in Section 3 of the Illinois Affordable Housing Act, the public member must be a person who resides in very low, low or moderate income housing with the proposed redevelopment project area.

With us today is Rena Jackson.

Are you familiar with the boundaries of the proposed Ogden/Pulaski Tax Increment
Financing Redevelopment Project Area?

MS. JACKSON: Yes.

MS. ANTHONY: What is the address of your primary residence?

MS. JACKSON: 1813 South Central Park.

MS. ANTHONY: Is such address within the boundaries of the proposed Ogden/Pulaski Tax Increment Financing Redevelopment Project Area?

MS. JACKSON: Yes.

MS. ANTHONY: Have you provided representatives of the City of Chicago's Department of Planning and Development with accurate information concerning your income and the income of any other members of the household residing at such address?

MS. JACKSON: Yes.

MS. ANTHONY: Rena Jackson, are you willing to serve as the public member for the Joint Review Board for the proposed Ogden/Pulaski Tax Increment Financing Redevelopment Project Area?

MS. JACKSON: Yes.
MS. ANTHONY: I would entertain a
motion that Rena Jackson be selected as the
public member. Is there a motion?

MR. HOLMES: So moved.

MS. ANTHONY: Second?

MS. MAREK: Second.

MS. ANTHONY: All in favor?

(Chorus of ayes.)

MS. ANTHONY: All opposed? Let the
record reflect that Rena Jackson has been
selected as the public member for the
proposed Ogden/Pulaski Tax Increment
Financing Redevelopment Project Area.

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

MS. MAREK: I'll nominate Tara.

MS. ANTHONY: Tanya.

MS. MAREK: Tanya, sorry.

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

MS. WOOD: Second.

MS. ANTHONY: Let the record reflect
that Tanya Anthony has been elected as
chairperson and will serve now as the chairperson for the remainder of the meeting.

MR. HOLMES: -- it’s been moved and seconded.

MS. ANTHONY: Oh, all in favor?

Sorry.

(Chorus of ayes.)

MS. ANTHONY: All opposed? All right. Let the record reflect that Tanya Anthony has been elected as chairperson and will now serve as the chairperson for the remainder of the meeting.

I’d like to note that the room is full today, and I just want to remind everyone that we’re asking you to please remain quiet. We welcome your attendance and your free to listen, but just remember that you’re not allowed to ask questions or make any comments.

As I mentioned, at this meeting we will be reviewing a plan for the proposed Ogden/Pulaski Tax Increment Financing District 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 December
11th, 2007. 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
Ogden/Pulaski Tax Increment Financing
District 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
amendment, the Board will then issue an
advisory, non-binding recommendation by the
vote of the majority of those members present
and voting. Such recommendations shall be
submitted to the City within 30 days after
the Board meeting. Failure to submit such
recommendations shall be deemed to
constitute approval by the Board.

If the Board disapproves the plan
amendment, 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 and both the plan requirements
and the eligibility requirement of the TIF
Act.

The City 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 three-fifths vote of the City counsel -- of
members that are vacant and those members
that are ineligible to vote because of
conflicts of interest.

At this time we'll have a
presentation.
MS. MORONEY: Good morning, ladies and gentlemen. My name is Ann Moroney with Johnson Research Group and our consulting firm assisted the City of Chicago in preparing this redevelopment plan and conducting the eligibility study associated with it.

The project area boundary is roughly bounded by Roosevelt on the north, Kostner on the, Kenneth and Kostner Avenues on the west, 16th Street also on the north, 24th Street and Cermak on the south and Albany on the east. This is located primarily in the North Lawndale Community Area but a portion of it is also in the South Lawndale Community Area. It falls in two wards, Alderman Dixon’s 24th Ward and Alderman Nunez’s ward, the 22nd Ward.

It’s adjacent to two TIF’s, the Midwest on the north and the Roosevelt -- Industrial on the west. The project area is 876 acres. It contains 3,876 buildings and 5,803 tax parcels. It’s primarily residential in land use and includes the CTA
Pink Line which runs almost straight through it. It also has a number of historic resources, including one historic district and 121 buildings cited by the Chicago Historic Resources as potentially significant.

Johnson Research conducted a eligibility analysis. We did a field survey during the months of February throughout April of 2006. We collected data from the county and City in regards to building codes violations, building permits, water and sewer infrastructure needs, Cook County Assessor records from the years 1995, 1999 through 2006 and we reviewed all previously prepared plans, studies and data on the area. We found that 93 buildings, as a threshold criteria age is required for conservation areas, 50 percent or more of the buildings must be 35 years in age or older, we found that 93 percent of the buildings in the area were, met that age criteria. And, for qualification as conservation area, 3 of some 13 factors must
be present in the area, we found that 5 factors were present, reasonably distributed and -- present in the area. Those factors include deterioration, presence of structures below minimum code standards, excessive vacancies, inadequate utilities and a lack of community planning. All these factors are defined in the TIF Act.

In addition to these factors some other evidence of disinvestment in the area are identified by the significant population decrease between 1970 and 2000. The population decreased by more than half since 1970. Housing units dropped 38 percent in that time period.

There was a significant area of undeveloped land in the area, 26.9 percent of the developable acres are vacant. This is 1600 plus vacant lots. There's a high vacancy rate among buildings. The vacancy rate is 17 percent, compared with the City's vacancy rate of 13 percent. And 364 of the roughly 5900 tax parcels were tax delinquent in 2005.
In addition to these factors, four other additional light factors were found, though we did not document that, or they were not present to reasonably distributed, but these presence are found in various places throughout the project area, including dilapidation, obsolescence, obsessive land coverage and overcrowding, and deleterious land use or layout.

Now, the redevelopment plan includes several components, including a goals and objective section and a land use plan. The land use plan reinforces the residential uses that are currently existing in the area and suggests reinforcing the other land use plan land uses that are in the area, residential, commercial, mixed use area, public institutional, open spaces should be encouraged and industrial in limited areas.

As required by the act, a housing impact study was conducted in the project area. There are approximately 8,275 residential units. We identified, as
consistent with the policy that's used by the
City of Chicago, determined the number of
inhabited units that might be impacted. We
found that there's a total of 41 occupied
units that could be impacted by this, by
changes in the land use or in furtherance of
the redevelopment plan. There are no plans
to acquire or displace these properties at
this time.

There is an acquisition plan also
associated with this project and there are a
total of 652 parcels identified on the
acquisition plan, only one is an occupied
residential unit. That's located at 2121
South Melard. The other parcels are vacant
and privately owned.

There is a project budget that
has been developed for the project area and
the budget estimated at $100 million over the
course of this 23 year life plan. That's
broken down into categories of analysis and
administration, $7.5 million; property
assembly and acquisition -- that's $10
million; rehab and affordable housing, $35
1 million; public works and improvements
2 including streets and utilities, parks,
3 public facilities, $30 million; relocation
4 costs, $5 million; job training, retraining,
5 welfare work projects, 2.5 million; daycare,
6 6 million; intrasubsidies, 4 million.
7 This funding, or the source of
8 funds to pay for these estimated costs will
9 be generated by the project area itself. The
10 current, or the 2006 DAV for the project area
11 is estimated at $290 million. And, using
12 modest assumptions over the life of this TIF,
13 projected DAV is estimated at $524 million.
14 So that kind of, that wraps up
15 sort of the gist of the project area, or the
16 redevelopment area. I’ll be happy to answer
17 any questions that you have.
18 MS. DIXON: May I ask a question?
19 Those numbers you just read off, those are
20 not permanent numbers, those are numbers,
21 estimated numbers?
22 MS. MORONEY: Those are estimated
23 because there are no development plans in
24 place right now that we could generate more
refined numbers, and those will change over
the 23 years from this.

MS. ANTHONY: I might point out for
anyone who wonders why she gets to talk,
she's the alderman of the ward.

MS. DIXON: Under the land use plan,
can you identify the park areas?

MS. MORONEY: Right now there's a
park here and there's an open space area here
and there's a, there's a small park here.
And, we are proposing a path along the
railroad that, would make it up to Douglas
Park over here.

MS. DIXON: That would be a bike
path?

MS. ANTHONY: Bike path.

MR. HOLMES: How many residents do
you anticipate being displaced permanently
or temporarily over the life of it?

MS. MORONEY: Well, there is no plans
to do any displacement right now, but because
we have to identify, because in doing the
housing impact study we go through certain
criteria and one is, is there an acquisition
plan and on that acquisition plan are there any units that are going to be acquired. There is one unit that that home owner has come to the City and said that they want to be acquired. So that’s one unit that falls under the, subject to displacement, or subject to be impacted.

The next category is are there any dilapidated buildings in the area with occupied units in them. And we have identified some dilapidated buildings -- so they fall onto the list as well. There’s no plans to demolish those buildings or acquire them, but the criteria requires that you identify those buildings and put them on the list.

And then lastly if there’s a change in land use. So if there’s an existing land use now that is in conflict with the proposed land use you’re putting on the map, then, and there’s any occupied units in those buildings, you put those on the map as well. And there are seven buildings that fall under that category, or seven units that
fall under that category. So those go on there. So a total of, I forget what I said, 46, 47?

MS. MAREK: You said 41.

MS. MORONEY: 41? 41 occupied units in 26 buildings that fall under those three categories; acquisition map, dilapidation or change in land use.

MR. HOLMES: Okay, thank you.

MS. ANTHONY: Are there any more questions? If there are no further questions I will entertain a motion that this Joint Review Board finds that the proposed Ogden/Pulaski TIF Increment Financing Redevelopment Project Area satisfies the redevelopment plan requirements under the TIF Act, the eligibility requirement defined in Section 11-74, 4 through 3 of 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?

MS. MAREK: So moved.

MS. ANTHONY: Is there a second for the motion?
MS. WOOD: Second.

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

(Chorus of ayes.)

MS. ANTHONY: All opposed please vote by saying no. Let the record reflect the Joint Review Board's approval of the proposed Ogden/Pulaski Tax Increment financing redevelopment project area under the TIF Act.

I believe at this time this meeting is adjourned.

(Whereupon the meeting adjourned at 10:30 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.

JACK ARTSTEIN

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF JANUARY, A.D. 2008.

NOTARY PUBLIC

OFFICIAL SEAL
RONALD N. LEGRAND, JR.
Notary Public - State of Illinois
My Commission Expires Oct 03, 2010
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.
(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.
(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.
(11) GENERAL DESCRIPTION AND MAP

The Ogden/Pulaski Redevelopment Project Area is generally bounded on the north by Roosevelt Road and 16th Street, on the west by Kenneth and Kostner Avenues, on the south by 24th Street and Cermak Road and on the east by Albany Avenue. For precise boundaries, please consult the legal description in the Redevelopment Plan.