2009 Annual Report

Archer/Western Redevelopment Project Area

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

JUNE 30, 2010
Ms. Christine Raguso  
Acting Commissioner  
Department of Community Development  
121 North LaSalle Street  
Chicago, Illinois 60602

Dear Commissioner:

Enclosed is the annual report for the Archer/Western Redevelopment Project Area, which we compiled at the direction of the Department of Community 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 Community 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 Community Development and other City Departments.

Very truly yours,

Ernst & Young LLP

Ernst & Young LLP
# Archer/Western Redevelopment Project Area
## 2009 Annual Report

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June 30, 2010

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

Sincerely,

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

The Project Area was designated on February 11, 2009. The Project Area may be terminated no later than December 31, 2033.
(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)

During 2009, 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.
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 Archer/Western 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, 2009, 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, 2010.

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, 2010

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

Re: Archer/Western
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:
Note

Reference is made in the first paragraph of Page 2 of the Opinion of Counsel for 2009 Annual Report to the Department of Planning and Development and the Department of Housing. The functions of both of these departments have been consolidated into the Department of Community Development.
During 2009, 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 2009, 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 12/31/09, and of such investments expected to be undertaken in year 2010; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/09, 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.
Archer/Western Redevelopment Project Area
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(7)(A) - 65 ILCS 5/11-74.4-5(d)(7)(A)

During 2009, 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 2009, 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 2009, 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 2009, 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, 2009, no public investment is estimated to be undertaken for 2010.
COPY

Report of proceedings of a hearing before the City of Chicago, Joint Review Board held on November 7, 2008, at 10:03 a.m. City Hall, Room 1003, Conference Room, Chicago, Illinois, and presided over by Ms. Tanya Anthony.

PRESENT:

MS. TANYA ANTHONY, CHAIRWOMAN
MS. GLORIA PERALTA
MR. JOHN SCHNEIDER
MS. PHOEBE WOOD
MS. TARA WASIAK
MS. ANNA GARCIA
MR. JOHN MOLLOY
MS. ANTHONY: Let's go ahead and start the TIF Joint Review Board meeting. I will ask all the members to please introduce themselves, I'll start with myself. My name's Tanya Anthony from the Chicago Park District.

MS. WOOD: I'm Phoebe Wood from City Colleges of Chicago.

MS. GARCIA: I'm Anna Ann Garcia and I'm a member of the public.

MR. SCHNEIDER: John Schneider with Cook County.

MS. WASIAK: Tara Wasiak, Chicago Public Schools.

MS. ANTHONY: Thank you. For the record my name is Tanya Anthony. I am the 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 would be a
meeting to review the proposed Archer Western Tax Increment Financing District.
The date of this meeting was announced and set by the Community Development Commission of the City of Chicago at its meeting of October 14th, 2008.

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, November 5th, 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 municipalities housing impact study determines that the majority of residential units in the proposed redevelopment project area are occupied 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 Anna Garcia.

Are you familiar with the boundaries of the proposed Archer Western Tax Increment Financing Redevelopment Project Area?

MS. GARCIA: Yes.

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

MS. GARCIA: 1934 West 35th Street.

MS. ANTHONY: Is such address within the boundaries of the proposed Archer Western Tax Increment Financing Redevelopment Project Area.
MS. GARCIA: 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. GARCIA: Yes.

MS. ANTHONY: MS. Garcia, are you willing to serve as the public member for the Joint Review Board for the proposed Archer Western Tax Increment Financing Redevelopment Project Area?

MS. GARCIA: Yes.

MS. ANTHONY: I will entertain a motion that Anna Garcia be selected as the public member. Is there a motion?

MS. WOOD: So moved.

MS. ANTHONY: Is there a second?

MR. SCHNEIDER: I'll second.

MS. ANTHONY: All in favor, please vote by saying aye.

(Chorus of ayes.)

MS. ANTHONY: All opposed, please
vote by saying no. Let the record reflect
that Anna Garcia has been selected as the
public member for the proposed Archer
Western 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. WOOD: I elect, or recommend
Tanya Anthony.

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

MS. WASIAK: I second.

MS. ANTHONY: 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. ANTHONY: All opposed vote by
saying no. Let the record reflect that Tanya
Anthony, myself, has been elected as
chairperson and will now serve as the
chairperson for the remainder of the
meeting.
At this time we will ask Teska Associates to give us a presentation.

MR. ORTEGA: Good morning. For the record my name is Mario Ortega, I'm a Senior Associate Planner for Teska Associates, located in Evanston, Illinois. And, I'm here with you this morning to go over the details regarding the proposed Archer Western TIF Redevelopment Project Area.

Just to get everyone familiar with the area we're talking about, the eastern boundary is Halsted Avenue on this side, it runs along 31st Street, primarily the properties on the north side of 31st. The main corridor of the district would be Archer Avenue running from Quentin, right here on the east, moving westward along Archer to Western Avenue. We also include an arm on 35th Street from Archer moving eastward to Ashland Avenue. And, we also have the other primary corridor of this district would be along Western, starting in the north on, is this Bruny?

MR. MOLLOY: Bross.
MR. ORTEGA: Bross, Bross on the north, and proceeding southbound to 47th Street, including property on both sides of Western Avenue.

So, with regard to this project area, we’re looking at 1,036 parcels. On those parcels there are 788 buildings, 587 of them we call principal buildings where the principal use occurs, and there are 191 accessory structures such as garages. So for the total area in this, in these gray parcels, and it includes various community assets such as McKinley Park, the McKinley branch of the library and various other small neighborhood area parks, total, total area is 413 acres.

And with regard to the current mix of uses, we’re looking at residential uses, some single family structures but mainly two family and what we call mixed use structures which is the commercial on the first floor and residences on the second and third floors above those. Those are mainly located on 35th and 31st Street.
Here I have also a lot of commercial use, primarily along Archer Avenue, and then we also have some industrial use which would be along Western Avenue on the east side, south of Pershing Road.

So with regard to these existing additions, we are proposing that this TIF is eligible based on the conservation area eligibility requirements as outlined in the TIF statute. While this statute requires two aspects, one that the age of the structures must be 35 years old or older for at least 50 percent of the buildings, and then two, the TIF statute outlines 13 different characteristics of which at least three must be found to exist within the project area to be, to be prevalent and to be equally distributed. So rather than just being located in one location, these characteristics need to be documented and found to be within the entire project area.

So with regard to the first requirement in terms of age, of the 587 structures in the TIF project area, we have
509 or 87 percent of the buildings are 35 years old or older. So that obviously meets that 50 percent threshold requirement.

With regard to the additional list of existing characteristics, we found four that we consider major contributing factors to the eligibility of this TIF, we need three, we found four. First one being deterioration. Deterioration refers to the physical condition of not only the buildings but also of sites, so whether it's the building doors, windows, roofs, the front facade, if those materials are found to be crumbling or if there's any characteristics in which they are not just maintenance, it's primary repairs necessary, then that qualifies as deterioration.

Of the 587 buildings we found 202 or 34 percent of the structures experienced some level of deterioration. And in addition to that, in terms of the sites, which is if there's a vacant site or a parking lot or a building -- structure, if there's any type of
deterioration, we found that 20 percent of
the sites or 209 out of the 1,036 parcels did
have some level of deterioration which would
require some type of major investment in
terms of bringing them into good physical
standings.

Second characteristic we found
was the vacancies of the structures. 32
percent of the structures were found to have
some form of vacancy within them, either the
entire structure or a significant portion of
the structure was vacant. Now, that’s 32
percent of the buildings which also equates
to 22 percent of the parcels. And in this
instance they were found throughout the
project area along Western, Archer, 35th and
31st with various levels of vacancy.

The third characteristic we
found was, in our opinion, is the deleterious
land use that refers to the current land use
structures and their, excuse me, current
land uses and their relationship is such that
it’s a deleterious affect upon each other.
And this is mainly due to the fact that
there's incompatible land use relationships.

   Basically what you have is in

certain areas where there's more of a
residential character, single family homes,
adjacent to those we found a lot of
commercial operations in which they are not
adequately buffered, or their certain
characteristics of the non-residential uses
are negatively affecting the residential
adjacent uses.

   The most obvious instance of
those would be on 31st Street there are a lot
of auto repair garages and things like the
hours of operation, traffic, the noise,
lighting of these sites and even things like
truck deliveries, those things have a
negative impact on adjacent residences. And
we believe based on our interpretation of the
statute and our experience that due to these
conditions, this characteristic, the
deleterious land use in fact exists in this
project area. So not only on 31st but there
are those other instances in which
residential matters -- against each other
and they’re negatively affecting each other.

And finally, the last characteristic we found also was lack of planning. That refers to as this area developed over time, due to the fact that there was not a plan in place, the negative affects resulted, the primary one being the incompatible land use relationships. This is due, once again, to the, the fact that actually a lot of these buildings are over age, back in the time when the priority wasn’t for making sure that residential and non-residential uses could co-exist with each other.

For example, 57 percent of the buildings are at least 100 years old. There’s only 14 percent of the buildings that were built in the last 50 years. So, rather than build to modern standards for compatibility, they don’t have that currently. And we believe that qualifies this as part of the TIF project area.

Having had completed my
presentation with regards to the eligibility
factors if you have any other questions with
regard to the -- please feel free to ask if
there's any questions. Thank you.

MR. SCHNEIDER: I've got a question.

MR. ORTEGA: Yes?

MR. SCHNEIDER: You indicated
excessive vacancy, how many buildings are
there?

MR. ORTEGA: There are 587 buildings.

MR. SCHNEIDER: How many of those are
vacant?

MR. ORTEGA: 32 percent.

MR. SCHNEIDER: How many parcels are
there?

MR. ORTEGA: 228.

MR. SCHNEIDER: 228?

MR. ORTEGA: Out of the 1,036 either
have, or either a vacant parcel, or excuse
me, the vacancy actually refers to
structural vacancies, so there are 228
parcels in which there's a structure on it in
which it either has a vacancy or a partial
vacancy. Because a characteristic refers to
the buildings, not the parcels.

MR. SCHNEIDER: So, there's 587 buildings?

MR. ORTEGA: Yes.

MR. SCHNEIDER: But only 228 structures?

MR. ORTEGA: 228, 528 total buildings throughout the project area. Of those 528, 32 percent of them have a vacancy. I don't have that one number, I missed it, unfortunately.

MS. ANTHONY: I have a question.

MR. ORTEGA: Yes?

MS. ANTHONY: Of the buildings, 16 of them have been identified as restored, restored buildings, is that correct?

MR. ORTEGA: Yes, that's correct.

MS. ANTHONY: And what does the orange rating mean?

MR. ORTEGA: You know, I'm afraid I'm not as familiar with that. That information was provided to us by a certain segment of the Planning Department, maybe they might understand --
MR. MOLLOY: John Molloy, City of Chicago, Department of Planning, our Landmarks Division ranks each of these buildings by their historical significance, and orange, orange rated is the highest you can get before it's a landmark, before it's a red --

MS. ANTHONY: Okay.

MR. MOLLOY: It goes out from there, I think green's the lowest. So orange is significant, it's not a landmark, but it does have historical or significant features to it that would potentially make it a landmark --

MS. ANTHONY: Does that prevent it from demolition?

MR. MOLLOY: No, but there is a 10 day, or maybe a 90 day demolition hold on it so all the parties can look at the building and see if it should be saved.

MS. ANTHONY: Okay, thank you.

MR. MOLLOY: You're welcome.

MS. ANTHONY: All right, as mentioned earlier, we have reviewed a plan for the
proposed Archer Western 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 and Development Commission October 14th, 2008.

An amendment to the TIF requires us to base our recommendation to approve or disapprove the proposed Archer Western Tax Increment Financing District on the basis of the area and the plan satisfy 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 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 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 criteria 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 issue 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, excluding positions of members that are vacant, and those members that are ineligible to vote because of conflicts.

Based on the presentation, do any members of the Joint Review Board have any additional questions? If there are no further questions I will entertain a motion
that this Joint Review Board finds that the
proposed Archer Western Tax Increment
Financing Redevelopment Project Area
satisfies the redevelopment plan
requirements under the TIF Act, the
eligibility criteria defined in Section 111-
74.4-3 of the TIF Act and the proposed
objectives of the TIF Act, and that based on
such findings, approve such proposed plan
under the TIF Act. Is there a motion?

MS. WOOD: So moved.

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

MS. WASIARY: I 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 Archer Western Tax Increment
Financing Redevelopement Project Area under
the TIF Act.
And, this meeting is adjourned.

(Whereupon, the meeting adjourned at 10:18 p.m.)
STATE OF ILLINOIS )
COUNTY OF COOK ) SS.

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 __/4/___ DAY OF


[Signature]
NOTARY PUBLIC

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

During 2009, 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 2009, there were no obligations issued for the Project Area.
(10)  CERTIFIED AUDIT REPORTS - 65 ILCS 5/11-74.4-5(d)(9)

During 2009, 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 Archer/Western Redevelopment Project Area is generally bounded by property on the north and south side of Archer Ave. from Quinn St. on the east to Western Ave. on the west; property on the north and south side of 31st St. from Halsted St. on the east to Pitney Ct. on the west; property on the north and south side of 35th St. from Ashland Ave. on the east to the CTA railroad on the west; and property on the east and west side of Western Ave. from Bross Ave. on the north to 47th St. on the south. For precise boundaries, please consult the legal description in the Redevelopment Plan.