

**FY 2024**

**ANNUAL TAX INCREMENT FINANCE  
REPORT**



**SUSANA A. MENDOZA**  
ILLINOIS STATE COMPTROLLER

Name of Municipality: City of Chicago Reporting Fiscal Year: 2024  
County: Cook Fiscal Year End: 12/31/2024  
Unit Code: 016/620/30

**FY 2024 TIF Administrator Contact Information-Required**

First Name: Ciere Last Name: Boatright  
Address: City Hall, 121 N LaSalle Title: Administrator  
Telephone: (312) 744-4190 City: Chicago Zip: 60602  
E-mail: TIFreports@cityofchicago.org

I attest to the best of my knowledge, that this FY 2024 report of the redevelopment project area(s)  
in the **City of Chicago** of:  
is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs  
Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

6/27/2025

Written signature of TIF Administrator

Date

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

**FILL OUT ONE FOR EACH TIF DISTRICT**

| Name of Redevelopment Project Area | Date Designated<br>MM/DD/YYYY | Date Terminated<br>MM/DD/YYYY |
|------------------------------------|-------------------------------|-------------------------------|
| 105th/Vincennes                    | 10/3/2001                     | 12/31/2025                    |
| 107th/Halsted                      | 4/2/2014                      | 12/31/2038                    |
| 111th/Kedzie                       | 9/29/1999                     | 12/31/2035                    |
| 116th/Avenue O                     | 10/31/2018                    | 12/31/2042                    |
| 119th/Halsted                      | 2/6/2002                      | 12/31/2026                    |
| 119th/I-57                         | 11/6/2002                     | 12/31/2026                    |
| 24th/Michigan                      | 7/21/1999                     | 12/31/2035                    |
| 26th/King Drive                    | 1/11/2006                     | 12/31/2030                    |
| 35th/Halsted                       | 1/14/1997                     | 12/31/2033                    |
| 35th/State                         | 1/14/2004                     | 12/31/2028                    |
| 43rd/Cottage Grove                 | 7/8/1998                      | 12/31/2034                    |
| 47th/Ashland                       | 3/27/2002                     | 12/31/2026                    |
| 47th/Halsted                       | 5/29/2002                     | 12/31/2026                    |
| 47th/King Drive                    | 3/27/2002                     | 12/31/2026                    |
| 47th/State                         | 7/21/2004                     | 12/31/2028                    |
| 51st/Archer                        | 5/17/2000                     | 12/31/2024                    |
| 51st/Lake Park                     | 11/15/2012                    | 12/31/2036                    |
| 53rd Street                        | 1/10/2001                     | 12/31/2025                    |
| 63rd/Ashland                       | 3/29/2006                     | 12/31/2030                    |
| 63rd/Pulaski                       | 5/17/2000                     | 12/31/2036                    |
| 67th/Cicero                        | 10/2/2002                     | 12/31/2026                    |

|                                      |            |            |
|--------------------------------------|------------|------------|
| 67th/Wentworth                       | 5/4/2011   | 12/31/2035 |
| 71st/Stony Island                    | 10/7/1998  | 12/31/2034 |
| 73rd/University                      | 9/13/2006  | 12/31/2030 |
| 79th Street Corridor                 | 7/8/1998   | 12/31/2034 |
| 79th/Cicero                          | 6/8/2005   | 12/31/2029 |
| 79th/Southwest Highway               | 10/3/2001  | 12/31/2025 |
| 79th/Vincennes                       | 9/27/2007  | 12/31/2031 |
| 83rd/Stewart                         | 3/31/2004  | 12/31/2028 |
| 87th/Cottage Grove                   | 11/13/2002 | 12/31/2026 |
| 95th/Western                         | 7/13/1995  | 12/31/2031 |
| Addison South                        | 5/9/2007   | 12/31/2031 |
| Archer/Central                       | 5/17/2000  | 12/31/2024 |
| Archer/Western                       | 2/11/2009  | 12/31/2033 |
| Armitage/Pulaski                     | 6/13/2007  | 12/31/2031 |
| Austin Commercial                    | 9/27/2007  | 12/31/2031 |
| Avalon Park/South Shore              | 7/31/2002  | 12/31/2026 |
| Avondale                             | 7/29/2009  | 12/31/2033 |
| Belmont/Central                      | 1/12/2000  | 12/31/2036 |
| Belmont/Cicero                       | 1/12/2000  | 12/31/2024 |
| Bronzeville                          | 11/4/1998  | 12/31/2034 |
| Bryn Mawr/Broadway                   | 12/11/1996 | 12/31/2032 |
| Canal/Congress                       | 11/12/1998 | 12/31/2034 |
| Central West                         | 2/16/2000  | 12/31/2036 |
| Chicago/Central Park                 | 2/27/2002  | 12/31/2026 |
| Chicago/Kingsbury                    | 4/12/2000  | 12/31/2024 |
| Cicero/Archer                        | 5/17/2000  | 12/31/2024 |
| Cicero/Stevenson                     | 7/20/2022  | 12/31/2046 |
| Clark/Montrose                       | 7/7/1999   | 12/31/2035 |
| Commercial Avenue                    | 11/13/2002 | 12/31/2026 |
| Cortland/Chicago River               | 4/10/2019  | 12/31/2043 |
| Devon/Sheridan                       | 3/31/2004  | 12/31/2028 |
| Diversey/Chicago River               | 10/5/2016  | 12/31/2040 |
| Diversey/Narragansett                | 2/5/2003   | 12/31/2027 |
| Division/Homan                       | 6/27/2001  | 12/31/2025 |
| Edgewater/Ashland                    | 10/1/2003  | 12/31/2027 |
| Elston/Armstrong Industrial Corridor | 7/19/2007  | 12/31/2031 |
| Englewood Mall                       | 11/29/1989 | 12/31/2025 |
| Englewood Neighborhood               | 6/27/2001  | 12/31/2037 |
| Ewing Avenue                         | 3/10/2010  | 12/31/2034 |
| Foster/California                    | 4/2/2014   | 12/31/2038 |
| Foster/Edens                         | 2/28/2018  | 12/31/2042 |
| Fullerton/Milwaukee                  | 2/16/2000  | 12/31/2027 |
| Galewood/Armitage Industrial         | 7/7/1999   | 12/31/2035 |
| Goose Island                         | 7/10/1996  | 12/31/2032 |
| Greater Southwest Industrial (East)  | 3/10/1999  | 12/31/2035 |
| Greater Southwest Industrial (West)  | 4/12/2000  | 12/31/2024 |
| Harrison/Central                     | 7/26/2006  | 12/31/2030 |
| Hollywood/Sheridan                   | 11/7/2007  | 12/31/2031 |
| Homan/Arthington                     | 2/5/1998   | 12/31/2034 |
| Humboldt Park Commercial             | 6/27/2001  | 12/31/2025 |
| Jefferson/Roosevelt                  | 8/30/2000  | 12/31/2024 |
| Kennedy/Kimball                      | 3/12/2008  | 12/31/2032 |
| Kinzie Industrial Corridor           | 6/10/1998  | 12/31/2034 |

|   |                                                  |            |            |
|---|--------------------------------------------------|------------|------------|
|   | Lake Calumet Area Industrial                     | 12/13/2000 | 12/31/2036 |
|   | Lakefront                                        | 3/27/2002  | 12/31/2026 |
|   | LaSalle Central                                  | 11/15/2006 | 12/31/2030 |
|   | Lawrence/Broadway                                | 6/27/2001  | 12/31/2037 |
|   | Lawrence/Kedzie                                  | 2/16/2000  | 12/31/2036 |
|   | Lawrence/Pulaski                                 | 2/27/2002  | 12/31/2026 |
|   | Lincoln Avenue                                   | 11/3/1999  | 12/31/2035 |
|   | Little Village East                              | 4/22/2009  | 12/31/2033 |
|   | Little Village Industrial Corridor               | 6/13/2007  | 12/31/2031 |
|   | Madden/Wells                                     | 11/6/2002  | 12/31/2038 |
|   | Madison/Austin Corridor                          | 9/29/1999  | 12/31/2035 |
| X | Michigan/Cermak                                  | 9/13/1989  | 12/31/2025 |
|   | Midway Industrial Corridor                       | 2/16/2000  | 12/31/2024 |
|   | Midwest                                          | 5/17/2000  | 12/31/2036 |
|   | Montrose/Clarendon                               | 6/30/2010  | 12/31/2034 |
|   | Near North                                       | 7/30/1997  | 12/31/2033 |
|   | North Pullman                                    | 6/30/2009  | 12/31/2033 |
|   | Northwest Industrial Corridor                    | 12/2/1998  | 12/31/2034 |
|   | Ogden/Pulaski                                    | 4/9/2008   | 12/31/2032 |
|   | Ohio/Wabash                                      | 6/7/2000   | 12/31/2024 |
|   | Peterson/Pulaski                                 | 2/16/2000  | 12/31/2024 |
|   | Pilsen Industrial Corridor                       | 6/10/1998  | 12/31/2034 |
|   | Pratt/Ridge Industrial Park Conservation Area    | 6/23/2004  | 12/31/2028 |
|   | Pulaski Industrial Corridor                      | 6/9/1999   | 12/31/2035 |
|   | Randolph/Wells                                   | 6/9/2010   | 12/31/2034 |
|   | Red Line Extension                               | 12/14/2022 | 12/31/2058 |
|   | Red Purple Modernization Phase One (Transit TIF) | 11/30/2016 | 12/31/2052 |
|   | River West                                       | 1/10/2001  | 12/31/2025 |
|   | Roosevelt/Cicero Industrial Corridor             | 2/5/1998   | 12/31/2034 |
|   | Roosevelt/Clark                                  | 4/10/2019  | 12/31/2043 |
|   | Roosevelt/Racine                                 | 11/4/1998  | 12/31/2034 |
|   | Roseland/Michigan                                | 1/16/2002  | 12/31/2026 |
|   | Sanitary and Ship Canal                          | 7/24/1991  | 12/31/2027 |
|   | South Chicago                                    | 4/12/2000  | 12/31/2036 |
|   | Stevenson Brighton                               | 4/11/2007  | 12/31/2031 |
|   | Stockyards Southeast Quadrant Industrial         | 2/26/1992  | 12/31/2028 |
|   | Stony Island Commercial/Burnside Industrial      | 6/10/1998  | 12/31/2034 |
|   | Touhy/Western                                    | 9/13/2006  | 12/31/2030 |
|   | Washington Park                                  | 10/8/2014  | 12/31/2038 |
|   | West Irving Park                                 | 1/12/2000  | 12/31/2024 |
|   | West Woodlawn                                    | 5/12/2010  | 12/31/2034 |
|   | Western Avenue North                             | 1/12/2000  | 12/31/2024 |
|   | Western Avenue South                             | 1/12/2000  | 12/31/2024 |
|   | Western/Ogden                                    | 2/5/1998   | 12/31/2034 |
|   | Western/Rock Island                              | 2/8/2006   | 12/31/2030 |
|   | Wilson Yard                                      | 6/27/2001  | 12/31/2025 |
|   | Woodlawn                                         | 1/20/1999  | 12/31/2035 |

\*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

**SECTION 2** [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

**FY 2024**

**Name of Redevelopment Project Area:**

Michigan/Cermak

**Primary Use of Redevelopment Project Area\*:** Combination/Mixed

\*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

**If "Combination/Mixed" List Component Types:** Commercial/Institutional

**Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):**

**Tax Increment Allocation Redevelopment Act**     X    

**Industrial Jobs Recovery Law**           

**Please utilize the information below to properly label the Attachments.**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No | Yes |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----|
| For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)]<br><b>If yes, please enclose the amendment (labeled Attachment A).</b><br>For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)]<br><b>If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).</b> | X  |     |
| Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)]<br><b>Please enclose the CEO Certification (labeled Attachment B).</b>                                                                                                                                                                                                                                                                                                                                                                                                          |    | X   |
| Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]<br><b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |    | X   |
| Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)]<br><b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>                                                                                                                                                                                                                                                                                                                                                      | X  |     |
| Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)]<br><b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>                                                                                                                                                                                                                                                                                                                                                                 | X  |     |
| Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)]<br><b>If yes, please enclose the Additional Information (labeled Attachment F).</b>                                                                                                                                                                                                                                                                                                                                                                                     | X  |     |
| Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)]<br><b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>                                                                                                                                                                                                                                                                                                                                 | X  |     |
| Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)]<br><b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | X  |     |
| Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)]<br><b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).</b>                                                                                                                                                                                                                                                                                                                                                                                                                          | X  |     |
| An analysis prepared by a financial advisor or underwriter, <u>chosen by the municipality</u> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; <u>and actual debt service</u> . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)]<br><b>If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (labeled Attachment J).</b>                                                                                                                                         | X  |     |
| Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2)<br><b>If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K).</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      |    | X   |
| Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)]<br><b>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).</b>                                                                                                                                                                                                                                                                            |    | X   |
| A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]<br><b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>                                                                                                                                                                                                                                                                                                                                            | X  |     |
| For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality.<br><b>If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).</b>                                                                                                                                                                                                                                                                 | X  |     |

**SECTION 3.1** [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

**FY 2024**

**Name of Redevelopment Project Area:**

**Michigan/Cermak**

**Provide an analysis of the special tax allocation fund.**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 6,297,870

| <b>SOURCE of Revenue/Cash Receipts:</b>                                   | <b>Revenue/Cash Receipts for Current Reporting Year</b> | <b>Cumulative Totals of Revenue/Cash Receipts for life of TIF</b> | <b>% of Total</b> |
|---------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------|-------------------|
| Property Tax Increment                                                    | \$ 4,449,956                                            | \$38,876,809                                                      | 71%               |
| State Sales Tax Increment                                                 |                                                         |                                                                   | 0%                |
| Local Sales Tax Increment                                                 |                                                         |                                                                   | 0%                |
| State Utility Tax Increment                                               |                                                         |                                                                   | 0%                |
| Local Utility Tax Increment                                               |                                                         |                                                                   | 0%                |
| Interest                                                                  | \$ (330,794)                                            | \$ 1,006,786                                                      | 2%                |
| Land/Building Sale Proceeds                                               |                                                         |                                                                   | 0%                |
| Bond Proceeds                                                             |                                                         |                                                                   | 0%                |
| Transfers from Municipal Sources                                          |                                                         | \$ 13,810,000                                                     | 25%               |
| Private Sources                                                           |                                                         |                                                                   | 0%                |
| Other (identify source _____; if multiple other sources, attach schedule) | \$ -                                                    | \$ 735,207                                                        | 1%                |

**All Amount Deposited in Special Tax Allocation Fund** \$ 4,119,162

**Cumulative Total Revenues/Cash Receipts** \$ 54,428,802 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ 1,632

**Transfers to Municipal Sources**

**Distribution of Surplus**

**Total Expenditures/Disbursements** \$ 1,632

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements** \$ 4,117,530

**Previous Year Adjustment (Explain Below)**

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 10,415,400

\* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

**Previous Year Explanation:**

(a) Cumulative figures for the categories of 'Interest,' 'Land/Building Sale Proceeds' and 'Other' may not be fully available for this report due to either: (i) the disposal of certain older records pursuant to the City's records retention policy, or (ii) the extraordinary administrative burden of developing cumulative City records prior to the City's conversion to its current accounting system in 2003.

**Schedule of "Other" Sources of Revenue/Cash Receipts Deposited in Fund During Reporting FY**  
**(Total and Cumulative Values Carried Forward to Section 3.1)**

**FY 2024**

**Name of Redevelopment Project Area:**

**Michigan/Cermak**

| <b>"Other" Sources</b>           | <b>Reporting Year</b> | <b>Cumulative</b> |
|----------------------------------|-----------------------|-------------------|
| Cumulative Revenue Prior to 2017 |                       | \$ 548,020        |
| Note Proceeds                    |                       |                   |
| Non-compliance Payment           |                       |                   |
| Excess Reserve Requirement       |                       |                   |
| Build America Bonds Subsidy      |                       |                   |
| Collection Returns               |                       | \$ 187,187        |
| Credits from Expenditures        |                       |                   |

**Total Schedule of "Other" Sources During Reporting Period**

\$ -

**Cumulative Total Schedule of "Other" Sources**

\$ 735,207

**SECTION 3.2 A** [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]

**FY 2024**

**Name of Redevelopment Project Area:**

**Michigan/Cermak**

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND**

**PAGE 1**

| <b>Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]</b>                                                                                                   | <b>Amounts</b> | <b>Reporting Fiscal Year</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------|
| 1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.                                   |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                | \$ -                         |
| 2. Annual administrative cost.                                                                                                                                                                             |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                | \$ -                         |
| 3. Cost of marketing sites.                                                                                                                                                                                |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                | \$ -                         |
| 4. Property assembly cost and site preparation costs.                                                                                                                                                      |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                | \$ -                         |
| 5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area. |                |                              |
|                                                                                                                                                                                                            | 1,632          |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                | \$ 1,632                     |
| 6. Costs of the construction of public works or improvements.                                                                                                                                              |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                |                              |
|                                                                                                                                                                                                            |                | \$ -                         |

**SECTION 3.2 A**  
**PAGE 2**

| PAGE 1                                                                                                       |  |      |
|--------------------------------------------------------------------------------------------------------------|--|------|
| 7. Costs of eliminating or removing contaminants and other impediments.                                      |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  | \$ - |
| 8. Cost of job training and retraining projects.                                                             |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  | \$ - |
| 9. Financing costs.                                                                                          |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  | \$ - |
| 10. Capital costs.                                                                                           |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  | \$ - |
| 11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.  |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  | \$ - |
| 12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects. |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  |      |
|                                                                                                              |  | \$   |



**SECTION 3.2 A**  
**PAGE 3**

| PAGE 6                                                                                                                 |  |                 |
|------------------------------------------------------------------------------------------------------------------------|--|-----------------|
| 13. Relocation costs.                                                                                                  |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  | \$ -            |
| 14. Payments in lieu of taxes.                                                                                         |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  | \$ -            |
| 15. Costs of job training, retraining, advanced vocational or career education.                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  | \$ -            |
| 16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project. |  |                 |
| Costs of interest incurred by a Developer related to the construction, renovation or rehabilitation                    |  |                 |
| Costs of construction of new housing units for low income or very low income households.                               |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  | \$ -            |
| 17. Cost of day care services.                                                                                         |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  | \$ -            |
| 18. Other.                                                                                                             |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  |                 |
|                                                                                                                        |  | \$ -            |
| <b>TOTAL ITEMIZED EXPENDITURES</b>                                                                                     |  | <b>\$ 1,632</b> |

\* This table may include payments for Projects that were undertaken prior to 11/1/1999.

|                          |      |
|--------------------------|------|
| <b>SURPLUS/(DEFICIT)</b> | \$ - |
|--------------------------|------|

**SECTION 4** [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

**FY 2024**

**Name of Redevelopment Project Area:**

**Michigan/Cermak**

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

|   |                                                                                                        |
|---|--------------------------------------------------------------------------------------------------------|
| X | Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area. |
|---|--------------------------------------------------------------------------------------------------------|

|                                              |  |
|----------------------------------------------|--|
| Property (1):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

|                                              |  |
|----------------------------------------------|--|
| Property (2):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

|                                              |  |
|----------------------------------------------|--|
| Property (3):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

|                                              |  |
|----------------------------------------------|--|
| Property (4):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

|                                              |  |
|----------------------------------------------|--|
| Property (5):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

|                                              |  |
|----------------------------------------------|--|
| Property (6):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

|                                              |  |
|----------------------------------------------|--|
| Property (7):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

FY 2024

Name of Redevelopment Project Area:

Michigan/Cermak

## PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X':

|                                                                                                                                                     |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 1. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.                                                    |   |
| 2. The municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)            | X |
| 2a. The total <b>number</b> of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:                         | 2 |
| 2b. Did the municipality undertake any <b>NEW</b> projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area? | 0 |

## LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

| TOTAL:                                           | 11/1/99 to Date | Estimated Investment for Subsequent Fiscal Year | Total Estimated to Complete Project |
|--------------------------------------------------|-----------------|-------------------------------------------------|-------------------------------------|
| Private Investment Undertaken (See Instructions) | \$ -            | \$ -                                            | \$ 3,000,000                        |
| Public Investment Undertaken                     | \$ 439,153      | \$ -                                            | \$ 1,700,421                        |
| Ratio of Private/Public Investment               | 0               |                                                 | 1 13/17                             |

## Project 1 Name: SBIF - Michigan Cermak\*\* (Project is Ongoing\*\*\*)

|                                                  |            |      |              |
|--------------------------------------------------|------------|------|--------------|
| Private Investment Undertaken (See Instructions) | \$ -       | \$ - | \$ 3,000,000 |
| Public Investment Undertaken                     | \$ 438,732 | \$ - | \$ 1,500,000 |
| Ratio of Private/Public Investment               | 0          |      | 2            |

## Project 2 Name: TIFWorks - Michigan Cermak\*\* (Project is Ongoing\*\*\*)

|                                                  |        |      |            |
|--------------------------------------------------|--------|------|------------|
| Private Investment Undertaken (See Instructions) | \$ -   | \$ - | \$ -       |
| Public Investment Undertaken                     | \$ 421 | \$ - | \$ 200,421 |
| Ratio of Private/Public Investment               | 0      |      | 0          |

## Project 3 Name:

|                                                  |   |  |   |
|--------------------------------------------------|---|--|---|
| Private Investment Undertaken (See Instructions) |   |  |   |
| Public Investment Undertaken                     |   |  |   |
| Ratio of Private/Public Investment               | 0 |  | 0 |

## Project 4 Name:

|                                                  |   |  |   |
|--------------------------------------------------|---|--|---|
| Private Investment Undertaken (See Instructions) |   |  |   |
| Public Investment Undertaken                     |   |  |   |
| Ratio of Private/Public Investment               | 0 |  | 0 |

## Project 5 Name:

|                                                  |   |  |   |
|--------------------------------------------------|---|--|---|
| Private Investment Undertaken (See Instructions) |   |  |   |
| Public Investment Undertaken                     |   |  |   |
| Ratio of Private/Public Investment               | 0 |  | 0 |

## Project 6 Name:

|                                                  |   |  |   |
|--------------------------------------------------|---|--|---|
| Private Investment Undertaken (See Instructions) |   |  |   |
| Public Investment Undertaken                     |   |  |   |
| Ratio of Private/Public Investment               | 0 |  | 0 |

## Section 5 Notes

**FY 2024**

**Name of Redevelopment Project Area:**

**Michigan/Cermak**

### **General Notes**

(a) Each actual or estimated Public Investment reported here is, to the extent possible, comprised only of payments financed by tax increment revenue, and may include interest amounts paid to finance the Public Investment amount. 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.

(b) Each amount reported here under Public Investment Undertaken, Total Estimated to Complete Project, is the maximum amount of payments financed by tax increment revenue that could be made pursuant to the corresponding Project's operating documents, but not including interest that may later be payable on developer notes, and may not necessarily reflect actual expenditures, if any, as reported in Section 3 herein. The total public investment amount ultimately made under each Project will depend upon the future occurrence of various conditions, including interest that may be payable on developer notes as set forth in the Project's operating documents.

### **Project/Program-Specific Notes**

\*\* Depending on the particular goals of this type of program, the City may: i) make an advance disbursement of the entire public investment amount to the City's program administrator, ii) disburse the amounts through an escrow account, or iii) pay the funds out piecemeal to the program administrator or to the ultimate grantee as each ultimate grantee's work is approved under the program.

\*\*\* As of the last date of the reporting fiscal year, the construction of this Project was ongoing; the Private Investment Undertaken and Ratio figures for this Project will be reported on the Annual Report for the fiscal year in which the construction of the Project is completed and the total Private Investment figure is available.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))

**Name of Redevelopment Project Area:**

[illegible]

| Project Name | The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.* |           | The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.** |           |
|--------------|--------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|              | Temporary                                                                                                    | Permanent | Temporary                                                                                                                                                                                                                                      | Permanent |
|              |                                                                                                              |           |                                                                                                                                                                                                                                                |           |
|              |                                                                                                              |           |                                                                                                                                                                                                                                                |           |
|              |                                                                                                              |           |                                                                                                                                                                                                                                                |           |
|              |                                                                                                              |           |                                                                                                                                                                                                                                                |           |
|              |                                                                                                              |           |                                                                                                                                                                                                                                                |           |

\*\* see footnote on following page

[illegible]

<sup>^^</sup> see footnote on following page

| Project Name | Stated Rate of Return |
|--------------|-----------------------|
| N/A          | N/A                   |
|              |                       |
|              |                       |
|              |                       |

## Section 6 Notes

**FY 2024**

**Name of Redevelopment Project Area:**

**Michigan/Cermak**

### General Notes

#### Section 6.2

\* All RDAs shown were entered into during or after FY 2022. "Permanent" jobs are defined as permanent, full-time, or full-time-equivalent jobs that are anticipated to be created or retained at some time during the term of the RDA. "Temporary" jobs are defined as part-time, construction, temporary or seasonal jobs listed as required or aspirational in the RDA that are anticipated to be created during construction of the project. RDAs with no jobs covenant are not shown. An RDA will be removed from this Section once the job covenant ends, or the RDA terminates. TIFWorks and similar job training programs are not shown.

\*\* "Permanent" jobs shown are those that are affirmed by the Developer on the first anniversary date of the completion of the project and throughout the term of the RDA. "Temporary" jobs shown are those that are affirmed by the Developer after project construction is completed.

#### Section 6.3

^ All RDAs shown were entered into during or after FY 2022. The amount of increment increase projected is the cumulative amount that is projected to be created for all PINs in the RDA from the anticipated project stabilization year through the term of the TIF Redevelopment Area. RDAs are removed once the RDA is terminated or expired. RDAs involving tax-exempt properties and those with no increment increase projected by the City over the term of the respective RDA, are not shown.

^^ The amount shown is the increase in cumulative PIN increment collected from the actual project stabilization year through the TIF Redevelopment Area expiration year, to the extent the information is available from tax records.



**SECTION 7** [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

**FY 2024**

**Name of Redevelopment Project Area:**

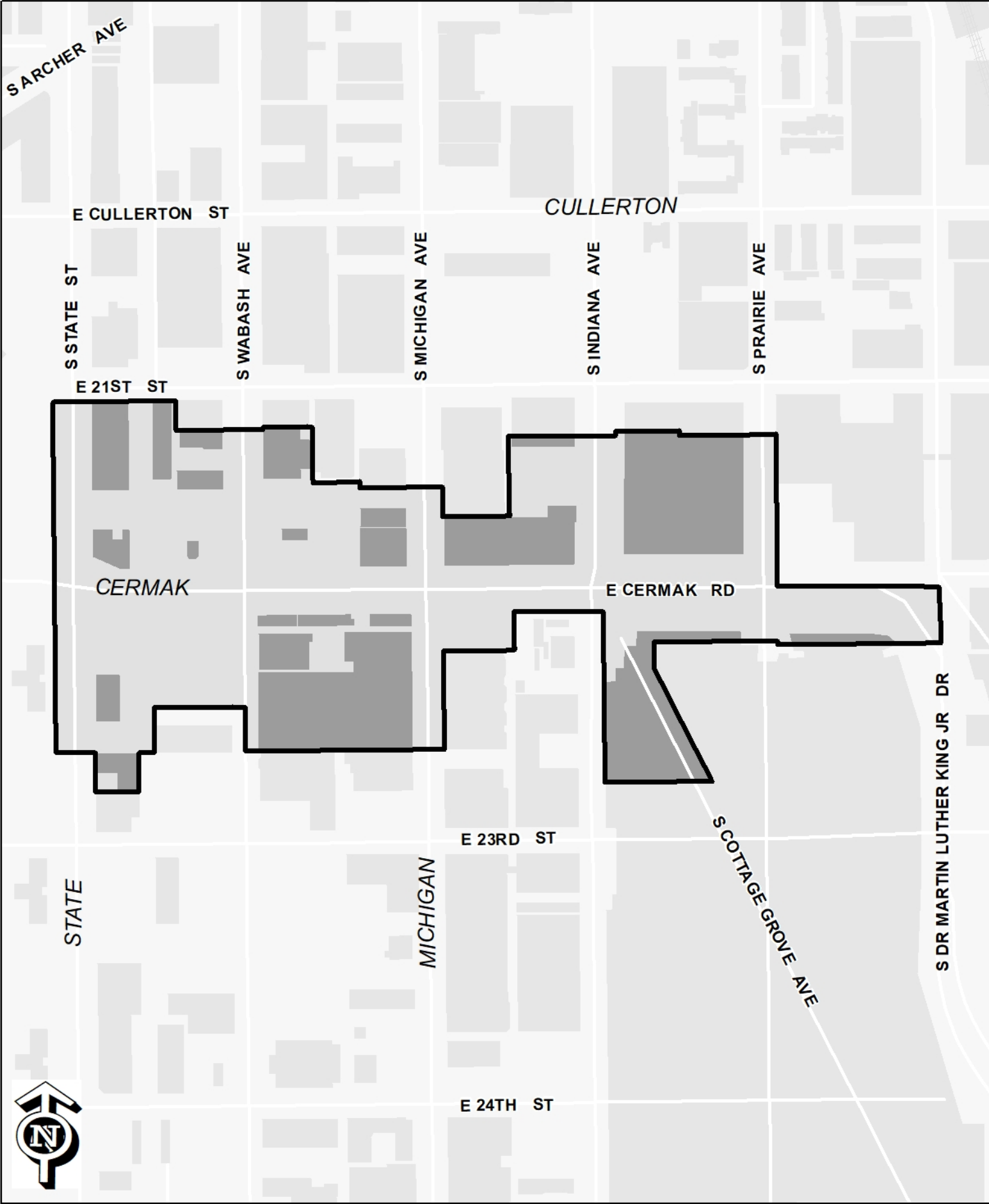
*Michigan/Cermak*

**Provide a general description of the redevelopment project area using only major boundaries.**

| Optional Documents                              | Enclosed |
|-------------------------------------------------|----------|
| Legal description of redevelopment project area |          |
| Map of District                                 | X        |

# Michigan/Cermak TIF

## Annual Report



## FY 2024

**Michigan/Cermak**

|                            |                 |                                  |
|----------------------------|-----------------|----------------------------------|
| <b>Year of Designation</b> | <b>Base EAV</b> | <b>Reporting Fiscal Year EAV</b> |
|                            |                 |                                  |

If overlapping taxing district received a surplus, list the surplus.

[illegible]

STATE OF ILLINOIS        )  
                                          )  
COUNTY OF COOK        )

CERTIFICATION

TO:

Susana Mendoza  
Comptroller of the State of Illinois  
555 W. Monroe Street, 1400S-A  
Chicago, Illinois 60661  
Attention: Rosanna Barbaro-Flores,  
Director of Local Government

Jolenna Nanalig, AVC Finance & Treasurer  
City Colleges of Chicago  
180 N. Wabash Avenue, Suite 200  
Chicago, Illinois 60601

Xochitl Flores, Bureau Chief  
Cook County Bureau of Economic Dev.  
69 West Washington Street, Suite 2900  
Chicago, Illinois 60602

Damon Howell, Comptroller  
Forest Preserve District of Cook County  
69 W. Washington Street, Suite 2060  
Chicago, Illinois 60602

Miroslava Mejia Krug, Chief Financial Officer  
Chicago Board of Education  
42 West Madison Street  
Chicago, Illinois 60602

Jacqueline Torres, Director of Finance  
Metropolitan Water Reclamation District  
of Greater Chicago  
100 East Erie Street, Room 243  
Chicago, Illinois 60611

Lamarr Miller, President  
South Cook County Mosquito Abatement District  
15500 Dixie Highway  
P.O. Box 1030  
Harvey, Illinois 60426

Carlos Ramirez-Rosa  
General Superintendent & CEO  
Chicago Park District  
4830 S. Western Avenue  
Chicago, Illinois 60609

I, Brandon Johnson, 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 Michigan/Cermak Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

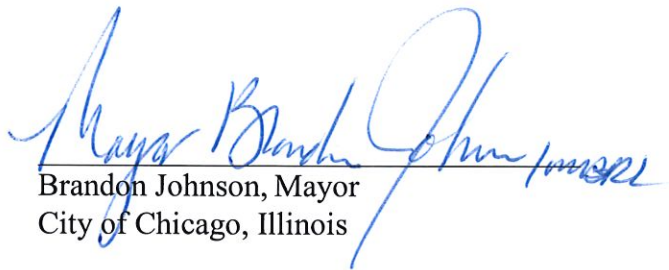
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2024, 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 June 27, 2025.

  
Brandon Johnson, Mayor  
City of Chicago, Illinois



DEPARTMENT OF LAW  
CITY OF CHICAGO

June 27, 2025

Susana Mendoza  
Comptroller of the State of Illinois  
555 W. Monroe Street, 1400S-A  
Chicago, Illinois 60661  
Attention: Rosanna Barbaro-Flores,  
Director of Local Government

Jolenna Nanalig, AVC Finance & Treasurer  
City Colleges of Chicago  
180 N. Wabash Avenue, Suite 200  
Chicago, Illinois 60601

Xochitl Flores, Bureau Chief  
Cook County Bureau of Economic Dev.  
69 West Washington Street, Suite 2900  
Chicago, Illinois 60602

Damon Howell, Comptroller  
Forest Preserve District of Cook County  
69 W. Washington Street, Suite 2060  
Chicago, Illinois 60602

Miroslava Mejia Krug, Chief Financial Officer  
Chicago Board of Education  
42 West Madison Street  
Chicago, Illinois 60602

Jacqueline Torres, Director of Finance  
Metropolitan Water Reclamation District  
of Greater Chicago  
100 East Erie Street, Room 243  
Chicago, Illinois 60611

Lamarr Miller, President  
South Cook County Mosquito Abatement District  
15500 Dixie Highway  
P.O. Box 1030  
Harvey, Illinois 60426

Carlos Ramirez-Rosa  
General Superintendent & CEO  
Chicago Park District  
4830 S. Western Avenue  
Chicago, Illinois 60609

Re: Michigan/Cermak Redevelopment Project Area  
(the "Redevelopment Project Area")

Dear Addressees:

I am the Corporation Counsel of the City of Chicago, Illinois (the "City") and, in such capacity, I am the head of the City's Law Department. In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.

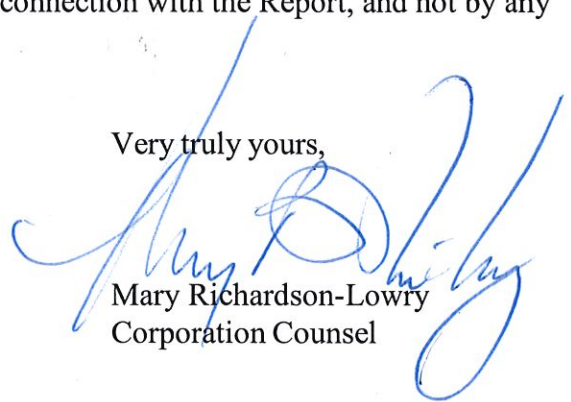
Attorneys, past and present, in the Law Department of the City and familiar with the requirements of the Act, have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area, and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Finance and Office of Budget and Management (collectively, the "City Departments"), have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such City Departments 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 factual certification of the Commissioner of the Department of Planning and Development attached hereto as Schedule 1, along with 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.

Based on the foregoing, it is my 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,



Mary Richardson-Lowry  
Corporation Counsel



## **SCHEDULE 1**

**June 27, 2025**

### **CERTIFICATION**

Commissioner  
Department of Planning and Development  
City of Chicago

I, Ciere Boatright, am the Commissioner of the Department of Planning and Development ("DPD") of the City of Chicago, Illinois (the "City") and, in such capacity, I am the head of DPD. I am also the TIF Administrator for the City for purposes of the Report (defined below). In such capacity, I am providing this Certification for the Corporation Counsel of the City to rely upon in connection with the opinion required by either 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"), or 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"), as the case may be, in connection with the submission of an annual report for calendar year 2024 (the "Report") containing the information required by Section 11-74.4-5(d) of the Act or Section 11-74.6-22(d) of the Law for each of the Redevelopment Project Areas listed in Section 1 of the Report and hereby incorporated into this Certification (the "Redevelopment Project Areas").

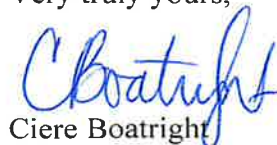
I hereby certify the following to the Corporation Counsel of the City:

1. DPD has overall responsibility for and is familiar with the activities in each of the Redevelopment Project Areas. DPD personnel are familiar with the requirements of the Act and the Law and are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the City's Department of Law with respect to legal issues that may arise from time to time regarding the requirements of, and compliance with, the Act and the Law.
2. DPD personnel have monitored compliance with the requirements of the Act and the Law during the previous fiscal year under my supervision and to my reasonable satisfaction in connection with each of the Redevelopment Project Areas.

Based on the foregoing, I hereby certify to the Corporation Counsel of the City that, in all material respects, DPD has taken the appropriate actions to ensure that the City is in compliance with the provisions and requirements of the Act and the Law in effect and then applicable at the time actions were taken from time to time with respect to each of the Redevelopment Project Areas.

This Certification is given in an official capacity and not personally and no personal liability shall derive herefrom. Further, this Certification may be relied upon only by the Corporation Counsel of the City in providing the required legal opinion in connection with the Report, and not by any other party.

Very truly yours,



Ciere Boatright  
Commissioner  
Department of Planning and Development



CITY OF CHICAGO, ILLINOIS  
MICHIGAN/CERMAK  
REDEVELOPMENT PROJECT  
  
FINANCIAL REPORT  
  
DECEMBER 31, 2024

CITY OF CHICAGO, ILLINOIS  
MICHIGAN/CERMAK REDEVELOPMENT PROJECT

C O N T E N T S

|                                                                                                     | <u>Page</u> |
|-----------------------------------------------------------------------------------------------------|-------------|
| INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS<br>AND SUPPLEMENTARY INFORMATION           | 1-2         |
| Management's discussion and analysis                                                                | 3-5         |
| Statement of net position and governmental fund balance sheet                                       | 6           |
| Statement of activities and governmental fund revenues,<br>expenditures and changes in fund balance | 7           |
| Notes to financial statements                                                                       | 8-10        |
| SUPPLEMENTARY INFORMATION                                                                           |             |
| Schedule of expenditures by statutory code                                                          | 11          |

## INDEPENDENT AUDITOR'S REPORT

The Honorable Brandon Johnson, Mayor  
Members of the City Council  
City of Chicago, Illinois

### **Opinion**

We have audited the accompanying financial statements of the Michigan/Cermak Redevelopment Project of the City of Chicago, Illinois, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Project's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Michigan/Cermak Redevelopment Project of the City of Chicago, Illinois, as of December 31, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Chicago, Illinois, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Emphasis of Matter**

As described in Note 1, the financial statements of the Michigan/Cermak Redevelopment Project, City of Chicago, Illinois, are intended to present the financial position and the changes in financial position, of only that portion of the special revenue funds of the City of Chicago, Illinois that is attributable to the transactions of the Michigan/Cermak Redevelopment Project. They do not purport to, and do not, present the financial position of the City of Chicago, Illinois, as of December 31, 2024 and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery,

intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Chicago's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

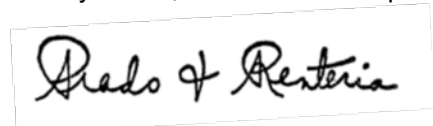
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Michigan/Cermak Redevelopment Project's basic financial statements. The Schedule of Expenditures by Statutory Code is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, such information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



June 27, 2025

CITY OF CHICAGO, ILLINOIS  
MICHIGAN/CERMAK REDEVELOPMENT PROJECT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
(UNAUDITED)

As management of the Michigan/Cermak Tax Increment Redevelopment Project Area (Project), we offer the readers of the Project's financial statements this narrative overview and analysis of the Project's financial performance for the year ended December 31, 2024. Please read it in conjunction with the Project's financial statements, which follow this section.

*Overview of the Financial Statements*

This discussion and analysis is intended to serve as an introduction to the Project's basic financial statements. The Project's basic financial statements include three components: 1) government-wide financial statements, 2) governmental fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information concerning the Project's expenditures by statutory code.

*Basic Financial Statements*

The basic financial statements include two kinds of financial statements that present different views of the Project – the *Government-Wide Financial Statements* and the *Governmental Fund Financial Statements*. These financial statements also include the notes to the financial statements that explain some of the information in the financial statements and provide more detail.

*Government-Wide Financial Statements*

The governmental-wide financial statements provide both long-term and short-term information about the Project's financial status and use accounting methods similar to those used by private-sector companies. The statement of net position includes all of the project's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid. The two government-wide statements report the Project's net position and how they have changed. Net position – the difference between the Project's assets and liabilities – is one way to measure the Project's financial health, or position.

*Governmental Fund Financial Statements*

The governmental fund financial statements provide more detailed information about the Project's significant funds – not the Project as a whole. Governmental funds focus on: 1) how cash and other financial assets can readily be converted to cash flows and 2) the year-end balances that are available for spending. Consequently, the governmental fund statements provide a detailed short-term view that helps determine whether there are more financial resources that can be spent in the near future to finance the Project. Because this information does not encompass the additional long-term focus of the government-wide statements, we provide additional information at the bottom of the statements to explain the relationship (or differences) between them.

CITY OF CHICAGO, ILLINOIS  
MICHIGAN/CERMAK REDEVELOPMENT PROJECT

MANAGEMENT'S DISCUSSION AND ANALYSIS  
(UNAUDITED)  
(Continued)

*Notes to the Financial Statements*

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and governmental fund financial statements. The notes to the financial statements follow the basic financial statements.

*Other Supplementary Information*

In addition to the basic financial statements and accompanying notes, this report also presents a schedule of expenditures by statutory code. This supplementary information follows the notes to the financial statements.

*Condensed Comparative Financial Statements*

The condensed comparative financial statements are presented on the following page.

*Analysis of Overall Financial Position and Results of Operations*

Property tax revenue for the Project was \$4,536,150 for the year. This was a decrease of 28 percent over the prior year. The change in net position produced an increase in net position of \$4,203,724. The Project's net position increased by 42 percent from the prior year making available \$14,279,894 of funding to be provided for purposes of future redevelopment in the Project's designated area. Expenses decreased this year due to the Project's formulation of a redevelopment plan or necessary funding was not substantially complete or available.

CITY OF CHICAGO, ILLINOIS  
MICHIGAN/CERMAK REDEVELOPMENT PROJECT

MANAGEMENT'S DISCUSSION AND ANALYSIS  
(UNAUDITED)  
(Concluded)

Government-Wide

|                         | <u>2024</u>          | <u>2023</u>          | <u>Change</u>       | <u>% Change</u> |
|-------------------------|----------------------|----------------------|---------------------|-----------------|
| Total assets            | \$ 14,924,423        | \$ 10,768,263        | \$ 4,156,160        | 39%             |
| Total liabilities       | <u>644,529</u>       | <u>692,093</u>       | <u>(47,564)</u>     | -7%             |
| Total net position      | <u>\$ 14,279,894</u> | <u>\$ 10,076,170</u> | <u>\$ 4,203,724</u> | 42%             |
|                         |                      |                      |                     |                 |
| Total revenues          | \$ 4,205,356         | \$ 6,679,808         | \$ (2,474,452)      | -37%            |
| Total expenses          | <u>1,632</u>         | <u>168,332</u>       | <u>(166,700)</u>    | -99%            |
| Other financing uses    | <u>-</u>             | <u>7,591,000</u>     | <u>(7,591,000)</u>  | -100%           |
| Changes in net position | <u>4,203,724</u>     | <u>(1,079,524)</u>   | <u>5,283,248</u>    | 489%            |
| Ending net position     | <u>\$ 14,279,894</u> | <u>\$ 10,076,170</u> | <u>\$ 4,203,724</u> | 42%             |

CITY OF CHICAGO, ILLINOIS  
MICHIGAN/CERMAK REDEVELOPMENT PROJECT

STATEMENT OF NET POSITION AND  
GOVERNMENTAL FUND BALANCE SHEET  
DECEMBER 31, 2024

| <u>A S S E T S</u>                                   | Governmental<br>Fund | Adjustments          | Statement<br>of<br>Net Position |
|------------------------------------------------------|----------------------|----------------------|---------------------------------|
| Cash and investments                                 | \$ 10,207,782        | \$ -                 | \$ 10,207,782                   |
| Property taxes receivable                            | 4,716,641            | -                    | 4,716,641                       |
| Total assets                                         | <u>\$ 14,924,423</u> | <u>\$ -</u>          | <u>\$ 14,924,423</u>            |
| <u>LIABILITIES AND DEFERRED INFLOWS</u>              |                      |                      |                                 |
| Vouchers payable                                     | \$ 509,781           | \$ -                 | \$ 509,781                      |
| Due to other City funds                              | 51,924               | -                    | 51,924                          |
| Other accrued liability                              | 82,824               | -                    | 82,824                          |
| Total liabilities                                    | <u>644,529</u>       | <u>-</u>             | <u>644,529</u>                  |
| Deferred inflows                                     | <u>3,864,494</u>     | <u>(3,864,494)</u>   | <u>-</u>                        |
| <u>FUND BALANCE/NET POSITION</u>                     |                      |                      |                                 |
| Fund balance:                                        |                      |                      |                                 |
| Restricted for future redevelopment<br>project costs | <u>10,415,400</u>    | (10,415,400)         | -                               |
| Total liabilities, deferred inflows and fund balance | <u>\$ 14,924,423</u> |                      |                                 |
| Net position:                                        |                      |                      |                                 |
| Restricted for future redevelopment<br>project costs |                      | <u>14,279,894</u>    | <u>14,279,894</u>               |
| Total net position                                   |                      | <u>\$ 14,279,894</u> | <u>\$ 14,279,894</u>            |

Amounts reported for governmental activities in the statement of net position are different because:

|                                                                                                                                                                  |                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Total fund balance - governmental fund                                                                                                                           | \$ 10,415,400        |
| Property tax revenue is recognized in the period for which levied rather than when "available". A portion of the deferred property tax revenue is not available. | <u>3,864,494</u>     |
| Total net position - governmental activities                                                                                                                     | <u>\$ 14,279,894</u> |

The accompanying notes are an integral part of the financial statements.



CITY OF CHICAGO, ILLINOIS  
MICHIGAN/CERMAK REDEVELOPMENT PROJECT

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE  
FOR THE YEAR ENDED DECEMBER 31, 2024

|                                      | <u>Governmental<br/>Fund</u> | <u>Adjustments</u>  | <u>Statement of<br/>Activities</u> |
|--------------------------------------|------------------------------|---------------------|------------------------------------|
| Revenues:                            |                              |                     |                                    |
| Property tax                         | \$ 4,449,956                 | \$ 86,194           | \$ 4,536,150                       |
| Interest income (loss)               | (330,794)                    | -                   | (330,794)                          |
| Total revenues                       | 4,119,162                    | 86,194              | 4,205,356                          |
| Expenditures/expenses:               |                              |                     |                                    |
| Economic development projects        | 1,632                        | -                   | 1,632                              |
| Excess of revenues over expenditures | 4,117,530                    | (4,117,530)         | -                                  |
| Change in net position               | -                            | 4,203,724           | 4,203,724                          |
| Fund balance/net position:           |                              |                     |                                    |
| Beginning of year                    | 6,297,870                    | 3,778,300           | 10,076,170                         |
| End of year                          | <u>\$ 10,415,400</u>         | <u>\$ 3,864,494</u> | <u>\$ 14,279,894</u>               |

Amounts reported for governmental activities in the statement of activities are different because:

|                                                                                                                                                                  |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Net change in fund balance - governmental fund                                                                                                                   | \$ 4,117,530        |
| Property tax revenue is recognized in the period for which levied rather than when "available". A portion of the deferred property tax revenue is not available. | <u>86,194</u>       |
| Change in net position - governmental activities                                                                                                                 | <u>\$ 4,203,724</u> |

The accompanying notes are an integral part of the financial statements.

CITY OF CHICAGO, ILLINOIS  
MICHIGAN/CERMAK REDEVELOPMENT PROJECT  
NOTES TO FINANCIAL STATEMENTS

Note 1 – Summary of Significant Accounting Policies

(a) *Reporting Entity*

In September 1989, the City of Chicago (City) established the Michigan/Cermak Tax Increment Redevelopment Project Area (Project). The area has been established to finance improvements, leverage private investment and create and retain jobs. The Project is accounted for within the special revenue funds of the City.

The financial statements present only the activities of the Michigan/Cermak Tax Increment Redevelopment Project and do not purport to present the financial position and the changes in financial position of any other special revenue funds of the City of Chicago, Illinois, as of December 31, 2024 and for the year then ended in accordance with accounting principles generally accepted in the United States of America.

(b) *Accounting Policies*

The accounting policies of the Project are based upon accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board (GASB).

(c) *Government-wide and Fund Financial Statements*

The government-wide financial statements (i.e., the statement of net position and the statement of activities) and the governmental fund financial statements (i.e., the balance sheet and the statement of governmental fund revenues, expenditures and changes in fund balance) report information on the Project. See Note 1(a).

(d) *Measurement Focus, Basis of Accounting and Financial Statements Presentation*

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting* with only current assets and liabilities included on the balance sheet. Under *the modified accrual basis of accounting*, revenues are recorded when susceptible to accrual, i.e., both measurable and available to finance expenditures of the current period. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Property taxes are susceptible to accrual and recognized as a receivable in the year levied. Revenue recognition is deferred unless the taxes are received within 60 days subsequent to year-end. Expenditures are recorded when the liability is incurred.

CITY OF CHICAGO, ILLINOIS  
MICHIGAN/CERMAK REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS  
(Continued)

Note 1 – Summary of Significant Accounting Policies (Continued)

(d) *Measurement Focus, Basis of Accounting and Financial Statements Presentation (Concluded)*

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from these estimates.

(e) *Assets, Liabilities and Net Position*

*Cash and Investments*

Cash being held by the City is generally deposited with the City Treasurer as required by the Municipal Code of Chicago. The City Comptroller issues warrants for authorized City expenditures which represent a claim for payment when presented to the City Treasurer. Payment for all City warrants clearing is made by checks drawn on the City's various operating bank accounts.

The City Treasurer and City Comptroller share responsibility for investing in authorized investments. Interest earned and fair market value adjustments on pooled investments are allocated to participating funds based on their average combined cash and investment balances. Since investment income is derived from pooled investments, the fair value measurement and fair value hierarchy disclosures of GASB 72 will not be separately presented in a note disclosure.

The City values its investments at fair value or amortized cost. U.S. Government securities purchased at a price other than par with a maturity of less than one year are recognized at amortized cost. In 2024, due to fair value adjustments, investment income is showing a loss.

*Deferred Inflows*

Deferred inflows represent deferred property tax revenue amounts to be recognized as revenue in future years in the governmental fund financial statements.

*Capital Assets*

Capital assets are not capitalized in the governmental fund but, instead, are charged as current expenditures when purchased. The Government-wide financial statements (i.e., the statement of net position and the statement of activities) of the City includes the capital assets and related depreciation, if any, of the Project in which ownership of the capital asset will remain with the City (i.e., infrastructure, or municipal building). All other construction will be expensed in both the government-wide financial statements and the governmental fund as the City nor Project will retain the right of ownership.

CITY OF CHICAGO, ILLINOIS  
MICHIGAN/CERMAK REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS  
(Concluded)

Note 1 – Summary of Significant Accounting Policies (Concluded)

(f) *Stewardship, Compliance and Accountability*

*Illinois Tax Increment Redevelopment Allocation Act Compliance*

The Project's expenditures include reimbursements for various eligible costs as described in subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act and the Redevelopment Agreement relating specifically to the Project. Eligible costs include but are not limited to survey, property assembly, rehabilitation, public infrastructure, financing and relocation costs.

The maximum reimbursable amount is set forth in each agreement. If the total project cost is lower than the project budget established in the agreement, the reimbursable amount will be prorated.

## SUPPLEMENTARY INFORMATION

CITY OF CHICAGO, ILLINOIS  
MICHIGAN/CERMAK REDEVELOPMENT PROJECT  
SCHEDULE OF EXPENDITURES BY STATUTORY CODE

Code Description

Costs of rehabilitation, reconstruction or repair or  
remodeling of existing public or private buildings  
and fixtures

\$ 1,632

INDEPENDENT AUDITOR'S REPORT

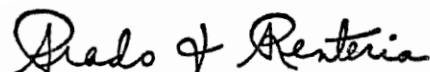
The Honorable Brandon Johnson, Mayor  
Members of the City Council  
City of Chicago, Illinois

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of Michigan/Cermak Redevelopment Project of the City of Chicago, Illinois, which comprise the statement of net position and governmental fund balance sheet as of December 31, 2024, and the related statement of activities and governmental fund revenues, expenditures and changes in fund balance for the year then ended, and the related notes to the financial statements, and we have issued our report thereon dated June 27, 2025.

In connection with our audit, nothing came to our attention that caused us to believe that the Project failed to comply with the regulatory provisions in Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act and Subsection (o) of Section 11-74.6-10 of the Illinois Industrial Jobs Recovery Law as they relate to the eligibility for costs incurred incidental to the implementation of the Michigan/Cermak Redevelopment Project of the City of Chicago, Illinois.

However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Project's noncompliance with the above referenced regulatory provisions, insofar as they relate to accounting matters.

This report is intended for the information of the City of Chicago's management. However, this report is a matter of public record, and its distribution is not limited.



June 27, 2025