

---

# **1999 Annual Report**

## **Ryan Garfield Redevelopment Project Area**



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

***JUNE 30, 2000***

---

June 30, 2000

Mr. Christopher R. Hill  
Commissioner  
Department of Planning and Development  
121 N. LaSalle St.  
Chicago, Illinois 60602

Commissioner Hill:

Enclosed is the annual report for the Ryan Garfield Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to Section 5(d) of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended. The contents are based on information provided to us by the Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed upon accounting and testing procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

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

Very truly yours,



Ernst & Young LLP

# Ryan Garfield Redevelopment Project Area 1999 Annual Report

---

## TABLE OF CONTENTS

### ANNUAL REPORT - RYAN GARFIELD REDEVELOPMENT PROJECT AREA IN COMPLIANCE WITH SECTION (d) OF 65 ILCS 5/11-74.4-5.

	<b>PAGE</b>
LETTER TO THE STATE COMPTROLLER.....	1
1) DATE OF DESIGNATION OR TERMINATION .....	2
2) AUDITED FINANCIALS.....	3
3) MAYOR'S CERTIFICATION.....	4
4) OPINION FROM LEGAL COUNSEL .....	5
5) ANALYSIS OF EACH TIF FUND.....	6
6) DESCRIPTION OF PROPERTY .....	7
7) STATEMENT OF ACTIVITIES .....	8
8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE MUNICIPALITY.....	11
9) ANALYSIS OF DEBT SERVICE .....	12
10) CERTIFIED AUDIT REPORT .....	13
11) GENERAL DESCRIPTION.....	14



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
<http://www.ci.chi.il.us>

June 30, 2000

Mr. Daniel W. Hynes  
Comptroller  
State of Illinois  
Office of the Comptroller  
201 Capitol  
Springfield, IL 62706

Comptroller Hynes:

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

Very Truly Yours,

Christopher R. Hill  
Commissioner  
Department of Planning and Development

NEIGHBORHOODS



**Ryan Garfield Redevelopment Project Area  
1999 Annual Report**

---

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

The Project Area was designated on December 18, 1986. The Project Area may be terminated no later than December 18, 2009.

**Ryan Garfield Redevelopment Project Area  
1999 Annual Report**

---

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

Please see attached.

CITY OF CHICAGO, ILLINOIS  
RYAN-GARFIELD  
REDEVELOPMENT PROJECT  
FINANCIAL REPORT  
DECEMBER 31, 1999 AND 1998

CITY OF CHICAGO, ILLINOIS  
RYAN-GARFIELD REDEVELOPMENT PROJECT

C O N T E N T S

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION	1-2
Combined balance sheets	3
Combined statements of revenues, expenditures and changes in fund balance - governmental funds	4
Notes to combined financial statements	5-7
SUPPLEMENTARY INFORMATION	
Schedule of expenditures by statutory code	8

**BANSLEY AND KIENER, L. L. P.**

**CERTIFIED PUBLIC ACCOUNTANTS**

125 SOUTH WACKER DRIVE

CHICAGO, ILLINOIS 60606-4496

AREA CODE 312 263-2700

INDEPENDENT AUDITOR'S REPORT

The Honorable Richard M. Daley, Mayor  
Members of the City Council  
City of Chicago, Illinois

We have audited the accompanying combined balance sheet of the Ryan-Garfield Redevelopment Project of the City of Chicago, Illinois, as of December 31, 1999, and the related combined statements of revenues, expenditures and changes in fund balance - governmental funds for the years ended December 31, 1999 and 1998. These combined financial statements are the responsibility of the City of Chicago's management. Our responsibility is to express an opinion on these combined financial statements based on our audit. We previously audited and reported upon the balance sheet as of December 31, 1998, totals of which are included for comparative purposes only.

We conducted our audits in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the combined financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the combined financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the combined financial statements referred to above present fairly, in all material respects, the financial position of the Ryan-Garfield Redevelopment Project of the City of Chicago, Illinois, as of December 31, 1999, and the results of its governmental funds operations and changes in fund balance for the years ended December 31, 1999 and 1998 in conformity with generally accepted accounting principles.

Our audits were conducted for the purpose of forming an opinion on the combined financial statements taken as a whole. The schedule of expenditures by statutory code on page 8, which is also the responsibility of the City of Chicago's management, is presented for purposes of additional analysis and is not a required part of the combined financial statements of Ryan-Garfield Redevelopment Project of the City of Chicago, Illinois. Such additional information has been subjected to the auditing procedures applied in the audits of the combined financial statements and, in our opinion, is fairly stated in all material respects when considered in relation to the combined financial statements taken as a whole.

*Bursley and Kiener, L.L.P.*

Certified Public Accountants

May 17, 2000

CITY OF CHICAGO, ILLINOIS  
RYAN-GARFIELD REDEVELOPMENT PROJECT

COMBINED BALANCE SHEETS  
DECEMBER 31, 1999  
(With Comparative Totals for 1998)

<u>A S S E T S</u>	<u>Governmental Funds</u>	<u>General Long-term Debt Account Group</u>	<u>Total 1999</u>	<u>Total 1998</u>
Cash and investments	\$3,894,365	\$ -	\$3,894,365	\$3,417,808
Property taxes receivable	335,441	-	335,441	369,233
Sales taxes receivable	44,313	-	44,313	44,750
Accrued interest receivable	4,269	-	4,269	13,476
Amounts available for debt service	-	1,094,826	1,094,826	1,085,200
Amounts to be provided for retirement of general long-term debt	<u>-</u>	<u>455,174</u>	<u>455,174</u>	<u>584,800</u>
Total assets	<u>\$4,278,388</u>	<u>\$1,550,000</u>	<u>\$5,828,388</u>	<u>\$5,515,267</u>
 <u>LIABILITIES AND FUND BALANCE</u>				
Due to other City funds	\$ 9,266	\$ -	\$ 9,266	\$ 11,330
Accrued interest payable	13,078	-	13,078	14,560
Deferred revenue	335,441	-	335,441	369,233
Bonds payable (Note 2)	<u>-</u>	<u>1,550,000</u>	<u>1,550,000</u>	<u>1,670,000</u>
Total liabilities	<u>357,785</u>	<u>1,550,000</u>	<u>1,907,785</u>	<u>2,065,123</u>
Fund balance				
Reserved for debt service	1,094,826	-	1,094,826	1,085,200
Designated for future redevelopment project costs	<u>2,825,777</u>	<u>-</u>	<u>2,825,777</u>	<u>2,364,944</u>
Total fund balance	<u>3,920,603</u>	<u>-</u>	<u>3,920,603</u>	<u>3,450,144</u>
Total liabilities and fund balance	<u>\$4,278,388</u>	<u>\$1,550,000</u>	<u>\$5,828,388</u>	<u>\$5,515,267</u>

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

CITY OF CHICAGO, ILLINOIS  
RYAN-GARFIELD REDEVELOPMENT PROJECT

COMBINED STATEMENTS OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE - GOVERNMENTAL FUNDS  
YEARS ENDED DECEMBER 31, 1999 AND 1998

	<u>1999</u>	<u>1998</u>
Revenues		
Property tax	\$ 317,293	\$ 329,862
Sales tax	319,739	344,511
Interest	<u>138,559</u>	<u>119,084</u>
Total revenues	<u>775,591</u>	<u>793,457</u>
Expenditures		
Capital projects	17,527	25,802
Debt service		
Principal retirement	120,000	110,000
Interest	<u>167,605</u>	<u>179,266</u>
Total expenditures	<u>305,132</u>	<u>315,068</u>
Revenues over expenditures	470,459	478,389
Fund balance, beginning of year	<u>3,450,144</u>	<u>2,971,755</u>
Fund balance, end of year	<u>\$3,920,603</u>	<u>\$3,450,144</u>

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

CITY OF CHICAGO, ILLINOIS  
RYAN-GARFIELD REDEVELOPMENT PROJECT

NOTES TO COMBINED FINANCIAL STATEMENTS

Note 1 - Summary of Significant Accounting Policies

Description of Project

The Ryan-Garfield Tax Increment Redevelopment Project Area (Project) was established in December 1986. The area has been established to finance improvements, leverage private investment and create and retain jobs. Reimbursements, if any, are made to the developer for project costs, as public improvements are completed and pass City inspection. The semi-annual principal and interest payments are made solely from incremental real property taxes and incremental state and local sales taxes, which are paid in the redevelopment district.

In addition to the issuance of revenue bonds, the City provided two other forms of financial assistance. The City financed \$1,255,000 of public improvements for the shopping center through its general obligation bond program. The City also arranged for a \$935,000 Urban Development Action Grant loan for the developer, which was used for land acquisition and construction costs.

Basis of Accounting

The Project is accounted for within the capital project and debt service funds of the City. The Bonds Payable are recorded in the City's General Long-term Debt Account Group. The report is presented herein on a combined basis.

The financial statements are prepared on the modified accrual basis of accounting and current financial resources measurement focus 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. Expenditures are recorded when the liability is incurred.

Fixed assets are not capitalized in the general operating funds but, instead, are charged as current expenditures when purchased. The General Fixed Asset Account Group of the City includes the capital assets, if any, of the Project.

CITY OF CHICAGO, ILLINOIS  
RYAN-GARFIELD REDEVELOPMENT PROJECT

NOTES TO COMBINED FINANCIAL STATEMENTS  
(Continued)

Note 1 - Summary of Significant Accounting Policies (Continued)

Management's Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles 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. Actual results could differ from those estimates.

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.

Cash and Investments

The bond proceeds and incremental taxes associated with the Ryan-Garfield Tax Increment Financing District are deposited with the City Treasurer or in a separate trust account. Eligible project expenditures are approved by the Department of Planning and Development in accordance with the project budget and paid from the trust account. Eligible project expenditures may be paid from bond proceeds or incremental taxes in excess of next year's annual debt service, after fully funding of all other funds and accounts.

Cash belonging to 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 on pooled investments is allocated to participating funds based upon their average combined cash and investment balances.

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 reported at amortized cost.

CITY OF CHICAGO, ILLINOIS  
RYAN-GARFIELD REDEVELOPMENT PROJECT

NOTES TO COMBINED FINANCIAL STATEMENTS  
(Continued)

Note 1 - Summary of Significant Accounting Policies (Continued)

Property Taxes

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.

Note 2 - Bonds Payable

In September 1987, the City issued \$2,315,000 of Ryan-Garfield Tax Increment Revenue Bonds payable serially through December 1, 2007, beginning December 1, 1991. The bonds have an interest rate of 10.25 percent. The remaining maturities of the bonds (principal portion only) are as follows:

2000	\$ 135,000
2001	150,000
2002	165,000
2003	180,000
2004	195,000
Thereafter	<u>725,000</u>
	<u>\$1,550,000</u>

SUPPLEMENTARY INFORMATION

SCHEDULE OF EXPENDITURES BY STATUTORY CODE

<u>Code Description</u>	<u>1999</u>	<u>1998</u>
Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, marketing	\$ 17,527	\$ 21,772
Costs of financing, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto	<u>287,605</u>	<u>293,296</u>
	<u>\$305,132</u>	<u>\$315,068</u>

**Ryan Garfield Redevelopment Project Area  
1999 Annual Report**

---

**(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)**

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK        )

CERTIFICATION

TO:

Daniel W. Hynes  
Comptroller  
State of Illinois  
201 Capitol  
Springfield, Illinois 62706

Dolores Javier, Treasurer  
City Colleges of Chicago  
226 West Jackson Boulevard, Rm. 1149  
Chicago, Illinois 60606

Gwendolyn Clemons, Director  
Cook County Department of Planning &  
Development  
69 West Washington Street, Room 2900  
Chicago, Illinois 60602

Dean L. Viverito, Comptroller  
Forest Preserve District of Cook County  
536 North Harlem Avenue  
River Forest, Illinois 60305

Michael Koldyke, Chairman  
Chicago School Finance Authority  
135 S. LaSalle Street, Suite 3800  
Chicago, Illinois 60603

David Doig, General Superintendent & CEO  
Chicago Park District  
425 East McFetridge Drive, 2d Fl. East  
Chicago, Illinois 60605

Paul Vallas, Chief Executive Officer  
Chicago Board of Education  
125 South Clark Street, 5th Floor  
Chicago, Illinois 60603

Andy Justo, Accounting Manager  
Metropolitan Water Reclamation District of  
Greater Chicago  
100 East Erie Street, Room 2429  
Chicago, Illinois 60611

Lawrence Gulotta, Treasurer  
South Cook County Mosquito Abatement  
District  
155th & Dixie Highway  
P.O. Box 1030  
Harvey, Illinois 60426

I, RICHARD M. DALEY, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq., (the "Act") with regard to the Ryan Garfield 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, 1999, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2000.



---

Richard M. Daley, Mayor  
City of Chicago, Illinois

**Ryan Garfield Redevelopment Project Area  
1999 Annual Report**

---

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



City of Chicago  
Richard M. Daley, Mayor

Department of Law

Mara S. Georges  
Corporation Counsel

City Hall, Room 600  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-6900  
(312) 744-8538 (FAX)  
(312) 744-2963 (TTY)

<http://www.ci.chi.il.us>

June 30, 2000

Daniel W. Hynes  
Comptroller  
State of Illinois  
201 Capitol  
Springfield, Illinois 62706

Dolores Javier, Treasurer  
City Colleges of Chicago  
226 West Jackson Boulevard, Rm. 1149  
Chicago, Illinois 60606

Gwendolyn Clemons, Director  
Cook County Department of Planning &  
Development  
69 West Washington Street, Room 2900  
Chicago, Illinois 60602

Dean L. Viverito, Comptroller  
Forest Preserve District of Cook County  
536 North Harlem Avenue  
River Forest, Illinois 60305

Michael Koldyke, Chairman  
Chicago School Finance Authority  
135 S. LaSalle Street, Suite 3800  
Chicago, Illinois 60603

David Doig, General Superintendent &  
CEO  
Chicago Park District  
425 East McFetridge Drive, 2d Fl. East  
Chicago, Illinois 60605

Paul Vallas, Chief Executive Officer  
Chicago Board of Education  
125 South Clark Street, 5th Floor  
Chicago, Illinois 60603

Andy Justo, Accounting Manager  
Metropolitan Water Reclamation  
District of Greater Chicago  
100 East Erie Street, Room 2429  
Chicago, Illinois 60611

Lawrence Gulotta, Treasurer  
South Cook County Mosquito  
Abatement District  
155th & Dixie Highway  
P.O. Box 1030  
Harvey, Illinois 60426

Re: Ryan Garfield  
Redevelopment Project Area (the "Redevelopment Project Area")

Dear Addressees:

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

Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings

NEIGHBORHOODS



affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Housing, Department of Finance and Office of Budget and Management, have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,



Mara S. Georges  
Corporation Counsel

**SCHEDULE 1**

(Exception Schedule)

No Exceptions

Note the following Exceptions:

# Ryan Garfield Redevelopment Project Area 1999 Annual Report

## (5) ANALYSIS OF TIF FUND - 65 ILCS 5/11-74.4-5(d)(5)

COMBINED STATEMENTS OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE - GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 1999

	1999
<b>Revenues</b>	
Property tax	\$ 317,293
Sales tax	319,739
Interest	138,559
	<hr/>
<b>Total revenues</b>	<b>775,591</b>
	<hr/>
<b>Expenditures</b>	
Costs of studies, admin., and professional services.	17,527
Marketing costs.	-
Property assembly, demolition, site preparation and environmental site improvement costs.	-
Costs of rehabilitation, reconstruction, repair or remodeling and of existing buildings.	-
Costs of construction of public works and improvements.	-
Cost of job training and retraining.	-
Financing costs.	287,605
Approved capital costs of overlapping taxing districts.	-
Cost of reimbursing school district for their increase costs caused by TIF assisted housing projects.	-
Relocation costs.	-
Payments in lieu of taxes.	-
Costs of job training, retraining advanced vocational or career education provided by other taxing bodies.	-
Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects.	-
Costs of construction of new housing units for low income and very low income households.	-
Cost of day care services and operational costs of day care centers.	-
	<hr/>
<b>Total expenditures</b>	<b>305,132</b>
	<hr/>
<b>Revenues over expenditures</b>	<b>470,459</b>
	<hr/>
<b>Other financing sources (uses)</b>	
Proceeds of debt	-
Transfers in	-
Transfers out	-
	<hr/>
<b>Revenues and other financing sources (uses) over expenditures</b>	<b>470,459</b>
	<hr/>
<b>Fund balance, beginning of year</b>	<b>3,450,144</b>
	<hr/>
<b>Fund balance, end of year</b>	<b>\$ 3,920,603</b>
	<hr/>
<b>Fund balance</b>	
Reserved for debt service	\$ 1,094,826
Reserved for encumbrances	-
Designated for future redevelopment project costs	2,825,777
	<hr/>
<b>Total fund balance</b>	<b>\$ 3,920,603</b>
	<hr/>

**Ryan Garfield Redevelopment Project Area  
1999 Annual Report**

---

**(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)**

During 1999, the City did not purchase any property in the Project Area.

## **Ryan Garfield Redevelopment Project Area 1999 Annual Report**

---

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

- (a)** Projects implemented in the preceding fiscal year. Table 7(a)
- (b)** A description of the redevelopment activities undertaken.
- (c)** Agreements entered into by the City with regard to disposition or redevelopment of any property within a TIF area. Table 7(c)
- (d)** Additional information on the use of all TIF Funds received in a TIF area and steps taken by the City to achieve objectives of the plan.
- (e)** Information on contracts that the City's consultants have entered into with parties that have received, or are receiving payments financed by TIF revenues produced by the TIF area. Table 7(e)
- (f)** Joint Review Board Reports submitted to the City.
- (g)** Project-by-project review of public and private investment undertaken to date after the new TIF Act and expected to be undertaken in the following year, and ratio of private investment to public investment to the date of the report and as estimated to the completion of the redevelopment project. Table 7(g)

**Ryan Garfield Redevelopment Project Area  
1999 Annual Report**

---

**(7)(a) - 65 ILCS 5/11-74.4-5(d)(7)(a)**

During 1999, no projects were implemented.

**(7)(b) - 65 ILCS 5/11-74.4(d)(7)(b)**

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

**(7)(c) - 65 ILCS 5/11-74.4(d)(7)(c)**

During 1999, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

## **Ryan Garfield Redevelopment Project Area 1999 Annual Report**

---

### **(7)(d) - 65 ILCS 5/11-74.4(d)(7)(d)**

The district has received cumulatively \$ 5,780,272 of property tax and sales tax (if applicable) increment. These amounts have been used to pay for project costs within the district and debt service (if applicable). The district's fund balance shown in Table 5 represents financial resources on a modified accrual basis of accounting that has not been expended.

### **(7)(e) - 65 ILCS 5/11-74.4(d)(7)(e)**

During 1999, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.

### **(7)(f) - 65 ILCS 5/11-74.4(d)(7)(f)**

During 1999, no reports were submitted to the City by the Joint Review Board.

### **(7)(g) - 65 ILCS 5/11-74.4(d)(7)(g)**

During 1999, no public investment was undertaken in the Project Area. As of December 31, 1999, no public investment was estimated to be undertaken for 2000

**Ryan Garfield Redevelopment Project Area  
1999 Annual Report**

---

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

During 1999, there were no obligations issued for this Project Area.

**Ryan Garfield Redevelopment Project Area  
1999 Annual Report**

---

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

During 1999, there were no obligations issued for the Project Area.

**Ryan Garfield Redevelopment Project Area  
1999 Annual Report**

---

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

Please see attached.

**Bansley and Kiener, L.L.P.**  
Certified Public Accountants

*Established 1922*

BERNARD J. SULLIVAN, C.P.A.  
RICHARD J. QUINN, C.P.A.  
FRANK S. GADZALA, C.P.A.  
PAUL A. MERKEL, C.P.A.  
THOMAS A. TYLER, C.P.A.  
JOHN W. SANNEW III, C.P.A.  
THOMAS A. CERWIN, C.P.A.  
STEPHEN R. PANFIL, C.P.A.  
MICHAEL D. HUELS, C.P.A.  
ROBERT J. MARSCHALK, C.P.A.  
THOMAS J. CARLICE, C.P.A.  
ROBERT J. HANNIGAN, C.P.A.  
GERARD J. PATER, C.P.A.  
VINCENT M. GUZALDO, C.P.A.  
TIMOTHY J. QUINN, C.P.A.

---

125 SOUTH WACKER DRIVE CHICAGO, ILLINOIS 60606-4496 312/263-2700 FAX: 312/263-6935

---

INDEPENDENT AUDITOR'S REPORT

The Honorable Richard M. Daley, Mayor  
Members of the City Council  
City of Chicago, Illinois

We have audited, in accordance with generally accepted auditing standards, the combined balance sheet of Ryan-Garfield Redevelopment Project of the City of Chicago, Illinois as of December 31, 1999, and the related combined statement of revenues, expenditures and changes in fund balance for the year then ended, and have issued our report thereon dated May 17, 2000.

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 Ryan-Garfield Redevelopment Project of the City of Chicago, Illinois.

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.

*Bansley and Kiener, L.L.P.*

Certified Public Accountants

May 17, 2000

# Ryan Garfield Redevelopment Project Area

## 1999 Annual Report

---

### (11) GENERAL DESCRIPTION

The Project Area is generally bounded on the north by the east-west alley between West 53<sup>rd</sup> and 54<sup>th</sup> Streets, on the east by the Rock Island Railroad, on the south by West Garfield Boulevard, and on the west by South Wentworth Avenue. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.

