
1999 Annual Report

Stockyards Industrial-Commercial 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 Stockyards Industrial-Commercial 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

Ernst & Young LLP

**Stockyards Industrial-Commercial Redevelopment Project Area
1999 Annual Report**

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AREA IN COMPLIANCE WITH SECTION (d) OF 65 ILCS 5/11-74.4-5.**

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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 Stockyards
Industrial-Commercial 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



**Stockyards Industrial-Commercial 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 March 9, 1989. The Project Area may be terminated no later than March 9, 2012.

**Stockyards Industrial-Commercial 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
STOCKYARDS INDUSTRIAL/COMMERCIAL
REDEVELOPMENT PROJECT

FINANCIAL REPORT

DECEMBER 31, 1999 AND 1998

CITY OF CHICAGO, ILLINOIS

STOCKYARDS INDUSTRIAL/COMMERCIAL REDEVELOPMENT PROJECT

C O N T E N T S

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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 Stockyards Industrial/Commercial 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 Stockyards Industrial/Commercial 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 Stockyards Industrial/Commercial 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.

Parsley and Kriner, L.L.P.

Certified Public Accountants

May 26, 2000

CITY OF CHICAGO, ILLINOIS
STOCKYARDS INDUSTRIAL/COMMERCIAL 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	\$10,007,198	\$ -	\$10,007,198	\$ 8,318,657
Property taxes receivable	2,599,739	-	2,599,739	2,547,848
Accrued interest receivable	121,226	-	121,226	155,984
Amount available for debt service	-	3,624,384	3,624,384	5,371,346
Amount to be provided for retirement of general long-term debt	-	<u>10,875,616</u>	<u>10,875,616</u>	<u>9,428,654</u>
Total assets	<u>\$12,728,163</u>	<u>\$14,500,000</u>	<u>\$27,228,163</u>	<u>\$25,822,489</u>
<u>LIABILITIES AND FUND BALANCE</u>				
Due to other City funds	\$ 342,578	\$ -	\$ 342,578	\$ 215,121
Vouchers payable	21,344	-	21,344	113,408
Accrued interest payable	57,606	-	57,606	47,765
Deferred revenue	2,358,636	-	2,358,636	2,547,848
Bonds payable (Note 2)	<u>300,000</u>	<u>14,500,000</u>	<u>14,800,000</u>	<u>14,800,000</u>
Total liabilities	<u>3,080,164</u>	<u>14,500,000</u>	<u>17,580,164</u>	<u>17,724,142</u>
Fund balance				
Reserved for debt service	3,624,384	-	3,624,384	5,371,346
Designated for future redevelopment project costs	<u>6,023,615</u>	<u>-</u>	<u>6,023,615</u>	<u>2,727,001</u>
Total fund balance	<u>9,647,999</u>	<u>-</u>	<u>9,647,999</u>	<u>8,098,347</u>
Total liabilities and fund balance	<u>\$12,728,163</u>	<u>\$14,500,000</u>	<u>\$27,228,163</u>	<u>\$25,822,489</u>

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

CITY OF CHICAGO, ILLINOIS
STOCKYARDS INDUSTRIAL/COMMERCIAL 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	\$2,417,720	\$2,357,043
Other	250,444	-
Interest	<u>315,861</u>	<u>290,085</u>
Total revenues	<u>2,984,025</u>	<u>2,647,128</u>
Expenditures		
Capital projects	193,316	423,704
Debt service		
Principal retirement	300,000	-
Interest	<u>941,057</u>	<u>1,000,534</u>
Total expenditures	<u>1,434,373</u>	<u>1,424,238</u>
Revenues over expenditures	1,549,652	1,222,890
Fund balance, beginning of year	<u>8,098,347</u>	<u>6,875,457</u>
Fund balance, end of year	<u>\$9,647,999</u>	<u>\$8,098,347</u>

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

CITY OF CHICAGO, ILLINOIS
STOCKYARDS INDUSTRIAL/COMMERCIAL REDEVELOPMENT PROJECT

NOTES TO COMBINED FINANCIAL STATEMENTS

Note 1 - Summary of Significant Accounting Policies

Description of Project

The Stockyards Industrial/Commercial Tax Increment Redevelopment Project (Project) was established in March 1989. This area has been established to finance improvements, leverage private investment, create and retain jobs and to retire the Redevelopment Tax Increment Bonds (Stockyards Commercial/Industrial Redevelopment Project), Series 1994A in the principal amount of \$12,700,000. Reimbursements, if any, are made to the developer for project costs, as infrastructure improvements are completed and pass City inspection.

Principal and interest on the bonds will be paid from incremental property taxes generated by the redevelopment district.

Basis of Accounting

The Project is accounted for within the capital project, debt service and special revenue 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.

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.

CITY OF CHICAGO, ILLINOIS
STOCKYARDS INDUSTRIAL/COMMERCIAL REDEVELOPMENT PROJECT

NOTES TO COMBINED FINANCIAL STATEMENTS
(Continued)

Note 1 - Summary of Significant Accounting Policies (Continued)

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 Stockyards Industrial/Commercial 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.

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.

CITY OF CHICAGO, ILLINOIS
STOCKYARDS INDUSTRIAL/COMMERCIAL REDEVELOPMENT PROJECT

NOTES TO COMBINED FINANCIAL STATEMENTS

(Continued)

Note 2 - Bonds Payable

In January 1997, the City entered into a short-term promissory note for the purpose of retiring the Tax Increment Allocation Revenue Bonds Series 1994A (\$12.7 million). Also in January 1997, the City sold Tax Increment Allocation Revenue and Refunding Bonds Series 1996A (\$14.8 million). The bonds have an initial interest rate of 3.6 percent through February 3, 1997 and have maturity dates ranging from December 1, 1999 through December 1, 2014. Certain proceeds and cash on hand will be used to repay the short-term promissory note, pay project costs, fund required accounts and meet initial debt service requirements. After the expiration of the initial interest rate period, the bonds will bear interest at a weekly, daily, commercial paper or adjustable rates, as defined, at the discretion of the City. Remarketing and letter of credit fees are included in interest expense.

The City entered into an interest rate swap agreement in June 1997 to reduce its interest rate risk on the bonds. The swap was approved by the City Council and is effective from February 10, 1997 and terminates on December 1, 2014 with an initial notional amount of \$14.8 million. The counterparty's payments will be based on a variable rate of interest in exchange for an annual fixed rate of interest of payment made by the City.

The bonds have an effective interest rate of 5.375 percent. The aggregate maturities of the bonds (principal portion only) are as follows:

2000	\$ 700,000
2001	800,000
2002	900,000
2003	800,000
2004	1,000,000
Thereafter	<u>10,300,000</u>
	<u>\$14,500,000</u>

Note 3 - Commitments

As of December 31, 1999 the Project has entered into contracts for approximately \$102,000 for services and construction projects.

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	\$ 148,041	\$ 137,114
Costs of property assembly, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land	-	107,408
Costs of the construction of public works or improvements	8,895	138,237
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 or not exceeding 36 months thereafter and including reasonable reserves related thereto	<u>1,277,437</u>	<u>1,041,479</u>
	<u>\$1,434,373</u>	<u>\$1,424,238</u>

**Stockyards Industrial-Commercial 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 Stockyards Industrial-Commercial Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

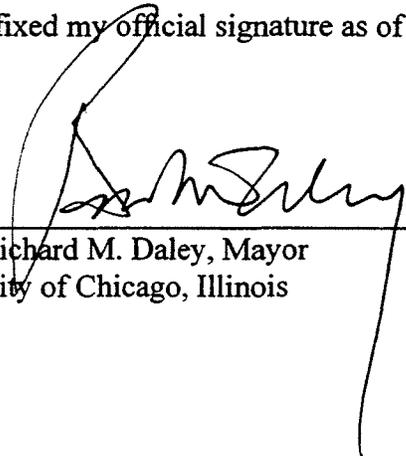
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

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

**Stockyards Industrial-Commercial 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

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

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

David Doig, General Superintendent &
CEO
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425 East McFetridge Drive, 2d Fl. East
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125 South Clark Street, 5th Floor
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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: Stockyards Industrial-Commercial
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



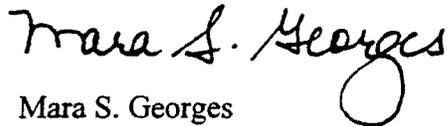
affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment 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:

Stockyards Industrial-Commercial 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
Revenues	
Property tax	\$ 2,417,720
Sales tax	-
Other	250,444
Interest	315,861
	2,984,025
Total revenues	2,984,025
Expenditures	
Costs of studies, admin., and professional services.	148,041
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.	8,895
Cost of job training and retraining.	-
Financing costs.	1,277,437
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.	-
	1,434,374
Total expenditures	1,434,374
Revenues over expenditures	1,549,651
Other financing sources (uses)	
Proceeds of debt	-
Transfers in	-
Transfers out	-
	-
Revenues and other financing sources (uses) over expenditures	1,549,651
Fund balance, beginning of year	8,098,347
Fund balance, end of year	\$ 9,647,998
Fund balance	
Reserved for debt service	\$ 3,624,384
Reserved for encumbrances	-
Designated for future redevelopment project costs	6,023,614
	6,023,614
Total fund balance	\$ 9,647,998

**Stockyards Industrial-Commercial Redevelopment Project Area
1999 Annual Report**

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

TABLE 6

DESCRIPTION OF PROPERTY PURCHASED BY THE CITY WITHIN THE TIF AREA

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
Private Street #2 and Packers Avenue	26,050 Sq. Ft.	\$59,211	LaSalle National Bank
Private Street #1 and Packers Avenue	23,815 Sq. Ft.	\$47,700	LaSalle National Bank
Private Street #3 and Packers Avenue	25,742 Sq. Ft.	\$23,342	Safety-Kleen Systems, Inc.
Packers Avenue and Private Street #1/2	31,288+ Sq. Ft.	\$81,885	Indian Head, Inc.
Private Street #1 and Packers Avenue	96,575 Sq. Ft.	\$9,631	Indian Head, Inc.
Packers Avenue (200 feet north of private street)	20,100+ Sq. Ft.	\$40,332	Heirs at Law or Devises of Albert H. Veeder
Private Street #2/3 and Packers Avenue	17,350 Sq. Ft.	\$39,254	Fred A. Weinberg Trustees
Packers Avenue and Private Street #3	96,201 Sq. Ft.	\$11,861	Envirotest Illinois, Inc.
E. Ashland and S. 41st Place	5,500 Sq. Ft.	\$13,750	Standard Bank
Packers Avenue and Private Street #1/2	31,363+ Sq. Ft.	\$53,701	Sipco, Inc.
Packers Avenue and Private Street #1	n/a	\$82,273	Beatrice Meats, Inc.
Private Street #1/4	29,198 Sq. Ft.	\$34,401	Colonial Bank
Packers Avenue and Private Street #3	81,964 Sq. Ft.	\$13,277	Mid-City National Bank of Chicago
Private Street #4	8,000 Sq. Ft.	\$9,750	Athanosios and Emily Bairaktarus
Private Street #1/4	27,795 Sq. Ft.	\$55,755	LaSalle National Bank

**Stockyards Industrial-Commercial Redevelopment Project Area
1999 Annual Report**

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
Private Street #2/4	14,586 Sq. Ft.	\$25,671	LaSalle National Bank
Private alley (125 feet east of Ashland and south of 41st street)	7,253 Sq. Ft.	\$18,200	LaSalle National Bank

Stockyards Industrial-Commercial 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)

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(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.

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

The district has received cumulatively \$ 14,071,572 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

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**(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.

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(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.

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

Please see attached.

BERNARD J. SULLIVAN, C.P.A.
RICHARD J. QUINN, C.P.A.
FRANK S. GADZALA, C.P.A.
PAUL A. MERKEL, C.P.A.
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Bansley and Kiener, L.L.P.
Certified Public Accountants

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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 Stockyards Industrial/Commercial 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 26, 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 Stockyards Industrial/Commercial 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 26, 2000

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(11) GENERAL DESCRIPTION

The Stockyards Industrial-Commercial Redevelopment Project Area is located on the southwest side of the City of Chicago and is generally bounded on the north by Pershing Road, on the east by South Racine Avenue, on the south by West 47th Street, and on the west by the Baltimore and Ohio (B&O) railroad tracks and South Damen 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.

