

**TAX INCREMENT FINANCING
Ten (10) Year Status Report
2002-2011**

**LAWRENCE/PULASKI
Redevelopment Project Area
Designated February 27, 2002**



September 17, 2013

Pursuant to 65 ILCS 5/11-74.4-5

Prepared by
**CITY OF CHICAGO DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
AND
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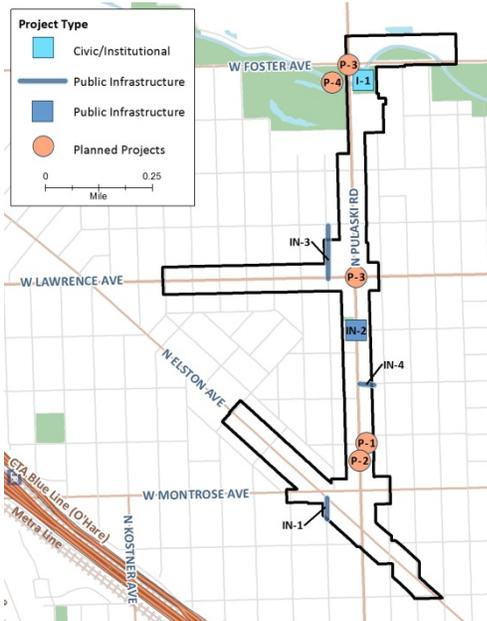
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Executive Summary



LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA

- Designated: February 27, 2002
- Expires: December 31, 2026
- 106 acres
- 435 parcels at time of designation

Located on the north side of Chicago, the 106-acre Lawrence/Pulaski Redevelopment Project Area (“RPA”) contains a mix of commercial, residential, institutional, and vacant land. Located within the Albany Park/Irving Park neighborhood, the purpose of the 106-acre RPA is to make the area more appealing for private business investment by improving its character, parking availability, traffic flow and mix of stores. Specific priorities include exterior and interior renovations to existing structures, the development of new commercial projects on underutilized and vacant land, infrastructure enhancements that improve streetscapes and mixed-income housing as part of new mixed-use projects. Increment from the district is also targeted for job training and day care services that benefit area residents and workers.

Lawrence/Pulaski RPA Activity 2002 - 2011

INVESTMENT SUMMARY

- \$400,000 expended for Gompers Park improvements
- \$151,000 in Small Business Improvement Fund (SBIF) grant awards to eight small businesses
- \$562,000 in TIF Funds allocated for infrastructure improvements

PROPERTY VALUE

- Equalized Assessed Value - Compound annual growth rate of 4.7 percent

Total TIF-Eligible Project Costs and Expenditures through 2011

Permissible Cost Category	Estimated Project Costs	Project Costs Expended Through 2011	
		Expenditures	Percent of Total
1. Professional Services	\$400,000	\$232,849	58.2%
2. Marketing of Sites	\$400,000	\$0	N/A
3. Property Assembly & Site Preparation	\$5,000,000	\$33,356	0.7%
4. Rehabilitation of Existing Public or Private Buildings	\$5,000,000 [1]	\$129,575	2.6%
5. Public Works or Improvements	\$5,000,000	\$3,186,705	63.7%
6. Job Training and Retraining	\$1,000,000	\$0	0%
7. Financing Costs	[1]	\$0	N/A
8. Capital Costs	\$400,000	\$0	N/A
9. Increased Education Costs	[1]	\$0	N/A
10. Relocation Costs	\$400,000	\$0	N/A
11. Payment in Lieu of Taxes	N/A [1]	\$0	N/A
12. Interest Costs	\$2,000,000	\$0	0%
13. Affordable Housing Construction	N/A [1]	\$0	0%
14. Day Care Reimbursements	\$400,000	\$0	0%
TOTAL REDEVELOPMENT PROJECT COSTS	\$20,000,000	\$3,582,485	17.9%

[1] Additional detail provided in Exhibit 2.

1. Redevelopment Project Area Information

In July 2010, the Tax Increment Financing (“TIF”) Allocation Redevelopment Act 65 ILCS 5/11-74.4-5-1, et seq. (“TIF Act”) was amended to require municipalities to assemble a status report covering the history and performance of TIF districts that have been in existence for 9 to 10 years. The Act requires the report to detail:

1. The amount of revenue generated within the district;
2. Expenditures made for the Redevelopment Project Area (“RPA”), including TIF fund expenditures;
3. Status of planned activities, goals and objectives, including new and planned construction;
4. The amount of public and private investment within the TIF district; and
5. Other relevant evaluation or performance data.

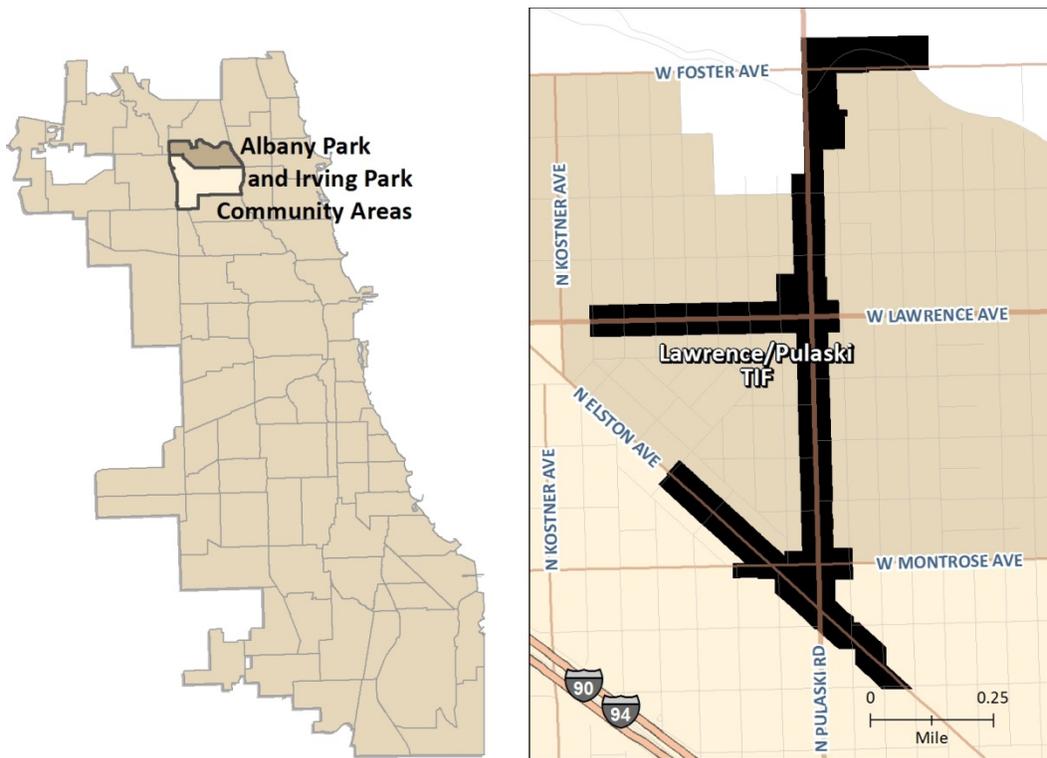
The information summarized herein is for the reporting period from the TIF district’s inception through the end of the 2011 calendar year and the 2010 tax year. For informational purposes, certain other supplementary information, such as upcoming planned projects, is reported as of December 2012.

Detailed data on the Lawrence/Pulaski RPA was compiled to meet reporting requirements under the TIF Act and is presented in this Ten (10) Year Status Report (“the Report”). The Report contains various data from City of Chicago (“City”) departments, including audited financial statements, Redevelopment Agreements, Intergovernmental Agreements, capital improvement expenditures, and TIF-funded program databases (Small Business Improvement Fund, Neighborhood Improvement Program, and TIFWorks) to track financial and programmatic performance. Data sources are referenced throughout this Report.

Project Area Context and Background

The approximately 106-acre Lawrence/Pulaski RPA is located in the Albany Park/Irving Park community area approximately 10 miles north of the City’s central business district (“the Loop”). The RPA generally encompasses commercial and residential property centered on the intersection of Pulaski Road and Lawrence Avenue. The area includes commercial frontage along portions of Pulaski Road, Lawrence Avenue, Montrose Avenue and Elston Avenue. The RPA boundary is shown in **Exhibit 1** on the following page.

The Lawrence/Pulaski RPA was designated as a TIF district on February 27, 2002 and is expected to expire no later than December 31, 2026. There have been no major or minor amendments to the Lawrence/Pulaski Redevelopment Plan and Project (the “TIF Plan”) as of December 31, 2011.

Exhibit 1. Lawrence/Pulaski RPA**Conditions at Time of TIF Creation**

The Lawrence/Pulaski RPA was determined to be eligible for TIF designation as conservation area under the TIF Act, which requires at least 50 percent of buildings be 35 years of age or older, and three additional eligibility factors be present to a meaningful extent and reasonably distributed throughout the RPA. The following eligibility factors were described in the Chicago/Central Park and Ashland TIF Plan:

- 78% percent of structures were found be at least 35 years of age or older
- The following five (5) factors were found to be present to a major extent:
 - Obsolescence
 - Deterioration
 - Presence of structures below minimum code standards
 - Deleterious land use and layout
 - Lack of growth of equalized assessed value
- Five (5) additional factors were present to a minor extent within the RPA:
 - Dilapidation
 - Excessive land coverage and overcrowding of structures and community facilities
 - Excessive vacancies
 - Lack of community planning
 - Environmental contamination

At the time of designation, Lawrence/Pulaski RPA contained a mix of commercial and residential property. The Lawrence/Pulaski RPA is characterized by a mix of commercial, residential, institutional and industrial uses and vacant land. The purpose of the 106-acre RPA is to make the area more appealing for private business investment by improving its character, parking availability, traffic flow and mix of stores. Specific priorities include exterior and interior renovations to existing structures, the development of new commercial projects on underutilized and vacant land, infrastructure enhancements that improve streetscapes and mixed-income housing as part of new mixed-use projects. Increment from the district is also targeted for job training and day care services that benefit area residents and workers.

Goals and Objectives for the RPA

The primary goal of the Lawrence/Pulaski RPA is to provide the appropriate stimulus to revitalize the area. Objectives to receive this goal include the promotion of new retail, office, and mixed-use development, the expansion and rehabilitation of existing commercial facilities, encouraging land use compatibility, provision for adequate parking, and improvement to the RPA's infrastructure. The following eleven (11) goals and objectives were outlined in the TIF Plan:

1. **Reduce or eliminate those conditions that qualify the RPA as a conservation area;**
2. **Outline a framework for future land use and development that will enhance economic activity in the RPA;**
3. **Revitalize the RPA to strengthen its role as a commercial activity center;**
4. **Assemble or encourage the assembly of land into parcels of appropriate shape and sufficient size for redevelopment in accordance with the Plan and contemporary development needs and standards;**
5. **Encourage the retention and enhancement of sound and viable businesses;**
6. **Promote job creation and local employment;**
7. **Strengthen the economic well-being of the RPA and the City by increasing the value of property;**
8. **Encourage job training and job readiness programs that provide residents of the City with the skills necessary to secure jobs in the RPA;**
9. **Provide opportunities for women and minority owned businesses to participate in the redevelopment of the RPA;**
10. **Improve public infrastructure within the RPA;**
11. **Enhance the visual character of the RPA;**

Estimated Redevelopment Project Costs and Allocations

The estimated Redevelopment Project Costs outlined in the Lawrence/Pulaski TIF Plan total \$20 million. Through 2011, \$3.5 million has been expended on TIF-supported projects within the RPA, representing 18 percent of estimated total Redevelopment Project Costs. **Exhibit 2** on the following page displays the estimated eligible costs of the Lawrence/Pulaski Redevelopment Plan by statutory cost category.

Exhibit 2. Total TIF-Eligible Project Costs and Expenditures through 2011

Permissible Cost Category	Eligible Cost Description	Estimated Project Costs	Project Costs Expended Through 2011	
			Expenditures	Percent of Total
1. Professional Services	Costs of studies, surveys, administration and professional services	\$400,000	\$232,849	58.2%
2. Marketing of Sites	Cost of marketing sites within RPA to prospective businesses, developers, investors	\$400,000	\$0	N/A
3. Property Assembly & Site Preparation	Property assembly costs, including acquisition, demolition, site preparation and environmental site improvement costs	\$5,000,000	\$33,356	0.7%
4. Rehabilitation of Existing Public or Private Buildings	Costs of rehabilitation, reconstruction, repair or remodeling, and replacement of existing public or private buildings or fixtures	\$5,000,000	\$129,575	2.6%
5. Public Works or Improvements	Costs of construction of public works and improvements	\$5,000,000 [1]	\$3,186,705	63.7%
6. Job Training and Retraining	Cost of job training and retraining implemented by businesses or other taxing bodies, including "welfare-to-work" programs, advanced vocational or career education	\$1,000,000	\$0	0%
7. Financing Costs	Financing costs, including interest and issuance costs	N/A [2]	\$0	N/A
8. Capital Costs	Taxing districts' capital costs resulting from redevelopment project	\$400,000	\$0	N/A
9. Increased Education Costs	Costs of reimbursing school districts for their increased costs attributable to TIF-assisted housing projects	N/A [2]	\$0	N/A
10. Relocation Costs	Relocation costs	\$400,000	\$0	0.0%
11. Payment in Lieu of Taxes	Payments in lieu of taxes	N/A [2]	\$0	
12. Interest Costs	Costs of reimbursing developers for interest costs on redevelopment projects	\$2,000,000	\$0	0%
13. Affordable Housing Construction	Costs of construction, renovation, rehabilitation of housing for low-income and very low-income households	N/A [2]	\$0	0%
14. Day Care Reimbursements	Costs of day care services and operational costs of day care centers for low-income families in RPA	\$400,000	\$0	0%
TOTAL REDEVELOPMENT PROJECT COSTS [3] [4]		\$20,000,000	\$3,582,485	17.9%

Source: Lawrence/Pulaski TIF Plan, dated September 28, 2001.

[1] This category may also include paying for or reimbursing (i) an elementary, secondary, or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the RPA. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the TIF Plan.

[2] Line item was not explicitly included in TIF Plan Redevelopment Project Costs.

[3] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

[4] All costs may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

2. Redevelopment Project Area Revenues and Expenditures

This chapter provides information on the incremental property tax revenue generated and associated expenditures within the Lawrence/Pulaski RPA from its inception through December 31, 2011. A summary of non-TIF City funds expended in support of projects through the 2011 calendar year is also presented.

Growth in EAV and Revenue Generated within Lawrence/Pulaski RPA

Incremental property tax revenues are generated based on the growth in equalized assessed value (EAV) that arises during the TIF district's existence, as compared to the initial EAV at the time of the TIF's original adoption. The RPA's initial EAV as of February 27, 2002 was \$43,705,743.¹ As of December 31, 2011, the total taxable EAV (for tax year 2010) of the RPA was \$80,866,386, representing growth of 85% from the initial EAV.²

Exhibit 3. Growth in EAV: Tax Year 2000 – 2010

Year	EAV	% Increase from Initial EAV
2000 - Initial EAV [1]	\$43,705,743	--
2010 - Current EAV	\$80,866,386	85%

Source: Cook County Clerk.

[1] The RPA was designated in 2002 with initial EAV from tax year 2000.

This growth in EAV in the RPA generated a total of \$10 million in incremental property tax revenue from 2002 through the end of 2011, as displayed in **Exhibits 4 and 5** on the following page. Property tax is collected in the year after taxes are levied, therefore these exhibits cover the period through tax year 2010, for which property taxes were collected in calendar year 2011.

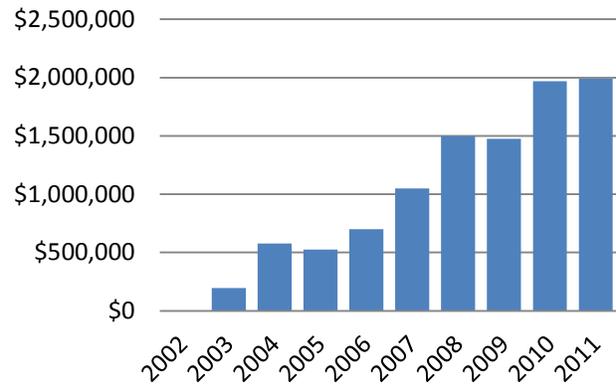
¹ Office of the Cook County Clerk, Certificate of Initial Equalized Assessed Valuation. Initial EAV is from tax year 2000, the most recent EAV available at time of designation.

² Office of the County Clerk Tax Increment Agency Distribution Summary, Tax Year 2010.

Exhibit 4. Incremental Property Tax Revenue Collected, 2002 - 2011

Calendar Year	Incremental Property Tax Collected
2002	\$0
2003	\$194,919
2004	\$578,791
2005	\$524,699
2006	\$700,912
2007	\$1,049,956
2008	\$1,497,411
2009	\$1,473,889
2010	\$1,968,813
2011	\$1,991,186
TOTAL INCREMENTAL PROPERTY TAX COLLECTED, 2002-2011	\$9,980,576

Exhibit 5. Annual Incremental Property Tax Revenue Collected



Source: TIF Annual Reports: Section (7)(D) in 2002-2009 reports; Section 3.1 in 2010-2011 Reports. Property tax increment deposited in special tax allocation fund.

Transfers of TIF Funds

A total of \$2.9 million was transferred (or “ported”) into the Lawrence/Pulaski special tax allocation fund from the adjacent Lawrence/Kedzie TIF district through December 31, 2011. The funds were ported in for the following purposes:

- In 2003, \$400,000 was ported in for an Intergovernmental Agreement with the Chicago Park District.
- In 2006, \$2.5 million was ported in for the Lawrence Avenue streetscape project.

No funds were transferred out of the Lawrence/Pulaski special tax allocation fund to adjacent TIF districts through December 31, 2011.

City Expenditures within the RPA

From 2002 to 2011, \$3.5 million in incremental property tax revenue was expended in support of projects within the Lawrence/Pulaski RPA. Expenditures of TIF revenue over this period are presented in **Exhibit 2** (see page 7) by TIF-eligible cost categories outlined in the TIF Act.

No additional City non-TIF investments were made between 2002 and 2011, as displayed in **Exhibit 6** below.

Exhibit 6. Non-TIF City Investments in TIF-Supported Projects, 2002-2011[1]

Non-TIF City investments were not made during the reporting period.

Source: City of Chicago Capital Management System database.

[1] Includes funds directly controlled by City or City sister agencies, and other non-TIF funds allocated by the City.

Declaration of Surplus Funds

A total of \$229,000 in the Lawrence/Pulaski special tax allocation fund has been declared surplus and returned to the Cook County Treasurer's Office ("Treasurer") for redistribution to various taxing agencies. The breakdown of funds that were declared surplus is as follows:

- In December 2011, the City declared a surplus of \$229,000 in the Lawrence/Pulaski special tax allocation fund. In June 2012, the surplus funds were sent to the Treasurer.

3. Redevelopment Project Area Accomplishments

This chapter provides information on the status of TIF project activity, goals and objectives outlined in the TIF Plan. Detailed information on TIF-supported projects within the Lawrence/Pulaski RPA is provided, followed by a discussion of additional performance metrics relevant to the TIF district.

RPA Project Profiles – Major Accomplishments

Project profiles for TIF-supported projects within the Lawrence/Pulaski RPA that are underway or have been completed, as of December 31, 2011, are provided in **Exhibits 8 through 12** on the following pages (see pages 12 – 13).

Key project information presented includes total project costs, TIF investment (to date and expected), and public-to-private investment ratio. The tables include projects receiving TIF investment through the Small Business Improvement Fund (“SBIF”) as well as public infrastructure improvements. Projects that have been allocated TIF funds, but for which no TIF expenditures have occurred, are presented in **Exhibit 14** in the following section on planned projects (see page 16).

The public infrastructure projects and TIF investments made via Intergovernmental Agreements within the RPA, as reported in **Exhibits 10 and 12**, and planned projects, as reported in **Exhibit 14**, are displayed in **Exhibit 7** below (projects without defined locations are not mapped).

Exhibit 7. TIF-Funded Project Map

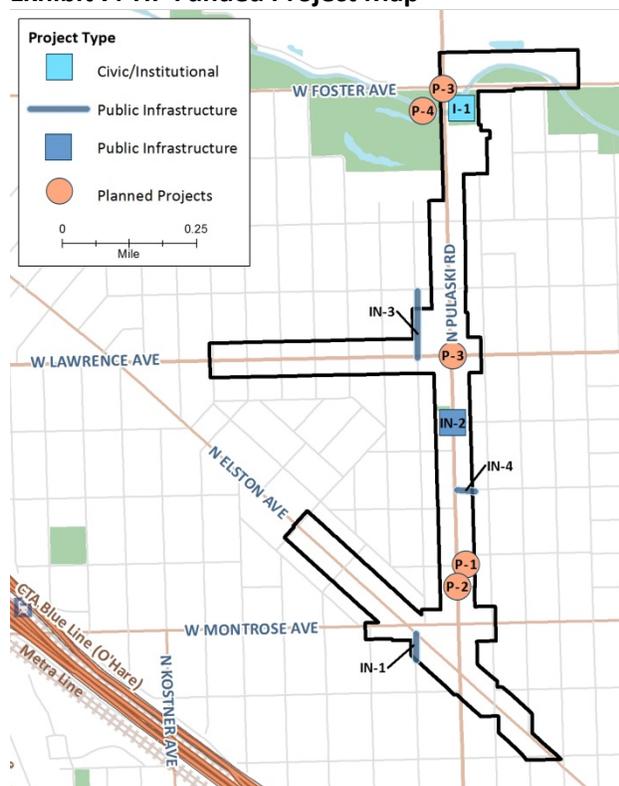


Exhibit 8. Redevelopment Agreement Projects

No Redevelopment Agreements have been funded through December 2011.

Source: City's RDA and IGA database dated November 6, 2012.

Exhibit 9. Redevelopment Agreement Projects: Community Impacts

No Redevelopment Agreements have been funded through December 2011.

Source: City's RDA and IGA database dated November 6, 2012.

Exhibit 10. Intergovernmental Agreement Projects

Map ID	Project	Address	Project Type	Total Project Cost [1]	TIF Funding Approved [1]	TIF Investment through 2011 [2]	Other City-Controlled Sources [1]		Description/ Key Community Impacts
							Source	Amount	
I-1	Gompers Park I	5145-5159 N. Pulaski Rd	Civic/ Institutional	\$750,000	\$400,000	\$400,000	N/A	\$0	Acquisition costs associated with the expansion of Gompers / Eugene Park.
TOTAL				\$750,000	\$400,000	\$400,000		\$0	

[1] Source: City's RDA and IGA database, dated November 6, 2012 and IGAs provided by the City.

[2] Source: City of Chicago.

Exhibit 11. TIF-Funded Programs

Project	Project Type	Total TIF Funding Expected [1]	Total Private Investment through 2011 [2]	TIF Investment through 2011 [2]	Ratio of Non-TIF to TIF Investment	Description/ Key Community Impacts
Small Business Improvement Fund (SBIF)	Small Business Rehabilitation	\$750,000	\$162,664	\$151,309	1.1:1	Eight SBIF grants through 2011 funded appearance and functionality improvements for eight small businesses, including restaurants, a dental office, and an auto repair facility. Improvements included façade enhancements and other exterior improvements, interior renovations, and HVAC improvements. SBIF grants ranged from \$1,000 to \$87,000, reimbursing business owners 45% to 82% of total project costs.
TOTAL		\$750,000	\$162,664	\$151,309	1.1:1	

[1] Source: 2011 TIF Annual Report, Section (7)(G).

[2] Source: SBIF Grant Agreements provided by the City.

Exhibit 12. Public Infrastructure Projects

Map ID	Project	Project Type	TIF Funding Allocated [1]	TIF Investment through 2011 [2]	Other City Controlled		Description/ Key Community Impacts
					Source	Amount	
IN-1	Diagonal Parking - Keystone Ave - Elston to First Alley South	Public Improvements	\$44,000	\$37,168	N/A	\$0	Install diagonal parking on Keystone Ave between Elston Avenue and the first alley South.
IN-2	Traffic Signal - Pulaski Road/Leland Avenue	Public Improvements	\$325,000	\$180,275	N/A	\$0	Install a new Traffic Signal at the intersection of Pulaski and Leland.
IN-3	Residential Street Resurfacing - Keystone Ave, Ainslie Ave to Lawrence Ave	Public Improvements	\$44,530	\$18,328	N/A	\$0	Resurface Keystone Avenue, between Ainslie Avenue and Lawrence Avenue
IN-4	Sidewalk and Tree Grate Installation	Public Improvements	\$81,232	\$70,048	N/A	\$0	Install a new sidewalk and tree grate at the corner of Wilson Avenue and Pulaski Avenue at the first alley east.
TOTAL			\$494,762	\$305,819		\$0	

[1] Source: Capital Management System database, 2002-2011. Projects listed as Complete or Active.

[2] Source: City of Chicago.

Additional Performance Metrics

Additional performance metrics associated with the RPA, including construction and permanent job creation, and change in equalized assessed value over time, are presented below.

CONSTRUCTION JOB CREATION

2 one-year full-time equivalent construction jobs

Temporary construction employment associated with projects receiving TIF grants through the SBIF Program has been estimated for this report. For consistency, estimates for all projects were developed using IMPLAN, an economic impact modeling program, which incorporates local employment and economic data from the U.S. Bureau of Labor Statistics (“BLS”) and Bureau of Economic Analysis (“BEA”). The inputs for the IMPLAN analysis were derived from the actual project budgets, as presented in Small Business Improvement Fund grant agreements.

Based on this methodology, an **estimated 2 one-year full-time equivalent (“FTE”) construction jobs** were created as a result of the SBIF program between 2002 and 2011.

PERMANENT JOB CREATION

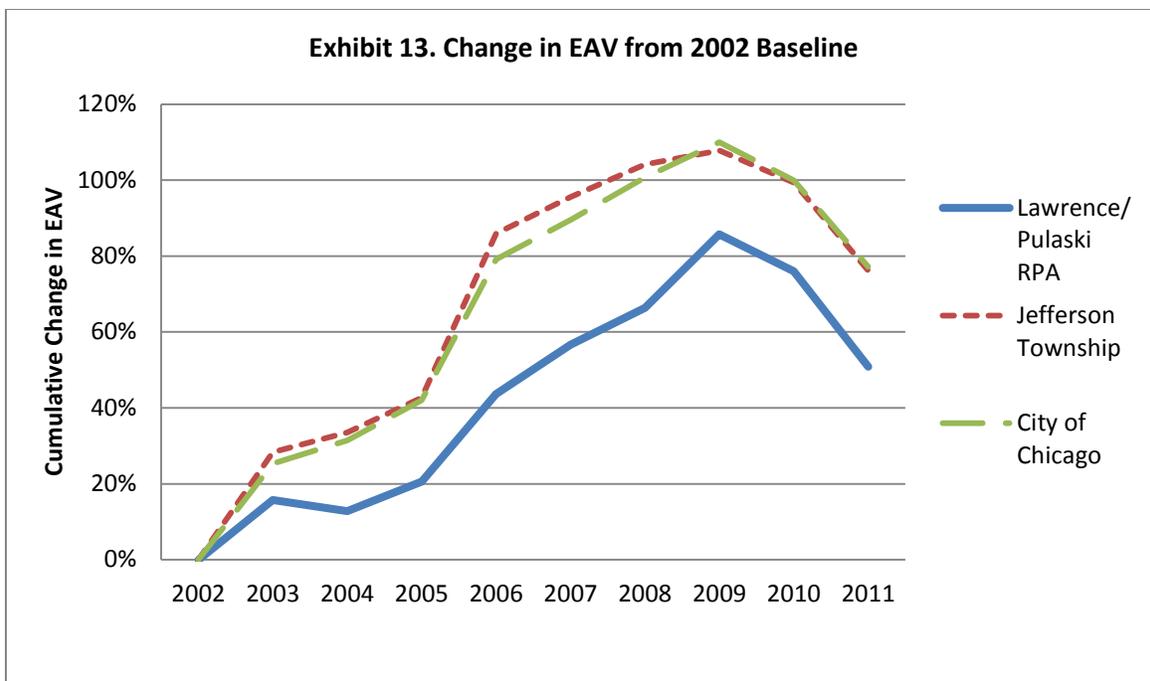
Permanent job creation associated with private, non-residential and completed TIF-supported projects (see Redevelopment Agreement Projects in **Exhibit 8**) can be estimated using industry benchmarks and other available sources.

The Lawrence/Pulaski RPA currently does not have any completed private projects; therefore, no permanent job creation has been estimated to occur between 2002 and 2011.

CHANGE IN EQUALIZED ASSESSED VALUE

A comparison of the change in equalized assessed value (EAV) over time in the Lawrence/Pulaski RPA to larger geographies is one indication of the relative growth in property values in the RPA. Growth in property values from the creation of the RPA is one metric of the relative economic health of the RPA. The cumulative growth in total EAV for the Lawrence/Pulaski RPA, Jefferson Township, and the City of Chicago, overall, is displayed in **Exhibit 13** on the following page for tax years 2002 through 2011.

Property values within the Lawrence/Pulaski RPA have grown at a **compound annual growth rate (CAGR) of 4.7 percent** from tax year 2002 through 2011, while EAV in Jefferson Township and the City of Chicago has grown at a CAGR of 6.5 percent and 6.6 percent, respectively.



Source: Cook County Assessor's Office, EAV before exemptions.

Status of Planned Activities, Goals and Objectives

PLANNED ACTIVITIES

The projects presented in **Exhibits 8 through 12** include only those TIF-supported projects for which TIF funds have been expended through December 31, 2011. Planned projects are defined as those that have met substantial approval criteria for receiving TIF funds as of December 2012, but as of December 2011 had not received any TIF funding. These planned projects consist of:

- Projects with an executed RDA, or with an RDA under negotiation following approval by the Community Development Commission;
- IGAs that have received City Council approval but without TIF expenditures through 2011;
- TIF-funded programs for which funding has been approved but no TIF dollars expended; and
- Public infrastructure projects with prior approval but no expenditures through 2011, or projects included in the City's 2012-2014 TIF Projection Reports as "potential projects".

Information on the planned projects in the RPA is presented in **Exhibit 14** on the following page and is mapped in **Exhibit 7** on page 11.

Exhibit 14. Planned Projects

Map ID	Project	Project Location	Project Type	Total Project Cost	Tentative TIF Funding [1]	Description
P-1	Thai Town	4461 N. Pulaski Rd.	Commercial	\$3,365,730	\$1,506,306	Create a center for Thai culture through the rehabilitation and reuse of the former 17th district police station as commercial/retail space, including a 3,200-3,600 square foot restaurant, a 1,000-2,000 square foot spa and wellness center, 600-900 square feet of office space, and an additional 600-900 square feet of commercial/retail space. Rehabilitation also includes sustainable design features such as 1,275 square feet of green roofing, energy star appliances and two bicycle parking spaces.
P-2	Streetscape Improvements	Pulaski Road, Wilson Ave. to Elston Ave.	Public Improvements	N/A	\$412,500	Install streetscape improvements along Pulaski Road from Wilson Avenue to Elston Avenue.
P-3	Pedestrian Countdown Signals	Foster/Pulaski and Lawrence/Pulaski	Public Improvements	N/A	\$30,000	Install pedestrian countdown signals at the intersections of Foster Avenue and Pulaski Road and Lawrence Avenue and Pulaski Road.
P-4	Gompers Park II	5151 N. Pulaski Rd	Public Improvements	\$250,000	\$250,000	This is Phase II of the park expansion, which includes the remediation and site preparation for Gompers / Eugene Park - including removing an underground storage tank and contaminated soil found on the property.
--	TIF Works Job Training	Various	Job Training	N/A	\$100,000	The TIFWorks program will provide funding for workforce-training costs for businesses located in, expanding into or relocating to the RPA. TIFWorks job training programs are intended to fill a specific workforce need and help make businesses more competitive.
--	Business Corridor Wi-Fi Study	Various	Public Improvements	N/A	\$5,000	[2]
--	State Emergency Repair Program	Various	Public Improvements	N/A	\$67,000	Funding for costs related to the improvement of local roads and bridges.
TOTAL				\$3,615,730	\$2,370,806	

Source: Redevelopment Agreements, Intergovernmental Agreements, CDC reports, Capital Management System database, 2002-2011, TIF Projection Reports 2012-2014.

[1] Allocated TIF amount as specified in the Redevelopment Agreement, Intergovernmental Agreement, CDC report, TIF Projection Report, or Capital Management System database, excluding interest and financing costs.

[2] No description available in TIF Projection Report.

Progress toward Achieving Goals and Objectives

The TIF Act requires that progress toward achieving goals and objectives outlined in the TIF Plan be addressed in the Report. **Exhibit 15** below presents a summary of the relevant projects and their progress in addressing the goals and objectives outlined in the TIF Plan through 2011.

Exhibit 15. Progress toward Achieving Goals and Objectives Outlined in Lawrence/Pulaski TIF Plan

Map ID	Project	Relevant Goals and Objectives Addressed
I-1	Gompers Park I	1, 4, 10, 11
IN-1	Diagonal Parking-Keystone Ave.	1, 2, 3, 10, 11
IN-2	Traffic Signal-Pulaski Rd./Leland Ave.	1, 2, 3, 10
IN-3	Residential Street Resurfacing-Keystone Ave.	1, 7, 10, 11
IN-4	Sidewalk & Tree Grate Installation	1, 2, 7, 10, 11
--	Small Business Improvement Fund	1, 2, 3, 5, 6, 7, 11

Source: Redevelopment Agreements, Intergovernmental Agreements, City of Chicago TIF Program Tracking Data, Capital Management System database.

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