

**TAX INCREMENT FINANCING
Ten (10) Year Status Report
2000-2011**

**47th/HALSTED
Redevelopment Project Area
Designated May 29, 2002**



November 15, 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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TABLE OF CONTENTS

Executive Summary..... 1

1. Redevelopment Project Area Information..... 3

 Project Area Context and Background..... 3

 Conditions at Time of TIF Creation 4

 Goals and Objectives for the RPA 5

 Estimated Redevelopment Project Costs and Allocations..... 6

2. Redevelopment Project Area Revenues and Expenditures 8

 Growth in EAV and Revenue Generated within 47th/Halsted RPA 8

 Transfers of TIF Funds 9

 City Expenditures within the RPA 9

 Declaration of Surplus Funds 10

3. Redevelopment Project Area Accomplishments 11

 RPA Project Profiles – Major Accomplishments 11

 Additional Performance Metrics..... 16

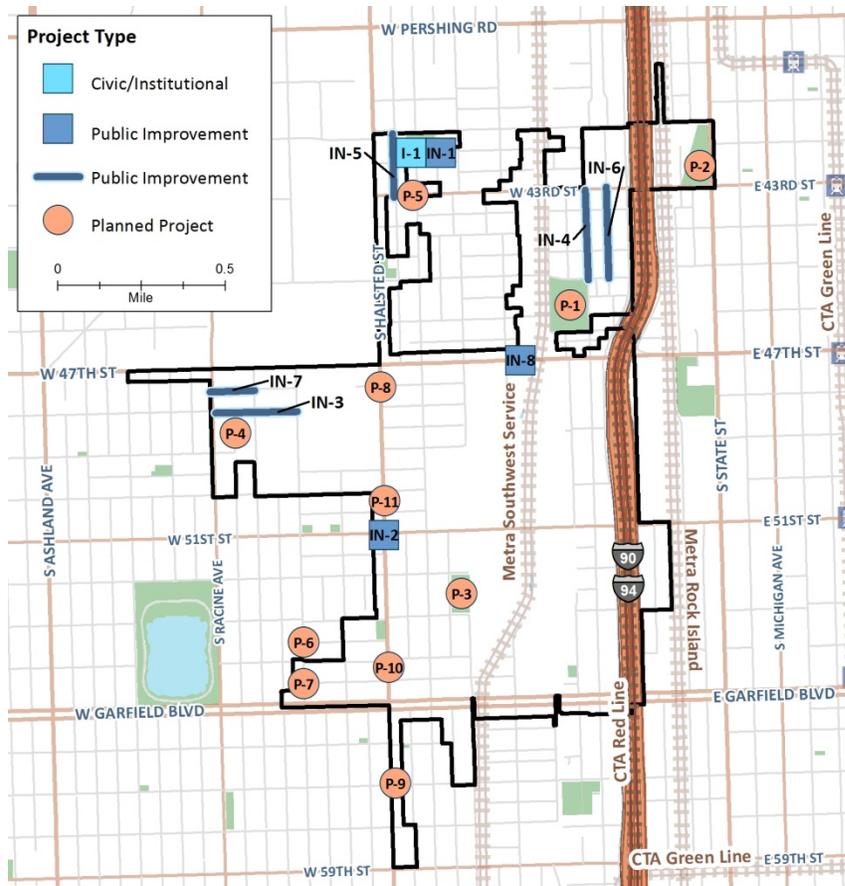
 Status of Planned Activities, Goals and Objectives..... 17

 Progress toward Achieving Goals and Objectives..... 20

Executive Summary

47TH/HALSTED REDEVELOPMENT PROJECT AREA

- Designated: May 29, 2002
- Expires: December 31, 2026
- 954 acres
- 3,953 parcels at time of designation



Located on the Southwest Side, in the New City community and portions of Fuller Park and Englewood, the 954-acre 47th/Halsted Redevelopment Project Area (“RPA”) area is irregularly shaped and is adjacent to several existing redevelopment areas located to the north and west. The area is generally bound by the Dan Ryan Expressway (I-90/94) on the east, Garfield Boulevard on the south, an irregular line formed by Halsted St., Carpenter St., Peoria St., Racine Ave. and Loomis Avenue on the west, and portions of 47th Street and Root Street on the north. The RPA is intended to provide a coordinated mechanism for leveraging private investment and public improvements. With many blocks in the district more than 50 percent vacant, the TIF provides land assembly assistance for mixed-income residential development and open space projects. The 954-acre district also promotes the rehabilitation and new construction of buildings along its main commercial corridors for retail and institutional uses. In addition, increment from the district is targeted to assist street and alley construction, utility work and transit-oriented construction projects.

47th/Halsted RPA Activity 2000 - 2011

INVESTMENT SUMMARY

- \$4.0 million in TIF funds allocated for Taylor Lauridsen Park improvements
- \$2.5 million in TIF Funds allocated for infrastructure improvements
- \$729,000 in Neighborhood Improvement Program (NIP) grant awards to 47 homeowners

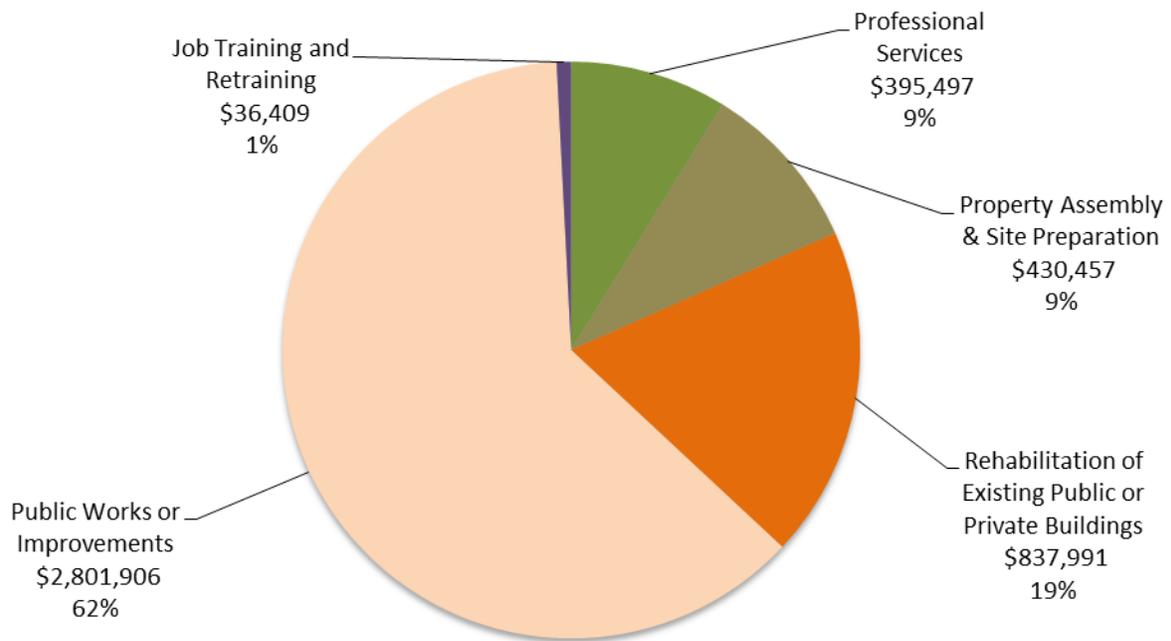
PROPERTY VALUE

- Equalized Assessed Value - Compound annual growth rate of 10.1 percent

JOB CREATION

- Construction Jobs – Estimated 64 one-year full-time equivalent (“FTE”) construction jobs created

DISTRIBUTION OF TIF-ELIGIBLE EXPENDITURES THROUGH 2011 [1]



[1] Additional detail on expenditures 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.

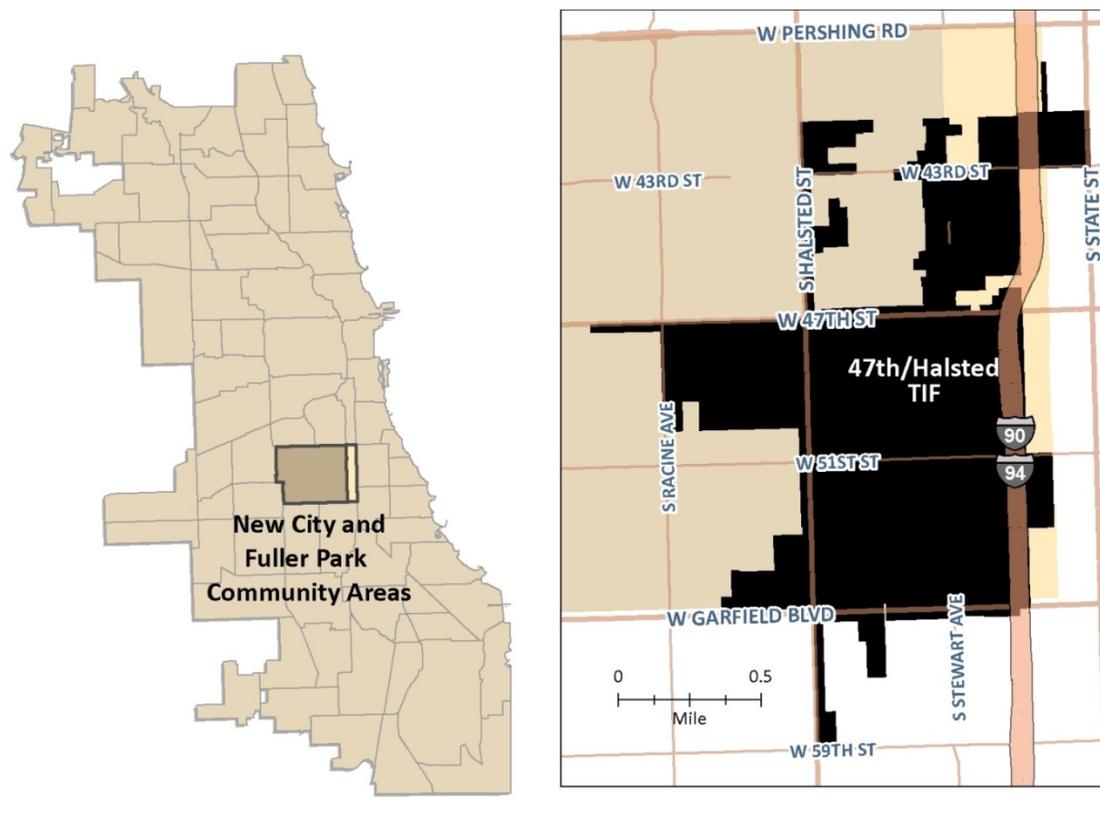
The information summarized herein is for the reporting period from the TIF district’s inception through the end of the 2011 calendar year and the 2010 tax year. For informational purposes, certain other supplementary information, such as upcoming planned projects, is reported as of December 2012.

Detailed data on the 47th/Halsted 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 TIF Works) to track financial and programmatic performance. Data sources are referenced throughout this Report.

Project Area Context and Background

The approximately 954-acre 47th/Halsted RPA is located primarily in the New City and Fuller Park community areas approximately six miles southwest of the City’s central business district (“the Loop”). The RPA generally encompasses industrial properties that are adjacent to the former Stockyards area, including the 47th Street intermodal yard south of 47th Street. The RPA is roughly bound by the Dan Ryan Expressway (Interstate-90/94) on the east, Garfield Boulevard on the south, an irregular line formed by Halsted Street, Carpenter Street, Peoria Street, Racine Avenue and Loomis Avenue on the west, and portions of 47th Street and Root Street on the north. The RPA boundary is shown in **Exhibit 1** on the following page.

The 47th/Halsted RPA was designated as a TIF district on May 29, 2002, and is expected to expire no later than December 31, 2026. There have been no major or minor amendments to the 47th/Halsted Tax Increment Financing Redevelopment Plan and Project (the “TIF Plan”) as of December 31, 2011.

Exhibit 1. 47th/Halsted RPA**Conditions at Time of TIF Creation**

The 47th/Halsted RPA was determined to be eligible for TIF designation as a “conservation area” and a “blighted vacant area” under the TIF Act. Designation as “conservation area” requires at least 50 percent of buildings be 35 years of age or older, and a minimum of three (3) out of 13 additional eligibility factors be present to a meaningful extent and reasonably distributed throughout the RPA. Designation as a “blighted vacant area” under the two-factor test requires a minimum of two (2) out of six (6) eligibility factors for vacant land to be present to a meaningful extent and reasonably distributed throughout the RPA.

The following eligibility factors were described in the 47th/Halsted TIF Plan for its designation as a “conservation area”:

- 86 percent of structures were found to be at least 35 years of age or older
- The following four factors were found to be present to a major extent:
 - Deterioration
 - Deleterious land use and layout
 - Lack of community planning
 - Declining or sub-par growth in equalized assessed value

The following eligibility factors were described in the 47th/Halsted TIF Plan for its designation as a “blighted vacant area” under the two-factor test:

- Two vacant land factors present to a major extent:
 - Deterioration of structures or site improvements in neighboring areas
 - Declining or sub-par EAV growth

At the time of designation, the 47th/Halsted RPA contained a mix of industrial and commercial properties as well as vacant lots. The TIF was created to provide a coordinated mechanism for leveraging private investment and public improvements. With many blocks in the district more than 50 percent vacant, the TIF provides land assembly assistance for mixed-income residential development and open space projects. The 954-acre district also promotes the rehabilitation and new construction of buildings along its main commercial corridors for retail and institutional uses. In addition, increment from the district is targeted to assist street and alley construction, utility work, and transit-oriented construction projects.

Goals and Objectives for the RPA

The primary goals of the 47th/Halsted RPA revolve around maintaining and revitalizing the RPA as a viable support area for the Loop. They include strengthening the employment, industrial and commercial base of the RPA, maintaining and improving existing facilities, and redeveloping obsolete buildings or vacant land for new uses. The following twelve (12) goals were outlined in the TIF Plan:

1. **Eliminate the blighting conditions** that cause the RPA to qualify for TIF;
2. **Establish a program of planned improvements** designed to retain existing residential uses and promote the RPA for new residential development;
3. **Design or encourage improvements to revitalize the commercial corridors** of the RPA and promote the RPA as a place to do business;
4. **Provide for expansion of institutional uses and recreational opportunities**, where appropriate, to better serve RPA residents;
5. **Encourage infill residential and commercial development;**
6. **Encourage rehabilitation of commercial and residential buildings;**
7. **Provide assistance to private developers and property owners** to facilitate residential and commercial redevelopment projects;
8. **Market and promote the RPA** as a place to live and do business;
9. **Improve the appearance of streetscapes** throughout the RPA;
10. **Provide assistance for job training, day care and other services** permitted under the TIF Act;
11. **Improve public transportation services;** and
12. **Improve or upgrade sewer, water and other utility lines.**

Estimated Redevelopment Project Costs and Allocations

The estimated Redevelopment Project Costs outlined in the 47th/Halsted TIF Plan total \$22.5 million. Through 2011, \$4.5 million has been expended on TIF-supported projects within the RPA, representing 20.0 percent of estimated total Redevelopment Project Costs. **Exhibit 2** on the following page displays the estimated eligible costs of the 47th/Halsted TIF 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	\$1,000,000	\$395,497	39.5%
2. Marketing of Sites	Cost of marketing sites within RPA to prospective businesses, developers, investors	[1]	\$0	N/A
3. Property Assembly & Site Preparation	Property assembly costs, including acquisition, demolition, site preparation and environmental site improvement costs	\$4,000,000	\$430,457	10.8%
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	\$7,000,000 [2]	\$837,991	12.0%
5. Public Works or Improvements	Costs of construction of public works and improvements	\$4,000,000 [3]	\$2,801,906	70.0%
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	\$750,000	\$36,409	4.9%
7. Financing Costs	Financing costs, including interest and issuance costs	[4]	\$0	N/A
8. Capital Costs	Taxing districts' capital costs resulting from redevelopment project	[3]	\$0	N/A
9. Increased Education Costs	Costs of reimbursing school districts for their increased costs attributable to TIF-assisted housing projects	[3]	\$0	N/A
10. Relocation Costs	Relocation costs	\$3,000,000	\$0	0.0%
11. Interest Costs	Costs of reimbursing developers for interest costs on redevelopment projects	\$2,000,000	\$0	0.0%
12. Affordable Housing Construction	Costs of construction, renovation, rehabilitation of housing for low-income and very low-income households	[2]	\$0	N/A
13. Day Care Reimbursements	Costs of day care services and operational costs of day care centers for low-income families in RPA	\$750,000	\$0	0.0%
TOTAL REDEVELOPMENT PROJECT COSTS [5]		\$22,500,000	\$4,502,260	20.0%

Source: 47th/Halsted Redevelopment Plan, dated January 22, 2002.

[1] Professional Services category may include costs of Marketing Sites.

[2] Rehabilitation of Existing Public or Private Buildings line item may include costs of Affordable Housing Construction.

[3] Public Works or Improvements line item may include paying for or reimbursing (1) an elementary, secondary, or unit school district's increased costs attributed to assisted housing units, and (2) capital costs of taxing districts impacted by the redevelopment of the project area.

[4] Total Redevelopment Project Costs in TIF Plan exclude any additional financing costs, including any interest expense, capitalized interest, issuance costs and other financing costs.

[5] 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.

2. Redevelopment Project Area Revenues and Expenditures

This chapter provides information on the incremental property tax revenue generated and associated expenditures within the 47th/Halsted 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 47th/Halsted 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 May 29, 2002 was \$39,164,012.¹ As of December 31, 2011, the total taxable EAV (for tax year 2010) of the RPA was \$116,868,790, representing growth of 198% from the initial EAV.²

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

Year	EAV	% Increase from Initial EAV
2000 - Initial EAV [1]	\$39,164,012	--
2010 - Current EAV	\$116,868,790	198%

Source: Cook County Clerk.

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

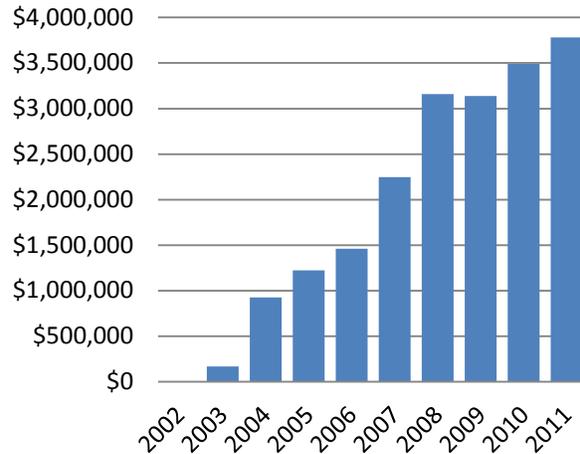
This growth in EAV in the RPA generated a total of \$19.5 million in incremental property tax revenue from 2002 through the end of 2011, as displayed in **Exhibits 4 and 5** on the following page. Property tax is collected in the year after taxes are levied, therefore these exhibits cover the period 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 the 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	\$169,396
2004	\$926,782
2005	\$1,223,182
2006	\$1,460,109
2007	\$2,245,614
2008	\$3,157,707
2009	\$3,139,297
2010	\$3,490,460
2011	\$3,780,339
TOTAL INCREMENTAL PROPERTY TAX COLLECTED, 2000-2011	\$19,592,886

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

No funds were transferred (or “ported”) into the 47th/Halsted special tax allocation fund from adjacent TIF districts through December 31, 2011.

A total of \$1.38 million was transferred out of the 47th/Halsted special tax allocation fund to the adjacent 47th/Ashland TIF through December 31, 2011. The funds were ported out for the following purposes:

- In 2010, \$1.16 million was transferred out of the 47th/Halsted special tax allocation fund to the adjacent 47th/Ashland for payment of Phase II of the Modern School Across Chicago Bonds, Series 2010.
- In 2011, \$218,000 was transferred out of the 47th/Halsted special tax allocation fund to the adjacent 47th/Ashland for payment of Phase II of the Modern School Across Chicago Bonds, Series 2010.

City Expenditures within the RPA

From 2002 to 2011, \$4.5 million in incremental property tax revenue was expended in support of projects within the 47th/Halsted 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.

The City of Chicago has allocated and expended additional non-TIF resources in support of TIF-funded projects within the 47th/Halsted RPA through 2011. These investments include funds in support of park improvements. These additional non-TIF investments made between 2002 and 2011 total \$7.3 million, as indicated in **Exhibit 6** on the following page.

Exhibit 6. Non-TIF City Investments in TIF-Supported Projects, 2001-2011 [1]

Source of Funds	Use of Funds	Allocation [2]
Chicago Park District	Taylor Lauridsen Park	\$7,336,813
Total Non-TIF City Allocations on TIF-Supported Projects		\$7,336,813

Source: City of Chicago Capital Management System database 2002-2011; Intergovernmental Agreements.

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

[2] Includes \$3,450,000 in funds the State of Illinois provided to the Chicago Park District.

Declaration of Surplus Funds

A total of \$1.15 million in the 47th/Halsted 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 \$1,150,000 in the 47th/Halsted 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 47th/Halsted 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 47th/Halsted 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 13 – 15).

Key project information presented includes total project costs, TIF investment (to date and expected), public-to-private investment ratio, and additional community impacts resulting from or expected to result from these projects. The tables include projects receiving TIF investment through Intergovernmental Agreements and the Neighborhood Improvement Program, and public infrastructure improvements receiving funds through TIF and other City sources. Projects which have been allocated TIF funds, but for which no TIF expenditures have occurred, are presented in **Exhibit 14** in the section on planned projects (see pages 18 – 19).

The TIF investments made through Intergovernmental Agreements and in public infrastructure projects within the RPA, as reported in **Exhibits 10 and 12**, are displayed in **Exhibit 7** on the following page (projects without defined locations are not mapped). Planned projects, as reported in **Exhibit 14**, are also featured in **Exhibit 7**.

Exhibit 7. TIF-Funded Project Map

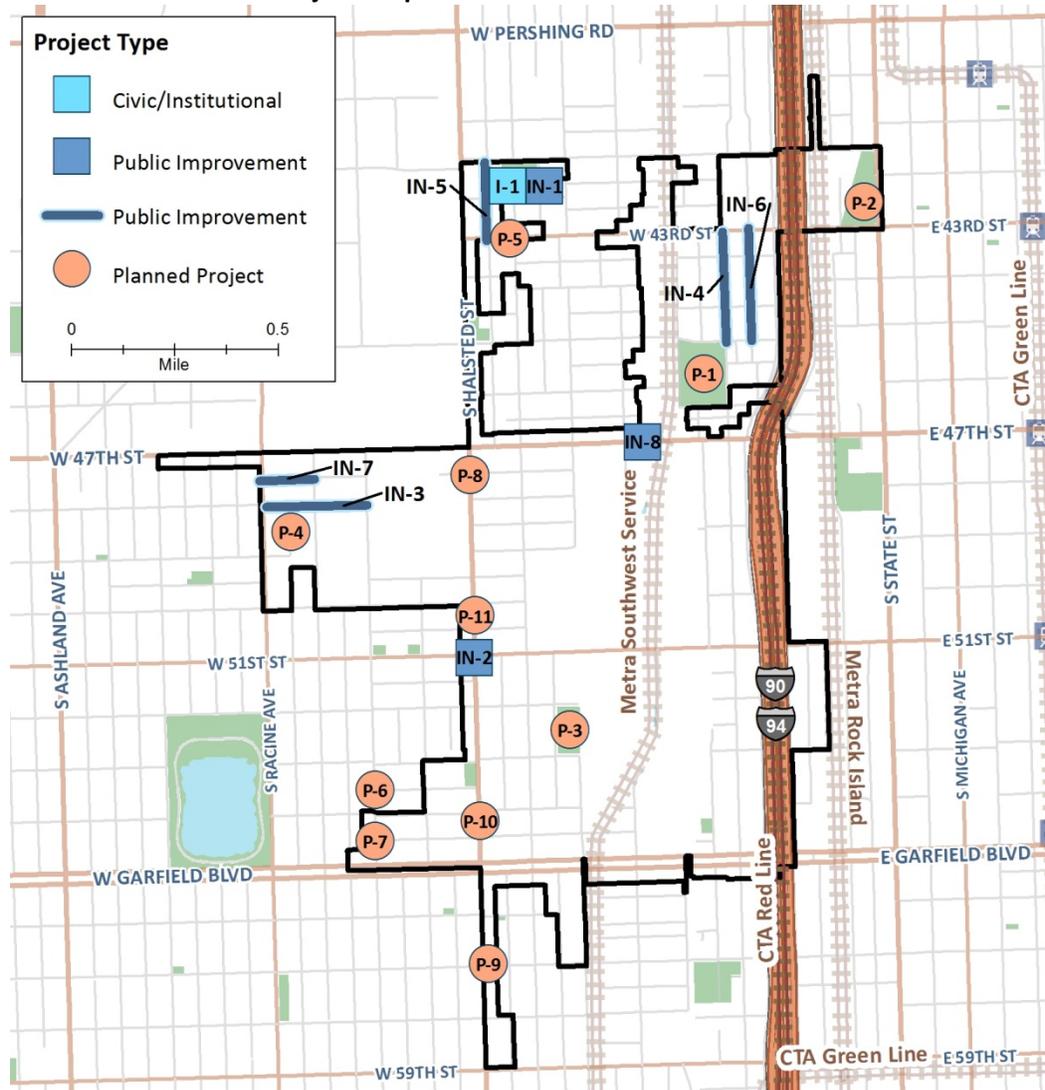


Exhibit 8. Redevelopment Agreement Projects

No Redevelopment Agreements have received funding 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 received funding 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 [3]	
I-1	Taylor Lauridsen Park	701 W. Root St., 4160-74 S. Union Ave.	Civic/ Institutional Projects	\$11,286,877	\$3,950,064	\$0	Chicago Park District	\$7,336,813	Expansion and renovation of park, including demolition of existing fieldhouse and reconfiguration of ball fields and backstops.
TOTAL				\$11,286,877	\$3,950,064	\$0		\$7,336,813	

[1] Source: Intergovernmental Agreements; Capital Management System Database, 2002-2011.

[2] Source: 2011 TIF Annual Report, City of Chicago. \$3,950,064 was expended in support of project in 2012.

[3] Includes \$3,450,000 in funds the State of Illinois provided to the Chicago Park District.

Exhibit 11. TIF-Funded Programs

Project	Project Type	Total TIF Funding Expected [1]	Total Private Investment through 2011	TIF Investment through 2011 [1]	Ratio of Non-TIF to TIF Investment	Description/ Key Community Impacts [2]
Neighborhood Improvement Program (NIP)	Residential Rehabilitation	\$2,000,000	N/A	\$728,688	N/A	<p>Neighborhood Improvement Program funds have been used to repair and rehabilitate an estimated 47 single-family residential units in the following income brackets:</p> <ul style="list-style-type: none"> · 36 percent of units at or under 50 percent of Area Median Income (AMI) [3] · 32 percent of units at 51 to 80 percent of AMI · 30 percent of units at 81 to 100 percent of AMI · 2 percent of units at or above 101 percent of AMI <p>The average NIP grant size has been approximately \$15,504. Homeowners with incomes up to 100 percent of AMI are granted full rehabilitation costs, while households with incomes between 100 and 140 percent of AMI must contribute an amount equal to the grant.</p>
TOTAL		\$2,000,000	N/A	\$728,688	N/A	

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

[2] Source: Quarterly Housing Reports.

[3] AMI: Area Median Income, as defined by the U.S. Department of Housing and Urban Development for the Chicago-Joliet-Naperville, IL area.

Exhibit 12. Public Infrastructure Projects

Map ID	Project	Project Type	TIF Funding Allocated [1]	TIF Investment through 2011 [2]	Other City-Controlled Sources		Description/ Key Community Impacts
					Source	Amount	
IN-1	Boyce Park Expansion	Public Improvements	\$250,000	\$58,221	N/A	\$0	Site modification and roadway closure for expansion of Boyce Park
IN-2	Viaduct Improvements	Public Improvements	\$218,500	\$215,883	N/A	\$0	Improvement to railroad viaduct at 51st St. and Halsted/Norfolk Southern line
IN-3	New Street Construction	Public Improvements	\$1,300,000	\$1,124,723	47th/Ashland TIF	\$90,000	Construction of 48th St. from Racine Ave. to Morgan St.
IN-4	Lighting Improvements	Public Improvements	\$54,000	\$35,157	N/A	\$0	Residential lighting in 3rd Ward on Princeton Ave. from 43rd St. to 45th St.
IN-5	Street Resurfacing	Public Improvements	\$239,965	\$136,439	N/A	\$0	Street resurfacing in 3rd Ward along Emerald Ave. from Root St. and 43rd St.
IN-6	Street Resurfacing	Public Improvements	\$209,495	\$172,024	N/A	\$0	Street resurfacing in 3rd Ward along Wells St. from 43rd St. to 45th St.
IN-7	Sidewalk, Curb and Gutter Improvements	Public Improvements	\$53,416	\$24,375	N/A	\$0	Sidewalk, curb and gutter improvements in 3rd Ward along 47th Pl. from Racine Ave. to Aberdeen St.
IN-8	Viaduct Improvements	Public Improvements	\$180,400	\$130,307	N/A	\$0	Improvement to railroad viaduct at 47th St. and S. Normal Ave.
TOTAL			\$2,505,776	\$1,897,129		\$90,000	

[1] Source: Capital Management System database, 2002-2011, projects listed as Complete or Active; City of Chicago.

[2] Source: 2011 TIF Annual Report; 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

64 one-year full-time equivalent construction jobs

Temporary construction employment associated with public projects receiving TIF funds through Intergovernmental Agreements and the Neighborhood Improvement Program (“NIP”) 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 residential improvement expenditures to date through the NIP program.

Based on this methodology, an **estimated 64 one-year full-time equivalent (“FTE”) construction jobs** were created as a result of the Taylor Lauridsen Park improvements and the 47th/Halsted Neighborhood Improvement program between 2002 and 2011.

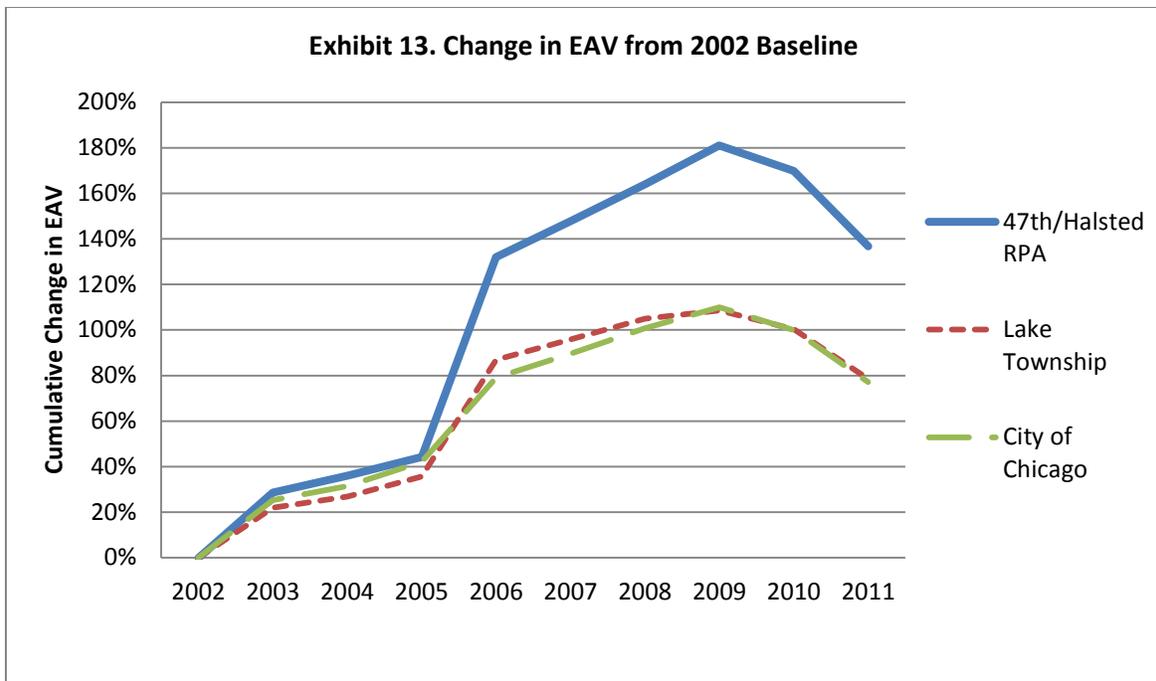
PERMANENT JOB CREATION

In some cases, RDAs require private, TIF-supported projects to create or retain a certain number of permanent jobs as a condition of receiving TIF funding. Furthermore, permanent job creation associated with private, non-residential TIF-supported projects can be estimated using industry benchmarks and other available sources. However, as there have been no RDAs to date within the 47th/Halsted RPA, permanent job creation has not been estimated.

CHANGE IN EQUALIZED ASSESSED VALUE

A comparison of the change in equalized assessed value (EAV) over time in the 47th/Halsted 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 47th/Halsted RPA, Lake 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 47th/Halsted RPA have grown at a **compound annual growth rate (CAGR) of 10.1 percent** over the last nine years while EAV in Lake Township and the City of Chicago has grown at a CAGR of 6.7 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 2013-2017 TIF Projection Reports as "potential projects."

Information on the planned projects in the RPA is presented in **Exhibit 14** on the following pages and displayed in **Exhibit 7** on page 12.

Exhibit 14. Planned Projects

Map ID	Project	Project Location	Project Type	Total Project Cost	Tentative TIF Funding [1]	Description
P-1	Fuller Park	331 W. 45th St.	Civic/ Institutional	\$3,000,000	\$2,161,985	Rehabilitation of fieldhouse, playground, tennis courts and spray pool.
P-2	Metcalfe Park	4134 S. State St.	Civic/ Institutional	N/A	\$125,000	Rebuilding tennis courts and lighting improvements.
P-3	Lowe Park	5203 S. Lowe Ave.	Civic/ Institutional	N/A	\$550,000	Addition to fieldhouse.
P-4	Street Reconstruction	May St.	Public Improvements	N/A	\$950,000	Reconstructing May Street between 48th Street and 49th Street.
P-5	Street Resurfacing	43rd St.	Public Improvements	N/A	\$308,000	Resurfacing 43rd Street from Halsted Avenue to Lowe Avenue.
P-6	Street Resurfacing	Morgan St.	Public Improvements	N/A	\$63,700	Resurfacing Morgan Street from 53rd St. to 54th St.
P-7	Street Resurfacing	Morgan St.	Public Improvements	N/A	\$98,510	Resurfacing along Morgan Street from 53rd St. to Garfield Blvd.
P-8	Street Resurfacing	47th Pl. and Halsted St.	Public Improvements	N/A	\$12,200	Street resurfacing in 3rd Ward at 47th Pl. and Halsted St.
P-9	Lighting Improvements	Halsted St.	Public Improvements	N/A	\$95,452	Upgrade lighting along Halsted St. from 55th St. to 59th St. in 16th Ward
P-10	Sidewalk Construction	Halsted St.	Public Improvements	N/A	\$22,383	Sidewalk improvements on Halsted St. from 54th St. to 54th Pl.
P-11	Sidewalk Construction	5000 S. Halsted St.	Public Improvements	N/A	\$122,000	Vaulted sidewalk improvements in 3rd Ward at 5000 S. Halsted St.
--	Sidewalk Construction	[2]	Public Improvements	N/A	\$290,905	Sidewalk resurfacing in 20th Ward.
--	Sidewalk Construction	[2]	Public Improvements	N/A	\$58,009	Sidewalk resurfacing in 3rd Ward along 43rd Pl.
--	Wentworth Annex Apartment Roof Replacement	[2]	Affordable Housing	N/A	\$152,000	Replacing roof on Wentworth Annex apartment building.

Exhibit 14. Planned Projects, Continued

Map ID	Project	Project Location	Project Type	Total Project Cost	Tentative TIF Funding [1]	Description
--	Englewood Trails Feasibility Study	Various	Public Improvements	N/A	\$650,000	Feasibility Study for Englewood Trails.
--	Back of the Yards High School	47th Street and Hoyne Ave	Public School	\$106,732,250	\$218,700	Funds transfer to 47th/Ashland TIF for the new Back of the Yards high school.
--	Bikeway Improvements	Various	Public Improvements	N/A	\$195,000	Priority bikeway installation and pavement marking.
--	Protected Bikeways 2013	Various	Public Improvements	N/A	\$28,200	[2]
--	TIF Works	Various	Job training	N/A	\$201,000	The TIFWorks program will provide job training grants to companies located within the RPA.
TOTAL				\$109,732,250	\$6,303,044	

Source: Redevelopment Agreements, Intergovernmental Agreements, CDC reports, Capital Management System database, 2002-2011, TIF Projection Reports 2013-2017.

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

[2] No description provided in CPM database or 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 47th/Halsted TIF Plan through 2011.

Exhibit 15. Progress toward Achieving Goals and Objectives Outlined in 47th/Halsted TIF Plan

Map ID	Project	Relevant Goals and Objectives Addressed
I-1	Taylor Lauridsen Park	4
IN-1	Boyce Park Expansion	2, 4
IN-2, IN-3, IN-4, IN-5, IN-6, IN-7, IN-8	Street Construction and Resurfacing, Viaduct Improvements, Lighting Improvements, and Sidewalk, Curb and Gutter Improvements	1, 2, 3, 4, 9

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

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