

**TAX INCREMENT FINANCING
Ten (10) Year Status Report
2009-2017**

**North Pullman
Redevelopment Project Area
Designated June 30, 2009**



December 11, 2018

Pursuant to 65 ILCS 5/11-74.4-5

Prepared by

CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT

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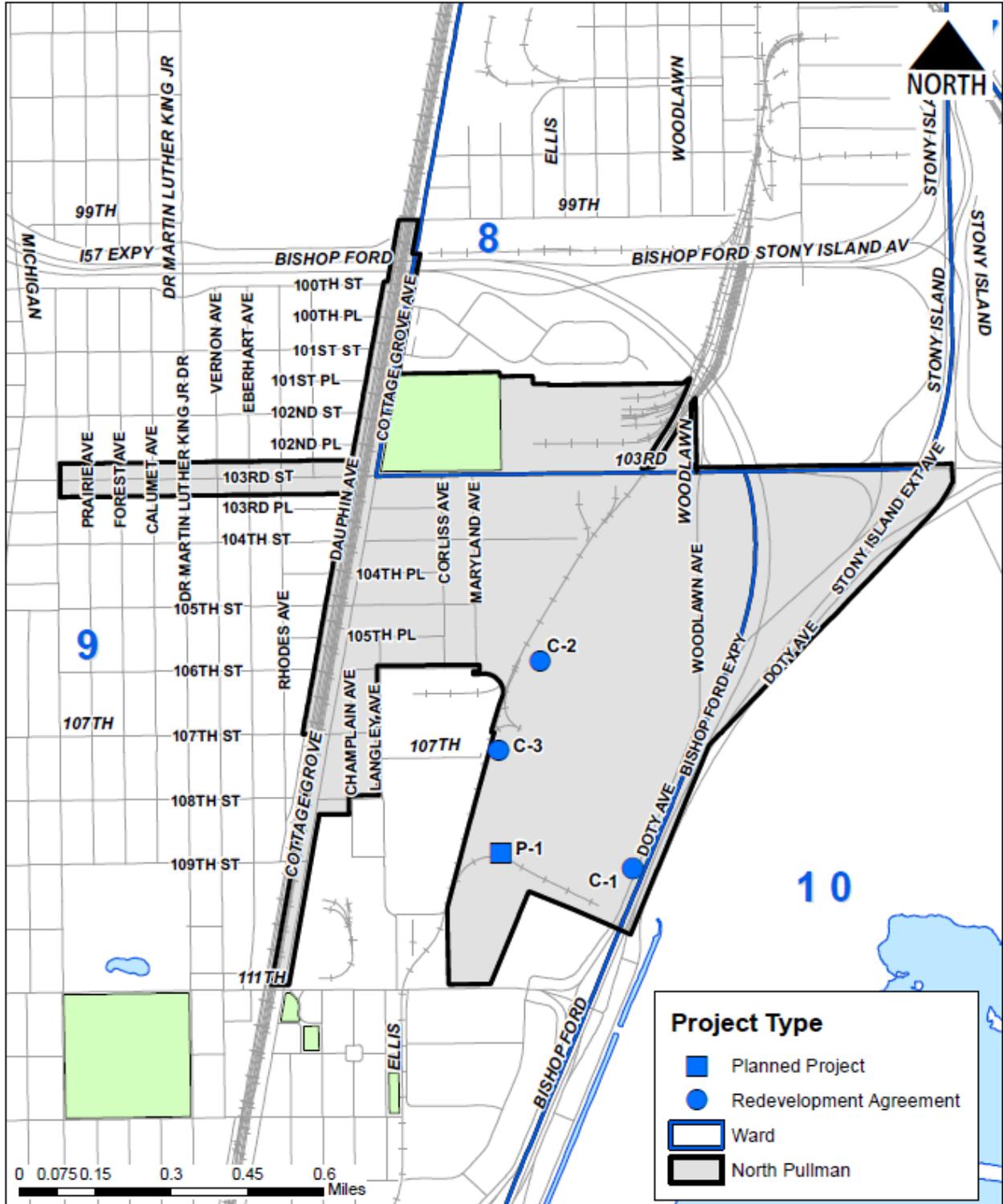
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Executive Summary

NORTH PULLMAN TIF DISTRICT PROJECT MAP



NORTH PULLMAN REDEVELOPMENT PROJECT AREA

- Designated: June 30, 2009
- Expires: December 31, 2033
- 261 acres
- 807 parcels at time of designation

The North Pullman Tax Increment Redevelopment Project Area (“North Pullman RPA” or “RPA”) was designated on June 30, 2009. Located in the Pullman and Roseland communities on Chicago's Far South Side, the North Pullman TIF was intended to promote wide-ranging investment in the district's existing buildings and vacant properties, especially the retail and commercial buildings on east 103rd Street and the 11.5-acre Union Foundry site near 104th Street and South Maryland Avenue. The majority of increment projected to be generated by the district is targeted for infrastructure improvements involving streets, utilities, and public spaces. Additional funds are targeted for property assembly, building rehabilitation, job training and day care services.

North Pullman RPA Activity –2009-2017

INVESTMENT SUMMARY

- \$27. million in total private development investment in the RPA
- \$436,373 in Neighborhood Improvement Program (NIP) grant awards
- \$800,000 in TIFWorks grant awards

PROPERTY VALUE

- Equalized Assessed Value - Compound annual growth rate of 4 percent

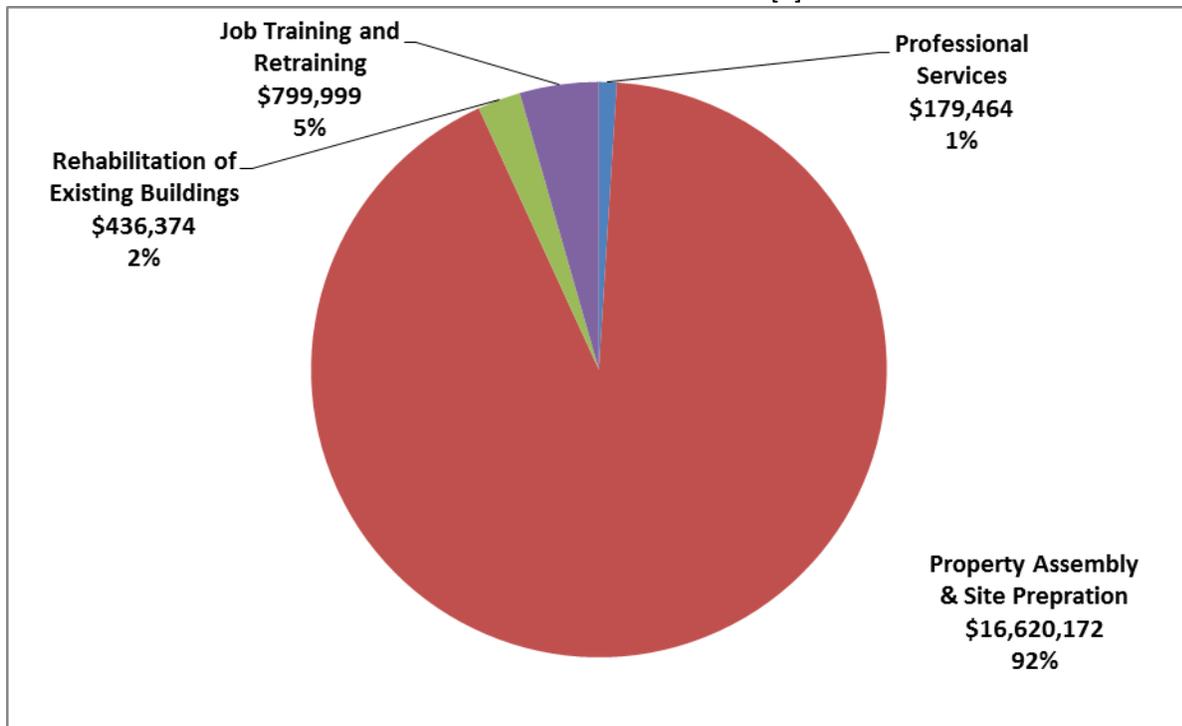
DEVELOPMENT

- 357,000 square feet of development within the RPA

JOB CREATION

- Construction Jobs – Estimated 665 one-year full-time equivalent (“FTE”) construction jobs created
- Permanent Jobs – Approximately 55 FTE permanent positions expected to be created

DISTRIBUTION OF TIF-ELIGIBLE EXPENDITURES THROUGH 2017 [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 2017 calendar year and the 2016 tax year. For informational purposes, certain other supplementary information, such as upcoming planned projects, is reported through December 2017.

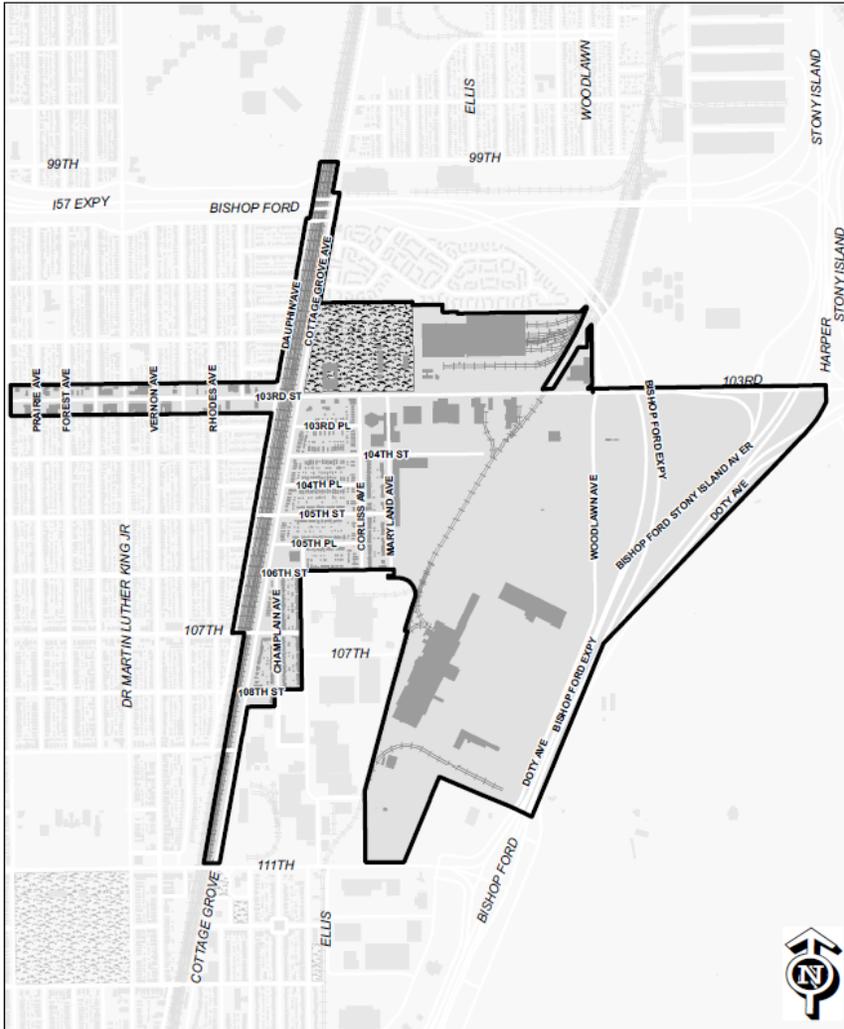
Detailed data on the North Pullman RPA was compiled to meet reporting requirements under the TIF Act and is presented in this Ten (10) Year Status Report (the “Report”). The Report contains various data from City of Chicago (“City”) departments, including audited financial statements, Redevelopment Agreements, 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

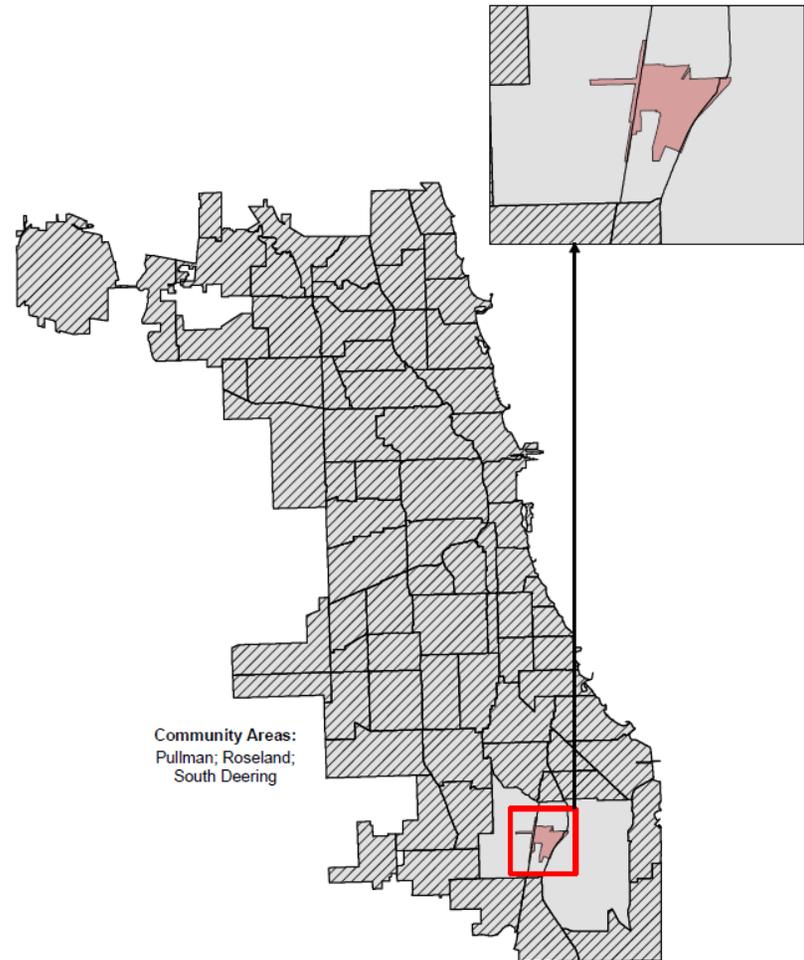
The approximately 261-acre North Pullman RPA is located in Pullman, Roseland, and South Deering community areas. The Project Area is generally bounded by South Doty and South Stony Island Avenues on the east; East 106th, East 108th, and East 11th Streets on the south; South Cottage Grove and South Indiana Avenues to the west; and East 101st and East 103rd Streets on the north. The RPA boundary is shown in **Exhibit 1** on the following page.

The North Pullman RPA was designated as a TIF district on June 30, 2009, and is expected to expire no later than December 31, 2033. There was one minor amendment, which amended the map of the Land Use Plan to add industrial to mixed-use, to the North Pullman Tax Increment Financing Redevelopment Plan and Project (the “TIF Plan”) as of December 31, 2017.

Exhibit 1. North Pullman RPA



North Pullman TIF Community Area



Conditions at Time of TIF Creation

The North Pullman 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 North Pullman TIF Plan for its designation as a “conservation area”:

- 84 percent of structures were found be at least 35 years of age or older
- Eligibility factors present to a major extent:
 - Lack of Growth in Equalized Assessed Value (EAV);
 - Deterioration;
 - Inadequate Utilities;
 - Environmental Contamination; and
 - Excessive Vacancies.

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

- Eligibility factors present to a major extent:
 - Environmental Contamination;
 - Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land; and
 - Obsolete Platting.

Land use within the 261-acre district is predominantly mixed-use (residential, retail/commercial, and public/institutional) at the time of designation.

Goal and Objectives for the RPA

Goal: The overall goal of the Redevelopment Plan is to reduce or eliminate the conditions that qualify the North Pullman RPA as a conservation area, and thus to secure the RPA's future as a cohesive and vibrant mixed-use area that provides a broad range of both housing opportunities and commercial/retail uses, while accommodating public and institutional uses where appropriate. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment in rehabilitation of existing structures, as well as new development.

Objectives: Fifteen (15) broad objectives support the overall goal of area-wide revitalization of the North Pullman RPA. These include:

1. Provide resources for the rehabilitation and modernization of existing structures and there use and rehabilitation of architecturally and historically significant structures, especially

- those structures within the designated Pullman Chicago Landmark District and the Pullman Historic District listed on the National Register of Historic Places, and any structures ranked "orange" or "red" (the highest significance levels) in the Chicago Historic Resources Survey;
2. Facilitate residential development and redevelopment that will accommodate current and future residents of the RPA, including affordable housing and a variety of housing tenure (ownership versus rental);
 3. Facilitate redevelopment of vacant or under-utilized industrial properties and the transition of such properties to land uses which are more in keeping with the character of the existing North Pullman community;
 4. Provide resources for environmental remediation on former industrial properties to allow for the transition of such properties to land uses which are more in keeping with the character of the existing North Pullman community;
 5. Encourage high-quality retail development that promotes a lively pedestrian environment, incorporates enhanced plazas and green spaces, provides sufficient off-street parking, and adequately serves households residing in the area;
 6. Improve the quality of existing open space, plazas, and streetscape elements to provide the community with safe, attractive public gathering spaces;
 7. Provide resources for the sustainable rehabilitation of existing residential buildings;
 8. Improve public transit facilities within the RPA;
 9. Provide resources for creation and/or improvement of community facilities to offer health/wellness, education, social support, and job training opportunities for RPA residents;
 10. Improve vehicular circulation throughout the RPA through improvements to streets, alleys and loading areas;
 11. Promote commercial and residential development and redevelopment that is "transit-oriented" in nature and reflects site design and mixes of uses that promote transit ridership and accessibility;
 12. Replace or repair public infrastructure where needed, including streets, sidewalks, curbs, gutters, underground water and sanitary systems, alleys, bridges, and viaducts;
 13. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in job opportunities associated with the redevelopment of the North Pullman RPA, particularly in the design and construction industries;
 14. Support job training and welfare to work programs and increase employment opportunities for City residents; and
 15. Provide daycare assistance to support employees of local businesses.

Estimated Redevelopment Project Costs and Allocations

The estimated Redevelopment Project Costs outlined in the North Pullman TIF Plan total \$98 million. Through 2017, about \$18 million has been expended on TIF-supported projects within the RPA, representing 18.4 percent of estimated total Redevelopment Project Costs. **Exhibit 2** on the following page displays the estimated eligible costs of the North Pullman Redevelopment Plan by statutory cost category.

Exhibit 2. Total TIF-Eligible Project Costs and Expenditures through 2017

Permissible Cost Category	Eligible Cost Description	Estimated Project Costs	Project Costs Expended Through 2017	
			Expenditures	Percent of Total
1. Professional Services	Cost of studies, surveys, administration, and professional services [1]	\$2,000,000	\$179,464	9.0%
2. Marketing of Sites	Costs of marketing sites within RPA to prospective businesses, developers, investors [1]	\$0	\$0	0.0%
3. Property Assembly & Site Preparation	Property costs assembly, including acquisition, demolition, site preparation, and environmental site improvement costs [2]	\$24,000,000	\$16,620,172	69.3%
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 [3]	\$5,000,000	\$436,374	8.7%
5. Public Works or Improvements	Costs of construction of public works and improvements [4]	\$58,500,000	\$0	0.0%
6. Job Training and Retraining	Costs 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	\$799,999	80.0%
7. Financing Costs	Financing costs, including interest and issuance costs	\$0	\$0	0.0%
8. Capital Costs	Taxing districts' capital costs resulting from redevelopment project [3]	\$0	\$0	0.0%
9. Increased Education Costs	Costs of reimbursing school districts for their increased costs attributable to TIF-assisted housing projects [4]	\$0	\$0	0.0%
10. Relocation Costs	Relocation costs	\$500,000	\$0	0.0%
11. Interest Costs	Interest costs [5]	\$1,000,000	\$0	0.0%
12. Affordable Housing Construction	Costs of construction, renovation, rehabilitation of housing for low-income and very low-income households [3]	\$5,000,000	\$0	0.0%
13. Day Care Reimbursements	Costs of day care services and operational costs of day care centers for low-income families in RPA	\$1,000,000	\$0	0.0%
TOTAL REDEVELOPMENT PROJECT COSTS [3] [4] [5] [6]		\$98,000,000	\$18,036,009	18.4%

Source: North Pullman TIF Plan, dated February 27, 2009; Section 2 in 2009 TIF Annual Reports and Attachment K in 2010-2017 TIF Annual Reports.

[1] Professional Services line item may include the costs of marketing.

[2] Environmental remediation costs, originally a separate category, have been combined with Property Assembly & Site Preparation.

[3] Rehabilitation of Existing Public or Private Buildings line item may include the costs of affordable housing construction or rehabilitation.

[4] Public Works or Improvements line item may include (1) reimbursements to 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 as noted in the TIF Plan.

[5] Interest Costs category includes Payments in Lieu of Taxes (PILOT).

[6] Total Redevelopment Project Costs in TIF Plan exclusive of interest on City-issued obligations, capitalized interest, issuance costs and other financing costs. 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.

16. Redevelopment Project Area Revenues and Expenditures

This chapter provides information on the incremental property tax revenue generated and associated expenditures within the North Pullman RPA from its inception through December 31, 2017. A summary of non-TIF City funds expended in support of projects through the 2017 calendar year is also presented.

Growth in EAV and Revenue Generated within North Pullman 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 was \$44,582,869. As of December 31, 2017, the total taxable EAV of the RPA was \$60,991,452, representing a growth of 37 percent from the initial EAV.

Exhibit 3. Growth in EAV: Tax Year 2009-2017

Year	EAV	% Change from Initial EAV
2009 – Initial EAV	\$44,582,869	--
2017 – Current EAV	\$60,991,452	37%

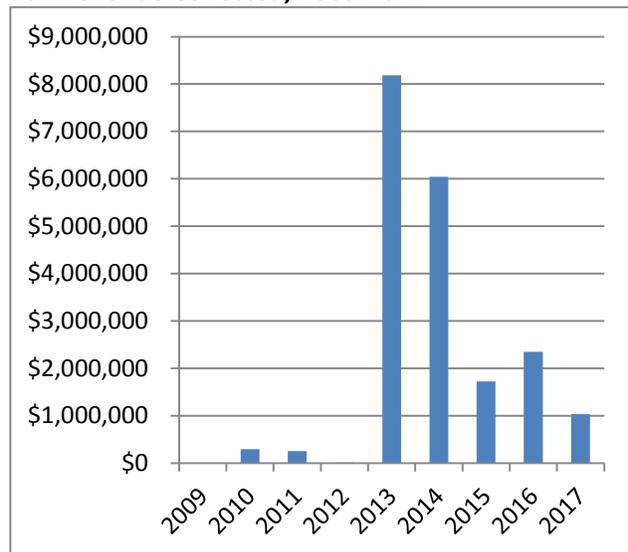
Source: Cook County Clerk.

This change in EAV in the RPA generated a total of \$19.9 million in incremental property tax revenue from 2009 through the end of 2017, as displayed in **Exhibits 4 and 5**. Property tax is collected in the year after taxes are levied, therefore these exhibits cover the period through tax year 2016, for which property taxes were collected in calendar year 2017.

Exhibit 4. Annual Incremental Property Tax Revenue Collected, 2009-2017

Year	Incremental Property Tax Collected
2009	\$0
2010	\$290,960
2011	\$253,179
2012	\$11,048
2013	\$8,184,599
2014	\$6,044,056
2015	\$1,725,240
2016	\$2,345,910
2017	\$1,034,731
TOTAL INCREMENTAL PROPERTY TAX COLLECTED, 2009-2017	\$19,889,723

Exhibit 5. Annual Incremental Property Tax Revenue Collected, 2009-2017



Source: TIF Annual Reports: Section (7) (D) in 2009 reports; Section 3.1 in 2010-2017 Reports. Property tax increment is deposited in a special tax allocation fund for this TIF. Negative increments is generally due to property owners’ successful appeals of assessed values in prior years, resulting in property tax refunds which if greater than the annual increment for the year of refund, show up as negative increment. Negative increments are not due to declarations of surplus, transfer of funds to adjacent TIFs, or total TIF EAV being less than the base EAV.

Transfers of TIF Funds

No funds were transferred (or “ported”) out the North Pullman special tax allocation fund from adjacent TIF districts through December 31, 2017.

A total of \$15,733,186 was transferred into of the North Pullman special tax allocation funds from the adjacent TIF districts through December 31, 2017. The funds were ported in:

- In 2013, 8,100,000 were transferred in for two separate developments. \$6,100,000 was transferred in from Lake Calumet Area Industrial and Roseland/Michigan. The funds received fund the redevelopment agreement for the Pullman Park Development LLC for their development near 111th/Doty Avenue. \$2,000,000 was transferred in from Stony Island Avenue Commercial and Burnside Industrial Corridor and Roseland/Michigan for a redevelopment agreement with Chicago Neighborhood Initiatives Inc. for their development near 111th/Ellis Avenue.
- In 2014, \$5,600,000 was transferred in from Lake Calumet Area Industrial and Roseland/Michigan. The funds received fund the redevelopment agreement with Chicago Neighborhood Initiatives Inc. for their development located near 111th/Ellis Avenue.
- In 2015, \$750,000 was transferred in from Lake Calumet Area Industrial and Stony Island Avenue Commercial and Burnside Industrial Corridor. The funds received fund the redevelopment agreement with Chicago Neighborhood Initiatives Inc. for their development located near 111th/Ellis Avenue.
- In 2016, \$1,050,000 was transferred in from Lake Calumet Area Industrial and Roseland/Michigan. The TIF received \$550,000 to fund the redevelopment agreement with the Chicago Neighborhood Initiatives Inc. for their development located near 111th/Ellis Avenue. The TIF received \$500,000 to fund the redevelopment agreement with Chicago Neighborhood Initiatives Inc. for their Whole Foods development located near 107th/Doty Avenue.
- In 2017, \$233,186 was transferred in from Roseland/Michigan TIF to fund the redevelopment agreement with the Chicago Neighborhood Initiative Inc. for their Whole Foods development located near 107th/Doty Avenue

City Expenditures within the RPA

From 2009 to 2017, \$18 million in incremental property tax revenue was expended in support of projects within the North Pullman RPA. Expenditures of TIF revenue over this period are presented in **Exhibit 2** by TIF-eligible cost categories outlined in the TIF Act. **Exhibit 6** below confirms that no additional non-TIF city investments have been used to fund projects within the North Pullman RPA to date.

Exhibit 6. Non-TIF City Investments in TIF-supported Projects, 2009-2017

Non-TIF City Investments have not been utilized in this TIF district.

Source: RDA. See Exhibit 8.

Declaration of Surplus Funds

There were no declarations of surplus funds for this TIF from inception through December 31, 2017.

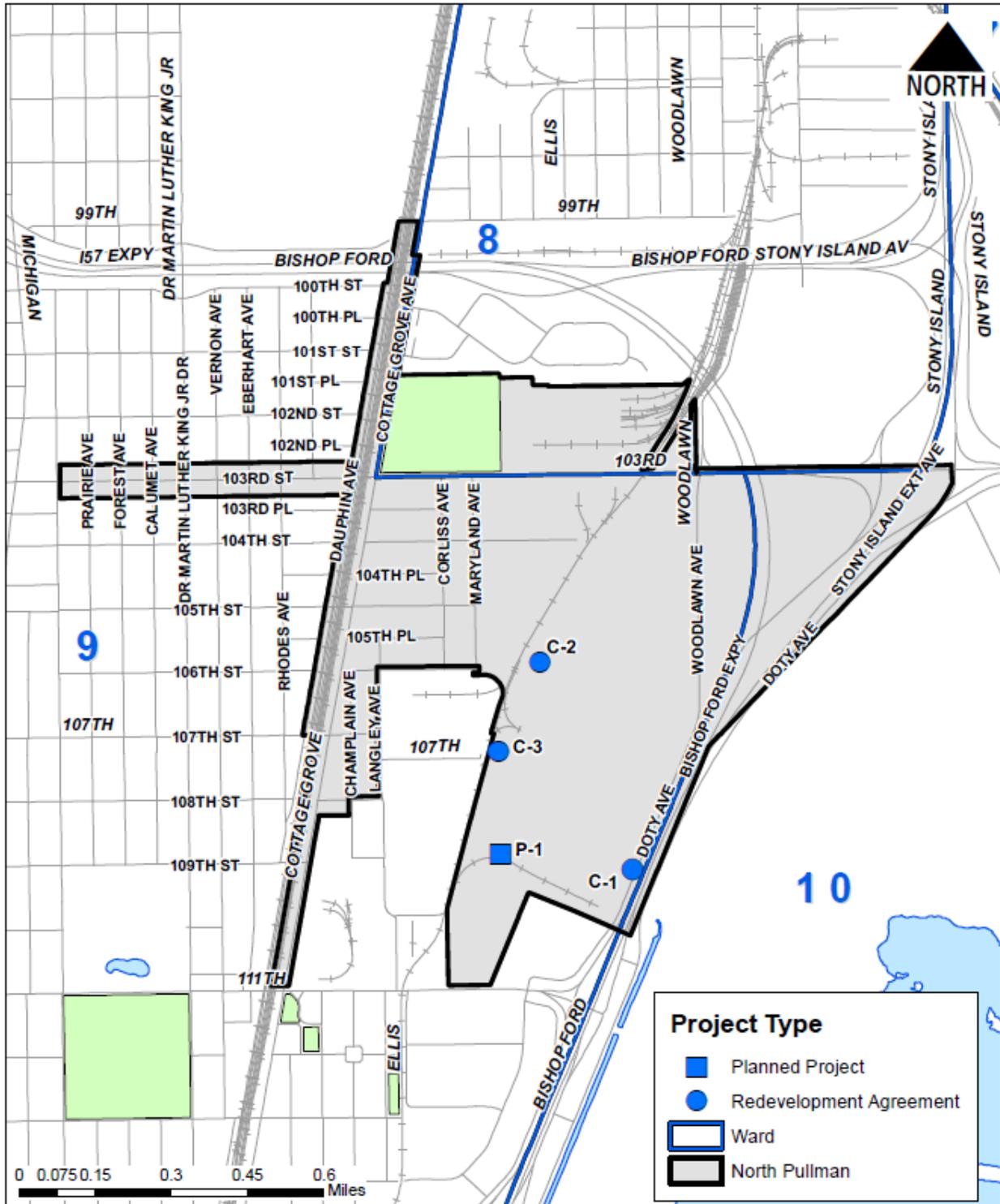
17. Redevelopment Project Area Accomplishments

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 North Pullman 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 North Pullman RPA that are underway or have been completed, as of December 31, 2017, are provided **in Exhibits 8 through 12** on the following pages. 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 investments through RDA's, IGAs, SBIF, and NIP, and TIF-funded public infrastructure improvements. Projects which have been allocated with TIF funds, but for which no TIF expenditures have occurred, are presented in **Exhibit 14** in the section on planned projects.

Exhibit 7. TIF-Funded Project Map



The public infrastructure projects and the TIF investments made via RDA's, IGA's, and SBIF projects within the RPA are mapped in Exhibit 7. Planned projects, as reported in Exhibit 14, are also featured in the map below (projects without defined locations and NIP projects are not mapped).

Exhibit 8. Redevelopment Agreement Projects

Map ID	Project	Status [1]	Total Project Cost [2]	TIF Funding Approved [3]	TIF Investment to Date [4]	Total Non-TIF Investment Expected [5]	Other City-Controlled Sources [2]		Ratio Non-TIF to TIF Investment
							Source	Funding Amount	
Commercial									
C-1	Pullman Park Retail	In Progress	\$34,824,097	\$11,003,525	\$7,817,917	\$23,820,572	N/A	N/A	2.2
	Whole Foods	In							0.0
C-2	Distribution	Progress	\$8,400,000	\$8,400,000	\$1,233,186	\$0	N/A	N/A	
C-3	Method Pullman Factory	Complete	\$11,640,068	\$8,100,000	\$3,540,068	\$3,540,065	N/A	N/A	0.4
TOTAL			\$54,864,165	\$27,503,525	\$12,591,171	\$27,360,637		\$0	0.9

[1] "Complete" projects are those listed as "Complete" in the 2017 TIF Annual Reports and/or with Certificate of Completion noted in the City's RDA and IGA

[2] Source: Redevelopment Agreement.

[3] Maximum TIF allocation from City Funds as specified in the Redevelopment Agreement, excluding interest and financing costs.

[4] 6/30/2009 to 12/31/2017, as noted in 2017 TIF Annual Report.

[5] "Total Project Costs" less "TIF Funding Approved".

Exhibit 9. Redevelopment Agreement Projects: Community Impacts

Project	Project Address	Development Project Square Footage	RDA- Required Permanent Jobs [1]	Number of Housing Units [1]	Affordability Level (Percent of AMI) [2]	Additional Expected Community Impacts
Commercial						
Pullman Park Retail	900 E 111th St.	67,000	0	N/A	N/A	The project will construct 67,000 square feet of retail space, two additional out lots, and approximately 492 parking spaces.
Whole Foods Distribution	10700 S Doty Av	140,000	0	N/A	N/A	The project will will be a new 140,000 square foot warehouse and distribution facility within the North Pullman TIF. The City will enter into an agreement with Chicago Neighborhood Initiatives (CNI) to demolish, clear, and prepare the site which was
Method Pullman Factory	4315 W 18th Pl.	150,000	55	N/A	N/A	The project will provide support for the development of a 150,000 square foot industrial facility space, for manufacturing and distribution of nontoxic cleaning products, with 57 accessory parking spaces.
TOTAL		357,000	55			

Source: Redevelopment Agreement.

[1] Minimum threshold required in the Redevelopment Agreement, if applicable.

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

Exhibit 10. Intergovernmental Agreement Projects

No Intergovernmental Agreement Projects have received TIF funding through December, 2017.

Source: City's RDA and IGA database, Capital Management System Database, TIF Annual Reports.

Exhibit 11. TIF - Funded Programs

Project	Project Type	Total TIF Funding Expected [1]	Total Private Investment Through 2017 [2]	TIF Investment Through 2017 [2]	Ratio of Non-TIF to TIF Investment	Description/Key Community Impacts [3]
Neighborhood Improvement Program (NIP)	Residential Rehabilitation	\$500,000	N/A	\$436,373	N/A	This program has awarded home repair grants to single-family residences (1-4 units). Grants are primarily for exterior repairs, however, up to 30% of the grant may be used for interior repairs that are health and safety related. Homeowners earning up to 100% of the area median income (AMI) are eligible. If household income is between 100 to 140% of AMI, homeowners must match the grant dollar for dollar.
LIRI/CSS/NBDC	Business Retention	\$4,657	N/A	\$4,657	N/A	Local Industrial Retention Initiative, Commercial Support Services, and Neighborhood Business Development Center grants to assist in funding business-oriented programs and services within the TIF.
TIFWorks	Training for Local Businesses	\$800,000	N/A	\$800,000	N/A	TIFWorks grants funded job training and retraining programs for new and existing employees within the RPA boundaries, including a grant to the Local Economic & Employment Development Council for job training services within the industrial corridor.
TOTAL		\$1,304,657		\$1,241,030		

[1] 2017 TIF Annual Report.

[2] On-line SBIF Database; City of Chicago for other programs.

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

Exhibit 12. Public Infrastructure Projects

Map ID	Project	Project Type	TIF Funding Allocated [1]	TIF Investment Through 2017 [1]	Other City-Controlled Sources [2]		Description/Key Community Impacts
					Source	Funding Amount	

No Public Infrastructure Projects have received TIF funding through December, 2017.

Source: Capital Management System database, City of Chicago expenditures data

[1] City of Chicago Expenditure Data

[2] TIF Annual Reports, Capital Management System database

Additional Performance Metrics

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

CONSTRUCTION JOB CREATION

665 one-year full-time equivalent construction jobs

An **estimated 665 one-year full-time equivalent (“FTE”) construction jobs** were created as a result of the North Pullman RDA projects, based on project CDC Staff Reports.

PERMANENT JOB CREATION

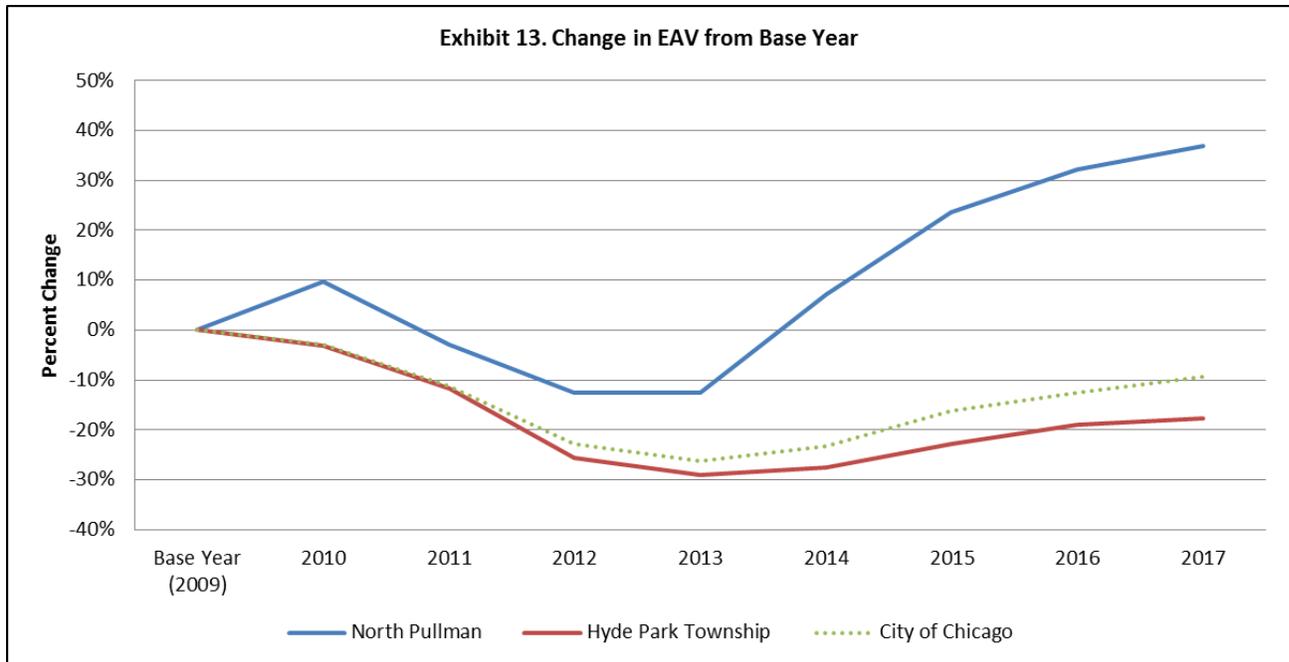
55 FTE permanent jobs required

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. Only one of the RDAs to date within the RPA has included such permanent job creation covenants, Method Pullman Factory.

CHANGE IN EQUALIZED ASSESSED VALUE

A comparison of the change in EAV over time in the North Pullman RPA to larger geographies is one indication of the relative growth (or decline) in property values in the RPA. Growth or decline in property values from the creation of the RPA is one metric of the relative economic health of the RPA. The cumulative growth or decline in total EAV for the North Pullman RPA, Hyde Park Township, and the City of Chicago, overall, is displayed in **Exhibit 13** on the following page for the base and tax years 2009 through 2017.

Property values within the North Pullman RPA have grown at a **compound annual growth rate (CAGR) of 4 percent** from tax year 2009 to tax year 2017 while EAV in Hyde Park Township and the City of Chicago have declined at a CAGR of -2.4 percent and -1.2 percent, respectively.



Source: Cook County Clerk’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, 2017. Planned projects are defined as those that have met substantial approval criteria for receiving TIF funds as of December 2017, but as of December 2017 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 2017;
- 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 2017, or projects included in the City’s 2018-2023 TIF Projection Reports as “potential projects.”

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

Exhibit 14. Planned Projects

Map ID	Project	Project Location	Project Type	Total Project Cost	Tentative TIF Funding [1]	Description
P-1	Gotham Greens	10700 S Doty Avenue	Redevelopment Agreement	\$3,675,000	\$3,355,000	Site preparation work for a 6.2 acre parcel.

[1] TIF Projection Reports 2018-2023, City of Chicago Expenditure Data, City RDA and IGA Database

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 North Pullman TIF Plan through 2017.

Exhibit 15. Progress Toward Achieving Objectives Outlined in North Pullman TIF Plan

Map ID	Project	Relevant Objective(s) Addressed
C-1	Pullman Park Retail	5
C-2	Whole Foods Distribution	3, 4
C-3	Method Pullman Factory	3, 4
P-1	Gotham Green	3, 4
--	TIF Works	13
--	Neighborhood Improvement Program (NIP)	2, 7
--	LIRI/CSS/NBDC	5

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

