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# **2005 Annual Report**

## **Stockyards Annex Redevelopment Project Area**



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

*JUNE 30, 2006*

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June 30, 2006

Ms. Lori T. Healey  
Commissioner  
Department of Planning and Development  
121 North LaSalle Street  
Chicago, Illinois 60602

Dear Commissioner:

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

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

Very truly yours,



Ernst & Young LLP

**Stockyards Annex Redevelopment Project Area  
2005 Annual Report**

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**TABLE OF CONTENTS**

**ANNUAL REPORT – STOCKYARDS ANNEX REDEVELOPMENT PROJECT AREA IN COMPLIANCE  
WITH SECTION (d) OF 65 ILCS 5/11-74.4-5.**

	<b>PAGE</b>
LETTER TO THE STATE COMPROLLER.....	1
1) DATE OF DESIGNATION OR TERMINATION .....	2
2) AUDITED FINANCIALS .....	3
3) MAYOR’S CERTIFICATION .....	4
4) OPINION OF LEGAL COUNSEL .....	5
5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND .....	6
6) DESCRIPTION OF PROPERTY.....	8
7) STATEMENT OF ACTIVITIES.....	9
8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE MUNICIPALITY .....	13
9) ANALYSIS OF DEBT SERVICE .....	14
10) CERTIFIED AUDIT REPORT.....	15
11) GENERAL DESCRIPTION AND MAP.....	16



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

June 30, 2006

The Honorable Daniel Hynes  
Comptroller  
State of Illinois  
Office of the Comptroller  
201 Capitol  
Springfield, IL 62706

Dear Comptroller Hynes:

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

Sincerely,

Lori T. Healey  
Commissioner



**Stockyards Annex Redevelopment Project Area  
2005 Annual Report**

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

The Project Area was designated on December 11, 1996. The Project Area may be terminated no later than December 11, 2019.

**Stockyards Annex Redevelopment Project Area  
2005 Annual Report**

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

Please see attached.

CITY OF CHICAGO, ILLINOIS  
STOCKYARDS ANNEX  
REDEVELOPMENT PROJECT

FINANCIAL REPORT

DECEMBER 31, 2005

CITY OF CHICAGO, ILLINOIS  
STOCKYARDS ANNEX REDEVELOPMENT PROJECT

C O N T E N T S

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION	1-2
Management's discussion and analysis	3-4
Statement of net assets and governmental fund balance sheet	5
Statement of activities and governmental fund revenues, expenditures and changes in fund balance	6
Notes to financial statements	7-8
SUPPLEMENTARY INFORMATION	
Schedule of expenditures by statutory code	9



# BANSLEY AND KIENER, L.L.P.

CERTIFIED PUBLIC ACCOUNTANTS

O'HARE PLAZA

8745 WEST HIGGINS ROAD, SUITE 200

CHICAGO, ILLINOIS 60631

AREA CODE 312 263.2700

## INDEPENDENT AUDITOR'S REPORT

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

We have audited the accompanying financial statements of the Stockyards Annex Redevelopment Project of the City of Chicago, Illinois, as of and for the year ended December 31, 2005, as listed in the table of contents. These financial statements are the responsibility of the City of Chicago's management. Our responsibility is to express an opinion on these financial statements based on our audit.

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

As discussed in Note 1, the financial statements present only the Stockyards Annex Redevelopment Project and do not purport to, and do not present fairly the financial position of the City of Chicago, Illinois, as of December 31, 2005, and the changes in its financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Stockyards Annex Redevelopment Project of the City of Chicago, Illinois, as of December 31, 2005, and the changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The Management's Discussion and Analysis on pages 3 and 4 is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

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

- 2 -

Our audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The schedule of expenditures by statutory code on page 9, which is also the responsibility of the City of Chicago's management, is presented for purposes of additional analysis and is not a required part of the financial statements of Stockyards Annex Redevelopment Project of the City of Chicago, Illinois. Such additional information has been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, is fairly stated in all material respects in relation to the financial statements taken as a whole.

*Bersley and Kienner, L.L.P.*

Certified Public Accountants

May 2, 2006

CITY OF CHICAGO, ILLINOIS  
STOCKYARDS ANNEX REDEVELOPMENT PROJECT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
(UNAUDITED)

As management of the Stockyards Annex Tax Increment Redevelopment Project Area (Project), we offer the readers of the Project's financial statements this narrative overview and analysis of the Project's financial performance for the year ended December 31, 2005. Please read it in conjunction with the Project's financial statements, which follow this section.

*Overview of the Financial Statements*

This discussion and analysis is intended to serve as an introduction to the Project's basic financial statements. The Project's basic financial statements include three components: 1) government-wide financial statements, 2) governmental fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information concerning the Project's expenditures by statutory code.

*Basic Financial Statements.* The basic financial statements include two kinds of financial statements that present different views of the Project – the *Government-Wide Financial Statements* and the *Governmental Fund Financial Statements*. These financial statements also include the notes to the financial statements that explain some of the information in the financial statements and provide more detail.

*Government-Wide Financial Statements* provide both long-term and short-term information about the Project's financial status and use accounting methods similar to those used by private-sector companies. The statement of net assets includes all of the project's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid. The two government-wide statements report the Project's net assets and how they have changed. Net assets – the difference between the Project's assets and liabilities – is one way to measure the Project's financial health, or position.

*Governmental Fund Financial Statements* provide more detailed information about the Project's significant funds – not the Project as a whole. Governmental funds focus on: 1) how cash and other financial assets can readily be converted to cash flows and 2) the year-end balances that are available for spending. Consequently, the governmental fund statements provide a detailed short-term view that helps determine whether there are more financial resources that can be spent in the near future to finance the Project. Because this information does not encompass the additional long-term focus of the government-wide statements, we provide additional information at the bottom of the statements to explain the relationship (or differences) between them.

*Notes to the Financial Statements.* The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and governmental fund financial statements. The notes to the financial statements follow the basic financial statements.

*Other Supplementary Information.* In addition to the basic financial statements and accompanying notes, this report also presents a schedule of expenditures by statutory code. This supplementary information follows the notes to the financial statements.

*Condensed Comparative Financial Statements*

	<u>Government-Wide</u>			
	<u>2005</u>	<u>2004</u>	<u>Change</u>	<u>% Change</u>
Total assets	\$8,034,049	\$6,621,104	\$1,412,945	21%
Total liabilities	<u>42,295</u>	<u>46,712</u>	<u>(4,417)</u>	(9)%
Total net assets	<u>\$7,991,754</u>	<u>\$6,574,392</u>	<u>\$1,417,362</u>	22%
Total revenues	\$1,643,594	\$1,002,046	\$ 641,548	64%
Total expenses	<u>226,232</u>	<u>627,965</u>	<u>(401,733)</u>	(64)%
Changes in net assets	<u>1,417,362</u>	<u>374,081</u>	<u>1,043,281</u>	279%
Ending net assets	<u>\$7,991,754</u>	<u>\$6,574,392</u>	<u>\$1,417,362</u>	22%

*Analysis of Overall Financial Position and Results of Operations*

Property tax revenue for the Project was \$1,564,590 for the year. This was an increase of 64 percent over the prior year. The change in net assets produced an increase in net assets of \$1,417,362. The Project's net assets increased by 22 percent from the prior year making available \$7,991,754 of funding to be provided for purposes of future redevelopment in the Project's designated area. Revenues increased this year due to the Project's economic growth and accordingly increasing the total equalized assessed value of parcels and subsequent tax increment and related collections. Expenses decreased this year due to the Project's formulation of a redevelopment plan or necessary funding was not substantially complete or available.

CITY OF CHICAGO, ILLINOIS  
STOCKYARDS ANNEX REDEVELOPMENT PROJECT

STATEMENT OF NET ASSETS AND  
GOVERNMENTAL FUND BALANCE SHEET  
DECEMBER 31, 2005

<u>ASSETS</u>	<u>Governmental Fund</u>	<u>Adjustments</u>	<u>Statement of Net Assets</u>
Cash and investments	\$ 6,559,044	\$ -	\$ 6,559,044
Property taxes receivable	1,400,000	-	1,400,000
Accrued interest receivable	<u>75,005</u>	<u>-</u>	<u>75,005</u>
Total assets	<u>\$ 8,034,049</u>	<u>\$ -</u>	<u>\$ 8,034,049</u>
 <u>LIABILITIES</u> 			
Vouchers payable	\$ 19,334	\$ -	\$ 19,334
Due to other City funds	22,961	-	22,961
Deferred revenue	<u>1,220,166</u>	<u>(1,220,166)</u>	<u>-</u>
Total liabilities	1,262,461	<u>(1,220,166)</u>	<u>42,295</u>
 <u>FUND BALANCE/NET ASSETS</u> 			
Fund balance:			
Designated for future redevelopment project costs	<u>6,771,588</u>	<u>(6,771,588)</u>	-
Total liabilities and fund balance	<u>\$ 8,034,049</u>		
Net assets:			
Restricted for future redevelopment project costs		<u>7,991,754</u>	<u>7,991,754</u>
Total net assets		<u>\$ 7,991,754</u>	<u>\$ 7,991,754</u>

Amounts reported for governmental activities in the statement of net assets are different because:

Total fund balance - governmental fund	\$ 6,771,588
Property tax revenue is recognized in the period for which levied rather than when "available". A portion of the deferred property tax revenue is not available.	<u>1,220,166</u>
Total net assets - governmental activities	<u>\$ 7,991,754</u>

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

CITY OF CHICAGO, ILLINOIS  
STOCKYARDS ANNEX REDEVELOPMENT PROJECT

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE  
FOR THE YEAR ENDED DECEMBER 31, 2005

	<u>Governmental Fund</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
Revenues:			
Property tax	\$ 1,449,409	\$ 115,181	\$ 1,564,590
Interest	79,004	-	79,004
	<hr/>	<hr/>	<hr/>
Total revenues	1,528,413	115,181	1,643,594
Expenditures/expenses:			
Economic development projects	226,232	-	226,232
	<hr/>	<hr/>	<hr/>
Excess of revenues over expenditures	1,302,181	(1,302,181)	-
Change in net assets	-	1,417,362	1,417,362
Fund balance/net assets:			
Beginning of year	5,469,407	1,104,985	6,574,392
	<hr/>	<hr/>	<hr/>
End of year	<u>\$ 6,771,588</u>	<u>\$ 1,220,166</u>	<u>\$ 7,991,754</u>

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balance - governmental fund	\$ 1,302,181
Property tax revenue is recognized in the period for which levied rather than when "available". A portion of the deferred property tax revenue is not available.	<hr/> 115,181
Change in net assets - governmental activities	<hr/> <u>\$ 1,417,362</u>

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

CITY OF CHICAGO, ILLINOIS  
STOCKYARDS ANNEX REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS

Note 1 – Summary of Significant Accounting Policies

(a) *Reporting Entity*

In December 1996, the City of Chicago (City) established the Stockyards Annex Tax Increment Redevelopment Project Area (Project). The area has been established to finance improvements, leverage private investment and create and retain jobs. The Project is accounted for within the special revenue funds of the City.

(b) *Government-Wide and Fund Financial Statements*

The accompanying financial statements of the Project have been prepared in conformity with generally accepted accounting principles as prescribed by the Governmental Accounting Standards Board (GASB). In June 1999, the GASB unanimously approved Statement No. 34 (as amended by Statement No. 37), *Basic Financial Statements - Management's Discussion and Analysis - for State and Local Governments* and at a later date, Statement No. 38 *Certain Financial Statements Disclosures*, and include the following:

- A Management Discussion and Analysis (MD&A) section providing an analysis of the Project's overall financial position and results of operations.
- Government-wide financial statements prepared using the economic resources measurement focus and the *accrual basis of accounting* for all the Project's activities.
- Fund financial statements, which focus on the Project's governmental funds *current financial resources measurement focus*.

(c) *Measurement Focus, Basis of Accounting, and Financial Statements Presentation*

The government-wide financial statements are reported using the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

The governmental fund financial statements are prepared on the *modified accrual basis of accounting* with only current assets and liabilities included on the balance sheet. Under *the modified accrual basis of accounting*, revenues are recorded when susceptible to accrual, i.e., both measurable and available to finance expenditures of the current period. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Property taxes are susceptible to accrual and recognized as a receivable in the year levied. Revenue recognition is deferred unless the taxes are received within 60 days subsequent to year-end. Expenditures are recorded when the liability is incurred.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in government-wide financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. The City has elected not to follow subsequent private-sector guidance.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources, as they are needed.

CITY OF CHICAGO, ILLINOIS  
STOCKYARDS ANNEX REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS  
(Continued)

Note 1 – Summary of Significant Accounting Policies (Continued)

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from these estimates.

(d) *Assets, Liabilities and Net Assets*

*Cash and Investments*

Cash belonging to the City is generally deposited with the City Treasurer as required by the Municipal Code of Chicago. The City Comptroller issues warrants for authorized City expenditures which represent a claim for payment when presented to the City Treasurer. Payment for all City warrants clearing is made by checks drawn on the City's various operating bank accounts.

The City Treasurer and City Comptroller share responsibility for investing in authorized investments. Interest earned on pooled investments is allocated to participating funds based upon their average combined cash and investment balances.

The City values its investments at fair value or amortized cost. U.S. Government securities purchased at a price other than par with a maturity of less than one year are reported at amortized cost.

*Capital Assets*

Capital assets are not capitalized in the governmental fund but, instead, are charged as current expenditures when purchased. The Government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) of the City includes the capital assets and related depreciation, if any, of the Project in which ownership of the capital asset will remain with the City (i.e. infrastructure, or municipal building). All other construction will be expensed in both the government-wide financial statements and the governmental fund as the City nor Project will retain the right of ownership.

(e) *Stewardship, Compliance, and Accountability*

*Illinois Tax Increment Redevelopment Allocation Act Compliance*

The Project's expenditures include reimbursements for various eligible costs as described in subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act and the Redevelopment Agreement relating specifically to the Project. Eligible costs include but are not limited to survey, property assembly, rehabilitation, public infrastructure, financing and relocation costs.

*Reimbursements*

Reimbursements, if any, are made to the developer for project costs, as public improvements are completed and pass City inspection.



SUPPLEMENTARY INFORMATION

CITY OF CHICAGO, ILLINOIS  
STOCKYARDS ANNEX REDEVELOPMENT PROJECT  
SCHEDULE OF EXPENDITURES BY STATUTORY CODE

Code Description

Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, marketing	\$ 214,975
Costs of the construction of public works or improvements	<u>11,257</u>
	<u>\$ 226,232</u>

**Stockyards Annex Redevelopment Project Area  
2005 Annual Report**

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

Please see attached.

STATE OF ILLINOIS)

) SS

COUNTY OF COOK )

CERTIFICATION

TO:

Daniel W. Hynes  
Comptroller of the State of Illinois  
James R. Thompson Center  
100 West Randolph Street, Suite 15-500  
Chicago, Illinois 60601  
Attention: June Tallamantez, Director of Local  
Government

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

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

Dan Donovan, Comptroller  
Forest Preserve District of Cook County  
69 W. Washington Street, Suite 2060  
Chicago, IL 60602

Martin Koldyke, Chairman  
Chicago School Finance Authority  
135 South LaSalle Street, Suite 3800  
Chicago, Illinois 60603

Tim Mitchell, General Superintendent & CEO  
Chicago Park District  
541 North Fairbanks  
Chicago, Illinois 60611

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

Jacqueline Torres, Director of Finance  
Metropolitan Water Reclamation District of  
Greater Chicago  
100 East Erie Street, Room 2429  
Chicago, Illinois 60611

Wallace Young  
South Cook County Mosquito Abatement  
District  
155th & Dixie Highway  
P.O. Box 1030  
Harvey, Illinois 60426  
Attn: Dr. Khian K. Liem

I, RICHARD M. DALEY, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq., (the "Act") with regard to the Stockyards Annex Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:


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

2. During the preceding fiscal year of the City, being January 1 through December 31, 2005, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

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

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

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2006.

  
Richard M. Daley, Mayor  
City of Chicago, Illinois

**Stockyards Annex Redevelopment Project Area  
2005 Annual Report**

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

Please see attached.



June 30, 2006

**City of Chicago**  
**Richard M. Daley, Mayor**

**Department of Law**

Mara S. Georges  
Corporation Counsel

City Hall, Room 600  
121 North LaSalle Street  
Chicago, Illinois 60602

(312) 744-6900  
(312) 744-8538 (FAX)  
(312) 744-2963 (TTY)

<http://www.cityofchicago.org>

Daniel W. Hynes  
Comptroller of the State of Illinois  
James R. Thompson Center  
100 West Randolph Street, Suite 15-500  
Chicago, Illinois 60601  
Attention: June Tallamantez, Director of  
Local Government

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

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

Dan Donovan, Comptroller  
Forest Preserve District of Cook County  
69 W. Washington Street, Suite 2060  
Chicago, IL 60602

Martin Koldyke, Chairman  
Chicago School Finance Authority  
135 South LaSalle Street, Suite 3800  
Chicago, Illinois 60603

Tim Mitchell, General Superintendent &  
CEO  
Chicago Park District  
541 North Fairbanks  
Chicago, Illinois 60611

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

Jacqueline Torres, Director of Finance  
Metropolitan Water Reclamation District  
of Greater Chicago  
100 East Erie Street, Room 2429  
Chicago, Illinois 60611

Wallace Young  
South Cook County Mosquito Abatement  
District  
155th & Dixie Highway  
P.O. Box 1030  
Harvey, Illinois 60426  
Attn: Dr. Khian K. Liem

Re: Stockyards Annex  
Redevelopment Project Area (the "Redevelopment Project  
Area")

Dear Addressees:

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



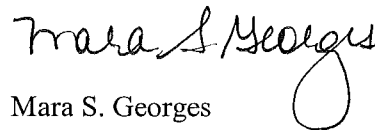
Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following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

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

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

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

Very truly yours,



Mara S. Georges  
Corporation Counsel



**SCHEDULE 1**

(Exception Schedule)

No Exceptions

Note the following Exceptions:

**Stockyards Annex Redevelopment Project Area  
2005 Annual Report**

**(5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND - 65 ILCS 5/11-74.4-5(d)(5)**

COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - GOVERNMENTAL FUNDS YEAR ENDED DECEMBER 31, 2005	
	2005
Revenues	
Property tax	\$ 1,449,409
Sales tax	-
Interest	79,004
	<hr/>
Total revenues	\$ 1,528,413
Expenditures	
Costs of studies, admin., and professional services. (q)(1)	214,975
Marketing costs. (q)(1.6)	-
Property assembly, demolition, site preparation and environmental site improvement costs. (q)(2)	-
Costs of rehabilitation, reconstruction, repair or remodeling and of existing buildings. (q)(3)	-
Costs of construction of public works and improvements. (q)(4)	11,257
Cost of job training and retraining. (q)(5)	-
Financing costs. (q)(6)	-
Approved capital costs of overlapping taxing districts. (q)(7)	-
Cost of reimbursing school district for their increase costs caused by TIF assisted housing projects (q)(7.5)	-
Relocation costs. (q)(8)	-
Payments in lieu of taxes. (q)(9)	-
Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. (q)(10)	-
Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. (q)(11)(A-E)	-
Costs of construction of new housing units for low income and very low income households. (q)(11)(F)	-
Cost of day care services and operational costs of day care centers. (q)(11.5)	-
	<hr/>
Total expenditures	226,232
Revenues over expenditures	1,302,181
Fund balance, beginning of year	<hr/> 5,469,407
Fund balance, end of year	\$ <u>6,771,588</u>
Fund balance	
Reserved for debt service	-
Reserved for encumbrances	-
Designated for future redevelopment project costs	\$ <u>6,771,588</u>
Total fund balance	\$ <u>6,771,588</u>

**Stockyards Annex Redevelopment Project Area  
2005 Annual Report**

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**(5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND - 65 ILCS 5/11-74.4-5(d)(5)  
cont.**

Below is listed all vendors, including other municipal funds, that were paid in excess of \$5,000 during the current reporting year.		
<b>Name</b>	<b>Service</b>	<b>Amount</b>
Administrative Costs <sup>1</sup>	Administration	\$18,406
Neal, Murdock & Leroy	Professional Service	\$34,350
Allied Appraisal	Professional Service	\$7,300
Louik Schneider & Associates	Professional Service	\$39,935
Gibbons & Gibbons Ltd	Professional Service	\$9,225
HNTB Corp.	Professional Service	\$24,704
Mailtech Ltd	Professional Service	\$8,552
Versar, Inc.	Professional Service	\$7,966
URS/Dames & Moore	Professional Service	\$31,887
URS	Professional Service	\$7,705
Northern Environmental	Professional Service	\$12,740
Chicago Dept. of Transportation	Public Improvement	\$6,541

<sup>1</sup> Costs relate directly to the salaries and fringe benefits of employees working solely on tax increment financing districts

**Stockyards Annex Redevelopment Project Area  
2005 Annual Report**

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

During 2005, the City did not purchase any property in the Project Area.

## **Stockyards Annex Redevelopment Project Area 2005 Annual Report**

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

- (A)** Projects implemented in the preceding fiscal year.
- (B)** A description of the redevelopment activities undertaken.
- (C)** Agreements entered into by the City with regard to disposition or redevelopment of any property within the Project Area.
- (D)** Additional information on the use of all Funds received by the Project Area and steps taken by the City to achieve the objectives of the Redevelopment Plan.
- (E)** Information on contracts that the City's consultants have entered into with parties that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.
- (F)** Joint Review Board reports submitted to the City.
- (G)** Project-by-project review of public and private investment undertaken from 11/1/99 to 12/31/05, and of such investments expected to be undertaken in year 2006; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/05, and an estimated ratio of such investments as of the completion of each project and as estimated to the completion of the redevelopment project.

SEE TABLES AND/OR DISCUSSIONS ON THE FOLLOWING PAGES

## **Stockyards Annex Redevelopment Project Area 2005 Annual Report**

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

During 2005, no projects were implemented.

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

Redevelopment activities undertaken within this Project Area during the year 2005, if any, have been made pursuant to i) the Redevelopment Plan for the Project Area, and ii) any Redevelopment Agreements affecting the Project Area, and are set forth on Table 5 herein by TIF-eligible expenditure category.

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

During 2005, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

## **Stockyards Annex Redevelopment Project Area 2005 Annual Report**

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

The Project Area has received \$7,623,244 of property tax and sales tax (if applicable) increment since the creation of the Project Area. These amounts have been used to pay for project costs within the Project Area and for debt service (if applicable). The Project Area's fund balance as shown on Table 5 represents (on a modified accrual basis) financial resources (including increment) that have not been expended.

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

During 2005, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.

## **Stockyards Annex Redevelopment Project Area 2005 Annual Report**

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

Joint Review Board Reports were submitted to the City. See attached.

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

During 2005, no public investment was undertaken in the Project Area. As of December 31, 2005, no public investment is estimated to be undertaken for 2006.



CITY OF CHICAGO  
JOINT REVIEW BOARD

Report of proceedings of a hearing  
before the City of Chicago, Joint Review  
Board held on June 3, 2005, at 10:10 a.m.,  
City Hall, Room 1003, Conference Room,  
Chicago, Illinois, and presided over by  
Mr. Eric Reese.

PRESENT:

MR. ERIC REESE, CHAIRMAN  
MR. JOHN McCORMICK  
MS. SUSAN MAREK  
MS. KAY KOSMAL  
MS. GINA GRACGYK

REPORTED BY: Accurate Reporting Service  
200 N. LaSalle Street  
Chicago, Illinois  
By: Jack Artstein, C.S.R.

1 MR. REESE: Good morning, we'll start  
2 with the introduction of members.

3 MR. McCORMICK: John McCormick, City  
4 of Chicago.

5 MR. REESE: Eric Reese, Park  
6 District.

7 MS. MAREK: Susan Marek, Board of Ed.

8 MS. KOSMAL: Kay Kosmal, Cook County.

9 MS. GRACGYK: Gina Gracgyk,  
10 resident.

11 MR. REESE: For the record, my name  
12 is Eric Reese. I'm the representative of the  
13 Chicago Park District, which under Section  
14 11-74.4-5 of the Tax Increment Allocation  
15 Redevelopment Act, is one of the statutory  
16 designated members of the Joint Review  
17 Board. Until the election of a chairperson I  
18 will moderate the Joint Review Board  
19 meetings.

20 For the record, there will be a  
21 meeting of the Joint Review Board to review  
22 the proposed Amendment Number 1, the  
23 Stockyards Annex Tax Increment Financing  
24 District. The date of this meeting was

1 announced at and set by the Community  
2 Development Commission of the City of  
3 Chicago meeting of May 10, 2005.

4 Notice of this meeting of the  
5 Joint Review Board was also provided by  
6 certified mail to each taxing district  
7 representative on the board which includes  
8 the Chicago Board of Ed., Chicago Community  
9 Colleges District 508, Chicago Park  
10 District, Cook County and the City of  
11 Chicago. Public Notice of this meeting was  
12 also posted as of Wednesday, June 1, 2005 in  
13 various locations throughout City Hall.

14 When a proposed redevelopment  
15 plan would result in displacement of  
16 residents of ten or more inhabited  
17 residential units or would include 75 or more  
18 inhabited residential units the TIF Act  
19 requires that a public member of the Joint  
20 Review Board must reside in the proposed  
21 redevelopment project area.

22 In addition, if a municipality  
23 housing impact study determines that the  
24 majority of residential units in the

1 proposed redevelopment project area are  
2 occupied by very low, low or moderate income  
3 households, as defined in Section 3 of the  
4 Illinois Affordable Housing Act, public  
5 member must be a person who resides in the  
6 very low, low or moderate income housing with  
7 the proposed redevelopment project area.

8 With us today is Gina Gracgyk.  
9 Area you familiar with the boundaries of the  
10 Amended Stockyards Annex Tax Increment  
11 Financing Redevelopment Project Area?

12 MS. GRACGYK: Yes.

13 MR. REESE: What is the address of  
14 your primary residence?

15 MS. GRACGYK: 436 West Brut Street.

16 MR. REESE: Is such address within  
17 the boundaries of the Amended Stockyards  
18 Annex Tax Increment Financing Redevelopment  
19 Project Area?

20 MS. GRACGYK: Yes.

21 MR. REESE: Ms. Gracgyk, are you  
22 willing to serve as the public member for the  
23 Joint Review Board for the Amended  
24 Stockyards Annex Tax Increment Financing

1 Redevelopment Project Area?

2 MS. GRACGYK: Yes.

3 MR. REESE: I will entertain a motion  
4 that Gina Gracgyk be selected as a public  
5 member. Is there a motion?

6 MS. MAREK: So moved.

7 MR. REESE: Is there a second?

8 MR. McCORMICK: Second.

9 MR. REESE: All in favor please vote  
10 aye.

11 (Chorus of ayes.)

12 MR. REESE: Let the record reflect  
13 that Gina Gracgyk has been selected as the  
14 public member of the Amended Stockyards  
15 Annex Tax Increment Financing Development  
16 Project Area.

17 Our next order of business is to  
18 select a chairperson for the Joint Review  
19 Board. Are there any nominations?

20 MS. MAREK: I nominate Eric Reese.

21 MR. McCORMICK: Second.

22 MR. REESE: Let the record reflect  
23 that I, Eric Reese, have been elected  
24 chairperson and will now serve as

1 chairperson for the remainder of the  
2 meeting.

3 As I mentioned, as this meeting  
4 we'll be reviewing a plan for the Amendment  
5 Number 1 on the Stockyards Tax Annex Tax  
6 Increment Financing District proposed by the  
7 City of Chicago. Staff to the City's  
8 Department of Planning and Development and  
9 Law and other departments have reviewed this  
10 plan amendment which was introduced to the  
11 City's Community Development Commission on  
12 May 10, 2005.

13 We will listen to a presentation  
14 by a consultant on the plan. Following the  
15 presentation we can address any questions  
16 that the members might have for the  
17 consultant or City staff.

18 Amendment to the TIF Act requires  
19 us to base our recommendations to approve or  
20 disapprove Amendment Number 1 into the  
21 Stockyards Annex Tax Increment Financing  
22 District on the basis of the area and the  
23 plan satisfying the plan requirements, the  
24 eligibility criteria defined in the TIF Act,

1 and the objectives of the TIF Act.

2 If the Board approves the plan  
3 amendment the Board will then issue an  
4 advisory non-binding recommendation by the  
5 vote of the majority of those members present  
6 and voting. Such recommendation shall be  
7 submitted to the City within 30 days after  
8 the board meeting. Failure to submit such  
9 recommendation shall be deemed to constitute  
10 approval by the Board.

11 If the Board disapproves the plan  
12 amendment the Board must issue a written  
13 report describing why the planned area  
14 failed to meet one or more of the TIF Act and  
15 both the plan requirements and the  
16 eligibility criteria of the TIF Act. The  
17 City will then have 30 days to resubmit a  
18 revised plan and the Board and City must also  
19 confer during this time to try and resolve  
20 the issues that led to the Board's  
21 disapproval. If such issues cannot be  
22 resolved the -- may proceed with the plan and  
23 the plan may be approved only with a three  
24 fifths vote of City Council excluding

1 positions of members that are vacant and  
2 those members that are ineligible due to  
3 conflicts of interest.

4 We will now have a presentation  
5 for Stockyards Annex Amendment Number 1 by  
6 Louik/Schneider & Associates.

7 MS. MARINO-RUFFOLO: Hi, my name is  
8 Tricia Marino-Ruffolo. I am here on behalf  
9 of Louik/Schneider & Associates. We were  
10 asked by the Department to prepare the  
11 amendment for the Stockyards Annex  
12 Redevelopment Tax Increment Financing  
13 Program and Redevelopment Plan and Project.

14 The Original plan was adopted by  
15 City Council in December of 1996. At that  
16 time the area was designated a Redevelopment  
17 Project Area and adopted pursuant the Act.

18 Since then changes have been made  
19 to the Act. Louik/Schneider was asked to  
20 prepare this amendment to the original plan  
21 to incorporate those changes.

22 The main purposes for this  
23 amendment area three. The first one is to  
24 add language to the original plan in light of



1 the recent amendments to the Act. The second  
2 one is to add portability language to the  
3 original plan which is consistent with the  
4 Act. And the third is to change the proposed  
5 land uses to reflect the changes as a result  
6 of a PMD designation that took place within  
7 the boundaries of the TIF District.

8 Not only were we supposed to  
9 present the eligibility findings, the  
10 eligibility study has not been redone. It's  
11 the original study that was done back in  
12 1996. The changes that were, as I mentioned,  
13 made to the plan are primarily based on this,  
14 the PMD.

15 MS. GRACGYK: I'm not sure what that  
16 is.

17 MS. MARINO-RUFFOLO: What the PMD  
18 does, in June of 2004 in an effort to promote  
19 manufacturing and related industries in  
20 Chicago, the City designated part of the  
21 Stockyards Industrial Corridor as a Planned  
22 Manufacturing District. The entire west  
23 industrial sub-area of the redevelopment  
24 plan, the West sub-area, is located within

1 the Stockyards PMD. The section of the East  
2 sub-area is bounded by the Norfolk Railroad  
3 route, Wentworth and Halsted Avenues.

4 The PMD covers 1300 acres and it  
5 includes 200 companies. The goal of the PMD  
6 is to strengthen the existing industrial  
7 areas and encourage industrial development.

8 So as a result of the PMD  
9 designation what we did was we updated the  
10 proposed land uses to reflect the PMD. And  
11 so the PMD, which is, this is completely in  
12 there, is all proposed for  
13 industrial/commercial.

14 And on the right, the same, the  
15 categories are the same categories that were  
16 used in the original plan. Just where they  
17 are is different now. This area up here has  
18 been changed to industrial/commercial. And  
19 then also down here and on the eastern  
20 boundary. And there's two partials right  
21 here that have also been changed to  
22 commercial/industrial. That was in the  
23 original plan as always.

24 MS. MAREK: They were light

1 industrial before?

2 MS. MARINO-RUFFOLO: Well, these two  
3 right here were mixed use  
4 commercial/industrial. This part of the  
5 plan hasn't changed at all. It was this  
6 side. And this side before was just straight  
7 industrial and this part is not actually in  
8 the PMD. So we, this is going to be used for  
9 mixed industrial/commercial. So whatever  
10 use makes the most sense.

11 And then this area here before we  
12 had as mixed commercial/industrial, but the  
13 PMD only allows certain uses there. So we  
14 changed it to reflect the PMD, so they work  
15 together.

16 MR. McCORMICK: So the boundaries  
17 weren't changed. It was just --

18 MS. MARINO-RUFFOLO: The boundaries  
19 weren't changed.

20 MR. McCORMICK: --this was just to do  
21 the PMD.

22 MS. MARINO-RUFFOLO: It was just to  
23 reflect the changes of the PMD, to add  
24 portability language, to increase the

1 budget.

2 MR. McCORMICK: Right. Is there  
3 houses there? There's housing in there too?

4 MS. MARINO-RUFFOLO: Yes, there is  
5 residential.

6 MR. McCORMICK: But the PMD's  
7 separated out?

8 MS. MARINO-RUFFOLO: Right.

9 MR. McCORMICK: Okay, good.

10 MS. MARINO-RUFFOLO: Any questions?

11 MS. KOSMAL: Very straight forward.

12 MS. MAREK: I think it makes a lot of  
13 sense.

14 MS. MARINO-RUFFOLO: Normally we  
15 would do the whole eligibility thing, but  
16 that was presented ten years ago.

17 MS. KOSMAL: And haven't changed?

18 MS. MARINO-RUFFOLO: Yes, the  
19 eligibility factors don't change.

20 MR. McCORMICK: Yeah, I just didn't  
21 know you had to even go through this for a  
22 PMD.

23 MS. MARINO-RUFFOLO: It's separate.  
24 It's completely separate, but it's just so

1 that this plan -- .

2 MR. McCORMICK: Because of the  
3 budget, yeah --

4 MS. MARINO-RUFFOLO: Well, this plan  
5 will complement the PMD.

6 MR. McCORMICK: Okay.

7 MS. MARINO-RUFFOLO: So that they're  
8 both on the same page. So that, you know,  
9 the uses that the PMD proposes now are the  
10 same uses that the TIF proposes. So they do,  
11 they are completely separate. But they, it,  
12 it's very nice to have them complement each  
13 other.

14 MR. McCORMICK: Sounds good.

15 MR. REESE: If there are no further  
16 questions I will entertain a motion that this  
17 Joint Review Board finds that the proposed  
18 Amendment Number 1 to the Stockyards Annex  
19 Tax Increment Finance and Redevelopment  
20 Project Area satisfies the Redevelopment  
21 Plan requirements under the TIF Act.

22 MR. McCORMICK: So moved.

23 MS. MAREK: Second.

24 MR. REESE: Let the record reflect

1 that the Joint Review Board's approval of  
2 the, or I should go back. . All in favor?

3 (Chorus of ayes.)

4 MR. REESE: Let the record reflect  
5 the Joint Review Board approval of the  
6 proposed Amendment Number 1 to the  
7 Stockyards Annex Increment Financing  
8 Redevelopment Project Area as under the TIF  
9 Act. Is there a motion for adjournment?

10 MR. McCORMICK: So moved.

11 MS. MAREK: Second.

12 MR. REESE: The meeting is adjourned.

13 (Whereupon, the meeting  
14 adjourned at 10:21 a.m.)

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**Stockyards Annex Redevelopment Project Area  
2005 Annual Report**

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

During 2005, there were no obligations issued for the Project Area.



**Stockyards Annex Redevelopment Project Area  
2005 Annual Report**

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

During 2005, there were no obligations issued for the Project Area.

**Stockyards Annex Redevelopment Project Area  
2005 Annual Report**

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

Please see attached.



BANSLEY AND KIENER, L.L.P.

CERTIFIED PUBLIC ACCOUNTANTS

ESTABLISHED 1922

O'HARE PLAZA 8745 WEST HIGGINS ROAD SUITE 200 CHICAGO, ILLINOIS 60631 312.263.2700 FAX 312.263.6935 WWW.BK-CPA.COM

INDEPENDENT AUDITOR'S REPORT

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

We have audited, in accordance with auditing standards generally accepted in the United States of America, the statement of net assets and governmental fund balance sheet of Stockyards Annex Redevelopment Project of the City of Chicago, Illinois as of December 31, 2005, and the related statement of activities and governmental fund revenues, expenditures and changes in fund balance for the year then ended, and have issued our report thereon dated May 2, 2006.

In connection with our audit, nothing came to our attention that caused us to believe that the Project failed to comply with the regulatory provisions in Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act and Subsection (o) of Section 11-74.6-10 of the Illinois Industrial Jobs Recovery Law as they relate to the eligibility for costs incurred incidental to the implementation of the Stockyards Annex Redevelopment Project of the City of Chicago, Illinois.

This report is intended for the information of the City of Chicago's management. However, this report is a matter of public record, and its distribution is not limited.

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

Certified Public Accountants

May 2, 2006

# Stockyards Annex Redevelopment Project Area 2005 Annual Report

## (11) GENERAL DESCRIPTION AND MAP

The Stockyards Annex Redevelopment Project Area is generally bounded by Pershing Road on the north, Wentworth Avenue on the east, Root Street, Exchange Avenue, and 43<sup>rd</sup> Street on the south, and Racine and Packers Avenue on the west. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.

