

6/14/2012
Mount Greenwood
SSA District Plan

1) EXECUTIVE SUMMARY OVERVIEW

Proposed boundaries are approximately West 111th Street from 3000 West (Sacramento) to 3600 West (Central Park) and on South Kedzie Avenue from 10953 to 11125 (both sides). 79.2% of the proposed area is commercial, 5.4% residential, 12.3% mixed use and 2.7% vacant. Initial services provided will complement City services and focus on cleaning, planting and other aesthetic enhancements and events, as well as communications with property and business owners and other community stakeholders through a new interactive website, newsletter, and/or other social media avenues.

The Advisory Committee, with Alderman O'Shea's input, determined a \$63,500 budget would be sufficient to achieve goals. The tax rate proposed in Year One, 2013, is .604%; the proposed tax cap rate is 0.85%. The term of the proposed SSA is 10 years.

Mount Greenwood Local Redevelopment Corporation is the applicant and proposed Service Provider Agency. The Executive Director will manage the program in Year One; personnel may be added in future years, as services can be expanded and funds are available. Targets will be specific. The effectiveness of programs, services, and overall management will be reviewed on a quarterly basis, and adjusted as needed, consistent with Commissioner and Provider Agency recommendations.

1a) Why an SSA?

This new SSA is being proposed to provide a reliable funding mechanism that will be used to address immediate needs in Mt. Greenwood's primary business district, including, but not limited to, clean, green, and occupied. Additionally, it will allow district stakeholders to begin to plan to meet future needs, including maintenance and enhancement of anticipated City Streetscaping.

Vision Statement

The Mt. Greenwood SSA will be a catalyst for positive change and investment along 111th Street, helping to create a vibrant commercial district and a positive pedestrian experience for customers, residents and other stakeholders.

1b) History and Track Record

Since 1998, Mt. Greenwood Local Redevelopment Corp. (MGLRC) has assisted in the creation of a Business District Improvement Plan (Camiros 1997), Tax Increment Finance (TIF) District (1999), and Small Business Improvement Fund (SBIF) (2000). The agency assembled twenty seven individual PINs at various locations throughout the proposed SSA area. Seven obsolete buildings on these sites were demolished. Fourteen PINs have been sold, to date, for redevelopment activities including the Signature Development on the northwest corner at 111th St. and Kedzie Avenue. The remaining properties are leased to cover debt and expenses, until satisfactory redevelopment plans or offers are received. MGLRC has recruited no less than ten businesses and assisted another four with expansion.

Key fiscal management measures the Service Provider Agency has in place include complete monthly financial reports to all directors, two signatures required on all checks, and purchase contracts over \$1,000 signed by the President and Executive Director. Similar transparency and accountability will be put in place for the SSA Commission.

2) Improvement and Activity Plan

2a) SSA Stakeholders

A broad array of community stakeholders were invited to participate in the planning and creation of the SSA.

More specifically:

- Mount Greenwood Local Redevelopment Corp., the applicant agency
- Advisory Committee Members, consisting of business and property owners
 - Kevin Barry, Chair The Barry Law Group, 3551 W. 111th St.
 - Keith Brandenburger Brandenburger Plumbing, 3245 W. 111th St.
 - Mike Grant La Fiesta Mexican Restaurant, 3333 W. 111th St.
 - Ed McBrearty McInerney & McBrearty, 3225 W. 111th St.
 - Nancy Kuzma Archer Bank, 3435 W. 111th St.
 - Toni Quinn Face To Face Salon & Spa, 3502 W. 111th St.
 - Lori Reed Reed Chiropractic, 3301 W. 111th St.
- 19th Ward Alderman Matthew J. O'Shea and his economic development staff
- The Board of the Mount Greenwood Local Redevelopment Corp.

2b) Project Timeline

Following, is a list of activities undertaken as part of the Mount Greenwood SSA creation process:

October 2011:

- Contacted Mount Greenwood Chamber of Commerce to advise of submission intent and request support (given conditionally if Chamber could share provider role 50/50)
- Submitted SSA Feasibility

November 2011:

- Participated in agency interview with HED staff and Alderman O'Shea and staff

December 2011:

- Received notification from HED of approval to sponsor SSA
- RFP for SSA consultant; three bids received

January, 2012:

- Engaged PLACE Consulting

February 2012:

- Began exploring the creation of the SSA Advisory Committee

March 2012:

- Emailed and phoned twenty-two business and property owners to request that they participate in the Advisory Committee
- Advisory Committee Meeting 3/15

April 2012:

- Advisory Committee Meeting 4/5

May 2012:

- Advisory Committee Meeting 5/21
- Sent PINs to surveyor to prepare legal description, pending committee decision on western border
- Ordered Tax Exempt PIN Report; ordered Delinquent PIN Report

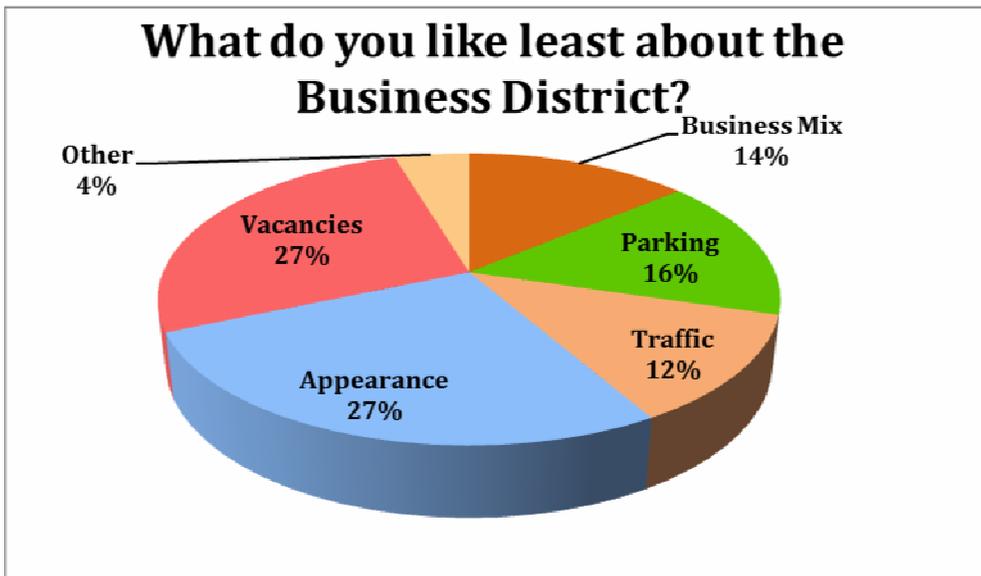
June 2012:

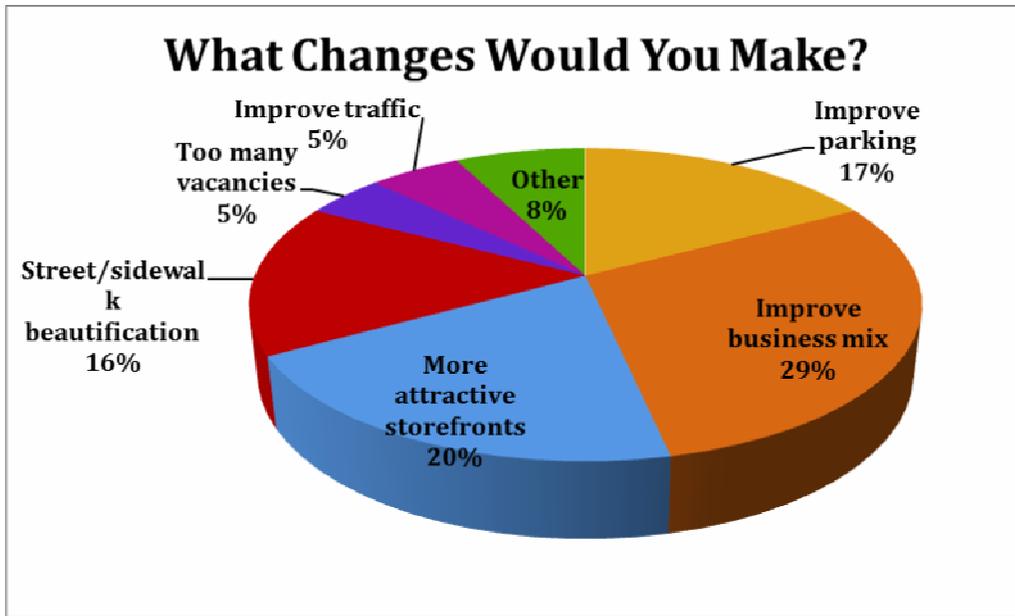
- Notice of the community meetings was posted on the MGLRC website.
- Certified mail to all taxpayers of record 6/2 in proposed area; expected delivery date 6/4

- Held Community Meeting #1, 6/6 at St. Xavier University. Made adjustments to boundaries and budget based on input and feedback from those present and those who contacted Alderman O’Shea’s office
- Held Community Meeting #2, 6/12 at St. Xavier University

2c) Needs Assessment

- A survey was developed and completed by approximately 125 respondents either online using SurveyMonkey or in paper copy. Fifty percent (50%) of respondents visit the area very often or extremely often and 81% said there were too few restaurants. The biggest concerns were appearance (27%) and vacancies (27%). Respondents were mostly confident in local governments’ ability to solve problems. Words most often used to describe the business district were, “outdated, dirty and dumpy.”
- Findings are graphically represented below and were shared at both community meetings.





2d) Plan Approval

Discussions and meetings were held with former Alderman Virginia Rugai and Alderman Matthew O'Shea about creating a new Special Service Area on 111th Street in the 19rd Ward since 1999. MGLRC staff and the Board of Directors felt that the organization was ready to expand its scope and workload in 2013 with the constitution process and thus submitted a Feasibility Study to HED in November, 2011.

Alderman O'Shea and his office were involved in the Advisory Committee meetings and he and his staff were present at the Community Meeting June 12, 2012.

The SSA Advisory Committee was composed of a mix of business and property owners within the proposed district and an MGLRC Board member. Using their knowledge of the area, information provided by HED and PLACE Consulting on how SSAs work in Chicago, outreach and an online survey, and direction from Alderman O'Shea, they developed the proposed budget, work plan and tax cap for the new SSA.

These were then presented to the community at two community meetings. Advisory Committee members were involved in the presentation at both community meetings. Changes were made to the proposed budget, work plan and tax cap from the first meeting June 6, 2012 to the second meeting June 12, 2012. Alderman O'Shea directed that residential at the east and west boundaries be removed, based on feedback, and also suggested a decrease in the budget from \$100,000 to the \$60,000 range. These changes resulted in a decrease in services that will be offered Year One, a decrease in the Year One Tax Rate from .869% to .604%, and a final budget of \$63,500.

A letter of approval has been obtained from Alderman O'Shea.

Signatures of approval for the SSA were obtained from a minimum of 5% of the property owners within the SSA boundaries.

[2e] SSA Boundaries

The general boundaries of Mt. Greenwood SSA are the properties along 111th Street from Sacramento to Drake on the north, excluding the residential property on the northwest corner of Sacramento and 111st Street; from 111th Street to Central Park on the south, excluding 3 residential properties on the southeast corner of Central Park and 111th; along Kedzie north from 111th Street approximately to 110th, excluding the property at the southwest corner of Kedzie and 110th Street; and south on Kedzie approximately 1/3 of the distance between 111th Street and 112th Street.

The Advisory Committee of existing property and business owners from the district discussed the boundaries at three meetings and is familiar with the area. The proposed boundaries represent the core of the commercial district and will allow the SSA to provide an efficient level of services as well as connect to programs and services currently being offered or being considered by the City of Chicago and MGLRC.

One Tax Increment Financing (TIF) district overlaps the SSA boundary area. The 111th & Kedzie Avenue TIF was established in 1999 and is scheduled to expire in 2022.

A detailed map of the boundaries can be seen in the appendix.

[2f] Services Needed

Service Category	Service Item	2013	5 Year Projection
Advertising and Promotion	Website; communication	Create website, use of social media	Consider use of Smartphone apps; expand use of social media
	Special Event	Sponsor 1 special event in the district	Sponsor additional events as appropriate
Public Way Maintenance	Sidewalk cleaning	Contract to have sidewalks swept and weeds sprayed	Continue
Public Way Aesthetics	Decorative banners and/or holiday decorations	Use existing hardware for new banners and/or decorations for 20 poles	Maintain banners and expand program/frequency
District Planning	SSA Constitution	MGLRC will be reimbursed for costs associated with SSA creation	Future district planning could include market studies, customer surveys and commercial corridor studies

Service provider direct services

The SSA will benefit from the resources, experience, and track record of MGLRC, especially given that the Mt. Greenwood SSA is also housed within the MGLRC office. MGLRC will provide:

- office space
- bookkeeping
- utilities
- office supplies
- office equipment lease/maintenance
- postage

Administrative management provided by MGLRC staff for the SSA includes:

- submission of all applications, contracts, and reports as required by the city;
- tracking of commissioner tenures and city applications;
- commissioner recruitment;
- administration of all tasks around commission meetings and announcements;
- newsletters and other promotions;
- interface with city staff and local elected officials;
- response to supplemental city requirements including FOIA requests; and
- prepare for and managing annual audit.

Program management tasks provided for the SSA include:

- Select and contract outside service providers, including preparing, disseminating and reviewing RFPs, interviewing candidates, preparing reports for the SSA commission
- Oversee outside service providers for programs including sidewalk sweeping, landscaping, sidewalk power washing, holiday decorations, graphic design and printing
- Produce special event and manage print, ad, and supplies for the event
- Develop website, post information and manage social media
- Oversee sidewalk cleaning, including weekly check—ins from the crew, fielding complaints and needs from the businesses, and collaborating with our local streets and sanitation offices
- Oversee sidewalk power washing, including scheduling around events, weather, and sidewalk cafes, and addressing specific business concerns and needs
- Order holiday decoration supplies. Procure needed permits. Oversee installation and removal.
- Oversee landscaping, including annual plantings and watering as needed.
- Commission development, including management of required paperwork and providing information about trainings and mandatory classes.

[2g] First Year and Five Year Budgets

Summary Year One Budget

Program Budget

1.00 Advertising & Promotion	\$ 5,000
2.00 Public Way Maintenance	\$ 13,500
3.00 Public Way Aesthetics	\$ 5,000
4.00 Tenant Retention/Attraction	
5.00 Façade Improvements	
6.00 Parking/Transit/Accessibility	\$ -
7.00 Safety Programs	
8.00 District Planning	\$ 28,000
9.00 Other Technical Assistance	\$ -
10.00 Personnel (program and admin)	\$ 6,000
11.00 Admin Non-Personnel	\$ 4,000
12.00 Loss Collection: 2%	\$ 2,000
TOTAL	\$ 63,500

Budget Category	2013	2014	2015	2016	2017
1.00 Advertising & Promotion	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
2.00 Public Way Maintenance	\$13,500	\$13,905	\$14,322	\$14,752	\$15,194
3.00 Public Way Aesthetics	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
4.00 Tenant Retention/Attraction	\$0	\$0	\$0	\$0	\$0
5.00 Façade Improvements	\$0	\$0	\$0	\$0	\$0
6.00 Parking/Transit/Accessibility	\$0	\$0	\$0	\$0	\$0
7.00 Safety Programs	\$0	\$0	\$0	\$0	\$0
8.00 District Planning	\$28,000	\$28,840	\$29,705	\$30,596	\$31,514
9.00 Other Technical Assistance	\$0	\$0	\$0	\$0	\$0
10.00 Personnel	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753
11.00 Admin Non-Personnel	\$4,000	\$4,120	\$4,244	\$4,371	\$4,502
12.00 Loss Collection: 3.1%	\$2,000	\$2,060	\$2,122	\$2,185	\$2,251
TOTAL	\$63,500	\$65,405	\$67,367	\$69,388	\$71,470

Assumes 0% growth in EAV

10,520,208	10,520,208	10,520,208	10,520,208	10,520,208
	8		8	
Tax Rate	0.604%	0.622%	0.640%	0.660%
				0.679%

Note about the Five-Year Budget calculations:

To estimate a five-year budget a typical 3% annual rate of inflation was applied to the typical program budget from 2014 onwards. The annual EAV estimates are a function of an estimated 3% annual rate of growth applied to the non-frozen EAV added to the frozen EAV. Because of the effect of the overlapping TIF districts, the EAV of properties within the TIFs are frozen at their initial value when the TIFs were established. This has the effect of keeping the total rate of EAV growth less than the estimated 3% amount. The SSA tax rate is a function of the annual total budget divided by the total EAV.

[2h] Year One Tax Rate, Lifetime Tax Rate Cap and Impact on Property Taxes

The SSA levy will show up on a property tax bill like any other taxing district, such as the Board of Education or Park District. The SSA levy is a factor of three things: one's assessed value (determined by the Cook County Assessor's office), the current year state equalization factor (set by the State) and the current year SSA tax levy rate (determined by a commission of property and business owners from the Mt Greenwood 111th Street SSA district). Each year, the SSA Commissioners must approve a budget for the following year. This budget determines what tax rate is needed, based on the sum total of the Equalized Assessed Value of all properties within the district.

HOW EQUALIZED ASSESSED VALUES (EAV) ARE CALCULATED:

The Cook County Assessor's Office is in charge of determining the assessment value for each property in Cook County. One third of Cook County properties are assessed each year, so that all properties are reassessed every three years. Properties in the City of Chicago are being reassessed in 2012. An explanation of how the Assessor's Office assesses the value of a property and a search tool to look up the assessed value of a specific property can be found on the Cook County Assessor's website: <http://www.cookcountyassessor.com/>

Property taxes are calculated based on a property's Assessed Value multiplied by the Cook County State Equalization Factor. The Illinois Department of Revenue calculates a new equalization factor each year. The equalization factor is meant to even out the tax burden among taxpayers. A detailed explanation can be found from the Illinois Department of Revenue's website: <http://tax.illinois.gov/>

Example:

Assessed Value (determined by Cook County Assessor) X State Equalizer for Cook County

Ex. EAV = \$10,000 in Assessed Value X 3.3 (Cook County Equalizer for 2010) = \$33,000

If a property has any exemptions those are subtracted from the EAV, before taxes are calculated.

HOW THE SSA ANNUAL TAX LEVY RATE IS CALCULATED:

The SSA tax rate is calculated each year based on a budget recommended by the SSA Commissioners. The budget is determined by the cost of needed programs and services, which are outlined in the annual workplan.

Example:

Annual SSA Budget / Total EAV for All Properties in the District = SSA Tax Levy Rate

Ex. Annual SSA Budget = \$100,882 / \$6,442,046 (EAV) = 1.566%

If there are TIF districts that overlap an SSA, then the SSA, like any other taxing body, can only levy against the value of the property when the TIF district was created (also known as the frozen or base value). This is explained in greater detail below.

HOW AN INDIVIDUAL SSA TAX LEVY IS CALCULATED:

In the State of Illinois, SSA levies are determined based on the specific Equalized Assessed Value of a property multiplied by the same tax rate for all properties within the district. Once the Equalized Assessed Value of a property is known and the SSA tax levy rate is known, one can calculate the impact on a specific property. As a taxing district, an SSA tax levy will show up on one's tax bill as a line item, similar to the School District or Park District.

Example:

Equalized Assessed Value x Annual SSA Tax Levy Rate

Ex. Equalized Assessed Value = \$33,000 X 1.566% = \$516.78

Mt Greenwood 111TH STREET SSA YEAR ONE AND TYPICAL TAX RATE

The Mt Greenwood 111th Street SSA expects to have a tax rate of 0.604%. This would be listed on a property tax bill as a taxing district. A summary analysis of all of the Property Index Numbers (PINs) within the SSA boundaries is shown in the table below. The analysis shows the breakdown of PINs by property class and the average payment given the 0.604% tax rate.

Mt Greenwood 111th Street SSA

SSA Levy Impact

Class	PINS	EAV* (Upon which SSA can levy)	Total EAV (Upon which taxes are paid)	Proposed 2013 Levy (@0.604%)	Avg Total Payment
Commercial (5)	158	\$8,329,950	\$17,273,484	\$50,313	\$660
Industrial (4)	1	\$35,094	\$92,601	\$212	\$559
Mixed Use (3)	22	\$1,299,188	\$1,867,018	\$7,847	\$513
Residential (2)	23	\$573,137	\$1,598,154	\$3,462	\$420
Vacant (1)	21	\$282,839	\$415,665	\$1,708	\$120
Exempt (0)	14	\$0	\$0	\$0	\$0
Grand Total	239	\$10,520,208	\$21,246,921	\$63,542	\$537

Source: Cook County 2011; PLACE Consulting

*EAV accounts for TIF, and exemptions

It is estimated that the average SSA tax levy will be \$537 annually. The Advisory Committee indicated that the commissioners should review the community needs and adjust the budget accordingly every year. It is estimated that the 2013 SSA tax rate could be fairly typical for the future years, depending on the needs of the community and the right balance of tax burden on taxpayers.

HOW TIFS IMPACT THE SSA LEVY

234 of the 239 total PINs within the Mt Greenwood 111th Street SSA district are also within a TIF district. The presence of both a TIF district and an SSA district on a property does not impact how a taxpayer would calculate their property taxes; the approach outlined above applies to all properties. The presence of a TIF district does impact how much of an SSA tax levy the SSA can collect, which is explained in greater detail below. On average for the entire SSA district, for every \$1 that is paid as an SSA tax, \$0.50 is paid into overlapping TIFs and \$0.50 is retained by the SSA.

Tax Increment Finance Districts are governed by separate state statutes and function differently than Special Service Areas. An SSA is a new taxing district, where the amount collected is only spent within the district on programs that are determined by local taxpayers. A TIF district is not a new taxing district. Where TIFs are established, property owners continue to pay their taxes as they normally would, but the taxing bodies (including the School District and SSAs) can only levy against the frozen or base equalized assessed value of the properties within the district. If the assessed value of a property has increased over time then any taxes levied against that increased value are kept in the TIF fund.

Taxpayers continue to pay their taxes based upon their Equalized Assessed Value and the total tax levy rate of all of the different tax paying bodies that overlay their property. If an SSA is created, then the SSA tax rate is added to the total property tax rate.

The SSA can only levy against the value of a property when it was first added to the TIF district (also known as the frozen or base value).

Example:

A TIF district is created in 2000. A property named “My Business” is located in the TIF district and had an Equalized Assessed Value of \$50,000 in the year 2000.

In 2012, a new Special Service Area is created and includes My Business within its boundaries. The Equalized Assessed Value of My Business is now \$75,000. As a taxpayer, the owner of My Business would pay an additional property tax amount based on the current value of the property multiplied by the new SSA tax rate.

$$\text{SSA Taxes for My Business in 2012} = \$75,000 \text{ (EAV)} \times 1.566\% \text{ (SSA tax rate)} = \$1,174.50$$

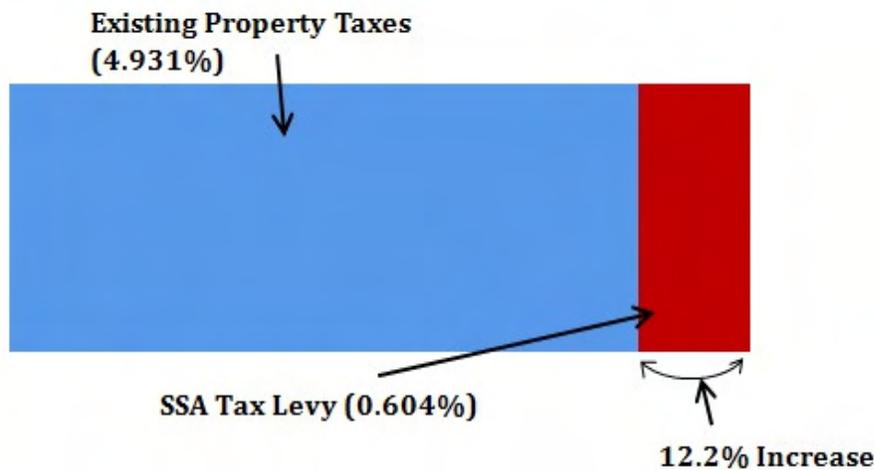
Of the total new taxes created by the SSA district, the SSA can only levy (or collect) against the value of the property when the TIF was first created, which in this example is \$50,000.

$$\text{SSA tax levy collected from My Business} = \$50,000 \text{ (Base EAV in 2000)} \times 1.566\% \text{ (SSA tax rate)} = \$783$$

The remaining amount of the SSA tax payment is paid into the TIF district.

$$\text{SSA Levy amount paid into the TIF} = (\text{Current EAV} - \text{Base EAV}) \times \text{SSA tax rate} = (\$75,000 - \$50,000) \times 0.4811\% = \$391.50$$

DIFFERENCE BETWEEN TAX RATE AND INCREASE IN PROPERTY TAXES



It is important to make the distinction between the annual SSA tax levy rate, which for the Mt Greenwood 111th Street SSA a typical year rate is expected to be 0.604%, and the share of property taxes the SSA tax represents.

The above figure shows how in Mt Greenwood the most recent property tax rate for 2010 was 4.931% for properties not within the SSA district in 2012. This represents all the different taxing bodies. A new SSA tax rate of 0.604% would be added to the existing 4.931% for properties in the expansion area, which represents a 12.2% increase of a total property tax bill.

SSA TAX RATE CAP

While the SSA Tax Rate could change each year depending on local needs, it can never exceed the Tax Rate Cap. The Tax Rate Cap is set when an SSA is created or reconstituted and cannot change for the life of the SSA. The Advisory Committee sought to identify an appropriate rate that would allow a typical SSA budget to grow at least at the usual rate of inflation (3%) a year, while accounting for the limits of Equalized Assessed Value appreciation due to the presence of overlapping TIF districts (see above). The table below summarizes how this analysis was evaluated.

The typical year budget of \$63,542 at an annual 3% growth in the cost of services would be \$71,279 in 10 years.

The Advisory Committee evaluated several different scenarios that accounted for local factors to identify the tax cap rate that would allow the SSA to continue providing the same level of services with some small room for flexibility, while balancing the need to minimize the impact on local taxpayers.

The table below shows the impact of different tax cap scenarios. A tax cap rate of 0.85% was determined to be the appropriate rate.

111th SSA Tax Cap Scenarios

Tax Cap Scenarios	Total Budget Using Tax Cap	% Increase in Taxes (vs NO SSA tax)	Avg Payment for Residential	Avg Payment for Commercial	Estimated Max Budget After 10 Years at 3% Growth*	SSA Levy Paid into the TIF at Cap Rate
0.75	\$78,902	15.21%	\$521	\$820	\$79,803	\$80,450
0.85	\$89,422	17.24%	\$591	\$929	\$90,443	\$91,177
1.00	\$105,202	20.28%	\$695	\$1,093	\$106,404	\$107,267
1.50	\$157,803	30.42%	\$1,042	\$1,640	\$160,321	\$160,186

Source: Cook County Assessor 2011; PLACE Consulting

3) Governance, Management and Assessment

3a) SSA Commission

Advisory Committee members and other taxpayers in the district were invited to submit an application. Commissioners will be required to attend mandatory training, and continue developing an understanding of SSA taxing and options for applying those funds to best meet community needs. Commissioners will be required to remain active in decision making, outreach, and assessment of services provided.

3b) SSA Provider Agency

The Executive Director of MGLRC will spend the equivalent of eight hours per week as Program Manager of the SSA initiative. The SSA Program Manager will receive 10% of salary from the SSA. The Program Manager will be responsible for all administrative duties, including, but not limited to:

- Conduct quarterly Commissioners' meetings
- Submit required regulatory and compliance documentation
- Submit City of Chicago SSA Ordinance documentation, including mid-year and year-end evaluations
- Prepare and review RFPs
- Interact with vendors to ensure services are completed in a timely and business professional manner
- Prepare and monitor annual budget; arrange annual audit
- Accounts receivable / payable
- Bank reconciliations
- Provide information to stakeholders and solicit input via personal, print, email, and web, as appropriate
- Inform MGLRC Board of Directors of SSA status quarterly
- Attend mandatory trainings

3c) Program Assessment

Programs and initiatives will be assessed using a variety of methods. Surveys will be conducted throughout the year to determine the most beneficial and appreciated services. Field checks and site visits will be conducted frequently to ensure compliance of the contractual agreements with vendors.

The 19th Ward Alderman will be routinely informed of activities and progress, so information can be further disseminated as to the effectiveness of each program and initiative.

3d) Annual Report and Communications

An Annual Report will be prepared beginning with 2013. This report will include all pertinent information regarding SSA financial records and operation.

Communications regarding SSA financial accountability and operations will be provided by print, email, and website updates, as appropriate. Communications will include, but may not be limited to, budgets, notice of scheduled quarterly Commissioner Meetings, and minutes from these meetings. Contact information will be provided on the website and included in all correspondence. Budget and operations records will also be available at the MGLRC office.

Boundary information and a map of the district will also be provided via the website, as well as news pertaining to upcoming events and initiatives with SSA involvement.

4. Exhibits.

- a. SSA Feasibility Study
- b. List of the SSA Advisory Committee and Sponsor Agency Board and Staff assigned to the designation and management of the SSA
- c. SSA Designation Timeline
- d. SSA taxpayer list (highlights from the SSA Database and note which ones have letters of support on file)
- e. Map with parcel, ward, and TIF detail
- f. Copies of materials sent out in informational mailings
- g. Minutes of SSA Advisory Committee Meetings and Community Meetings
- h. Letter of support from alderman
- i. Copies of media articles written about the SSA designation effort
- j. List of the first slate of SSA Commissioners and the SSA Commissioner Qualifications and Recruitment/Renewal Procedures
- k. SSA Operations Plan (may include, but not be limited to: management plan, job descriptions, financial procedures, narrative of cost allocation planning, communication procedures, request for proposals for key SSA services, assessment methods, etc.)

2013 SSA Feasibility

City of Chicago, Department of Housing and Economic Development

INSTRUCTIONS

1. The 2013 SSA Feasibility report is due by **Friday, October 21, 2011**.
2. Submit two hard-copy binders and a digital copy to the attention of your assigned HED staff person.
3. The City will review your submission, contact you with questions or additional documents requested, and schedule an in-person interview with the City in October or November.
4. The City will notify you of approval or denial to proceed by December 9, 2011.
5. Agency financial requirements: start-up costs funding in place by 12/31/11, a 2013 tax anticipation loan/line in place by 6/15/12, and an ongoing line of credit in place by 12/31/12.

Proposed or existing SSA name(s): 111th & Kedzie

Agency Name: Mt. Greenwood Local Redevelopment Corp.

PART 1: SPONSOR AGENCY

1. Agency name on state charter, street address, website, phone:
Mt. Greenwood Local Redevelopment Corp., 3333 W. 111th St., Chicago, IL 60655,
www.mglrc.com, 773-771-0622
2. Name/title/phone/email of the Executive Director or CEO and staff assigned to work on the SSA application:
Mary Kiedrow / Executive Director / 773-881-0622 / mglrc2000@wowway.com
3. Agency mission:
To direct the course of growth and redevelopment in order to maintain and improve the economic vitality necessary to provide the community with a stable social and business environment.
4. Briefly describe your agency's activities and assessment of how they fulfill your mission (agencies currently managing an SSA(s) include a response for the mission of your agency and the mission of the SSA(s)):
Primary activities include targeted assembly consistent with the Business District Improvement Plan / management and maintenance of properties held for redevelopment / broker and tenant recruiting. Obtaining control of key properties allows the agency to guide redevelopment based on community needs, desired uses, and amenities.
Specific Examples of recent activities include:
#1: Board met with McBrearty & McInerny commercial builders to discuss proposed renovation / demo at MGLRC owned site 3031-3039 W. 111th St. Provided architectural drawings for project, SBIF eligible expenses, application, and contact information for local recipients to verify reliability of timely rebate.
#2: Listed 11100-04-08 S. Kedzie (Zifkin). Provided broker info to 11112-14-16 S. Kedzie owner and encouraged packaging both sites for optimal sale price/opportunity.
#1: Board met with McBrearty & McInerny commercial builders to discuss proposed renovation/ demo at MGLRC owned site 3031-3039 W. 111th St. Provided architectural drawings, SBIF eligible expenses, application, and contacts for local recipients.
5. Briefly describe how your agency engages constituents and determines/addresses their needs (agencies managing an SSA(s) should respond generally and for engaging SSA taxpayers):
The agency distributes a digital newsletter quarterly which solicits input from stakeholders, periodically distributes digital surveys (hard copies available on demand), as well as conducting individual site visits and organizing group exchanges.

6. What are your agency's challenges, such as staff time/abilities, in effectively sponsoring and managing an SSA and how has your agency addressed those challenges?
The agency currently employs one full time staff person. Properties held, tenants, and finances are stable, which will allow adequate time to devote to establishing the SSA. The agency previously considered creation of an SSA, developing familiarity with City and vendor processes. The agency maintains good working relationships with other agencies with established SSAs, who can be resources.
7. What experience does your agency have that makes it a good fit to sponsor and manage the SSA(s)?
The agency has a seventeen year history of planning and implementing successful physical improvements and events throughout the district. The agency responsibly managed \$2.7M in commercial loans and nearly \$200K in annual rental income. Management of the rental program activities demonstrates the agency's ability to prioritize, budget, solicit and evaluate contractor bids, and ensure satisfactory project outcomes. A formal audit is completed by a CPA annually.
8. Briefly describe your agency's financial standing:
Good. Rents from properties held for redevelopment account for 85% of agency income. As these packages are sold for development, debt continues to be paid down. Donation and fundraising are down, making the agency more reliant on continued stable funding from the City.
9. Agency's other contracts with the City (if any): HED CSS
10. Agency's boundaries:
North - 103rd St., South - 115th St., East - Sacramento, West - Pulaski

PART 2: SSA DISTRICT

1. SSA District name(s), proposed general boundaries (proposed or existing SSA(s)), and how and why these boundaries were identified:
PROPOSED 111th & Kedzie - Boundaries consistent with 111th & Kedzie TIF boundaries (3000 - 4000 W. 111th & 11000 - 11200 S. Kedzie will provide cohesive maintenance and improvements. It is our intention that use of the legal description provided in the TIF will reduce start-up costs.
2. Briefly describe the land uses in the SSA, including an estimated vacancy rate:
Commercial and mixed-use, primarily one and two stories with B3-1 zoning; vacancy rate estimated is 7%.
3. List districts overlapping the proposed SSA(s) such as TIF, Enterprise Zone, etc:
111th & Kedzie TIF
4. Briefly describe current or pending capital improvements or public way amenities needing maintenance in the proposed SSA(s):
Streetscape planning has been initiated by the City.
5. List the ward(s) overlapping the SSA(s) and the aldermen's status of support for your agency as the SSA sponsor and service provider and of creating and/or reconstituting the SSA(s):
19th Ward Ald. Matthew O'Shea supports creation of new funding sources (this would be the 4th SSA in the ward) and in MGLRC's ability to manage it properly.
6. List agencies that overlap the proposed SSA boundaries, where they overlap, and confirmation they support your agency sponsoring the SSA(s):
None
7. Briefly describe the status so far of other local support for the SSAs(s), including the proposed taxpayers within the SSA(s):
Major property holders are being/will be contacted individually for support; previous

efforts generated few attendees at public meetings, however, informational meetings will be advertised and scheduled by year end.

8. Describe experience the property owners have in working together and making local investments in their community:

The majority of property owners have limited experience formally working together and investing in the general welfare of the community; most district efforts are initiated and carried out by a delegate agency and small group of volunteers. However, diverse committees were readily formed in 2004 and 2006 to explore creation of an SSA for 111th St. We have no doubt of our ability to put together an ongoing group of property and business owners reflective of the district's interests.

9. Statement of Need for the SSA(s) to include, but not limited to: the kind of district(s) being considered, the major types of property owners/tenants, quality of life concerns the SSA(s) would address, long-term development goals and how the SSA(s) would be a part of those goals, and government partnerships.

A reliable funding mechanism is needed for care and promotion of this commercial area. It includes three large banks and Walgreens, but the majority of property owners/tenants are small businesses. Approximately 80 condo units are within the boundaries. Many stakeholders believe the lack of investment, vacancy, and deterioration in commercial areas is affecting quality of life issues such as property values and safety. Long-term goals for the area are to create hubs of activity and interaction in a clean and safe setting where residents and business entities can be proud to call home. We believe this environment will likely not be created without the ongoing assistance of an SSA District. SSA district focused committee members will serve to unite stakeholders in a common effort.

Exhibits:

1. Agency Board List, Organizational Chart and Bylaws
2. Agency Fiscal Policies/Procedures Manual, 2010 Audit, 2011 Cost Allocation Plan, current Profit & Loss Statement and Balance Sheet, and proof of available funds for start-up costs (due by 12/31/11).
3. Other documents as needed and upon request.

MGLRC Portfolio as of 9/30/2011

		Address on 111th (unless stated)	Current Tenant	Master Plan Suggestion	Site Sq. Ft.	Building Sq. Ft.	Comments
1	SWC	3031	Fat Tommy's	Parking	6,250	1200	6,200 sf @ 3047 (Corrigan's) available. Contact PrivateBank
	Whipple	3033	Elaborations	Parking		3,800	
	AV 585,000	3037	Vacant Commercial	Renovate	6,375	6,200	
		11114 S. Whipple	Vacant Residential	Not included	3,000	-	
2	SWC Kedzie AV 600,000	3201	Available	New	11,200	1,500	Sell or partner on new construction only. 6 potential relos. Desirable to package 90'x125' to south and/or 6,000 to west across alley.
		3203	Ladies Nails			1,200	
		3205	TKO Security			1,200	
		3207	Available 4/2011			1,200	
		3209	Chicago's Pulse CPR Trng			1,200	
		3211	Chicago's Pulse CPR Trng			1,200	
	11104 S. Kedzie	Carolina Pet Company	900				
3	Kedzie AV 350,000	11041 S. Kedzie	Family Dollar Stores, Inc.	New	21,875	9,375	Hold for further assembly
4	Sawyer AV 35,000	11114 S. Sawyer	Vacant Residential	Not included	3,125	-	Easing construction parking
5	3200 W. AV 165,000	3255	JJ Duffy Floral	Renovate. (Done)	4,250	825	No tower income
		3257	Horton Photography			825	

EXECUTIVE SUMMARY

111TH Street/Kedzie Avenue Business District Plan

Prepared For: The Mount Greenwood Local Development Corporation
The City of Chicago Department of Planning and Development

Prepared By: Camiros, Ltd., November 12, 1997

INTRODUCTION

The 111th Street/Kedzie Avenue Business District Improvement Plan presents the analysis, findings and recommendations of the planning process undertaken to chart a course for the future of the business district. The major emphasis of this plan is to formulate a consensus vision for the business district. This emphasis is appropriate given the overall lack of comprehensive planning for the area and the fundamental questions about the district's future that are at the core of this planning process. As such, the plan is intended to provide basic direction to the Mount Greenwood Local Development Corporation, and the community at large, regarding the future role of the business district in the community. Thus, the primary goals of the study are:

- To articulate the functional role of the business district in terms of its market base and the Mount Greenwood community.
- To depict a consensus vision of an improved business district through rendered plans and sketches.
- To provide a framework for improving vehicular circulation and parking within the business district.
- To establish basic land use and development policies within the district.
- To provide initial guidance to the Mount Greenwood Local Development Corporation to start the process of implementing the plan.

OVERVIEW OF EXISTING CONDITIONS

As with many business districts within the City of Chicago, the 111th Street/Kedzie Avenue business district has lost much of its prominence among local residents as a primary commercial destination. Suburban shopping centers have garnered an increasing share of local retail expenditures. This trend is due in large part by the ability of suburban developments to provide the space required to provide abundant parking and to meet the needs of larger retail users. The continuation of this trend over the last thirty to forty years has called into question the future viability of existing smaller-scaled urban business districts.

The viability of neighborhood business districts has broader ramifications that extend beyond the boundaries of the commercial area. Disinvestment within business district property reflects negatively on the broader community. Vacant commercial property, some of which shows evidence of deterioration, can create the perception of blight and affect the market for the residential component of the neighborhood. The fact that this commercial property is located on heavily traveled, highly visible streets increases the importance of the business district to the image and identity of the broader community.

Planning inventory and analysis activities within the 111th Street/Kedzie Avenue business district reveal that, while the physical condition of property within the district is generally good, the district does exhibit many of the characteristics of urban business district decline. These characteristics include excessive vacancies, disproportionate amount of secondary service uses, minor deficiencies in building condition and an overall lack of visual appeal. A summary of the opportunities and challenges for improving the 111th Street/Kedzie Avenue business district are outlined below.

Opportunities:

- 1) ***Build upon the cohesiveness of the Mount Greenwood community.*** Mount Greenwood is a very "tight-knit" neighborhood with a unique community life. The community's churches, parks and schools form a framework for social activity within the neighborhood. The geographical boundaries of the neighborhood are very well defined, which helps promote a strong sense of neighborhood identity. There is significant neighborhood loyalty among neighborhood residents. This community fabric can be used constructively to promote business district improvement. This can be done by establishing a direction for the plan that seeks to make the business district an integral part of the community life within Mount Greenwood. This can be accomplished by creating a business district that responds to the scale and character of the neighborhood. The district should also provide the uses and physical setting needed to allow social activity to take place within the business district. Providing shopping, restaurants and retail service uses within an attractive, pedestrian-friendly environment would give residents another opportunity for social interaction, which should appeal to the "tight-knit" nature of the neighborhood.
- 2) ***Take advantage of access to a ready market.*** The 111th Street/Kedzie Avenue business district, like most urban business districts, is located within close proximity to a sizable consumer market. Relatively little new commercial development has occurred within built-up areas of the southwest side of Chicago. Most of the new commercial development that is accessible to local residents has occurred in nearby suburban communities, resulting in a flow of expenditures outside the neighborhood. While this pattern of development provides for essential consumer needs, it also creates opportunities for the positioning of new development located closer to local market. In order to compete effectively with outlying commercial areas, these new developments must still

fulfill a number of requirements. However, the business district does provide access to a ready market, which is a prerequisite for securing development/investment interest.

- 3) ***Suitable traffic volumes exist for commercial development.*** The traffic volumes and patterns along 111th Street and Kedzie Avenue are strong enough to support commercial development. This is an important strength of the business district. The traffic volumes along 111th Street and Kedzie Avenue are typical of other commercial streets within Chicago and certain suburban locations. The traffic volumes are suitable to support neighborhood/community-based shopping development, but not so high as to discourage pedestrian activity.
- 4) ***Supportive local government.*** Business district improvement is a complex issue that requires the involvement and support of a number of stakeholders. Of crucial importance is the active support on the part of local government, the City of Chicago. The city government has demonstrated its support for improving the 111th Street/Kedzie Avenue business district by funding this study. In addition, the City is involved in supporting business district improvement in various locations throughout the city. Programs and activities used to support business district improvement have included the creation of tax-increment finance districts, allocation of Community Development Block Grant funds, the Retail Chicago program and several other programs. It is important to recognize, however, that the City cannot drive the process all on its own. The main impetus for improvement must come from the local community, through local organization, commitment and broad-based community support of improvement initiatives.

Challenges

A number of challenges must be overcome to achieve meaningful improvement. All of these are fairly typical of the kinds of difficulties facing most urban business districts. The key challenges include:

- 1) ***Obsolete commercial development pattern.*** The configuration of buildings, streets, parking and other physical elements that comprise the development pattern is obsolete. While there is no single model for good commercial development, the present development pattern fails to provide adequate space for a variety of building sizes, parking, pedestrian amenities and green space. This condition is common to virtually all urban business districts and can be overcome by retrofitting existing development to better meet modern user needs, and by sensitively incorporating new development.
- 2) ***Lack of existing retail/commercial critical mass.*** Currently, the 111th Street/Kedzie Avenue business district lacks the critical mass of viable commercial uses. Consequently, there is not a strong tradition for local shopping within the Mount Greenwood community. Without sufficient “draw” from local shoppers, it is difficult for new stores and businesses to locate within the business district. This is a classic “chicken or the egg” problem. However, this situation can be overcome through slow, incremental business development improvements that create a stronger, more fertile business climate. Alternatively, short term commercial redevelopment, usually involving the replacement of older commercial space with new buildings/improvements, can change the status quo of entrenched shopping patterns and breath new life into a business district.
- 3) ***Difficulty in assembling land for new development.*** New commercial development is typically done on land parcels significantly larger than the existing commercial lots within the business district. Assembling land for a five acre commercial development, which would be relatively small in size, would require assembling a number of blocks (block faces), each of which contains approximately $\frac{3}{4}$ of an acres, exclusive of right-of-ways. Given this limitation, the role and function

of the business district will need to focus on small scale commercial development. However, some consolidation of property to facilitate smaller scale new development should be explored.

- 4) **Narrow street right-of-ways.** The right-of-way widths of 111th Street and Kedzie Avenue are sixty-six feet, which are suitable for local streets but are narrow for arterial streets. A wider right-of-way would allow for smoother traffic flow, wider sidewalks, easier parking and a general reduction in congestion. It is very difficult to widen the width of the right-of-way because existing buildings are located on the right-of-way line. While it is recommended that new buildings constructed within the business district be setback further to provide additional space, the existing right-of-way widths will remain in effect for the foreseeable future. The challenge will be to use the space available in the right-of-way in the most effective manner.

BUSINESS DISTRICT VISION STATEMENT

Drawing upon the various forms of input and discussion, the crafting of vision statement that expresses the overall direction of the plan was possible. The vision statement should broadly address issues of the desired form, function and aesthetics business district as well as how the district should affect the quality of life in Mount Greenwood. The vision statement need not be entirely unique to this business district, because no business district is entirely unique from other districts. What is important is that the vision statement represent a correct interpretation of relationship between the community and the business district, and embodies the aspirations of the local neighborhood. This vision statement is as follows:

The 111th Street/Kedzie Avenue business district should be a vital and thriving shopping area that is distinguished primarily by its intimate connection to the Mount Greenwood neighborhood and as a setting for interaction among neighborhood residents. The business district, as envisioned, represents a major amenity for local residents, providing shopping and service opportunities as well as being a focal point for community life. The district retains its small-scale character, promoting the small town atmosphere flavor that characterizes the Mount Greenwood neighborhood. However, significant improvements are made to the district in the form of streetscape improvements, green spaces, facade renovation, traffic calming and parking improvements that make the district a satisfying and appealing place to spend time in. New development/redevelopment would occur in selected locations to breath new life into district and bring in attractive stores and uses. Such new development would be designed in a manner compatible with the overall character and identity of the business district.

This vision statement represents the central concept underlying the plan and should be an icon that permeates future implementation actions. This Vision Plan is a general document that sets an overall direction for business district improvement. Over the course of time, new issues will arise that will require consistent resolution. This vision statement should be internalized by community leaders to help set a consistent direction for future actions and as a grounding for resolving future issues.

PHYSICAL IMPROVEMENTS

Physical improvements to the business district are seen as a critical component for overall business district improvement. Over the course of time, the business district has become somewhat obsolete in terms of its physical layout and general environment. This obsolescence takes several forms. The commercial buildings in the district are no longer of a size and appearance suitable for many types of current retail use. New buildings are needed to bolster vital new uses and remaining existing buildings require renovation. While existing parking is adequate for current uses, a higher level of business

activity will require more parking, and significant physical changes will be needed to address this situation.

Based on this assessment, the role of physical improvements to the district is twofold: 1) to improve the function of the district in terms of current retail development needs, and 2) to make the area more appealing to shoppers by improving the visual character and ambiance of the district. The plan addresses these needs by formulating a series of physical plans to address specific issues. The Framework Plan establishes broad planning and development policies for the business district in the areas of land use, traffic, parking, redevelopment and conservation. In addition, more detailed plans and prototypical designs were prepared to provide specific examples of improvement potential and to give depth to the vision statement. Key recommendations from these plans include:

Retail Focus Area - New retail development would largely concentrate within the core district around the intersection of 111th Street and Kedzie Avenue. This area should contain a "signature new development" that helps establish a strong and appealing image for the business district and provides a community focal point.

Traffic Flow - The heavy volume of traffic on 111th Street calls for an improvement in traffic flow and elimination of conflicts with on-street parking. This could be accomplished in a number of different ways. Regardless of the methods used, the key will be to maximize the efficient use of the right of way area and to coordinate new development with traffic improvement goals.

New Intersections - The plan proposes two new signalized intersections on 111th Street to slow down and "calm" the movement of through traffic. These traffic control devices are envisioned at the intersections of 111th Street with Spaulding Avenue and Albany Street. This may require special consideration on the part of CDOT and IDOT.

Gateway Features - Distinctive gateway features are proposed at the eastern and western ends of the commercial area to provide a clear sense of entry into the district.

Parking Lot Development - The plan calls for the development of several new off-street parking lots. Each of these parking lots would contain forty to sixty parking spaces. To accomplish this, the street right-of-way area would need to be combined with one or two private lots in order to create a site large enough for this number of spaces. These parking lots are intended to support surrounding businesses.

Streetscape Improvements - Significant streetscape improvement is needed throughout the district. The plan calls for streetscape improvement all along 111th Street within the limits of the business district. This recommendation envisions greater emphasis within the pedestrian shopping area around the intersection of 111th Street and Kedzie Avenue, and less emphasis in the auto-oriented commercial areas west of the core retail district.

Commercial Area Enhancement/ Renovation - The plan reflects a general policy of maintaining existing commercial areas if not obsolete.

Limits to Physical Intrusion - Options limiting physical intrusions are proposed on the plan to implement traffic control measures and allow for off-street parking lot development.

Institutional/ Public Emphasis - The data reflects an institutional/public use emphasis for the portion of 111th Street west of Christiana Avenue.

AESTHETIC VISION

In order to build a cohesive and vital business district, it is important to have an overall vision or concept of what the physical environment should be like. The prospects for success will be much greater if the district can establish a distinctive physical image and identity. This can only be achieved if there is a clear plan for its physical and aesthetic improvement.

The approach to organizing the physical improvements in the business district must relate to Mount Greenwood's unique position as an urban neighborhood surrounded on three sides by suburban municipalities. The physical improvements should reflect this distinctive blend of city and suburban influences, resulting in a more casual, informal type of setting than typically found in urban business districts. This kind of visual character would encourage pedestrian activity and interaction among resident, which is an important part of the local lifestyle. The key design elements needed to create this small town type of business district character are outlined below.

Building Facades - Buildings must be designed to provide an attractive face toward the street, creating a delightful experience for shoppers and residents walking or driving within the district. Emphasis should be placed on the quality of materials and details.

Design Period - The business district's character should reflect the general period of construction of the broader community. While not historic, the design period should be consistent with the development period of about fifty years ago.

Architectural Styles - A blending of architectural styles is appropriate, using current interpretations of styles common in the district. The modern/international style is not appropriate.

Streetscape Treatment - A casual, yet attractive, design is proposed using:

- Broad sidewalk planters adjacent to the street curb;
- Smaller detail planting areas in front of buildings;
- Brick accent paving around planters and in front of buildings; and
- Picket fences, accent signage and other wood detail accessories.

IMPLEMENTING THE PLAN

Implementing the Vision Plan is a complex endeavor that requires a thorough understanding of the fundamental principles and concepts that underlie the plan. Implementation of this plan should be viewed as a series of coordinated steps, or individual projects and programs. While this Vision Plan provides overall direction and a "common thread", each of these individual projects and programs, after considerable refinement and development, will take on a life of their own. A number of intermediate steps will be required to take an idea or recommendation articulated in the Vision Plan to the point of implementation. The purpose of this implementation section is to provide an overall structure for these efforts and establish an initial action agenda to get the process started.

A successful implementation program is not static but continuously evolves and becomes refined. It is important to get a good start and achieve some initial success. To help provide a good starting point for implementing the plan, a short term Action Agenda is proposed. The activities outlined below are not necessarily ranked in order of priority, but one of the first tasks of the Mount Greenwood LDC should be to establish priorities. The items on this Action Agenda should be targeted for completion by the end of calendar year 1999.

Proposed Action Agenda:

- 1) ***Put into place a tax increment finance district to help fund program activities.*** Accomplishing this project will involve obtaining city approval to proceed with a TIF designation study, successfully completing this study with the assistance of a consultant, and gaining a series of city approvals that culminates with City Council approval. A TIF district designation will provide the LDC with a source of locally generated resources as well as potential access to CDBG and other sources of funds.
- 2) ***Initiate a comprehensive review of zoning in the Mount Greenwood commercial areas.*** The review should ensure that all zoning supports the creation of a healthy, attractive, family-oriented business district. Where necessary, work with the City of Chicago to provide or rewrite zoning to facilitate the implementation of the Business District Improvement Plan.
- 3) ***Negotiate with the prospective developer(s) regarding the redevelopment of the northwest corner of 111th Street and Kedzie Avenue.*** A developer has indicated interest in redeveloping this corner location. Serious discussions should be undertaken to explore the possibility of maximizing the potential for redevelopment in the area that fulfills a number of planning objectives. These discussions should include the prospect of establishing a TIF district. This project appears to be time sensitive.
- 4) ***Secure commitments for implementing one Model Block Improvement.*** The Model Block Improvement concept involves achieving a "turnkey" improvement of commercial property, encompassing facade renovation, off-street parking improvements and new tenant recruitment. Lining-up commitments for one such project would be a major achievement.
- 5) ***Obtain commitments from CDOT and IDOT to study traffic flow improvements on 111th Street and Kedzie Avenue.*** Implementing traffic flow/traffic calming improvements along 111th Street and at the intersection with Kedzie Avenue can only be accomplished with the participation and support of CDOT and IDOT. Ideally, these agencies would prepare a traffic study and confirm or expand upon proposed solutions for traffic flow improvements, such as providing additional lanes and adding strategically placed new traffic signals. A reasonable short term goal would be to secure a commitment to study the area.
- 6) ***Initiate streetscape improvements.*** The aesthetic enhancement of the business district is a major goal of the plan. This will involve a number of individual elements, including facade renovation, new development, adding green space, and making streetscape improvements. This last item, making streetscape improvements, is the most feasible achievement over the short term. Ideally, the

City would fund a comprehensive streetscape improvement for the business district. It is likely that such funds are already committed for the immediate future, and this project must get in line for future funding. However, substantial improvements can be made with a modest budget by securing the participation of merchants, property owners and neighborhood volunteers to undertake interim beautification improvements. This project could be undertaken as early as the Spring of 1998.

- 7) ***Recruit new commercial tenants to fill vacant space.*** The large number of existing vacancies within the business district cry out for short term action. A reasonable target for the recruitment of acceptable new tenants would be to achieve a net gain of three commercial tenants per year.
- 8) ***Expand capacity within the Mount Greenwood Local Development Corporation to allow for the advancement of the short term Action Agenda.*** As discussed, additional capacity is needed on the local level to drive the implementation of the plan. New resources are needed as well as a more effective organization of existing resources. The exact nature of this expansion of capacity must be determined by the Local Development Corporation. A measure of the success of this project would be the advancement of all project on this Action Agenda.

SUMMARY

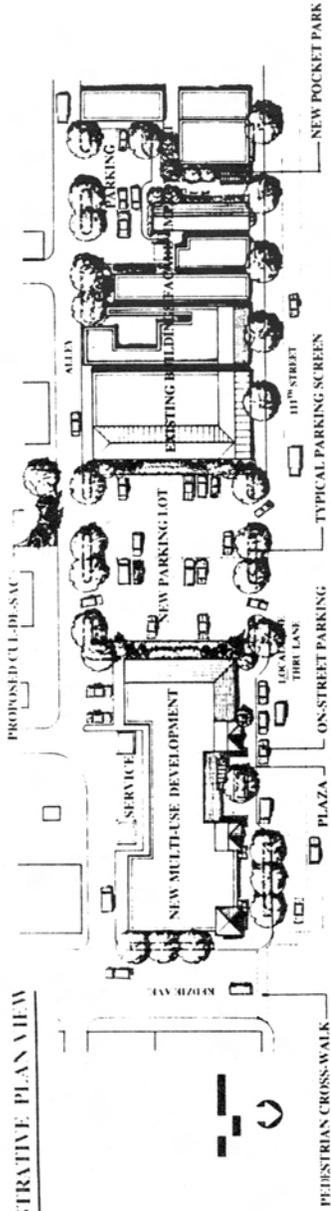
It must be stressed that the implementation recommendations, as well as the Vision Plan in general, should be viewed as a working document. The fundamental principles and policies should serve the community well in directing efforts to improve the business district. The way in which improvements are implemented and the final form and substance of these improvements will undoubtedly vary from that described in the plan. This does not invalidate the plan but is merely a necessary evolution and refinement of the ideas and recommendations advanced by the plan.

Of critical importance is the need to maintain consensus to carry out the plan. The Vision Plan must be used as a working tool throughout the implementation process. New participants must be made aware of the plan, and issues that arise must be resolved within the context of the plan. Refinements and modifications that are needed as a logical part of the implementation process should be formally recognized and added to the plan as an amendment. This will help ensure the utility of the plan and help maintain a strong consensus within the Mount Greenwood community.

PRESENTATION OUTLINE

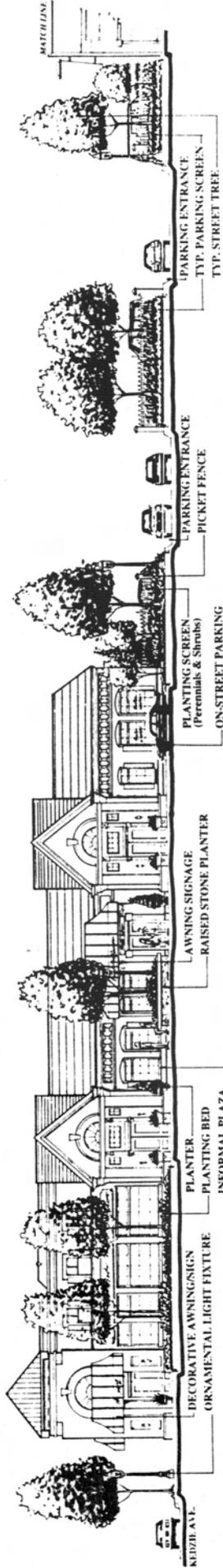
- I. INTENT AND PURPOSE OF THE PLAN
- II. PLANNING PROCESS
 - A. PHASE 1 - EXISTING CONDITIONS ANALYSIS
 - B. PHASE 2 - FORMING A VISION
 - C. PHYSICAL IMPROVEMENTS
 - D. IMPLEMENTATION
- III. OVERVIEW OF EXISTING CONDITIONS
- VI. CONSENSUS VISION
- V. PHYSICAL IMPROVEMENTS
- VI. IMPLEMETATION

ILLUSTRATIVE PLAN VIEW



NEW DEVELOPMENT/STREETSCAPE ENHANCEMENT

SCALE: 1/8" = 1'-0"



EXISTING DEVELOPMENT FACADE/STREETSCAPE ENHANCEMENT

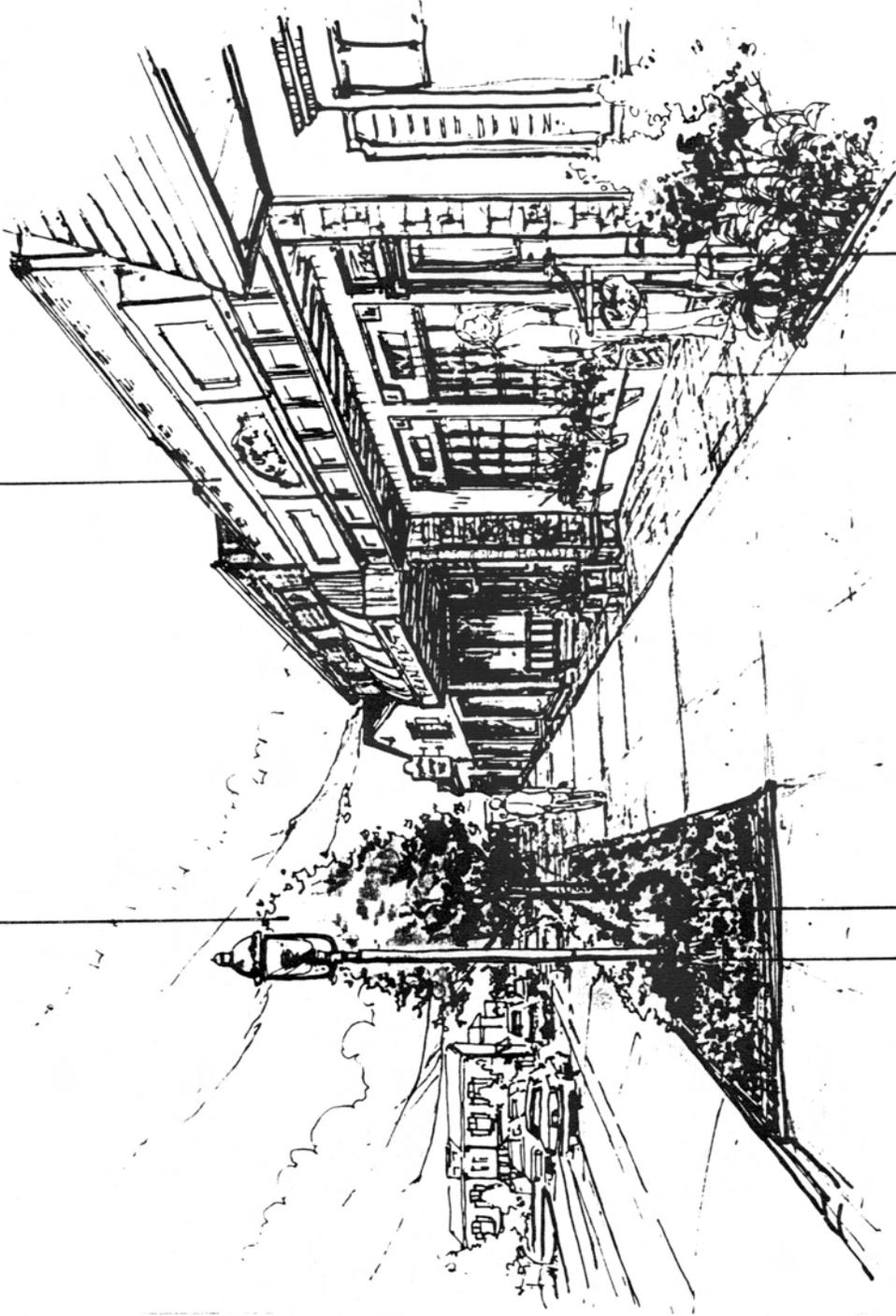
SCALE: 1/8" = 1'-0"



FIGURE 11
MODEL BLOCK IMPROVEMENT
111th STREET/KEDZIE AVENUE
BUSINESS DISTRICT IMPROVEMENT PLAN

STREET TREES USED TO DEFINE
PEDESTRIAN ENVIRONMENT

FACADE IMPROVEMENTS INCLUDE
REPLACEMENT OF EXTERIOR MATERIALS,
FACADE ROOF ADDITIONS & DECORATIVE
STOREFRONT WINDOW TREATMENT



PLANTING BED PROVIDES VISUAL INTEREST
AND BUFFER FROM TRAFFIC

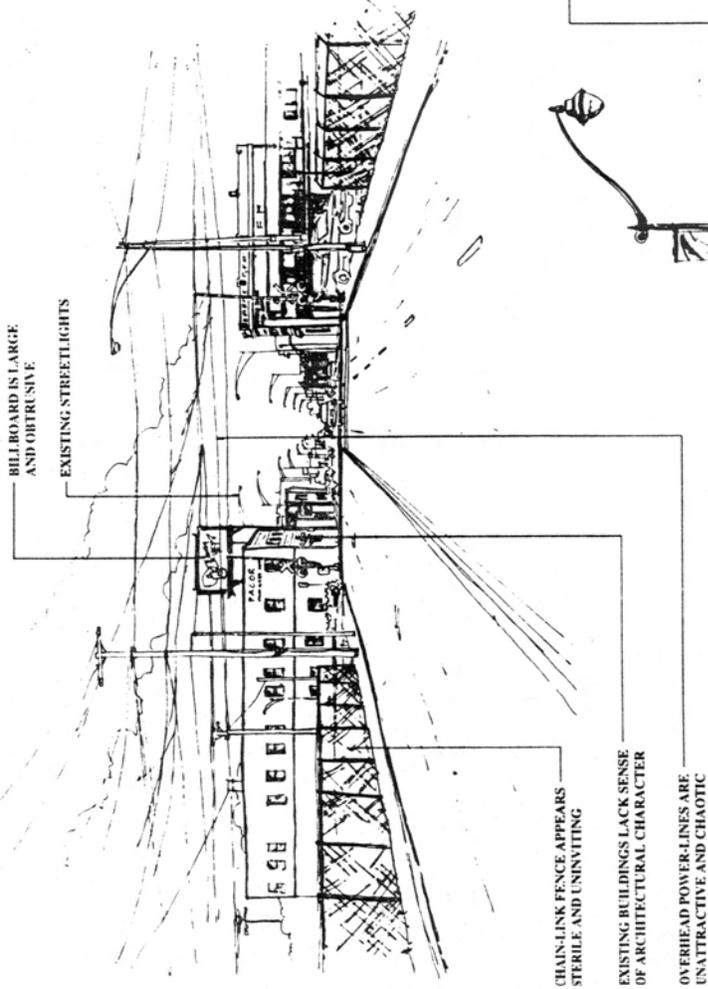
WOOD POST SIGN WITHIN
ORNAMENTAL PLANTING BEDS

ORNAMENTAL STREET LIGHTING

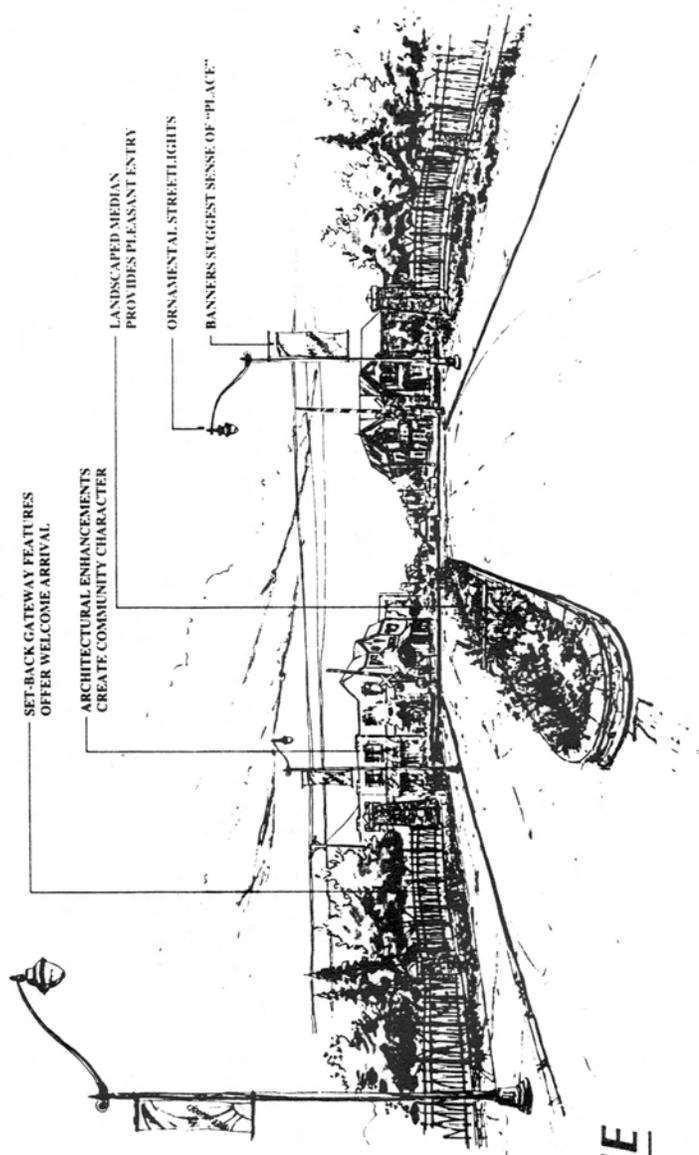
DECORATIVE BRICK PAVING
ALONG BUILDING FACE

FIGURE 13
PROTOTYPICAL STREETSCAPE DESIGN
PERSPECTIVE SKETCH

**EXISTING COMMUNITY ENTRY
PERSPECTIVE SKETCH**



**PROPOSED COMMUNITY GATEWAY
PERSPECTIVE SKETCH**



**FIGURE 16
GATEWAY IMPROVEMENTS
111th STREET/KEDZIE AVENUE
BUSINESS DISTRICT IMPROVEMENT PLAN**

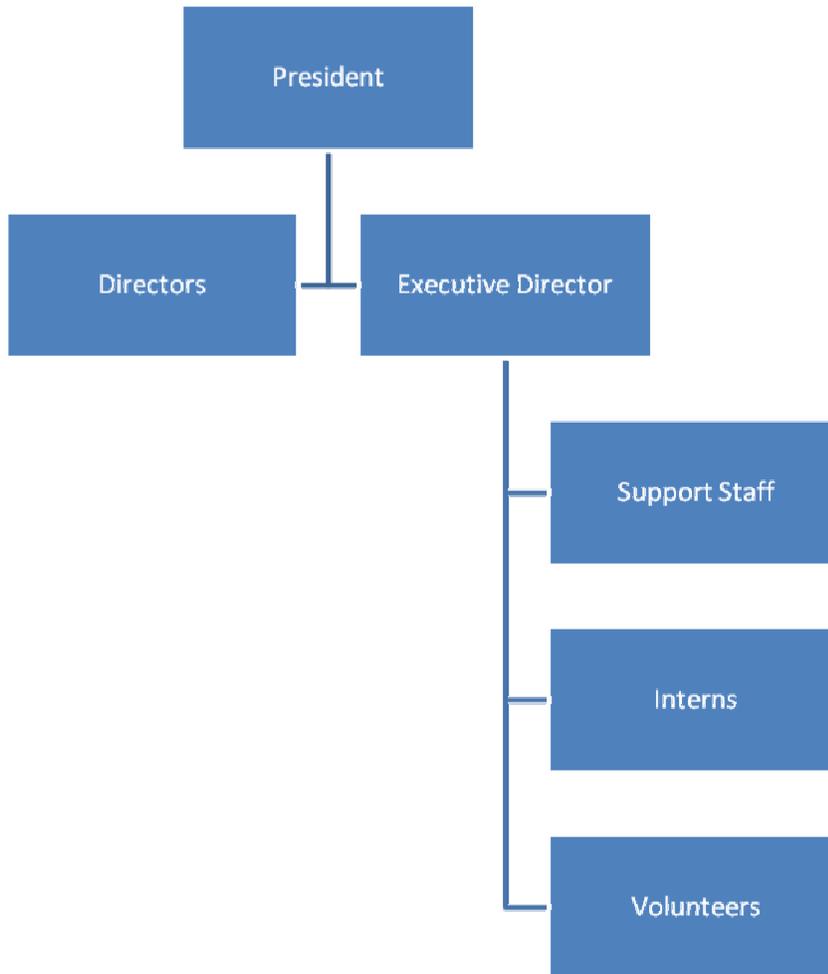


BOARD OF DIRECTORS

2010 - 2011

Name	Email	Phone
Mark Donahue, President	mdonahue@chicagofop.org	708-267-4976
Nancy Kuzma, VP	nkuzma@archerbank.com	773-840-2001
Theresa O'Rourke, Secretary	theresao@115bourbonstreet.com	708-388-8881
James Porter, Treasurer	james.porter2@ey.com	773-239-3759
Kevin Martin	kmartint15@yahoo.com	773-220-8346
Matthew Quinn	Matthew.Quinn@cityofchicago.org	773-445-4717
Terri Oliver	terri.oliver@53.com	773-426-0992
Mary Kiedrow, Executive Director	mglrc2000@wowway.com	773-881-0622

All addresses are 3333 W. 111th St. Suite B Chicago, IL 60655



AMENDED AND RESTATED BY-LAWS OF
MOUNT GREENWOOD LOCAL REDEVELOPMENT CORPORATION

A not-for-profit corporation organized under the Illinois General Not-For-Profit Corporation Act of 1986

As adopted May 10, 2006

ARTICLE I

PURPOSES

Section 1. **PURPOSES.** To use any and all assets and any income derived therefrom solely for the benefit of the people of Chicago, and in particular the residents of the greater Mount Greenwood neighborhood, exclusively for charitable and educational purposes.

Section 2. **LIMITATIONS ON OPERATIONS.** No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in the corporation's Articles of Incorporation. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these by-laws, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Internal Revenue Code Section 501 (c) (3) or (b) by a corporation, contributions to which are deductible for income, estate and gift tax purposes under Code sections 170 (c) (2), 2055 (a) (2) and 2522 (a) (2).

Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and permitted exclusively for charitable or educational purposes as shall at the time qualify as an exempt organization or organizations under Code Section 501 (c) (3), as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Circuit Court of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

Section 3. POWERS. The corporation shall have such powers as are now or may hereafter be granted by the Illinois General Not for Profit Corporation Act of 1986.

ARTICLE II

OFFICE

The principal office of the corporation in the State of Illinois shall be located in the City of Chicago, County of Cook. The corporation shall have and continuously maintain in Illinois a registered office, and a registered agent whose office is identical with such registered office, as required by the Illinois General Not for Profit Corporation Act of 1986. The registered office may be, but need not be, identical with the principal office in Illinois, and the address of the registered office may be changed from time to time by the Board of Directors.

ARTICLE III

BOARD OF DIRECTORS

Section 1. GENERAL POWERS OF THE DIRECTORS. The property and affairs of the corporation shall be managed by a Board of Directors.

Section 2. NUMBER, TENURE AND QUALIFICATIONS OF DIRECTORS. The number of directors shall be not less than nine and no more than eleven. Each director shall be elected for a term of three years. Each director shall be eligible to serve on the Board of Directors for two (2) consecutive terms and be eligible for election again after an absence from the Board of one year. The sole position of Alternate Director is a three (3) year term and the Alternate Director will participate fully in all meetings and activities but abstain from voting in the event that all eleven directors are present. Honorary, non-voting directors may be appointed.

Section 3. VACANCIES. If a director number shall fall below nine (9), the remaining directors shall appoint one or more successor directors. The director shall hold office until the director's successor shall have been qualified or elected.

Section 4. MEETINGS. The Board of Directors shall meet monthly on the second Wednesday of each month or as otherwise directed by the President. Special meetings may be called by the President or by written request of no fewer than three (3) members of the Board of Directors.

Section 5. QUORUM. A majority of the directors in office shall constitute a quorum for the transaction of business at any meeting of the Board of Directors, provided that if less than a quorum is present at said meeting, a majority of the directors present may adjourn the meeting to another time without further notice. Directors may participate in and act at any meeting of the Board of Directors through the use of telephone conference or any other communications device that allows all persons participating in the meeting to communicate with each other, and such participation in a meeting shall be deemed presence at such meeting.

Section 6. MANNER OF ACTING. The act of a majority of the directors in office and present at a meeting at which a quorum is present shall be that act of the Board of Directors, unless the act of some greater number is required by law or by these By-laws.

Section 7. REMOVAL. A director may be removed at any time without cause by a vote of two-thirds of the directors.

Sections 8. INFORMAL ACTION BY DIRECTORS. Any action required to be taken at a meeting of the Board of Directors of the corporation, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all the directors entitled to vote with respect to the subject matter thereof.

Section 9. COMPENSATION. Directors shall not receive stated compensation for their services.

Section 10. COMMITTEES. The Board may appoint such committees to serve for the term and perform such duties as the Board shall determine.

ARTICLE IV

OFFICERS

Section 1. OFFICERS. The directors may appoint as many officers as the Board of Directors deem appropriate including, but not limited to, a President, one or more Vice Presidents, a Treasurer and a Secretary. The officers shall be appointed for a two (2) year, renewable term or until their successor shall have been appointed and qualified.

Section 2. PRESIDENT. The President shall preside at meetings of the corporation and shall be an ex-officio member of all committees except the nominating committee (when formed by the Board of Directors). The President

shall supervise the proper functioning of the corporation, subject to the orders of the Board of Directors.

Section 3. VICE-PRESIDENT. The Vice-President shall perform the duties of the President in the absence or the inability of the President to serve and shall perform such other duties as requested by the President or the Board of Directors.

Section 4. SECRETARY. The Secretary shall take and maintain the minutes of meetings, keep roll of all meetings, issue notice of all meetings, and conduct all correspondence for the corporation. Secretary may elect for staff to carry out these duties. Further duties shall include any assigned by the President and Board of Directors.

Section 5. TREASURER. The duties of the Treasurer shall include the care and distribution of all corporation funds and property as authorized by the Board of Directors. The Treasurer shall keep records of receipts and disbursements or may elect for staff to carry out these duties and shall make a report at each meeting of the Board of Directors. There shall be an independent audit conducted at the end of each calendar year as required by the Attorney General of the State of Illinois.

ARTICLE V

GRANTS, CONTRACTS, CHECKS, DEPOSITS, FUNDS AND INVESTMENTS

Section 1. CONTRACTS. The Board of Directors may authorize an agent or agents of the corporation, in addition to the officers so authorized by these By-laws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances.

Section 2. CHECKS, DRAFTS, AND THE LIKE. All checks, drafts or other order for the payment of money, notes or other evidence of indebtedness issued in the name of the corporation shall be signed by such agent or agents of the corporation and in such manner as from time to time be determined by resolution of the Board of Directors.

Section 3. DEPOSITS. All funds of the corporation shall be deposited from time to time to the credit of the corporation in such banks, trust companies, or other depositories as the Board of Directors may select.

Section 4. GIFTS. The Board of Directors may accept, or by resolution may authorize any agent or agents of the corporation to accept, on behalf of the

corporation, any contribution, gift, bequest or devise for the general purposes or for any special purpose of the corporation.

ARTICLE VI

BOOKS AND RECORDS

The corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Board of Directors. All books and records shall be accessible to the public at the principal office of the Corporation, upon reasonable notification.

ARTICLE VII

NOTICE; WAIVER OF NOTICE

Section 1. NOTICE. The Secretary shall notify all Board members of meetings in writing through email, fax, U.S. mail or hand delivery, at least five (5) but not more than fifteen (15) days prior to each meeting.

Section 2. WAIVER OF NOTICE. Whenever any notice is required to be given under the provisions of the Illinois General Not for Profit Corporation Act of 1986 or under the provisions of these By-laws, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE VIII

INDEMNIFICATION AND INSURANCE

Section 1. The corporation may indemnify any person who was or is a party, or is threatened to be made a party to any threatened, pending, or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the corporation) by reason of the fact that the person is or was a Director, officer, employee or agent of the corporation, or who is or was serving at the request of the corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by the person in connection with such action, suit or proceeding, if the person acted in good faith

and in a manner he or she reasonably believed to be in, or not opposed to the best interests of the corporation, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which the person reasonably believed to be in or not opposed to the best interests of the corporation, and, with respect to any criminal action or proceeding, had reasonable cause to believe that the person's conduct was unlawful.

Section 2. The corporation may indemnify any person who was or is a party, or is threatened to be made a party to any threatened, pending, or completed action or suit by or in the right of the corporation to procure a judgment in its favor by reason of the fact that the person is or was a Director, officer, employee or agent of the corporation, or is or was serving at the request of another corporation, partnership, joint venture, trust, or other enterprise, against expenses (including attorneys' fees) actually and reasonably incurred by the person in connection with the defense or settlement of such action or suit, if the person acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to the best interests of the corporation, and except that no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable for negligence or misconduct in the performance of his or her duty to the corporation, unless, and to the extent that the court in which such action or suit was brought shall determine upon application that, despite the adjudication of liability, but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses as the court shall deem proper.

Section 3. To the extent that a Director, officer, employee or agent of the corporation has been successful, on the merits or otherwise, in the defense of any action, suit or proceeding referred to in Sections (1) and (2) of this Article VII or in defense of any claim, issue or matter therein, he or she shall be indemnified against expenses (including attorneys' fees) actually and reasonably incurred by him or her in connection therewith, unless such indemnification would constitute an act of self-dealing under Code Section 4941.

Section 4. Any indemnification under this Article VII (unless ordered by a court) shall be made by the corporation only as authorized in the specific case, upon a determination that indemnification of the Director, officer, employee or agent is proper in the circumstances. Such determination shall be made (i) by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding, or (ii) if such a quorum is not obtainable, or, even if obtainable, a quorum of disinterested Directors so directs, by independent legal counsel in a written opinion.

Section 5. Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the corporation in advance of the final disposition of such action, suit or proceeding, as authorized by the Board of Directors in the specific case, upon receipt of an undertaking by or on behalf of the Director, officer, employee or agent to repay such amount, unless it shall ultimately be determined that he is entitled to be indemnified by the corporation as authorized in this Article VII unless such payment would constitute an act of self-dealing under Code Section 4941.

Section 6. The indemnification provided by this Article VII shall not be deemed exclusive of any other rights to which a person seeking indemnification may be entitled under any agreement, vote of disinterested Directors, or otherwise, both as to action in the person's official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a Director, officer, employee or agent, and shall inure to the benefit of the heirs, executors and administrators of such a person.

Section 7. The corporation may purchase and maintain insurance (a) to insure itself with respect to the indemnification it is authorized or obligated to make pursuant to this Article VII and (b) on behalf of any person who is or was a Director, officer, employee or agent of the corporation, or who is or was serving at the request of the corporation as a Director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, to insure against any liability asserted against such person and incurred by him or her in any such capacity, or arising out of his or her status as such, whether or not the corporation would have the power to indemnify the person against such liability under the provisions of this Article VII.

ARTICLE IX

EXECUTIVE DIRECTOR

Section 1. **HIRING.** The President, subject to confirmation and the majority approval of the Board of Directors, shall employ an Executive Director.

Section 2. **DUTIES OF EXECUTIVE DIRECTOR.** The Executive Director shall, subject to direction of the Board of Directors, have general executive supervision over the property, affairs, and finances of the Corporation and shall have such authority and perform such other duties as may be determined by the Board. The Executive Director shall not serve as a member of the Board of Directors.

ARTICLE X

AMENDMENTS TO THE BY-LAWS

These by-laws may be altered, amended or repealed and new by-laws adopted by the Board of Directors. Such action may be taken at any meeting, provided notice of the proposed alteration, amendment, repeal or adoption be contained in the notice of any Special Meeting at which such action is taken and provided further that no such alteration, amendment, repeal or adoption shall in any way conflict with the purposes of the corporation as stated in its Articles of Incorporation or otherwise cause the corporation to lose its qualification as an exempt organization under Code Section 501 (c) (3) or as an organization eligible to receive contributions deductible for income, estate, and gift tax purposes under Code Sections 170 (c) (2), 2055 (a) (2), or 2522 (a) (2).

ARTICLE XI

MISCELLANEOUS MATTERS

Section 1. DEFINITIONS. All references in these by-laws to Code sections are to sections of the Internal Revenue Code of 1986, and shall include future amendments to such sections and corresponding provisions of future federal tax laws, all as from time to time in effect.

Section 2. FISCAL YEAR. The fiscal year of the Corporation shall be the calendar year.

Section 3. MEMBERS. The corporation shall have no members.

POLICIES, PROCEDURES, & BENEFITS MANUAL
for
Mt. Greenwood LRC
Revised 09/2009

I. GENERAL

- A. The Board of Directors formulates financial policies, delegates administration of the financial policies to the Executive Director, and reviews operations and activities.
- B. The Executive Director has management responsibility including fiscal management.
- C. Job descriptions will be maintained for all employees, indicating financial duties and responsibilities.
- D. When segregation of financial duties and responsibilities, including but not limited to, control over cash receipts; disbursements; payroll; reconciliation of bank accounts; etc. is not cost effective, Board of Directors/Treasurer review will be required.
- E. The Executive Director or designee will maintain a current and accurate log of the chart of accounts.
- F. The Secretary of the Board of Directors or Executive Director will prepare accurate minutes of all meetings of the Board of Directors and related committees.
- G. The Board of Directors shall consider an annual organizational audit.
- H. Governing documents, Conflict of Interest Policy, and Audited Financial Statements and Government Reports shall be available to the public for viewing on request.
- I. Audited Financial Statements and Tax Returns shall be reviewed and approved by the Board of Directors at a board meeting prior to being filed with the IRS.
- J. Records shall be retained as required by law. Per this schedule, records to be destroyed shall be documented on a permanently retained Records of Destruction Form before shredding.
- K. The Policies and Procedures Manual will be reviewed annually by the Board of Directors.

II. CASH RECEIPTS

- A. The Executive Director *or* designee opens any mail addressed to the agency. A log of the receipt of checks or cash will be maintained.
- B. The Executive Director or designee will endorse all checks by using the endorsement stamp for the checking account.
- C. The checks and cash will be deposited at least every other day by the Executive Director or designee.

- D. A copy of all checks and the corresponding deposit slip will be made prior to deposit and filed chronologically.
- E. No disbursements will be made from cash or check receipts prior to deposit.
- F. The agency's Treasurer will receive a copy of all deposit reports for review.
- G. Donations of cash and non-program related income will be separately accounted for.

III. CASH DISBURSEMENTS

A. CHECK AUTHORIZATION

1. All invoices will be immediately forwarded to the Executive Director or designee who will review all invoices for mathematical accuracy, validity, conformity to the budget (or other board authorization) and compliance with bid requirements.
2. Prior to payment, all invoices will be approved (indicated by initialing) by the Executive Director or designee, who will code the invoice with the appropriate expense code or other chart of accounts line item.
 - a. By approving an invoice, the Executive Director or designee indicates that it has been reviewed and authorizes a check.
 - b. The Executive Director or designee will ensure that all conditions and specifications on a contract or order have been satisfactorily fulfilled, including inventorying items received against packing slip counts. The Executive Director or designee is responsible for timely follow-up on discrepancies and payment.
3. Approved invoices will be entered into the accounting system.
4. The Executive Director or designee will prepare checks on a bi-monthly basis.
5. Authorized signers include the President, Treasurer of the agency's Board of Directors, and Executive Director. Two signatures are required on all checks.
6. A \$5,000 line of credit will be maintained for overdraft protection.

B. CHECKS

1. The Executive Director or designee will be responsible for all blank checks.
2. All checks, including payroll checks (with the exception of direct deposit payroll items) will be signed by the designated members of the Board of Directors.
3. The Executive Director or designee will generate checks for approved invoices through the accounting system.
4. Voided checks will have "VOID" written boldly in ink on the checks and be kept on file.

5. In no event will:
 - a. invoices be paid unless approved by an authorized signer
 - b. blank checks (checks without a date or payee designated) be signed in advance
 - c. checks be made out to "cash", "bearer", "petty cash", etc.
 - d. checks be prepared on verbal authorization
6. In the event that it is necessary to issue a duplicate check for checks in an amount over \$15, a stop payment will be ordered at the bank on the original check.

C. BANK RECONCILIATIONS

1. Bank statements will be received and opened by the Executive Director or designee.
2. The Executive Director or designee will reconcile the bank statement monthly within 5 business days after the receipt of the bank statement.
3. The preparer and the reviewer will initial and date the bank reconciliation documenting the performance of such preparation and review.
4. The Treasurer of the Board of Directors will receive monthly statements of checks paid on all accounts.
5. The Treasurer of the Board of Directors shall verify the reconciliation of the bank accounts on a monthly basis.
6. On all checks outstanding over 90 days, the Executive Director or designee will take appropriate action to resolve the outstanding check.

IV. PURCHASING

A. PURCHASES UNDER \$5,000

1. All purchases over \$1,000 must be approved in advance by the Board of Directors.
2. The Executive Director is responsible to know if the item ordered is within the budget and guidelines.
3. If purchase is less than \$1,000 for immediate purchase and delivery, the Executive Director can make the purchase.

B. PURCHASES OVER \$5,000

1. All purchases including services over \$5,000 must be approved in advance by the Board of Directors.
2. Purchases over \$5,000 will be required to undergo a competitive bid procedure, where feasible.

3. All bid requests will contain clear specifications and will not contain features which unduly restrict competition.
4. The Executive Director and Real Estate Committee will evaluate potential real estate acquisitions and make recommendations to the full Board.
5. Real estate buyers will be solicited in the following methods and order:
 - 1) adjacent owner, 2) window sign, 3) newspaper ad, 4) agent (including City of Chicago RFP).
6. The Executive Director will be responsible to ensure that all conditions and specifications of a contract, bid, or order have been satisfactorily fulfilled and will be responsible for timely follow-up of these purchases.
7. The Executive Director will obtain at least three bids wherever possible unless prior approval by the Board of Directors has been obtained.
8. Purchases of over \$5,000 will not be fragmented or reduced to components of less than \$5,000 to avoid the bid process.

V. PAYROLL

A. TIME SHEETS

1. All employees will be responsible for completing a time sheet on a monthly basis.
2. No payroll checks will be issued without a completed time sheet.
3. The Executive Director or designee will verify the accuracy of the time sheets.
4. Employees will be paid on the 15th & the last day of each month.

B. RECORDING & DISTRIBUTION

1. The Executive Director or designee will enter payroll, print payroll checks, print payroll reports, and send reports to the Treasurer.
2. The Treasurer of the Board of Directors will review the payroll checks before distribution.
3. The Executive Director or designee will distribute the payroll checks to the employees. Checks will not be issued to any person other than the employee without written authorization from the employee.
4. Voluntary terminations will be paid at regular pay date. Involuntary terminations will be paid on day of separation.

C. PAYROLL TAXES

1. Executive Director or designee will prepare and transmit the payroll tax reports, W-2 forms and 1099 forms.
2. The Treasurer will verify payroll tax preparation on a quarterly basis.

VI. TRAVEL & EXPENSES

- A. Employees will submit original receipts within five business days after expense incurred.
- B. Receipts will be signed by the employee and authorized for payment by the Executive Director or designee.
- C. Employees will be reimbursed for travel and other related expenses at the rate set by the Board of Directors. The Executive Director must approve employee travel prior to their occurrence. Use of a personal car will be reimbursed at no more than the standard mileage rate for the business use of a car as established by the IRS. The mileage rate will be established annually by the Board of Directors.

VII. CONSULTANTS

- A. Consideration will be made of internal capabilities to accomplish services before contracting for them.
- B. Written contracts or engagement letters clearly defining work to be performed, terms and conditions will be maintained for all consultant and contract services.
- C. The qualifications of the consultant and reasonableness of fees will be considered in hiring consultants.
- D. Consultant services will be paid for as work is performed or as delineated in the contract.
- E. The Board of Directors will approve audit and other significant contracts.

VIII. EQUIPMENT

- A. Equipment shall be defined as all items (purchased or donated) with a unit cost of \$500 or more and a useful life of more than one year.
- B. The Executive Director or designee will maintain an inventory log; which shall list a description of the item, date of purchase or acquisition, price or fair value of the item and its location.
- C. A depreciation schedule shall be prepared at least annually for the audited financial statements.
- D. The Executive Director or designee will record all equipment in the accounting system. An entry must be made whenever property is disposed of or acquired.

IX. LEASES

A. REAL ESTATE

1. The Executive Director will negotiate and review the corporate office lease prior to submission to the Board of Directors for approval.
2. The corporate office lease, clearly delineating terms and conditions, will be approved by the Board of Directors.
3. The Executive Director will negotiate and prepare all tenant leases.
4. The Executive Director or designee will keep a copy of each lease on file.

B. EQUIPMENT

1. The Executive Director will review all leases.
2. All leases, clearly delineating terms and conditions, will be approved and signed by the Executive Director.
3. The Executive Director or designee will keep a copy of each lease on file.

X. INSURANCE

- A. Reasonable, adequate coverage will be maintained to safeguard the assets. Such coverage will include property and liability, worker's compensation, directors and officers' liability, employee dishonesty and other insurance deemed necessary.
- B. The Executive Director will carefully review insurance policies before renewal.
- C. The Executive Director or designee will maintain insurance policies in insurance files.
- D. Insurance policies will correspond to the calendar year whenever possible.
- E. The Executive Director or designee will prepare and maintain an insurance register and provide copies to the Board of Directors annually.

XII. BOOKS OF ORIGINAL ENTRY

- A. Adequate documentation will be maintained to support all journal entries.
- B. At the end of each month, the Executive Director or designee will prepare a Balance Sheet, Statement of Activities, and Statement of Activities by Project, that will be reviewed by the agency's Treasurer.
- C. The Statement of Activities report will include a comparison to the budget.
- D. Accounting records will be maintained on the accrual basis of accounting in a manner that

facilitates the preparation of audited financial statements in conformity with generally accepted accounting principles.

XIII. GRANTS AND CONTRACTS

- A. The Executive Director will carefully review each award and contract to ensure compliance with all financial and programmatic provisions. The Executive Director or designee will maintain originals of all grants and contracts in a file.
- B. The Executive Director or designee will prepare and maintain a current Grant/Contract Summary form for each grant or contract awarded. This form shall include the name, address, contact person, and phone number for the funding organization; the time period applicable to expenditures; all significant covenants (such as bonding or liability Insurance requirements) and restrictions on expenditures; all required financial and program reports and due dates; and the chart of accounts line item number for the revenue deposited.
- C. Executive Director will review and approve all reports to funding sources.
- D. Executive Director will insure that all financial reports are submitted on a timely basis.

XIV. BUDGETS

- A. The Executive Director or designee will prepare the financial budget.
- B. The Executive Director or designee will insure that budgets are on file.
- C. The Board of Directors must approve the annual budget and any proposed changes.

XV. LOANS

- A. The Board of Directors will approve loans.

XVI. BENEFITS

- A. HOLIDAYS
Schedule will follow City of Chicago schedule. Holidays falling on Saturday will allow for an excused absence. Holidays falling on Sunday will be observed on Monday.
- B. VACATION
Full-time employees are eligible for one week of vacation per two years of service, up to four weeks. Part-time employees are eligible for one week of vacation per two years of service, up to two weeks.
- C. SICK TIME
Sick time can be used if an employee is ill or injured or to care for an immediate family member (spouse, child, parent). Full-time and part-time employees are eligible for 10 days of sick time per calendar year.

D. OTHER EXCUSED TIME

Full-time and part-time employees are eligible for paid absence in the event of jury duty, the death of a family member, or as determined by the Board of Directors.

E. EDUCATIONAL ASSISTANCE

Program Guidelines MGLRC recognizes the benefits derived from increased competence in its employees. Therefore, MGLRC offers educational assistance to employees completing approved studies at accredited facilities, colleges, and universities. Courses must be directly related to job performance, enhance qualifications in future MGLRC role, or be required by the institution for completion of a job related degree.

Eligibility

- All full-time employees, having a satisfactory job evaluation rating or better, and having been employed for a minimum of one year may apply.
- Employee is expected to pursue any scholarship or grant opportunities available. MGLRC program is secondary to any other aid or scholarship received.
- Employee must achieve a grade of C or better to receive assistance. Any grade lower than C, incomplete, or withdrawal is the sole responsibility of the employee.

Process

- Employee shall submit application to the President. The Budget/Finance Committee will determine financial feasibility on an annual basis (June/July) and make recommendations for Board of Directors' approval

Restrictions

- A maximum of six (6) credit hours per semester shall be considered for assistance.
- Assistance is limited to tuition and fees. Books and other required materials shall be employee's responsibility.
- Assistance may be treated as a loan, due immediately, for employees exiting the corporation within eighteen (18) months of receiving assistance, at the discretion of the Board of Directors.

XVII. COMPENSATION

- A. The Executive Director is compensated on a salaried basis and expected to work an average number of hours (35) per week.
- B. Part-time employees are compensated on a salaried basis and are scheduled to work a determined number of hours per week, at a determined per hour rate.
- C. Paydays are the 15th and last day of each month. If a payday falls on a weekend or holiday, the pay date is the preceding work day.
- D. Overtime will be compensated in the form of excused, paid time off work, with consideration given to work volume.
- E. Raises will be minimally equal to the Cost of Living.

- F. Bonus Incentive is determined in November, at the discretion of the Board of Directors, based on performance (6/06)

XVIII. CONDUCT

- A. **ALCOHOL / DRUG POLICY**
The Corporation maintains a drug free work place. Termination may result from possession, sale, use, or exchange of any illegal drugs while on corporate premises or during work hours.
- B. **CONFIDENTIALITY**
Employees and Directors agree to honor the confidentiality of computer files and all information. An agreement will be signed annually. (6/06)
- C. **SMOKE-FREE ENVIRONMENT**
The corporation maintains a smoke-free workplace.
- D. **WORKPLACE VIOLENCE**
Violent or threatening behavior or language will not be tolerated. Termination may result from these actions.
- E. **ETHICS AND CONFLICT OF INTEREST**
Employee and Director conflicts of interest will be disclosed in writing as they occur. Directors shall not vote on, or by any other means affect the outcome of decisions, where a personal conflict of interest exists.

XIX. PERSONNEL

- A. **PERSONNEL FILES**
The Executive Director or designee will maintain a personnel file for each employee, containing appropriate documents, such as the signed compensation agreement, approval of changes in compensation, an I-9 immigration form, and withholding forms for taxes, benefits, deferred compensation, and charitable contributions.
- B. **EXECUTIVE DIRECTOR SEARCH COMMITTEE**
 1. The committee shall be composed of a minimum of three directors
 2. The committee shall advertise in appropriate locations and publications.
 3. The committee shall review applications.
 4. The committee will interview qualifying candidates.
 5. A recommendation will be made to the President for full Board approval.
- C. **REPORTING SCHEDULE**
A new Executive Director will report to the President on a weekly basis for one month, and a minimum of one time per month thereafter. Other personnel report to the Executive Director.
- D. **PERFORMANCE APPRAISALS**
 1. Appraisals will be completed between October 1 and November 30, prior to submission of final city grant proposal for the following year.
 2. The President will evaluate the Executive Director.
 3. The Executive Director will evaluate all other personnel.

4. Performance appraisals will be maintained in the employee's file.

E. STUDENT INTERNSHIPS

1. Positions are available on MGLRC needs basis.
2. Student must be a Mt. Greenwood resident.
3. Student must be enrolled full or part-time in accredited college or university level program that awards credit for internship.
4. A one page narrative of competencies required.
5. Duration is one term or semester, subject to available funds and student's institutional requirements. (6/07)

F. EQUAL EMPLOYMENT OPPORTUNITIES (EEO)

Corporate policy is to provide equal employment opportunity, without regard to race, color, national origin, religion, sex, sex preference, marital status, age, veteran status, or disability.

G. SEXUAL HARASSMENT (SH)

Sexual harassment is prohibited.

H. VIOLATIONS of EEO or SH

If a violation is suggested, an investigative committee shall be formed of directors not involved in the incident. Complaints made in good faith will not result in adverse action. Allegations not made in good faith, or found warranted, may be cause for termination, as determined by the investigative committee.

I. WHISTLEBLOWER

Employees will not be negatively impacted for well-intentioned whistle blowing.

J. DISABILITY

Reasonable accommodations will be made for physical and mental conditions that do not interfere with performance of customary work duties.

K. TERMINATION OF EMPLOYMENT

1. For voluntary terminations, employee will provide two weeks written notice.
2. For involuntary terminations, Board of Directors will provide written determination for termination, signed by the President and Secretary.

MOUNT GREENWOOD LOCAL REDEVELOPMENT CORPORATION

**FINANCIAL STATEMENTS
AND
AUDIT REPORT**

**FOR THE YEAR ENDED
DECEMBER 31, 2010**

MOUNT GREENWOOD LOCAL REDEVELOPMENT CORPORATION

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Duffner & Company, P.C.

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(708) 361-7990
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INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS

Board of Directors
Mount Greenwood Local Redevelopment Corporation
3333 West 111th Street B
Chicago, Illinois 60655-2715

We have audited the accompanying statement of financial position of Mount Greenwood Local Redevelopment Corporation as of December 31, 2010, and the related statements of activities and cash flows for the year then ended. These financial statements are the responsibility of the organization's management. Our responsibility is to express an opinion on these financial statements based on our audit. The prior year summarized comparative information has been derived from Mount Greenwood Local Development 2009 financial statements and, in our report dated March 30, 2011, we expressed an unqualified opinion on those financial statements.

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.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Mount Greenwood Local Redevelopment Corporation as of December 31, 2010, and for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The schedule of functional expenses on page 8 is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

March 30, 2011
Palos Heights, Illinois

Duffner & Company P.C.

FINANCIAL STATEMENTS

MOUNT GREENWOOD LOCAL REDEVELOPMENT CORPORATION

**STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2010**

ASSETS

	<u>2010</u>	<u>2009</u>
Cash and equivalents	\$ 26,614	\$ 39,322
Grants Receivable	3,353	3,498
Accounts Receivable-Tenants	-	900
Total Current Assets	<u>29,967</u>	<u>43,720</u>
 <u>Property and Improvements</u>		
Building	1,232,195	1,232,195
Building Improvements	<u>46,407</u>	<u>46,407</u>
Total Property and Improvements	1,278,602	1,278,602
Less Accumulated Depreciation	<u>(233,626)</u>	<u>(200,841)</u>
Net Depreciable Assets	1,044,976	1,077,761
 Land	 <u>404,700</u>	 <u>608,078</u>
 Total Assets	 <u>\$ 1,479,643</u>	 <u>\$ 1,729,559</u>

LIABILITIES AND NET ASSETS

Liabilities

Accounts Payable	\$ -	\$ 254
Security Deposit Liability	4,163	4,325
Deferred Rent Revenue	-	1,400
Accrued Interest	2,035	2,348
Payroll Tax Withholding	-	837
Accrued Real Estate Taxes	75,408	62,990
Mortgage Notes Payable	<u>1,331,803</u>	<u>1,536,803</u>
 Total Current Liabilities	 1,413,409	 1,608,957

Net Assets

Unrestricted Net Assets	<u>66,234</u>	<u>120,602</u>
 Total Liabilities and Net Assets	 <u>\$ 1,479,643</u>	 <u>\$ 1,729,559</u>

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

MOUNT GREENWOOD LOCAL REDEVELOPMENT CORPORATION

**STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31,**

	<u>UNRESTRICTED</u>	<u>TEMPORARILY RESTRICTED</u>	<u>2010 TOTAL</u>	<u>2009 TOTAL</u>
SUPPORT AND REVENUE				
Support:				
Grant Revenue	\$ 37,666	\$ -	\$ 37,666	\$ 41,972
Contributions	2,500	-	2,500	1,650
Net Revenue from Fundraising	<u>2,240</u>	-	<u>2,240</u>	<u>1,708</u>
Total Support	42,406	-	42,406	45,330
Revenue:				
Gain on Sale of Property	8,296	-	8,296	-
Rental Income	184,860	-	184,860	197,893
Interest Income	57	-	57	211
Miscellaneous Income	<u>7,346</u>	-	<u>7,346</u>	<u>351</u>
Total Revenue	200,559	-	200,559	198,455
Total Support and Revenue	242,965	-	242,965	243,785
FUNCTIONAL EXPENSES				
Program Services:				
Property Redevelopment Program	40,637	-	40,637	52,099
Property Rental Program	<u>241,930</u>	-	<u>241,930</u>	<u>205,362</u>
Total Program Services	282,567	-	282,567	257,461
Support Services:				
Fundraising	2,476	-	2,476	6,657
General and Administrative	<u>12,290</u>	-	<u>12,290</u>	<u>16,426</u>
Total Support Services	<u>14,766</u>	-	<u>14,766</u>	<u>23,083</u>
Total Functional Expenses	<u>297,333</u>	-	<u>297,333</u>	<u>280,544</u>
Change in Net Assets	(54,368)	-	(54,368)	(36,759)
Net Assets at Beginning of Year	<u>120,602</u>	-	<u>120,602</u>	<u>157,361</u>
Net Assets at End of Year	<u>\$ 66,234</u>	<u>\$ -</u>	<u>\$ 66,234</u>	<u>\$ 120,602</u>

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

MOUNT GREENWOOD LOCAL REDEVELOPMENT CORPORATION

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31,**

	<u>2010</u>	<u>2009</u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
Change in net assets	\$ (54,368)	\$ (36,759)
ADJUSTMENTS TO RECONCILE NET INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Depreciation	32,785	32,789
Gain on the Sale of Property	(8,296)	-
(INCREASE) DECREASE IN:		
Accounts Receivable-Tenants	900	(900)
Grants Receivable	144	230
INCREASE (DECREASE) IN:		
Accounts Payable	(254)	254
Deferred Rent Revenue	(1,400)	(1,029)
Accrued Interest	(312)	314
Payroll tax Withholding	(836)	37
Accrued Real Estate Taxes	<u>12,417</u>	<u>(4,307)</u>
Net Cash (Used) By Operations	<u>(19,220)</u>	<u>(9,371)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Net Proceeds From the Sale of Land	211,674	
Purchase of Land	<u>-</u>	<u>(203,378)</u>
Net Cash Provided By Investing Activities	<u>211,674</u>	<u>(203,378)</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
Return of Tenant Security Deposits	(162)	(7,750)
Interest on Note Capitalized		-
Decrease of Mortgage Notes	<u>(205,000)</u>	<u>205,000</u>
Net Cash (Used) By Financing Activities	<u>(205,162)</u>	197,250
Decrease In Cash and Cash Equivalents	(12,708)	(15,499)
Cash and Cash Equivalents - January 1, 2010	<u>39,322</u>	<u>54,821</u>
Cash and Cash Equivalents - December 31, 2010	<u>\$ 26,614</u>	<u>\$ 39,322</u>
SUPPLEMENTAL DISCLOSURE:		
Cash Paid for Interest	<u>\$ 76,142</u>	<u>\$ 75,370</u>
Cash Paid for Income Taxes	<u>\$ -</u>	<u>\$ -</u>

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

MOUNT GREENWOOD LOCAL REDEVELOPMENT CORPORATION

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2010

NOTE A NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES

Nature of Activities

The Mount Greenwood Local Redevelopment Corporation (the Organization) is organized as a not-for-profit corporation. Its purpose is to facilitate and encourage commercial redevelopment within its operating area. This mandate includes the purchasing, sale and redevelopment of commercial property as well as providing support for the same activity undertaken by businesses in the private sector.

Contributed Services

No amounts have been reflected in the financial statements for donated services. The Organization generally pays for services requiring specific expertise. However, many individuals volunteer their time and perform a variety of tasks that assist the Organization, but these services do not meet the criteria for recognition as contributed services.

Property and Equipment

It is the Organization's policy to capitalize property and equipment over \$500. Lesser amounts are expensed. Purchased property and equipment are capitalized at cost. Donations of property and improvements (if any) are recorded as contributions at their estimated fair value. Such donations are reported as unrestricted contributions unless the donor has restricted the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as restricted contributions. Absent donor stipulations regarding how long those donated assets must be maintained, the Organization reports expirations of donor restrictions when the donated or acquired assets are placed in service as instructed by the donor. The Organization reclassifies temporarily restricted net assets to unrestricted net assets at that time. Property and improvements are depreciated using the straight-line method over the estimated useful life of the assets.

Cash and Cash Equivalents

The Organization considers cash on hand cash in banks, certificates of deposit, and U.S. Government Securities and other highly liquid short term securities with initial maturities of three months or less to be cash equivalents.

Financial Statement Presentation

The Organization has adopted SFAS. NO. 117, "Financial Statements of Not-for-Profit Organizations". Under SFAS. NO. 117, the Organization is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. In addition, the Organization is required to present a statement of cash flows.

MOUNT GREENWOOD LOCAL REDEVELOPMENT CORPORATION

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010**

Use of Estimates

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

NOTE B MORTGAGE NOTES

A master mortgage note is secured by all real estate assets held by the Organization. The master loan was decreased by \$205,000 during 2010 to a total balance of \$1,331,803. This decrease was due to selling property located at 3307-11 W 111th St., Chicago, Illinois. The master loan was renewed by the bank on September 18, 2010 for a period of twelve months ending on September 18, 2011. The loan requires monthly payment of interest only. The interest rate is fixed at 5%. Interest expense on all mortgages during the year totaled \$ 75,833.

Future scheduled maturities of notes payable are as follows:

Years ending December 31,	
2011	<u>\$1,331,803</u>

NOTE C LEASE

The Organization leases office space under an annual lease contract ending on December 31, each year. The lease was renewed through December 31, 2011.

NOTE D TAX STATUS

The Organization is a not-for-profit organization that is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code and classified by the Internal Revenue Service as other than a private foundation.

NOTE E FUNCTIONAL ALLOCATION OF EXPENSE

The costs of providing program services, fund raising activities, and the general and administrative functions of the Organization have been summarized on a functional basis in the Statement of Activities. Accordingly, certain costs have been allocated among the activities benefited when reasonably determinable. Any cost, the allocation of which is not reasonably determinable, has been reported as a general and administrative expense.

MOUNT GREENWOOD LOCAL REDEVELOPMENT CORPORATION

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010**

NOTE F CONCENTRATION OF RISK

Cash In Banks:

At December 31, 2010 and at all other times during the fiscal period, the Organization maintained cash balances in one bank. During the year, deposits did not exceed the amounts insured by the Federal Deposit Insurance Corporation. At December 31, 2010, the Organization's cash balances as reported by the bank totaled \$ 29,526.

Mortgage Loans:

In connection with its redevelopment activities, the Organization finances the purchase of properties. All mortgage notes of the Organization are held by one bank.

NOTE G EVALUATION OF SUBSEQUENT EVENTS

The Organization has evaluated subsequent events through March 30, 2010, the date which the financial statements were available to be issued.

SUPPLEMENTAL INFORMATION

MOUNT GREENWOOD LOCAL REDEVELOPMENT CORPORATION

**STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2010**

	PROPERTY REDEVELOPMENT	PROPERTY RENTAL	FUNDRAISING	GENERAL AND ADMINISTRATIVE	TOTAL
Salaries	\$ 27,607	\$ 11,503	\$ 2,300	\$ 4,601	\$ 46,011
Payroll taxes	2,111	880	176	352	3,519
	<u>29,718</u>	<u>12,383</u>	<u>2,476</u>	<u>4,953</u>	<u>49,530</u>
Insurance	976	7,812	-	977	9,765
Interest Expense	-	75,833	-	-	75,833
Professional Fees	7,090	-	-	-	7,090
Office/Meeting Expenses	94	-	-	-	94
Postage	34	34	-	34	102
Office Rent	2,600	2,600	-	2,600	7,800
Repair and Maintenance	-	18,817	-	-	18,817
Seminars & Training	-	-	-	95	95
Real Estate Taxes	-	86,069	-	-	86,069
Telephone	-	-	-	1,725	1,725
Utilities	-	5,416	-	-	5,416
Travel	-	-	-	303	303
Donations	-	-	-	100	100
Dues and Subscriptions	-	-	-	222	222
License and Fees	-	181	-	45	226
Office Supplies	-	-	-	81	81
Survey	20	-	-	-	20
Other Office Expense	-	-	-	-	-
Beautification Projects	105	-	-	1,124	1,124
Repair and Maintenance-Office	-	-	-	31	105
Total Operating Expenses	<u>40,637</u>	<u>209,145</u>	<u>2,476</u>	<u>12,290</u>	<u>264,548</u>
Depreciation Expense	-	32,785	-	-	32,785
	<u>\$ 40,637</u>	<u>\$ 241,930</u>	<u>\$ 2,476</u>	<u>\$ 12,290</u>	<u>\$ 297,333</u>

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

MOUNT GREENWOOD LOCAL REDEVELOPMENT CORPORATION

STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2009

	PROPERTY REDEVELOPMENT	PROPERTY RENTAL	FUNDRAISING	GENERAL AND ADMINISTRATIVE	TOTAL
Salaries	\$ 26,805	\$ 11,169	\$ 2,234	\$ 4,467	\$ 44,675
Payroll taxes	2,050	854	171	342	3,417
	<u>28,855</u>	<u>12,023</u>	<u>2,405</u>	<u>4,809</u>	<u>48,092</u>
Advertising	-	-	-	175	175
Insurance	1,446	11,563	-	1,446	14,455
Interest Expense	-	75,370	-	-	75,370
Professional Fees	18,352	-	-	-	18,352
Office/Meeting Expenses	335	-	-	-	335
Postage	92	92	-	92	277
Direct Fundraising Expense	-	-	4,252	-	4,252
Office Rent	3,000	3,000	-	3,000	9,000
Repair and Maintenance	-	25,600	-	-	25,600
Seminars & Training	-	-	-	550	550
Real Estate Taxes	-	38,693	-	-	38,693
Telephone	-	-	-	2,002	2,002
Utilities	-	5,641	-	-	5,641
Travel	-	-	-	237	237
Donations	-	-	-	75	75
Dues and Subscriptions	-	-	-	122	122
License and Fees	-	591	-	148	739
Bank Charges	-	-	-	1,621	1,621
Office Supplies	-	-	-	725	725
Survey	20	-	-	-	20
Other Office Expense	-	-	-	1,423	1,423
Commissions & Fees Expense	-	-	-	-	-
Bad Debts Expense	-	-	-	-	-
Total Operating Expenses	<u>52,099</u>	<u>172,573</u>	<u>6,657</u>	<u>16,426</u>	<u>247,755</u>
Depreciation Expense	-	<u>32,789</u>	-	-	<u>32,789</u>
	<u>\$ 52,099</u>	<u>\$ 205,362</u>	<u>\$ 6,657</u>	<u>\$ 16,426</u>	<u>\$ 280,544</u>

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

COST ALLOCATION PLAN

For Year: **2011**

Agency: **Mt. Greenwood LRC**

Prepared by: **Mary Kiedrow**

Date Prepared: **December 8, 2010**

PERSONNEL			TOTAL ANNUAL STAFF COSTS			COST ALLOCATION																		TOTAL STAFF	% Total (cannot exceed 100%)		
						SSA #			DCD DELEGATE AGENCY CONTRACTS (insert contract name(s) below)						ALL OTHER CITY CONTRACTS (insert contract name(s) below)						ALL OTHER FUNDING SOURCES						
Staff Title	FT, PT, or Independent Contractor	Staff Name	Total Wages	Total Fringe	TOTAL STAFF	Support Svcs Coml Dev												TOTAL STAFF									
						Wages	Fringe	Basis of Allocation	Wages	Fringe	Basis of Allocation	Wages	Fringe	Basis of Allocation	Wages	Fringe	Basis of Allocation			Wages	Fringe	Basis of Allocation					
Executive Director	FT	Mary Kiedrow	\$46,011	\$3,520	\$49,531				\$34,900	\$2,670	76%									\$11,111	\$850	24%	\$49,531	100%			
					\$0																		\$0	0%			
					\$0																		\$0	0%			
					\$0																		\$0	0%			
					\$0																		\$0	0%			
					\$0																		\$0	0%			
					\$0																		\$0	0%			
TOTAL STAFF			\$46,011	\$3,520	\$49,531	\$0	\$0	\$0	\$34,900	\$2,670	\$37,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,111	\$850	\$11,961	\$49,531	
NON-PERSONNEL (explain, if needed)			TOTAL ANNUAL NON-PERSONNEL COSTS			COST ALLOCATION																		Do Costs = Allocation? Yes or No			
						DCD DELEGATE AGENCY CONTRACTS			ALL OTHER CITY CONTRACTS						ALL OTHER FUNDING SOURCES			TOTAL									
SSA #	Basis of Allocation	Support Svcs Coml Dev	Basis of Allocation	0	Basis of Allocation	0	Basis of Allocation	0	Basis of Allocation	ALL OTHER FUNDING SOURCES	Basis of Allocation	TOTAL															
	Bank Charges/Loan Interest		\$78,000					\$96	16%															\$78,000	100%	\$78,000	Yes
	Beautification & Donations		\$200																					\$200	100%	\$200	Yes
	Dues, Subscriptions, Licenses, Filing Fees		\$550																					\$550	100%	\$550	Yes
	Fund Raising		\$500																					\$500	100%	\$500	Yes
	Insurance		\$12,000																					\$12,000	100%	\$12,000	Yes
	Professional Services		\$6,000																					\$6,000	100%	\$6,000	Yes
	Telephone & cable		\$1,600																					\$1,600	100%	\$1,600	Yes
	Office Supplies, Meetings & Seminars, Travel		\$2,695																					\$2,695	100%	\$2,695	Yes
	Property Maintenance		\$7,910																					\$7,910	100%	\$7,910	Yes
	Real Estate Taxes		\$56,485																					\$56,485	100%	\$56,485	Yes
	Utilities		\$6,000																					\$6,000	100%	\$6,000	Yes
	Rent		\$7,200																					\$7,200	100%	\$7,200	Yes
TOTAL ADMIN			\$179,140			\$0		\$96		\$0		\$0		\$0		\$0		\$179,140		\$179,140				\$179,140			
OVERALL TOTALS			STAFF + NON-PERSONNEL			SSA #	Support Svcs Coml Dev			0	0			0			ALL OTHER FUNDING SOURCES			GRAND TOTAL							
			\$226,671			\$0	\$37,666			\$0	\$0			\$0			\$191,101			\$226,671							

New MGLRC
Balance Sheet
November 30, 2011

ASSETS

Current Assets		
Operating Checking	\$	3,644.22
Archer Operating		770.57
Operating Savings		504.94
Petty Cash		53.23
Security Deposits Archer		9,653.78
Grants Receivable		<u>420.10</u>
Total Current Assets		15,046.84
Property and Equipment		
Building - 3037 W. 111th		147,303.00
Building - 3031-33 111th		253,768.00
Building - 3201 W. 111th		505,335.00
Building - 11041 S. Kedzie		504,104.00
Building - 11114 S Sawyer		128,265.00
Building Improvements		17,162.00
Depreciation-Buildings		<u>(264,122.35)</u>
Total Property and Equipment		1,291,814.65
Other Assets		
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>1,306,861.49</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Rental Deposits	\$	3,025.00
Accrued Interest		2,035.12
State Withholding		192.76
Accrued Real Estate Taxes		75,407.71
Current Portion-Lt Debt		<u>1,070,072.46</u>
Total Current Liabilities		1,150,733.05
Long-Term Liabilities		
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		1,150,733.05
Capital		
Fund Balance		(32,785.00)
Retained Earnings		99,019.55
Net Income		<u>89,893.89</u>
Total Capital		<u>156,128.44</u>
Total Liabilities & Capital	\$	<u><u>1,306,861.49</u></u>

New MGLRC
Income Statement
For the Eleven Months Ending November 30, 2011

	Current Month		Year to Date	
Revenues				
Grant City of Chicago	\$ 3,130.80	1.24 \$	34,757.30	16.83
Party In Park Revenue	0.00	0.00	0.00	0.00
Fund Raising	0.00	0.00	0.00	0.00
Other Grants/Rebates	0.00	0.00	25.26	0.01
Interest Income	0.00	0.00	7.76	0.00
Sale of Property	(275,000.00)	(108.73)	0.00	0.00
RETax - Tenant Rebates	0.00	0.00	0.00	0.00
Earnest Money//Void Sale	0.00	0.00	0.00	0.00
Finance Charge / late rent	73.83	0.03	710.08	0.34
Rental Income	16,386.27	6.48	168,551.30	81.60
Release escrow	0.00	0.00	0.00	0.00
Gain of Sale of Property	0.00	0.00	0.00	0.00
Donation Income	2,500.00	0.99	2,500.00	1.21
Sales Discounts	0.00	0.00	0.00	0.00
New Loan Proceeds	0.00	0.00	0.00	0.00
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Revenues	<u>(252,909.10)</u>	<u>(100.00)</u>	<u>206,551.70</u>	<u>100.00</u>
 Cost of Sales				
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Cost of Sales	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Gross Profit	<u>(252,909.10)</u>	<u>(100.00)</u>	<u>206,551.70</u>	<u>100.00</u>
 Expenses				
Cost of Sales	0.00	0.00	3,400.00	1.65
Salaries	3,834.24	1.52	42,176.64	20.42
Payroll Tax	2,141.33	0.85	5,074.53	2.46
Advertising	0.00	0.00	175.00	0.08
Bank Charges	33.40	0.01	1,948.81	0.94
Depreciation	(2,289.00)	(0.91)	(2,289.00)	(1.11)
Donations	0.00	0.00	165.00	0.08
Dues & Subscriptions	0.00	0.00	133.92	0.06
Fund Raising Expenses	0.00	0.00	0.00	0.00
Insurance	2,280.00	0.90	11,150.00	5.40
Interest on Loan	4,607.26	1.82	53,394.28	25.85
Professional/Legal/Accounting	0.00	0.00	14,522.56	7.03
License/Filing Fees	0.00	0.00	41.00	0.02
Beautification Projects	0.00	0.00	38.32	0.02
Party in the Park Expenses	0.00	0.00	0.00	0.00
Newsletter	0.00	0.00	0.00	0.00
Office Meeting Expense	23.94	0.01	180.52	0.09
Postage	0.00	0.00	93.92	0.05
Rent	600.00	0.24	6,600.00	3.20
Repr & Maint @ Rentals	2,750.00	1.09	13,965.53	6.76
Seminars/Training & Education	0.00	0.00	0.00	0.00

R E Taxes	17,290.54	6.84	76,217.38	36.90
Telephone & cable	88.85	0.04	1,629.78	0.79
Travel	0.00	0.00	53.00	0.03
Utilities at Rentals	15.21	0.01	2,271.82	1.10
6000	0.00	0.00	0.00	0.00
Bad Debt Expense	0.00	0.00	0.00	0.00
Maintenance & Repairs Office	0.00	0.00	0.00	0.00
Office Supplies	0.00	0.00	399.98	0.19
Other Office Expense	17,515.93	6.93	17,680.82	8.56
Survey (res in coml)	0.00	0.00	0.00	0.00
Commissions and Fees Expense	0.00	0.00	0.00	0.00
Equipment Rental Expense	0.00	0.00	0.00	0.00
Freight Expense	0.00	0.00	0.00	0.00
Depreciation Expense	0.00	0.00	0.00	0.00
Gain/Loss - Sale of Assets Exp	<u>(426,881.87)</u>	(168.79)	<u>(165,151.00)</u>	(79.96)
Total Expenses	<u>(377,990.17)</u>	(149.46)	<u>83,872.81</u>	40.61
Net Income	<u>\$ 125,081.07</u>	49.46	<u>\$ 122,678.89</u>	59.39

Real Estate Sales Contract

1. First Pilsnik Properties LLC or Nextline (Purchaser) agrees to purchase a price of \$ 415,000 on the terms set forth herein, the following described real estate in Cook County, Illinois:

~~415,000~~ \$ 415,000 JW 11/28/11

commonly known as 11061 S. Kedzie Ave. Chicago, IL and with approximate lot dimensions of 175 x 136 together with the following property presently located thereon:

2. Owner of Record (Seller) agrees to sell the real estate and the property described above, if any, at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or nominee title thereto by a recordable Warranty deed, with release of homestead rights, if any, and a proper bill of sale, subject only to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies (as listed in Schedule A attached); (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (g) mortgage or trust deed specified below, if any; (h) general taxes for the year 2011 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2011; and to

3. Purchaser has paid 40,000 upon execution of this contract as earnest money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus provisions, at the time of closing as follows: *(in the language and subparagraphs not applicable)*

- (a) The payment of \$ 300,000 +/- preparations at closing
 - (b) ~~40,000~~ 40,000 preparations at closing
- 395,000 JW

4. Seller, at his own expense, agrees to furnish Purchaser a current 2nd survey of the above real estate made, and so certified by the surveyor as having been made, in compliance with the Illinois Land Survey Standards JAN 10, 2012 JW/

5. The time of closing shall be on December 29, 2011 or on the date, if any, on which such time is extended by reason of paragraphs 2 or 10 of the Conditions and Stipulations hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the office of Chicago Title & Trust or of the mortgage lender, if any, provided title is shown to be good or is accepted by Purchaser.

6. Seller agrees to pay a broker's commission of 2.125% Net Estate in the amount set forth in the broker's listing contract or as follows: _____

7. The earnest money shall be held by Chicago Title & Trust for the mutual benefit of the parties.

8. Seller warrants that Seller, its beneficiaries or agents of Seller or of its beneficiaries have received no notices from any city, village or other governmental authority of zoning, building, fire or health code violations in respect to the real estate that have not been heretofore corrected.

9. A duplicate original of this contract, only executed by the Seller and his spouse, if any, shall be delivered to the Purchaser within 5 days from the date hereof, otherwise, at the Purchaser's option, this contract shall become null and void and the earnest money shall be refunded to the Purchaser.

This contract is subject to the Conditions and Stipulations set forth on the back page hereof, which Conditions and Stipulations are made a part of this contract.

Dated: 11/18/11

Purchaser: [Signature] Address: _____
L.C. R.E. OB-stor Lic # 475096145

Purchaser: _____ Address: _____

Seller: [Signature] Address: _____
MGLRC

Seller: _____ Address: _____

CONDITIONS AND STIPULATIONS

with extended coverage

1. Seller shall deliver or cause to be delivered to Purchaser or Purchaser's agent, not less than 5 days prior to the time of closing, the plat of survey (if one is required to be delivered under the terms of this contract) and a title commitment for an owner's title insurance policy issued by the Chicago Title Insurance Company in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the general exceptions contained in the policy, (b) the title exceptions set forth above, and (c) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Seller may so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing items (b) and (c) and unpermitted exceptions or defects in the title disclosed by the survey, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 2 below.

2. If the title commitment or plat of survey (if one is required to be delivered under the terms of this contract) discloses either unpermitted exceptions or survey matters that render the title unmarketable (herein referred to as "survey defects"), Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to correct such survey defects or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions or survey defects, and, in such event, the time of closing shall be 35 days after delivery of the commitment or the time expressly specified in paragraph 5 on the front page hereof, whichever is later. If Seller fails to have the exceptions removed or correct any survey defects, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions or survey defects within the specified time, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after the expiration of the 30-day period, to take title as it then is with the right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further action of the parties.

3. Rents, premiums under assignable insurance policies, water and other utility charges, fuels, prepaid service contracts, general taxes, accrued interest on mortgage indebtedness, if any, and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted on the basis of (a), (b), or (c) below (*Strike subparagraphs not applicable*):

(a) 110 % of the most recent ascertainable taxes;

(b) The most recent ascertainable taxes and subsequent readjustment thereof pursuant to the terms of reparation letter attached hereto and incorporated herein by reference.

(c) [Other] _____

The amount of any general taxes which may accrue by reason of new or additional improvements shall be adjusted as follows: _____

All prorations are final unless otherwise provided herein. Existing leases and assignable insurance policies, if any, shall then be assigned to Purchaser. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax; such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor. If such ordinance does not so place responsibility, the tax shall be paid by the (Purchaser) (Seller). (*Strike one.*)

4. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

5. If this contract is terminated without Purchaser's fault, the earnest money shall be returned to the Purchaser, but if the termination is caused by the Purchaser's fault, then upon notice to the Purchaser, the earnest money shall be forfeited to the Seller and applied first to the payment of Seller's expenses and then to payment of broker's commission; the balance, if any, to be retained by the Seller as liquidated damages.

6. At the election of Seller or Purchaser upon notice to the other party not less than 5 days prior to the time of closing, this sale shall be closed through an escrow with Chicago Title and Trust Company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by Chicago Title and Trust Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be divided equally between Seller and Purchaser. (*Strike paragraph if inapplicable.*)

7. Time is of the essence of this contract.

8. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service.

9. Alternative 1:

Seller represents that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.

Alternative 2:

Purchaser represents that the transaction is exempt from the withholding requirements of Section 1445 of the Internal Revenue Code because Purchaser intends to use the subject real estate as a qualifying residence under said Section and the sales price does not exceed \$300,000.

Alternative 3:

With respect to Section 1445 of the Internal Revenue Code, the parties agree as follows: _____

(*Strike two of the three alternatives.*)

10. (A) Purchaser and Seller agree that the disclosure requirements of the Illinois Responsible Property Transfer Act (do) (do not) apply to the transfer contemplated by this contract. (*If requirements do not apply, strike (B) and (C) below.*)

(B) Seller agrees to execute and deliver to Purchaser and each mortgage lender of Purchaser such disclosure documents as may be required by the Illinois Responsible Property Transfer Act.

(C) Purchaser agrees to notify Seller in writing of the name and post office address of each mortgage lender who has issued a commitment to finance the purchase hereunder, or any part thereof; such notice shall be furnished within 10 days after issuance of any such commitment, but in no event less than 40 days prior to delivery of the deed hereunder unless waived by such lender or lenders. Purchaser further agrees to place of record, simultaneously with the deed recorded pursuant to this contract, any disclosure statement furnished to Purchaser pursuant to paragraph 10(B) and, within 30 days after delivery of the deed hereunder, to file a true and correct copy of said disclosure document with the Illinois Environmental Protection Agency.

Attached is Rider "A"

**RIDER "A" TO REAL ESTATE SALES CONTRACT
BY AND BETWEEN FIRST PULASKI PROPERTIES LLC OR NOMINEE
AS PURCHASER, AND OWNER OF RECORD
FOR THE PREMISES COMMONLY KNOWN AS
11041 S. KEDZIE AVE
CHICAGO, ILLINOIS**

1. Purchaser shall have 30 days to perform environmental studies, building inspections, lease and operating expense review, for Purchaser's intended use. In the event any of these items are unacceptable to purchaser, purchaser may declare contract null and void and secure return of earnest money.
2. This contract is subject to purchaser's and seller's attorney review within 7 days of acceptance.

PURCHASER:

By: 
Jon Weglarz *MR*

11/18/11
Date

SELLER:

By: 
Executive Director M6CR

11-22-11
Date



3333 W. 111th St. Chicago, IL 60655 773-881-0622 www.mglrc.com

MGLRC Board of Directors

2012

Name

Mark Donahue, President
Nancy Kuzma, VP
James Porter, Treasurer
Theresa O'Rourke, Secretary
Kevin Martin
Matthew Quinn
Mary Kiedrow,
Executive Director

mglrc2000@wowway.com

773-881-0622

Advisory Committee Members

Kevin Barry, Chairperson
The Barry Law Group
3551 W. 111th St.

Keith Brandenburger
Brandenburger Plumbing
3245 W. 111th St.

Mike Grant
LaFiesta Mexican Restaurant
3333 W. 111th St.

* Plus representation from
Alderman O'Shea

Ed McBrearty
3225 W. 111th St.

Nancy Kuzma
Archer Bank
3435 W. 111th St.

Toni Quinn
Face to Face Salon & Spa
3502 W. 111th St.

Lori Reed
Reed Chiropractic
3301 W 111th St.



PLACE Consulting, Inc
People, Livability, Accessibility, Community & Economic Development

Mt. Greenwood SSA Designation Timeline

Following is a list of activities undertaken as part of the Mount Greenwood SSA creation process:

October 2011:

- Contacted Mount Greenwood Chamber of Commerce to advise of submission intent and request support (given conditionally if Chamber could share provider role 50/50)
- Submitted SSA Feasibility

November 2011:

- Participated in agency interview with HED staff and Alderman O'Shea and staff

December 2011:

- Received notification from HED of approval to sponsor SSA
- RFP for SSA consultant; three bids received

January, 2012:

- Engaged PLACE Consulting

February 2012:

- Began exploring the creation of the SSA Advisory Committee

March 2012:

- Emailed and phoned twenty-two business and property owners to request that they participate in the Advisory Committee
- Advisory Committee Meeting 3/15

April 2012:

- Advisory Committee Meeting 4/5

May 2012:

- Advisory Committee Meeting 5/21
- Sent PINs to surveyor to prepare legal description, pending committee decision on western border
- Ordered Tax Exempt PIN Report; ordered Delinquent PIN Report

June 2012:

- Notice of the community meetings was posted on the MGLRC website.
- Certified mail to all taxpayers of record 6/2 in proposed area; expected delivery date 6/4
- Held Community Meeting #1, 6/6 at St. Xavier University. Made adjustments to boundaries and budget based on input and feedback from those present and those who contacted Alderman O'Shea's office
- Held Community Meeting #2, 6/12 at St. Xavier University
- Submitted application to the City of Chicago (HED) on June 15, 2012

SSA #55 119th/Kedzie

PIN	Address	Unit	Taxpayer Name	Provided Letter of Support
24-13-308-023	10961 S. Kedzie		LITTLE COMPANY OF MARY	
24-13-308-024	10963 S. Kedzie		LITTLE COMPANY OF MARY	
24-13-308-025	10965 S. Kedzie		HALING & TONLIOS	
24-13-308-026	11101 S. Kedzie		HALING & TONLIOS	
24-13-308-027	11105 S. Kedzie		HALING & TONLIOS	
24-13-308-028	11007 S. Kedzie		HALING & TONLIOS	
24-13-308-029	11009 S. Kedzie		JAMES HEDERMAN	
24-13-308-030	11011 S. Kedzie		EDWARD B FITZGIBBONS	
24-13-308-031	11015 S. Kedzie		CHARLES A VESTUTO	
24-13-308-032	11017 S. Kedzie		JAMES S HAYDEN JR	
24-13-308-036	11029 S. Kedzie		MGLRC	Yes
24-13-308-037	11031 S. Kedzie		MGLRC	Yes
24-13-308-038	11033 S. Kedzie		MGLRC	Yes
24-13-308-039	11035 S. Kedzie		MGLRC	Yes
24-13-308-040	11039 S. Kedzie		MGLRC	Yes
24-13-308-041	11041 S. Kedzie		MGLRC	Yes
24-13-308-042	11043 S. Kedzie		MGLRC	Yes
24-13-308-043	11045 S. Kedzie		K MCCORMICK	
24-13-308-085	3152 W. 111th		WILLIAM B MILLER	
24-13-308-086	3148 W. 111th		BETTY KOSKINAS	
24-13-308-087	3144 W. 111th		RICHARD STROMBECK	
24-13-308-088	3142 W. 111th		B KAMINSKY&KAMINSKY TR	
24-13-308-089	3140 W. 111th		LPB INVESTMENTS	
24-13-308-090	3136 W. 111th		DENISE KONSTANTOPOULOS	
24-13-308-091	3132 W. 111th		P/ R BUILDING	
24-13-308-092	11025 S. Kedzie		49ERS SPORTMEN CLUB	
24-13-308-093	11025 S. Kedzie		KSYCKI	
24-13-308-101	10953 S. Kedzie		LITTLE COMPANY OF MARY	
24-13-308-102	10961 S. Kedzie		LITTLE CO MARY HOSP	
24-13-309-072	3124 W. 111th		SAM ZIMMERMAN	
24-13-309-073	3120 W. 111th		EDWARD R TRLAK	
24-13-309-074	3118 W. 111th		ANTONIO CUTRONE	
24-13-309-075	3116 W. 111th		D PITTS	
24-13-309-076	3112 W. 111th			0
24-13-309-077	3052 W. 111th		THE PRIVATEBANK	
24-13-309-078	3052 W. 111th		THE PRIVATEBANK	
24-13-310-034	11033 S. Albany		THE PRIVATEBANK	
24-13-310-035	11039 S. Albany		THE PRIVATEBANK	
24-13-310-036	11041 S. Albany		THE PRIVATEBANK	
24-13-310-037	11043 S. Albany		THE PRIVATEBANK	
24-13-310-038	11045 S. Albany		THE PRIVATEBANK	
24-13-310-075	11028 S. Whipple		THE PRIVATEBANK	
24-13-310-076	11032 S. Whipple		THE PRIVATEBANK	
24-13-310-077	11034 S. Whipple		THE PRIVATEBANK	
24-13-310-078	11038 S. Whipple		THE PRIVATEBANK	
24-13-310-079	11040 S. Whipple		THE PRIVATEBANK	
24-13-310-080	11042 S. Whipple		THE PRIVATEBANK	
24-13-310-081	11044 S. Whipple		THE PRIVATEBANK	
24-13-310-082	3058 W. 111th		THE PRIVATEBANK	
24-13-310-083	3054 W. 111th		THE PRIVATEBANK	

SSA #55 119th/Kedzie

PIN	Address	Unit	Taxpayer Name	Provided Letter of Support
24-13-310-084	3046 W. 111th		THE PRIVATEBANK	
24-13-310-086	3038 W. 111th		THE PRIVATEBANK	
24-13-310-087	3036 W. 111th		THE PRIVATEBANK	
24-13-310-088	3034 W. 111th		THE PRIVATEBANK	
24-13-310-089	3044 W. 111th		THE PRIVATEBANK	
24-13-310-090	3040 W. 111th		THE PRIVATEBANK	
24-13-312-006	3012 W. 111th		DANIEL KAHN	
24-13-312-007	3018 W. 111th		KARL MATTSON	
24-13-312-008	3006 W. 111th		BEVERLY SHEAR MFG CORP	
24-13-312-015	3004 W. 111th		BEVERLY SHEAR MFG CORP	
24-13-312-016	3030 W. 111th		THE PRIVATEBANK	
24-14-417-020	3524 W. 111th		KEYSTONE BUILDING CORP	
24-14-417-021	3520 W. 111th		NAVISBAR	
24-14-417-022	3518 W. 111th		NAVISBAR	
24-14-417-023	3516 W. 111th		LYNN M MULRENIN	
24-14-417-024	3512 W. 111th		LYNN M MULRENIN	
24-14-417-027	3504 W. 111th		THOMAS GREGOR	
24-14-417-028	3502 W. 111th		MARTIN P QUINN	Yes
24-14-417-029	3500 W. 111th		DR GARFIELD BATCHELOR	
24-14-417-032	3510 W. 111th		LARRY W KLUG	
24-14-417-033	3506 W. 111th		THOMAS GREGOR	
24-14-418-019	3452 W. 111th		JOSEPH SOLIS	
24-14-418-021	3446 W. 111th		SUSAN FABER	Yes
24-14-418-022	3444 W. 111th		SUSAN FABER	Yes
24-14-418-023	3440 W. 111th		SUSAN FABER	Yes
24-14-418-024	3436 W. 111th		WILLIAMS FABER	Yes
24-14-418-025	3432 W. 111th		WILLIAMS FABER	Yes
24-14-418-051	3450 W. 111th		GABRIEL SOLIS	
24-14-418-052	3446 W. 111th		SUSAN FABER	Yes
24-14-419-028	3424 W. 111th		DENNIS SPADA SR	
24-14-419-032	3422 W. 111th		FATHER PEREZ K OF C	
24-14-419-034	3410 W. 111th		MICHAEL G PAPPAS	
24-14-419-035	3406 W. 111th		MICHAEL PULLIAM	
24-14-419-036	3402 W. 111th		MR MARK A LUND	
24-14-419-037	3400 W. 111th		MT GREENWOOD LLC	
24-14-420-008	3359 W. 111th			0
24-14-420-009	3359 W. 111th			0
24-14-420-010	3359 W. 111th			0
24-14-420-011	3359 W. 111th			0
24-14-420-012	3359 W. 111th			0
24-14-420-013	3342 W. 111th			0
24-14-421-024	3336 W. 111th			0
24-14-421-025	3336 W. 111th			0
24-14-421-026	3336 W. 111th			0
24-14-421-027	3314 W. 111th		JOSEPH MURRAY	Yes
24-14-421-028	3312 W. 111th		DARLA PITTS	
24-14-421-029	3308 W. 111th		JAMES BRACKEN	
24-14-421-030	3306 W. 111th		SOUTHWEST RLTY ENTRP I	
24-14-421-031	3300 W. 111th		EIRE ESTATES LLC	
24-14-422-029	11040 S. Sawyer		GENDELL MT GREENWOOD	
24-14-422-030	11042 S. Sawyer		GENDELL MT GREENWOOD	
24-14-422-031	3258 W. 111th		MARION & LIDSTOM	
24-14-422-032	3256 W. 111th		MARION & LIDSTOM	

SSA #55 119th/Kedzie

PIN	Address	Unit	Taxpayer Name	Provided Letter of Support
24-14-422-033	3254 W. 111th		111TH MOUNT GREENWOOD	.
24-14-422-034	3252 W. 111th		INTERSTATE COMMERICAL	
24-14-422-035	3250 W. 111th		INTERSTATE COMMERICAL	
24-14-422-036	3248 W. 111th		111TH MOUNT GREENWOOD	.
24-14-422-037	3244 W. 111th		INTERSTATE COMMERICAL	
24-14-422-038	3242 W. 111th		111TH MOUNT GREENWOOD	.
24-14-422-039	3238 W. 111th		INTERSTATE COMMERICAL	
24-14-422-040	3236 W. 111th		GENDELL MT GREENWOOD	
24-14-422-041	3234 W. 111th		GENDELL MT GREENWOOD	
24-14-423-014	11043 S. Sawyer		GENDELL MT GREENWOOD	
24-14-423-019	11010 S. Kedzie		0	
24-14-423-020	11012 S. Kedzie		0	
24-14-423-021	11020 S. Kedzie		GLG MANAGEMENT INC	
24-14-423-022	11020 S. Kedzie		GLG MANAGEMENT INC	
24-14-423-023	11020 S. Kedzie		GLG MANAGEMENT INC	
24-14-423-024	11020 S. Kedzie		GLG MANAGEMENT INC	
24-14-423-025	11020 S. Kedzie		GLG MANAGEMENT INC	
24-14-423-026	11020 S. Kedzie		GLG MANAGEMENT INC	
24-14-423-027	11020 S. Kedzie		GLG MANAGEMENT INC	
24-14-423-028	11020 S. Kedzie		GLG MANAGEMENT INC	
24-14-423-029	11020 S. Kedzie		GLG MANAGEMENT INC	
24-14-423-030	11020 S. Kedzie		GLG MANAGEMENT INC	
24-14-423-031	11040 S. Kedzie		GENDELL MT GREENWOOD	
24-14-423-032	11042 S. Kedzie		GENDELL MT GREENWOOD	
24-14-423-033	3222 W. 111th		GENDELL MT GREENWOOD	
24-14-423-034	3220 W. 111th		GENDELL MT GREENWOOD	
24-14-423-035	3218 W. 111th		GENDELL MT GREENWOOD	
24-14-423-036	3216 W. 111th		GENDELL MT GREENWOOD	
24-14-423-037	3214 W. 111th		GENDELL MT GREENWOOD	
24-14-423-038	3212 W. 111th		GENDELL MT GREENWOOD	
24-14-423-039	3210 W. 111th		GENDELL MT GREENWOOD	
24-14-423-040	3208 W. 111th		GENDELL MT GREENWOOD	
24-14-423-041	3204 W. 111th		GENDELL MT GREENWOOD	
24-14-423-042	3202 W. 111th		GENDELL MT GREENWOOD	
24-14-423-043	3200 W. 111th		GENDELL MT GREENWOOD	
24-23-200-005	3541 W. 111th		LEONARD S ROSZAK	
24-23-200-006	3541 W. 111th		LEONARD S ROSZAK	
24-23-200-007	3543 W. 111th		LEONARD S ROSZAK	
24-23-200-008	3537 W. 111th		ROBERT MOLINARI	
24-23-200-009	3531 W. 111th		ROBERT MOLINARI	
24-23-200-089	3551 W. 111th		111TH ST JOINT VENTURE	
24-23-201-056	11125 S Drake Ave		0	
24-23-202-069	3435 W. 111th		JOHN MALFAS	Yes
24-23-202-070	3437 W. 111th		JOHN MALFAS	Yes
24-23-202-071	3435 W. 111th		JOHN MALFAS	Yes
24-23-202-072	3435 W. 111th		JOHN MALFAS	Yes
24-23-202-084	3435 W. 111th		JOHN MALFAS	Yes
24-23-202-086-1001	3451 W. 111th		DOLORES MARY POGOR	
24-23-202-086-1002	3451 W. 111th		BARRY & DEYOUNG	
24-23-202-086-1003	3451 W. 111th		JAMES D HART	
24-23-202-086-1004	3451 W. 111th		JESSICA R MALONE	
24-23-202-086-1005	11103 S. St. Louis		JOSEPH HACKETT	
24-23-202-086-1006	11103 S. St. Louis		MAUREEN SHEERIN	

SSA #55 119th/Kedzie

PIN	Address	Unit	Taxpayer Name	Provided Letter of Support
24-23-202-086-1007	3455 W. 111th		EDWARD ZAINO JR	
24-23-202-086-1008	3455 W. 111th		JOHN KENNEDY	
24-23-202-086-1009	11110 S. St. Louis		JOHN P ERNST	
24-23-202-086-1010	11110 S. St. Louis		K DOYLE	
24-23-202-086-1011	11110 S. St. Louis		TAXPAYER OF	
24-23-202-086-1012	3451 W. 111th	#411	GERALD W NAPLETON	
24-23-202-086-1013	3451 W. 111th		JAMES SUNDBERG	
24-23-202-086-1014	3451 W. 111th	#306	JOHN CUNNINGHAM III	
24-23-202-086-1015	3451 W. 111th		FRANK VITA	
24-23-202-086-1016	3451 W. 111th		FRANK VITA	
24-23-202-086-1017	3451 W. 111th		ROSEMARY L ALBRECHT	
24-23-202-086-1018	3451 W. 111th		DANIEL GBUR	
24-23-202-086-1019	11111 S. St. Louis		TAXPAYER OF	
24-23-203-001	11101 S. Trumbull		DAVID RONALD KUREK	
24-23-203-002	11103 S. Trumbull		DAVID RONALD KUREK	
24-23-203-003	11107 S. Trumbull		DAVID RONALD KUREK	
24-23-203-061	11100 S. Homan		SOUTH CHICAGO LLC	
24-23-204-001	11101 S. Homan			0
24-23-204-026	11100 S. Christiana		FRANK TELIGADAS	
24-23-204-027	11100 S. Christiana		FRANK TELIGADAS	
24-23-204-028	11106 S. Christiana		FRANK TELIGADAS	
24-23-204-029	11108 S. Christiana		FRANK TELIGADAS	
24-23-205-001	3333 W. 111th		LA FIESTA RESTAURANT	Yes
24-23-205-062	3311 W. 111th		3333 BUILDING ACCOUNT	Yes
24-23-205-063	3309 W. 111th		3333 BUILDING ACCOUNT	Yes
24-23-205-064	3307 W. 111th		3333 BUILDING ACCOUNT	Yes
24-23-205-065	3303 W. 111th		MM DONALD REED	Yes
24-23-205-066	3301 W. 111th		DONALD L REED	Yes
24-23-206-003	3251 W. 111th		MARIO A VILLANUEVA	
24-23-206-004	3251 W. 111th		MARIO A VILLANUEVA	
24-23-206-005	3247 W. 111th		JAMES MCGARRY	
24-23-206-006	3245 W. 111th		KEITH BRANDENBURGER	Yes
24-23-206-007	3243 W. 111th		JAMES & PAUL HINCKS	
24-23-206-008	3235 W. 111th		TIMOTHY BRADY	
24-23-206-070	3255 W. 111th		MGLRC	Yes
24-23-206-084	3259 W. 111th		MACKELLSINN	
24-23-206-085	11111 S. Spaulding		JOHN A MACIS	
24-23-207-032	11100 S. Kedzie		MGLRC	Yes
24-23-207-033	11104 S. Kedzie		MGLRC	Yes
24-23-207-034	11108 S. Kedzie		MGLRC	Yes
24-23-207-035	11112 S. Kedzie		ANGIE M STARR	
24-23-207-036	11114 S. Kedzie		ANGIE M STARR	
24-23-207-037	11116 S. Kedzie		ANGIE M STARR	
24-23-207-038	11118 S. Kedzie		RUBEN & EDEN ESPINAS	
24-23-207-077	3225 W. 111th		MCINERNEY & MCBREARTY	Yes
24-23-207-078	3219 W. 111th		JANICE PRUNSKY	
24-24-100-001	3155 W. 111th		B A PLUMMER III WKMB	Yes
24-24-100-002	3145 W. 111th		B A PLUMMER III WKMB	Yes
24-24-100-003	3143 W. 111th		WILLIAM FABER	Yes
24-24-100-004	3139 W. 111th		WILLIAM FABER	Yes
24-24-100-005	3137 W. 111th		BK PROPERTIES	
24-24-100-006	3135 W. 111th		BK PROPERTIES	
24-24-100-007	11115 S. Kedzie		EDWARD M BARRY	

SSA #55 119th/Kedzie

PIN	Address	Unit	Taxpayer Name	Provided Letter of Support
24-24-100-008	11117 S. Kedzie		EDWARD M BARRY	
24-24-100-009	11121 S. Kedzie		KATHLEEN M FITZGERALD	
24-24-100-010	11123 S. Kedzie		KATHLEEN M FITZGERALD	
24-24-100-011	11125 S. Kedzie		TIMOTHY FITZGERALD	
24-24-101-001	3125 W. 111th		TAXPAYER OF	
24-24-101-002	3123 W. 111th		TAXPAYER OF	
24-24-101-003	3119 W. 111th		TAXPAYER OF	
24-24-101-004	3117 W. 111th		CHICAGO TRU VALUE HDWR	
24-24-101-005	3115 W. 111th		CHICAGO TRU VALUE HDWR	
24-24-101-006	3113 W. 111th		CHICAGO TRU VALUE HDWR	
24-24-101-007	3111 W. 111th		CHICAGO TRU VALUE HDWR	
24-24-101-008	3107 W. 111th		RICHARD COPELAND	
24-24-101-009	3105 W. 111th		JOHN D & D A HALLBERG	
24-24-101-010	3101 W. 111th		DARLENE LARSEN	
24-24-102-001	3055 W. 111th		SUSAN FABER	Yes
24-24-102-002	3051 W. 111th		SUSAN FABER	Yes
24-24-102-003	3049 W. 111th		SUSAN FABER	Yes
24-24-102-004	3047 W. 111th		DAN MCKAY RECEIVER	
24-24-102-005	3043 W. 111th		ALICE COURT PROPERTIES	
24-24-102-006	3041 W. 111th		JOSEPH T THOUVENELL	
24-24-102-007	3039 W. 111th		MGLRC	Yes
24-24-102-008	3035 W. 111th		MGLRC	Yes
24-24-102-009	3031 W. 111th		MGLRC	Yes
24-24-103-002	3017 W. 111th		DOMINIC A PARENTE	
24-24-103-003	3015 W. 111th		R R GLATZ REALTOR	
24-24-103-004	3011 W. 111th		R R GLATZ REALTOR	
24-24-103-041	3005 W. 111th		EDWARD A OKEEFE	
24-24-103-042	3003 W. 111th		RANDALL PAPP	
24-24-103-047	3023 W. 111th		DOMINIC A PARENTE	
24-24-103-048	3019 W. 111th		DOMINIC A PARENTE	

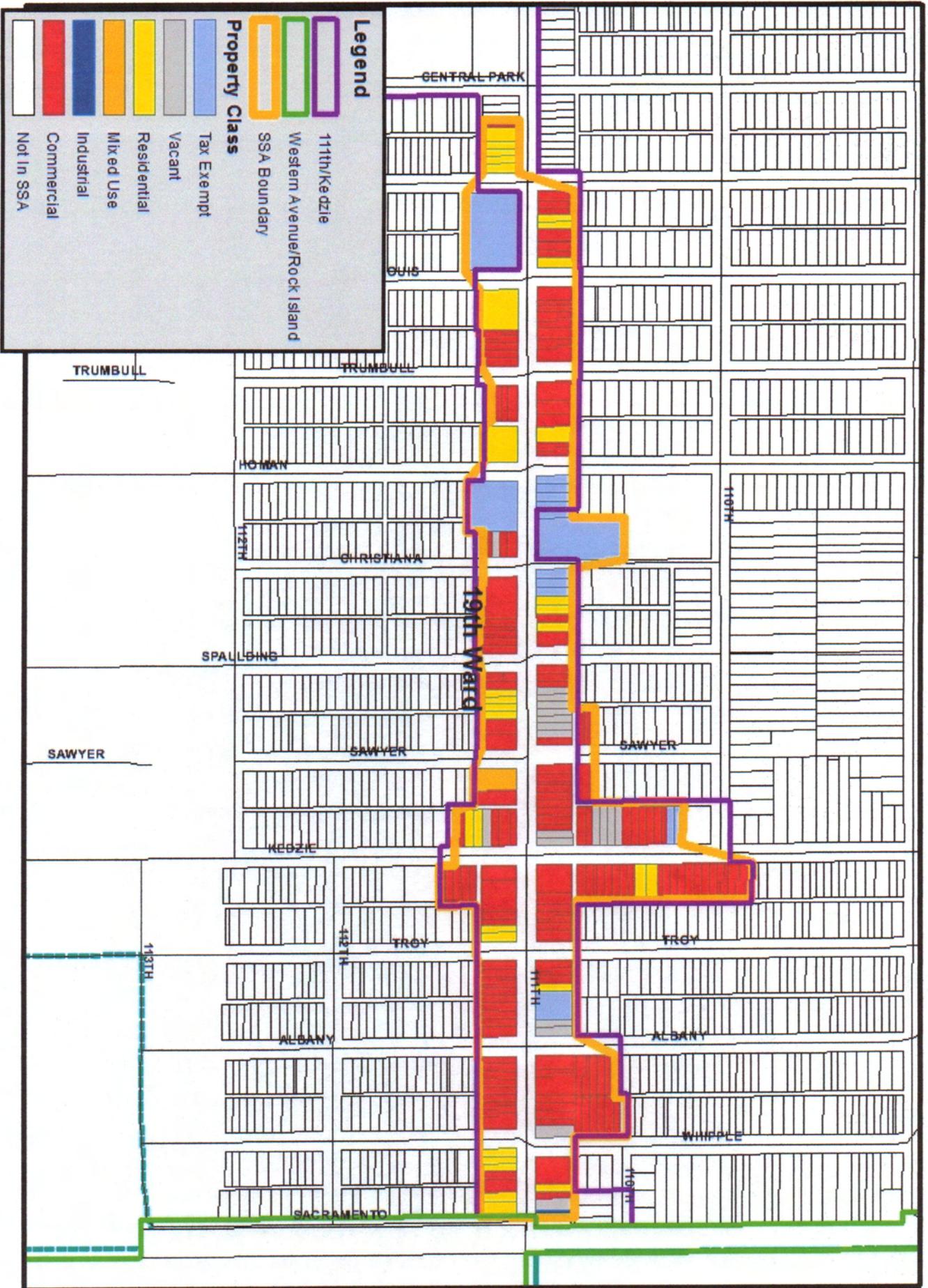
Proposed Mt. Greenwood Special Service Area

I own/rent property within the proposed Mt. Greenwood SSA boundaries and I am in support of a Special Service Area being established within these boundaries.

I understand that the Special Service Area (SSA) is an economic development tool, created by state statute and city ordinance, which allows additional real estate property taxes to be levied to fund added services for a defined area. The services funded through the SSA tax are in addition to services generally provided by the City and benefit those properties located within the SSA boundaries.

Specifically, I, as a property owner, understand that the SSA tax is an additional tax on this property, up to 1.25% of the annual Estimated Assessed Value, and that this tax will be used solely within the SSA boundaries to provide a cleaner, more attractive and vibrant commercial environment for consumers, business owners, and investors.

NAME (Print)	SIGNATURE	PROPERTY ADDRESS	PIN NUMBER	Own / Rent	EMAIL	DATE
MGLRC		11041 S. Kedzie 11100 S. Kedzie 3255 W. 111 th St. 3031 W. 111 th St. 3037 W. 111 th St.	24-13-308-036, 037, 038, 039, 040, 041, 042-0000 24-23-207-032, 033, 034-0000 24-23-206-070-0000 24-24-102-009-0000 24-24-102-008-0000 24-24-102-007-0000	Own	mglrc2000@wowww ay.com	6/11/12
Mike Grant		3307-3333 W. 111 th St.	24-23-205-001, 062, 063, 064-0000	OWN	mgrant@ hotmail.com	6-15-12
Nancy Kuzma		3435 W. 111 th St.	24-23-202-069, 070, 071, 072, 084-0000	OWN	nkuzma@ archerbak.com	6-15-12
WILLIAM FABER		3055, 3053, 3410 3446, 3139, 3157 W 111 th St	24-24-102-010, 02, 03, 04, 0600 24-14-418-024, 025-0000 24-14-418-021, 022, 023, 052-0000 24-24-106-001, 002-0000 24-24-106-003, 004-0000	OWN	wfaber@ gmail.com	6-15-12
Lori Reed		3301 W. 111 th St.	24-23-205-065, 066-0000	OWN	lori82reed@ yahoo.com	6-15-12
Keith Brandenburger		3245 W. 111 th St.	24-23-206-006-0000	OWN	kpi@brandenburger plumbing.com	6-15-12
Toni Quinn		3502 W. 111 th St.	24-14-417-028-0000	OWN	facetofacesalon andspa@gmail.com	6-15-12
Ed McBrearty		3225 W. 111 th St.	24-23-207-077-0000	OWN	mcbreartybuilders@ yahoo.com	6-30-12



Legend

- 111th/Keozie
- Western Avenue/Rock Island
- SSA Boundary

Property Class

- Tax Exempt
- Vacant
- Residential
- Mixed Use
- Industrial
- Commercial
- Not In SSA



111th St SSA Proposed Boundaries



May 31, 2012

Dear Property / Business Owner,

On June 15, 2012, Mount Greenwood Local Redevelopment Corp. (MGLRC) will submit a formal application for a Special Service Area (SSA) to serve the 111th commercial corridor from Sacramento to Central Park and Kedzie from 11000 to 11125. Given your important role as a resident, property owner or business owner in the community, we wish to invite you to learn about SSAs and participate in one or both community meetings.

As described on the City of Chicago's website, an SSA is "a taxing district that is an economic development tool. Created by state statute and city ordinance, SSAs are an additional real estate property tax levy that funds additional services beyond municipal services in a defined district." SSA property tax funding is generated and overseen by a local Commission of property and business owners. "SSA Commissions are volunteers from the community that provide local oversight on SSA services, budget and the SSA Agency. Commissioners are selected locally with Aldermanic approval, are appointed by the Mayor, and confirmed by City Council. The Service Provider Agency provides daily management of the SSA and helps assess program performance."

Creation and maintenance of an SSA is a two-fold decision. First, property owners and organizations work with the local aldermen and the Department of Housing and Economic Development (HED) to evaluate whether an SSA is the right tool for their district. After the sponsoring community agency submits an application to HED that is reviewed by various departments, the City Council votes on an "SSA Establishment Ordinance."

MGLRC has provided vital business district improvement services since 1994. Did you know that MGLRC...

- Promotes one of the most successful Small Business Improvement Funds in the City with \$2.5M invested to date?
- Compiled and maintains an online Business Directory?
- Provided ancillary parking for businesses during Walgreens construction?
- Facilitated LaFiesta's acquisition of 10,200 sf of additional parking?
- Initiated discussions with the Post Office that led to building their shared parking lot at Homan?
- Demolished five old buildings and assembled four of the properties for developers at the Signature Corner project?
- Recruited Face To Face, Athletico, Little You, Elaborations, Chicago's Pulse CPR Training, and more?
- Raised over \$40,000 to fund Mt. Greenwood's 100th Anniversary Celebration (2007)?

Streetscape enhancements and initiatives, as well as advertising and events to draw customers to the district and grow your business / investment, can continue and expand exponentially through SSA funding.

To ensure consistent funding for these important initiatives, the 111th & Kedzie SSA must be created. An Advisory Committee, composed of local property and business owners, has been working on developing boundaries, programs and services, a budget, and corresponding tax rates and tax rate caps. We invite you to discuss these recommendations at two upcoming meetings:

St. Xavier University 3700 W. 103rd Street McGuire Hall (Main building, east of Shannon Center)
Wednesday June 6th at 10 a.m. – 12:00 p.m. Tuesday, June 12th at 6 p.m. – 8 p.m.

Given the preliminary 2013 budget developed by the Advisory Committee, the average annual tax payment at a .859% tax rate would cost approximately \$545 for the average residential property owner and \$940 for an average commercial property owner. We hope to see you at one or both of these meetings and welcome your feedback on this exciting project. If you are unable to attend and/or want further information, please feel free to contact me at 773-881-0622

Sincerely,

Mary Kiedrow
Executive Director
773-881-0622 or mglrc2000@wowway.com

Dear Business / Property Owner,

On June 15, 2012, Mount Greenwood Local Redevelopment Corp. (MGLRC) will submit a formal application for a Special Service Area (SSA) to serve the 111th commercial corridor from Sacramento to Central Park and Kedzie from 11000 to 11125. If you are a resident, property owner or business owner in this area, we wish to invite you to learn about SSAs and participate in one or both community meetings.

As described on the City of Chicago's website, an SSA is "a taxing district that is an economic development tool. Created by state statute and city ordinance, SSAs are an additional real estate property tax levy that funds additional services beyond municipal services in a defined district." SSA property tax funding is generated and overseen by a local Commission of property and business owners. "SSA Commissions are volunteers from the community that provide local oversight on SSA services, budget and the SSA Agency. Commissioners are selected locally with Aldermanic approval, are appointed by the Mayor, and confirmed by City Council. The Service Provider Agency provides daily management of the SSA and helps assess program performance."

An Advisory Committee, composed of local property and business owners, has been working on developing boundaries, programs and services, a budget, and corresponding tax rates and tax rate caps. We invite you to discuss these recommendations at two upcoming meetings:

St. Xavier University
3700 W. 103rd Street
McGuire Hall (Main building, east of Shannon Center)

Wednesday, June 6th at 10 a.m. – 12:00 p.m.

Tuesday, June 12th at 6 p.m. – 8 p.m.

If you are unable to attend and/or want further information, please feel free to contact Mary Kiedrow at the Local Redevelopment Corp. 773-881-0622 or mglrc2000@wowway.com

Mt. Greenwood Local Redevelopment Corp.
111th St SSA Proposal Advisory Board Meeting
Thursday, March 15, 2012 - 9:30 a.m.

Minutes

First Meeting: An invitation was extended to twenty two property and business owners within proposed boundaries via email and personal contact

Present: Advisory Council: Kevin Barry, Nancy Kuzma, Toni Quinn, James Bracken, Timothy Murphy, Lori Reed, Keith Brandenburger, John Fitzgerald, Mike Grant, Ed McBrearty, Robin Hayes, Tony Hayes
Mt. Greenwood Local Redevelopment Corp.: Exec Director – Mary Kiedrow, Director Kevin Martin
PLACE Consulting – Kimberly Bares & Noah Gordon
City of Chicago HED – Assistant Commissioner Gina Caruso, Anne Coakley, Joe Hernandez
Alderman Matthew O’Shea and Maureen Chausse, Aldermanic Aide

Mary Kiedrow called the meeting to order at 9:40 a.m. , thanked attendees for making time, and asked everyone to introduce themselves.

Gina Caruso of HED gave a presentation on the general history, function, capabilities and general information on SSAs in the City of Chicago.

Kimberly Bares of PLACE Consulting further explained the process for SSA creation and provided examples of the variety of needs in other areas throughout the City. She explained how, through the process, information would be gathered about specific desires and concerns in the Mt. Greenwood community and what level of tolerance taxpayers would be willing to bear.

Questions were raised about the timing of introduction, as notices of triennial assessments were recently received. There was some discussion among attendees of why property owners who do keep up their own property would be asked to pay for those who do not. Another point of discussion was whether money would be better spent on maintenance (shoveling, sweeping) or capital improvements that could be pointed to year round. The western boundary was discussed.

Attendees were asked to contact MGLRC with future questions and to seek out opinions of other stakeholders. Notification of a second meeting will be via email. As promised, the meeting ended at 10:30.

Mt. Greenwood Local Redevelopment Corp.
111th St SSA Proposal Advisory Board Meeting
Monday, April 5, 2012 - 9:00 a.m.

Minutes

Present: Advisory Council: Nancy Kuzma, Kevin Barry,
Mt. Greenwood Local Redevelopment Corp.: Exec Director – Mary Kiedrow
PLACE Consulting – Kimberly Bares & Noah Gordon
City of Chicago – Assistant Commissioner Gina Caruso, HED

Mary Kiedrow called the meeting to order at 9:05 a.m.

Kimberly Bares discussed SSA start up tasks and outlined boundary scenarios. She shared typical SSA initiatives, stressing each district must decide what services are priorities for it.

Noah Gordon introduced preliminary tax data. Kimberly explained how the SSA funding mechanism works, as well as the interaction between SSAs and TIF Districts.

Attendees discussed how they would like to see the district in the future and considered terminology for a Vision Statement.

Kimberly outlined next steps and encouraged attendees to reach out to other stakeholders for input and comments.

Kevin Barry volunteered to chair the Advisory Committee through the process.

The meeting ended at 10:30.

Mt. Greenwood Local Redevelopment Corp.
111th St SSA Proposal Advisory Board Meeting
Monday, May 21, 2012 – 12 p.m.
Minutes

Present: Advisory Council: Kevin Barry, Nancy Kuzma, Timothy Murphy, Toni Quinn, Lori Reed, and Keith Brandenburger

Mt. Greenwood Local Redevelopment Corp.: Exec Director – Mary Kiedrow

PLACE Consulting – Kimberly Bares & Noah Gordon

City of Chicago- Assistant Commissioner Gina Caruso

Mary Kiedrow called the meeting to order at 9:05 a.m.

Kimberly Bares recapped the last meeting. Two scenarios for western boundary were discussed. Committee members agreed that Central Park (3600 West) made sense, as Central Park to Pulaski (4000 West) is primarily residential and tax-exempt property owned by a church, the Chicago Park District and the Chicago Public Schools.

Noah Gordon presented the Property Class Summary and Detailed Property Class Code Analysis. Tax rates and tax caps were provided as a basis to help Committee members understand and determine suitable rate and budget. Attendees discussed potential cost of desired services. A budget of \$100,000 was suggested, resulting in a tax rate of .869%, with a cap rate of 1.25%.

With boundaries and budget proposed, community meeting dates will be scheduled.

The meeting ended at 1:00 p.m.

Mt. Greenwood Local Redevelopment Corp.
111th St SSA Proposal Advisory Board Meeting
Wednesday, June 13, 2012 - 12:30pm
Minutes

Present: Advisory Council: Nancy Kuzma, Lori Reed
Mt. Greenwood Local Redevelopment Corp.: Exec Director – Mary Kiedrow
PLACE Consulting – Kimberly Bares & Noah Gordon

Nancy Kuzma called the meeting to order at 12:15pm.

The SSA proposed changes that were presented at the last meeting held June 12, 2012 were discussed.

The revised boundaries as requested from Alderman O’Shea were explained and verified. The purpose of the revision was stated to reduce the amount of residential properties in the SSA. The revised boundaries were approved unanimously.

The revised tax rate was explained by Kimberly as being requested by Alderman O’Shea in order to lower the size of the budget to the \$60,000 dollar range. Nancy expressed hope for a change in policy on how TIF and SSA funds are distributed. The new tax rate of 0.604% was approved unanimously.

Discussion commenced of setting a new tax rate cap for the SSA as the previous tax rate cap was now most likely too high and might raise concerns from business and property owners that the SSA would raise rates substantially higher than the initial proposed budget of \$63,500. Rates from .75% to 1% were considered. The final rate of 0.85% was approved unanimously.

Meeting adjourned at 1:30pm.

**Mt. Greenwood Local Redevelopment Corp.
111th St SSA Proposal Community Meeting
Wednesday, June 6, 2012 – 10:00am
Minutes**

Present:

Darlene Meyers	Chamber/Baron's Shoes	3101 W. 111 th St.
Lyn Mulrenin	Posh Pet	3514 W. 111 th St.
William Faber Dr.	Property owner	10432 S. Longwood
Mickael Pulliam	Pulliam Financial	3406 W. 111 th St.
Ron Kurek	Kurek Bros.	3425 W. 111 th St. (11101- 03-07 S. Trumbull)
Paul Hincks	Hincky Dinks	3243 W. 111 th St.
Jim Hincks	Hincky Dinks	3243 W. 111 th St.
Tim Murphy	Blue Lion Const.	3551 W. 111 th St.
*Lori Reed	Reed Chiropractic	3301 W. 111 th St.
*Keith Brandenburger	Brandenburger Plumbing	3245 W. 111 th St.
*Ed McBrearty	Property owner	3225 W. 111 th St.
Mark Donahue	MGLRC	
Caroline Connors	Beverly Review	
Margaret Schroeder	Residents Assoc. President	

Kimberly Bares, PLACE
Noah Gordon, PLACE
Anne Coakley, City of Chicago HED
Mary Kiedrow, MGLRC

*Advisory Committee member

Mary Kiedrow called the meeting to order at 10:15am.

Mary Kiedrow opened with an introduction to the history of the process of proposing the 111th Street SSA and the history of previous proposals.

Anne Coakley of HED gave a presentation on the general history, function, capabilities and general information on SSAs in the City of Chicago.

Kimberly Bares presented the specifics of the proposed 111th St SSA. Then Ed McBrearty spoke as to the state of the district and reasons for proposing the SSA. Kimberly then addressed the regional environment for SSAs, their prevalence in the area

and the effect they were having in other neighborhoods. An audience member attempted to ask several questions but was asked to hold all questions until the end.

Mary Kiedrow discussed the proposed boundaries for the SSA.

Noah Gordon then reviewed the composition of the SSA area based on PIN and EAV analysis.

Kimberly discussed the funding process and the different services that SSAs could provide as well as showing how other SSAs were spending their money.

Mary returned to the lectern to speak about the needs assessment and the proposed budget.

Noah continued on about the specific tax levy implication of the proposed SSA and the tax rate, as well as explaining the relationship between the SSA and the TIF. He also presented comparative information on a number of similar and local SSAs and their costs. He concluded the presentation and opened the floor to questions and comments.

An audience member spoke out against raising taxes during the current economic climate.

The executive director of the Mt. Greenwood Chamber of Commerce indicated that the chamber of commerce would support the SSA, if they were given 50% of the funds to oversee.

Kimberly explained the City of Chicago's policy on having one Sole Service Provider for each SSA; Annie stood up and reiterated the City's policy.

A gentleman in the audience spoke out against rising property tax bills during a period of falling property values and an unwillingness to pay further property taxes. He also spoke out against having property owners that maintained their property pay for general maintenance of the area.

A woman in the audience alleged that the LRC was on the verge of bankruptcy and that they owned multiple vacant storefronts in the proposed boundaries. She also accused Mary of not reaching out to the Chamber of Commerce about the project. When asked if she would like these comments/allegations addressed, she indicated that she would not. Kimberly asked Mary to respond to the comments, and all accusations were refuted. The LRC is not on the verge of bankruptcy, just one of the properties that it owns in the district is vacant and Mary has been in conversations with the chamber since 1999 about creating a SSA in the area. Before this process began, she met with the executive director of the chamber in October, 2011, prior to submitting the Feasibility Study to the City of Chicago.

Several audience members agreed that the district needed beautification and improvement but also expressed an unwillingness to pay increased taxes to fund such projects.

Meeting adjourned at 12:10pm.

Mt. Greenwood Local Redevelopment Corp.
111th St SSA Proposal Community Meeting
Tuesday, June 12, 2012 – 6:00pm
Minutes

Present:

Ald. Matthew O'Shea	19 th Ward	
Marty Joyce	19 th Ward	
Maureen Chausse	19 th Ward	
Glenn Cunningham	49er's Club	11023 S. Kedzie
Mike Pulliam	Pulliam Financial	3406 W. 111 th
Ron Kurek	Kurek Bros.	3425 W. 111 th
Larry Klug	SW Lawnmower	3510 W. 111 th
Edward Barry	Attorney	11115 S. Kedzie
Garfield Batchelor	Batchelor, DDS	3500 W. 111 th
Joe Solis	Taco Joe	3458 W. 111 th
Jim & Colleen Eisinias	Residents	110 th & Spaulding
John & Maria Bell	Residents	110 th & Spaulding
Tim Davis	Alternate Reality Comics	3149 W. 111 th
Anne Kelly	Alternate Reality Comics	3149 W. 111 th
Richard Copeland	True Value Hardware	3111 W. 111 th
Mari Ksycki	Resident	11025 S. Kedzie
*Nancy Kuzma	Archer Bank	3435 W. 111 th
Dan Berry	Attorney	3012 W. 111 th
Dominic Parente	Tata's Pizza	3119 W. 111 th
Bruce Kaminsky	Big n Little Shoes	3134 W. 111 th
Stella	Absolute Janitorial	11111 S. Spaulding
Mark Donahue	MGLRC	3333 W. 111 th
Sharon Donahue	Resident	
*Keith Brandenburger	Brandenburger Plumbing	3245 W. 111 th

Kimberly Bares, PLACE
 Noah Gordon, PLACE
 Anne Coakley, City of Chicago HED
 Mary Kiedrow, MGLRC

*Advisory Committee member

Mary Kiedrow called the meeting to order at 6:20pm.

She opened with some prepared remarks about the history of the process of proposing the 111th St. SSA and the history of previous proposals.

Anne Coakley of HED gave a presentation on the general history, function, capabilities and general information on SSAs in the City of Chicago.

Kimberly Bares began the presentation on the specifics of the proposed 111th Street SSA by reviewing changes from the first community meeting presentation to the second community meeting presentation. These included changes to the proposed boundaries, budget, tax rate and edits to slide order and the constitution process slide. Nancy Kuzma, Advisory Committee member spoke as the state of the district and reasons for proposing the SSA and asked people to support the SSA, especially since without an SSA the hoped-for streetscape project on 111th Street will not occur. Kimberly then addressed the regional environment for SSAs, their prevalence in the area and the effect they were having in other neighborhoods. Mary Kiedrow next discussed the change in boundaries proposed from feedback from Alderman O'Shea.

Noah Gordon then went over the composition of the SSA area based on PIN and EAV analysis.

Kimberly discussed the funding process and the different services that SSAs could provide as well as showing how other SSAs were spending their money. She mentioned examples from Roseland, Lincoln Park, Lakeview, Marquette Park and Little Village. She also spoke of Michigan Avenue's struggle to collectively and voluntarily fund plantings on Michigan Avenue.

Mary returned to the lectern to speak about the needs assessment findings and the proposed budget as well as discussing the changes from the last meeting.

Noah continued on about the specific tax levy implication of the proposed SSA and the adjustment that had been made to the tax rate from the last meeting, as well as explaining the relationship between the SSA and the TIF. He also presented comparative information on a number of similar and local SSAs and their costs. He concluded the presentation and opened the floor to questions and comments.

A gentleman spoke about the cost of property taxes and the state of the local businesses. He expressed his unwillingness to pay increased property taxes and a disinterest in some of the SSAs services. He mentioned that he lived in Lakeview and Kimberly reiterated a point that she had made earlier that Lakeview has 4 SSAs and combined have an annual budget that exceeds \$2M, providing much of the district enhancements and amenities that he appreciates.

Several questions regarding specific property costs were asked.

Mary reiterated the reasons for proposing the SSA and the services it could provide.

Another gentleman spoke in agreement with the previous statements on taxes and an unwillingness to pay for increased services. He suggested that other means be utilized to improve the district. Mary responded by saying that she was open to suggestions and recommendations for improving the district for free; no suggestions or recommendations were given by audience members.

Another audience member spoke about increased property taxes and an unwillingness for further increases.

A desire for improved streetscaping was expressed by an audience member but also an unwillingness to pay for new services.

Meeting adjourned at 7:45.



ALDERMAN MATTHEW J. O'SHEA
19TH WARD

June 8, 2012

Mr. Andrew Mooney, Commissioner
Department of Housing & Economic Development
121 N. LaSalle Street, Suite 1000
Chicago, Illinois 60602

Dear Commissioner Mooney:

I am aware of and have no objection to the creation of a new Special Service Area through the Department of Housing and Economic Development on 111th Street in the Mount Greenwood community. I have been an active part of the SSA constitution process and believe that this tool can help revitalize the commercial area on 111th Street between Sacramento Ave. and Central Park Ave.

The Mount Greenwood Local Redevelopment Corporation has worked to redevelop the area through land assembly and demolition of several deteriorated buildings. I am eager to see further progress in the 19th Ward along the primary commercial corridor on 111th Street.

Sincerely,

Matthew J. O'Shea
Alderman, 19th Ward

COMMUNITY BRIEFS

An application to create a **Special Service Area** (SSA 2013) for 111th Street will be submitted to the city on Friday, June 15. Invitations have been sent to taxpayers (111th Street, Sacramento to Central Park avenues, and Kedzie Avenue, 11000 to 11125) for two public meetings, scheduled at St. Xavier University, 3700 W. 103rd St., on Wednesday, June 6, at 10 a.m., and Tuesday, June 12, at 6 p.m. For more information, call Mary Kiedrow, executive director of the Mt. Greenwood Local Redevelopment Corp., (773) 881-0622.

The 22nd District of the Chicago Police Department will host a **free child safety seat inspection** on Thursday, June 14, from 10 a.m. to noon, at CrossWinds Church, 10835 S. Pulaski Road. Parents are asked to bring child also. For more information, call the 22nd District, (312) 745-0620.

The Catholic Youth Ministry Center (CYMC), 1825 W. Monterey, provides the students of Morgan Park High School with supervised opportunities

with host families. Students have pocket money for personal expenses and full health, accident and liability insurance. For more information, call (800) 736-1760 or visit assehosts.com.

The Chicago Paint and Coatings Association will host its 26th annual **Chicago Finest Painted Ladies and Her Court competition**, a beauty contest for homes. The contest will conclude on Labor Day, Monday, Sept. 3. Homes and businesses are encouraged to participate. Also other creative projects will also be considered as separate categories, including gazebos, entry doors, etc. A list of categories can be found on the entry form and Web site. Homes must be painted between Labor Day 2011 and Labor Day 2012. The entries are judged on how the paint and colors chosen were used to enhance the appearance of the property. Also taken into consideration is how well the colors fit the area that surrounds the structure. The Chicago and Northwest Indiana areas are divided into five sectors. Entrants are requested to submit before and after photographs. Painted Ladies entries must be submitted with the

Tuesday, June 12, at noon. Parents can learn how kids can plan for financial success on Wednesday June 20, at noon. Registration is not required. For more information, call (312) 747-8184.

Chicago's Finest, the Chicago Police Department's baseball club, will host the first annual **Poker Tournament and Casino Night**, benefiting the Chicago Police Memorial Foundation, on Saturday, June 23. The poker tourney will begin at 1 p.m., with registration at noon, and will continue throughout the day until approximately 7 p.m. Buy-in is \$100, and prizes will be awarded to those who place first through tenth. The casino party will be held from 5 to 9 p.m. An advance ticket will cost \$50, and \$60 at the door. The entry fee includes food, drinks, and chips to play roulette, blackjack and craps, as well as a chance to win prizes. Poker tournament and casino night tickets can be bought at all locations of the Chicago Patrolmen's Federal Credit Union on Friday, June 15, from 10 a.m. to 2 p.m., or at thechicago-fix.com. For more information, call Leo Morales, (773) 213-5143.

Inside:
Summer
Food



The Beverly REVIEW

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June 13, 2012

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Vol. 108 No. 4



Alternate Reality is among the businesses in Mt. Greenwood that is opposing a tax increase to fund a Special Service Area, or SSA, for improvements to the 111th Street commercial district.

Property owners consider plan for local SSA

by Caroline Connors

Some Mt. Greenwood businesses may be facing higher property tax bills next year if a special real estate taxing district is created on 111th Street.

At a public meeting at St. Xavier University on June 6, Mary Kiedrow, executive director of the Mt. Greenwood Local Redevelopment Corporation (MGLRC), announced that the

(See SSA page 22)



Twin siblings Ed and Margie Leiser, of Beverly, brought students from John L. Marsh Elementary School on the city's Southeast Side to Beverly for the 2012

Campaign aims to nix new

SSA

103rd Street east of Longwood Drive.

Although the average SSA budget is about \$250,000, the recommended budget for the Mt. Greenwood SSA is \$100,000, said Kimberly Bares, president of PLACE Consulting, a firm contracted by the MGLRC to help with the application process.

If enacted, the first funds from the SSA would arrive in the fall of 2013 with the bulk of the budget earmarked for public-way maintenance and aesthetics, such as weeding, mulching and removing old light pole postings, and advertising and promoting the 11th Street Business District, which would include a quarterly newsletter and special events.

A one-time fee of \$28,000 for PLACE Consulting to create the district is also included in the first-year budget. Once enacted, an SSA runs 10 years, is subject to an annual financial audit and a performance management audit, and has no portability, meaning it cannot be transferred, Coakley said.

According to Noah Gordon of PLACE Consulting, the average payment per property tax PIN for mixed-use properties to fund the Mt. Greenwood SSA would be \$507 per year and \$545 for a residential property owner—an increase of approximately 17.6 percent per property tax PIN per year.

Several meeting attendees, including Lynn Mulrenin, owner of Posh Pets Day Spa, voiced their opposition to the proposed tax increase.

(Continued from page 1)
organization is applying to the city of Chicago for the formation of a Special Service Area (SSA) for the Mt. Greenwood business district on 11th Street.

The proposed SSA would include all commercial and residential properties on 11th Street between Sacramento and Central Park avenues.

According to Annie Coakley, of the Chicago Department of Housing and Economic Development, SSAs are designated areas located in commercial districts where additional taxes are self levied by the property owners in the SSA for services designed to reduce crime, beautify the district and generate economic activity. There are currently 44 SSAs in the city of Chicago, Coakley said. The total number of SSAs has increased by 70 percent over the past decade, she added.

SSAs, according to Coakley, are typically created to provide services such as snow removal, power washing and the maintenance of flower boxes and planters—services which the city does not provide.

Funds from SSAs may also be used to create more parking, promote the area through marketing and advertising initiatives, and provide security such as crews or cameras, she said.

Local SSAs in the Beverly/Morgan Park area include the business districts on 95th Street, Western Avenue and

“So you’re telling us that you’re leaving our taxes \$1,000 for flower pots and banners?” Mulrenin said. “There are so many empty buildings; I don’t think local business owners should have to pay for [the maintenance] of empty buildings.”

Ron Kurek, owner of Kurek Brothers, said he was annoyed there was no vote taken.

“I was not asked if I wanted an SSA,” Kurek said. “The assessor already doubled my assessment this year.”

While business owners may object to increased taxes, they would like to see the city make needed improvements to 11th Street, similar to the streetscape project currently underway on 95th Street between Western Avenue and Leavitt Street. Without an SSA, however, Gordon said, the city will never approve the investment of millions of dollars for a streetscape project unless it is assured the commercial district has the money to maintain the new amenities.

Creating another conflict for the SSA is the Mt. Greenwood Tax Increment Financing (TIF) District, which lies within the proposed boundaries of the SSA. According to Bares, approximately half of the Equalized Assessed Value, or EAV, of the SSA is captured by the TIF, thereby rendering those funds unavailable to the SSA fund. In rough numbers, that means the city would collect \$200,000 in SSA taxes from property owners for a \$100,000 budget, Kiedrow said.

Ald. Matt O’Shea, who was not at the meeting, confirmed Bares’ remarks that he is working with state Rep. Bill Cunningham (D-35th) to get that policy changed; but, as with any legislative issue, he said, the process does not always move quickly.

Bares also said in her remarks at the meeting that O’Shea “supports the process.” O’Shea said he will support the decision made by the majority of the business and property owners—if they want it, he’ll move forward with it. If the majority opposes it, he will not push for its approval when it comes before Chicago City Council for a vote in October.

O’Shea said he was planning to attend a second public meeting being held in McGuire Hall at St. Xavier University on June 12 at 6 p.m. (after press time) and is willing to discuss the issue with local residents. He is also open to changing the recommended budget of \$100,000 to a lesser amount, he said.

If enacted, Kiedrow said, the SSA would be managed by the MGLRC—the city’s designated Sole Service Provider—with a commission of local property and business owners making recommendations to the city about the programs, services, budget and contractors. People who are interested in becoming commissioners must apply online by June 15 at the Web site of the Department of Housing and Economic Development,

Bares said and applicants approved by the alderman.

The MGLRC has initiated an SSA application five times in the past, Kiedrow said, but it has never gone this far in the process due to opposition from the Mt. Greenwood Chamber Commerce (MGCC). The chamber has stated its desire to stay in the decision-making process and split the administrative funds, which total \$12,800, the recommended budget, but the city restricts management of the SSA to one agency, Kiedrow said.

The MGCC is currently distributing petitions that oppose the SSA, said Mt. Greenwood Chamber of Commerce Executive Director Darlene Myers because they do not want to see small businesses driven out of the community.

“Small businesses cannot afford an increase like this,” Myers said. “Many have already been hit hard by the tax reassessment.”

According to Myers, several businesses have said they will leave Mt. Greenwood if the SSA is approved. Several businesses that rent their space are also concerned, she said because their leases stipulate that they must pay any increase in taxes.

Myers dismissed the notion that the chamber’s opposition to the SSA is a power play between two local organizations competing for money.

“I have been doing this for 15 years,” Myers said, “and I am very saddened that this is happening to Mt. Greenwood.”

CHAMBER OF COMMERCE Newsletter

June 2012 Volume 10 Issue 2 www.mtgcc.org

TIF, SBIF AND SSA

Tax Increment Financing (TIF) uses future real estate tax increases (the increment) to subsidize current improvements and retire the municipal bond funding debt. TIFs finance infrastructure (sewers, curbs and sidewalks, bridges, lighting), land acquisition (drainage, landscaping, parks, parking), and demolition (environmental remediation) through local governments. The intent of project improvements is a multiplier increase in property values and real estate taxes, sales tax revenues, and jobs. Created in 1952 by California, Illinois has been using TIF districts for decades, and they can be legislatively adopted for up to 30 years. About 48 states have enabled legislation, with some having discontinuing use. Mt. Greenwood is currently in a TIF district, one of 131 in Chicago in 2006 (Cook County Clerk's Office). Proponents for TIF cite that reductions in federal funding, restrictions on municipal bonds, transference of urban policy to local governments, and limits on the amounts and types of city expenditures have encouraged the use of TIFs and private investment to increase economic activity.

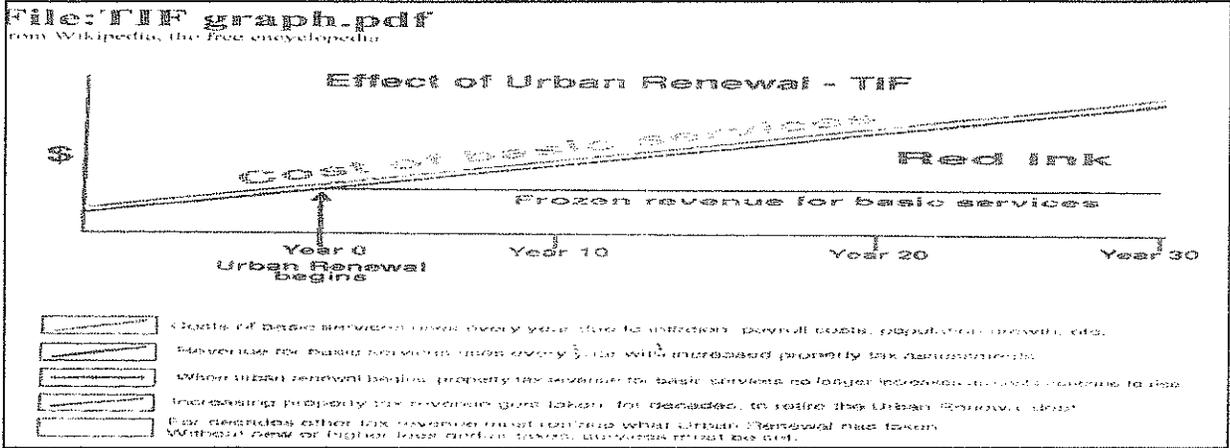
The Small Business Improvement Fund (SBIF) uses revenue from the local TIF to support commercial and industrial properties and tenants with grants up to 75% of cost, not to exceed \$150,000. Qualifying technologies include windows, roofs, insulation, heating, ventilation, air conditioning (may also qualify for IRS energy credits), and renewables such as wind, solar, and photovoltaic's. Additional eligibility requirements applicable (see the Chamber or SomerCor504), and grants are not distributed until after approval and paid completion.

Special Service Area (SSA) programs, also known as Business Improvement Districts (BIDs), are an additional tax levy which raises business' and residents' property taxes from an additional 0.15% to 3.00%. There were 42 SSAs in Chicago in 2011, levying nearly \$20 million more in real estate tax revenue. The SSA has an appointed Service Provider Agency (SPA) which provides services such as sidewalk maintenance, landscaping, and security (currently provided in Mt. Greenwood by the Chamber, Garden Club, and CAPS). SSAs and TIFs overlap, creating an unintended TIF benefit due to the different mechanics of taxation, and compounds the real estate tax increases (Chicago Inspector General, April 2012), giving 50% to the TIF instead of 100% to the community.

Criticism by TIF opponents includes: 1) development would happen anyway, 2) eminent domain can condemn homes for private development, 3) favoritism for the politically connected, 4) governments have no obligation to recognize when TIFs harm a school districts' financial condition, 5) inflated property values can be captured without financed improvements, 6) districts drawn too large capture value that would increase for unrelated reasons, 7) districts can capture future taxes without official input from an entity, 8) existing public service cost increases will have to be funded elsewhere, and 9) lack of transparency by the decision makers. In 2006 Dye and Merriman of the Lincoln Institute concluded that in Illinois, "TIFs grow no more rapidly and perhaps more slowly, than similar municipalities that do not use TIF, and tend to decrease commercial development in the non-TIF portion."

Ask yourself if you would prefer to start paying about an additional \$300 or more, compounding per year, in additional SSA real estate taxes for the next few decades, or join the Chamber for about \$80 annually.

Respectfully submitted, Michael Pulliam, Acting Treasurer



773 233 7629

MTGCC

Mount Greenwood Chamber of Commerce

Toni
Alder-
man
district
to
for
Graves

3052 West 111th Street • Chicago, IL 60655 • (773) 238-6103 • www.mtgcc.org • Email: info@mtgcc.org

June 8, 2012

Dear Business and/ or Property Owners:

The Mt. Greenwood Local Redevelopment Corporation (MGLRC) is submitting a formal application on June 15, 2012 to establish a Mt. Greenwood Special Service Area (SSA) for the 111th Commercial Corridor bounded by Sacramento on the east to Central Park on the west and Kedzie from 110th to 112th.

By now you should have received a certified letter from the MGLRC indicating the amount of real estate taxes will increase per pin number approximately \$940.00 per commercial property and \$540.00 per residential property. The proposal leaves approximately 40% of the collected funds for our community.

The Mt. Greenwood Chamber of Commerce is opposed to the drastic increase due to today's poor economy and the reassessment of your property taxes. In support of your opposition to this additional increase, please fill out and sign the two petitions to stop the SSA, and inform the Alderman you are supporting the Mt. Greenwood Chamber of Commerce. Petitions can only be signed by the property owner of record.

Please display the "NO SSA" sign in your window to show your support.

Attending the meeting hosted by the MGLRC June 12th, Tuesday, 6-8 p.m. at St. Xavier University in McGuire Hall to show your support in opposing the real estate tax increase.

If you have any questions or concerns, please email the Mt. Greenwood Chamber of Commerce office at the above address. You can also check our web site at www.mtgcc.org.

Please drop off or mail your signed petitions to 3052 West 111th Street by as soon as possible.

Mt. Greenwood Chamber of Commerce

Mt. Greenwood - A Village of Good Neighbors!

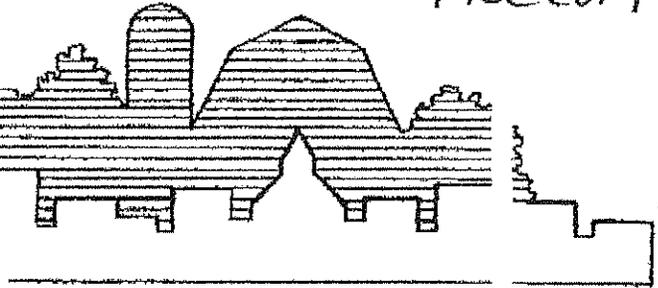
from MIKE FULLIAM 6-7-12
3406 W. 111th
ACTING TREASURER CHAMBER

MARY-

I'VE BECOME A GROWING
FAN OF YOUR COURAGE,
AND APPRECIATE YOUR
CONTINUING TO KEEP
DADENE IN THE LOOP
IF THERE'S ANYTHING WE
CAN DO FOR YOU, LET US
KNOW. FYI - RECEIVED MY
REGISTERED LETTER 6:7
BEST PERSONAL REWARDS, MIKE

FILE COPY

MOUNT GREENWOOD CHAMBER of COMMERCE



February 3, 2000

3052 West 111th Street • Chicago, Illinois 60655
[773] 238-6103

City of Chicago
Dept. of Planning and Development
121 North LaSalle, Room 1101
Chicago, IL. 60602
Attn: Christopher Hill, Commissioner

Dear Mr. Hill:

On December 15, 1999 the Executive Director of the Mt. Greenwood LRC, Mary Ellen Kiedrow, contacted me to inquire if the Chamber of Commerce would write a letter of support to accompany her application for a Special Service Area (SSA) for Mt. Greenwood.

I informed her that I would have to consult with my Board of Directors' for an approval to support the SSA since it would make a significant impact on the property owners. After discussing this issue with my Board, they decided that they could not support a SSA at this time

The main and most important reason was that the Chamber felt, after contacting several property owners, that the property owners were not notified.

✓ NEWSLET
1 DIRECT
2 PUBLIC M

The Chamber then decided to take a mail poll with the property owners. At this time, approximately 80 surveys were returned "not in favor of the SSA" and one (1) in favor.

We have met with the President of the MGLRC, Joe Glab, and asked him if the application for the SSA can be rescinded until the property owners are informed and in support of the SSA.

Several years ago the Chamber looked into a SSA but decided against it for several reasons. The Board of Directors' also feels that the SSA, when the timing is right, should be the administrator of a SSA. We feel the goals and objectives of the SSA falls into the category of the mission of the Chamber of Commerce.

If you have any questions, please feel free to contact me at 773-238-6103.

Sincerely,

Darlene Myers
Executive Director

Cc: Alderman Ginger Rugai
Rich Good
Joe Glab

"MT. GREENWOOD - A VILLAGE OF GOOD NEIGHBORS"

SSA Commission

OVERVIEW:

The City creates local SSA Commissions to advise the City on appropriate SSA programs and costs. The Commission's role, as defined by ordinance, is to recommend annually to the City a work plan, budget, and a Service Provider Agency. The Service Provider Agency is responsible for carrying out the approved SSA work plan and budget. Each Service Provider Agency has a staff person (a SSA Program Manager) who serves as a liaison between the SSA Commission, the Service Provider Agency, and the City.

An SSA Commissioner represents the City of Chicago on the Commission as a public official. An SSA Commissioner's role includes the recommendation of the annual SSA services, budget and Service Provider to the local Aldermen and the City's Department of Housing and Economic Development (DHED). An SSA Commissioner also approves budget revisions and advises DHED on such revisions.

The term of office for an SSA Commissioner shall be three years and the number of Commissioners that may serve on the Commission shall be seven. Because the SSA Commission is a public body, it is subject to the IL Open Meetings Act. All meetings are open to the public, with dates and times posted in advance.

QUALIFICATIONS:

SSA Commissioners are typically property and/or business owners in the SSA boundaries.

SSA Commissioners must be free of any debt to the city, such as money owed for water bills, parking tickets, or property taxes. SSA Commissioners also must be current in child support payments, if applicable.

SSA Commissioners are required to file annual City and County ethics statements. Conflicts of interest must be disclosed and may complicate a candidate's appointment.

PROCESS:

An individual interested in serving as an SSA Commissioner completes the SSA Commissioner Application, as posted on the City of Chicago website, and gets the sections notarized, as required.

The application is sent to the Mt. Greenwood Local Redevelopment Corporation for processing. MGLRC then contacts the Alderman to approve the applicant and sends the completed application to DHED.

DHED works with other City departments to determine if the applicant has outstanding debt. If so, DHED contacts the applicant directly to arrange payment of this debt.

Once cleared, the applicant becomes an SSA Commissioner candidate, and DHED forwards the candidate's name to the Mayor and then City Council for approval. The candidate will receive a letter from the Mayor when approved by City Council.

Mount Greenwood SSA Operations Plan

Staffing:

The Executive Director of MGLRC will serve as SSA Manager by overseeing and managing all aspects of the SSA program, including compliance, and be the liaison to Alderman O'Shea and other elected officials. The MGLRC Intern Program, for local students seeking college credit, will be utilized to offset elements of workload, such as web updates.

Duties:

The Executive Director/SSA Manager will schedule and attend SSA Commission meetings, City of Chicago mandatory meetings and trainings, and prepare work plans and budgets. This position will also prepare mid and end of year assessments, perform contractor evaluations, distribute SSA information via website, written notice, in person, and email, as appropriate. Regular reports will be provided to the MGLRC Board of Directors.

The MGLRC Executive Director will be able to assume these additional responsibilities due to recent, pending and anticipated sales of MGLRC properties, previously assembled for redevelopment.

The MGLRC Executive Director will also work closely with the SSA Commission Treasurer and Duffner & Company CPA, the accountant for MGLRC, to ensure that invoices are paid, financial statements are accurate and forecasts are conducted to prevent shortfalls or excess carryover. Financial statements will be provided to Mt. Greenwood SSA Commissioners as well as to the MGLRC Board of Directors.

Financial Procedures:

SSA payables and receivables will be approved by the SSA Commission Treasurer and processed by the Executive Director/SSA Manager using the Peachtree. Checks from the SSA will be co-signed from MGLRC. Purchases over \$5,000 will require a competitive bid process that will be done through an RFP. SSA funds will be held in a separate bank account. SSA financial records will be reviewed at each SSA Commission meeting and will be audited annually.

Cost allocation planning took into consideration the staff time needed for providing highly effective programs and services while being efficient with resources. The Executive Director/SSA Manager will spend 12% of her time on the Mt. Greenwood SSA; therefore, 12% of her salary and fringe will be paid for by the SSA. Other costs charged to the SSA relate to overhead directly associated with SSA programs and services as a component of the function of the office and are charged to the SSA accordingly.

Programs and services over \$5,000 annually will be let to bid in a competitive RFP process. RFPs will be issued to vendors, current and potential, through email notification and will be posted on the SSA's website in order to allow all potential bidders to submit a proposal. Bids will be evaluated on a variety of factors, including, but not limited to, past experience, capacity, capability, references, cost, local employment opportunities, local business/non-local business, etc. The lowest bid may not be the bid that is accepted.

Program and Vendor Assessment and Evaluation:

Vendors may be assessed through a variety of methods, depending on the appropriateness of the following methods relative to the program or service being provided: online surveys, door-to-door surveys, customer intercept surveys, stakeholder interviews, spot-checks, community meetings, Commissioner/Board member feedback, Aldermanic meetings, written reports and/or documentation and other methods as developed. Assessment will be a review of the program or service provided against the scope of work agreed to in the contract. Not all vendors will necessarily be assessed or evaluated nor will they be assessed or evaluated in the same manner. Equipment purchases, for example, will not require an assessment.

Communication and Outreach:

The SSA will communicate with the public and stakeholders using a variety of methods. First, all Commission meetings are open to the public and will be held in venues that the public can access. Notice of meetings will be posted 48 hours in advance of the meetings at the location of the meeting. Notice will also be posted on the SSA website. Notice will consist of the meeting agenda. Minutes of SSA meetings will be posted after they have been reviewed, corrected, if necessary, and approved by the SSA Commission. Information will also be disseminated via fliers, posters, postcards, and other written materials as needed and available. The MGLRC will continue to grow its email list that it uses for its email blasts. Information pertaining to SSA communications will be included in the email blasts as needed or desired. The SSA will comply with the Freedom of Information Act and IL Open Meetings Act.

Summary:

The Executive Director of MGLRC will serve as SSA Manager, with oversight from both MGLRC Board of Directors and MG SSA Commissioners to ensure efficient delivery of special services intended to improve viability in the commercial district, transparency and accountability.