



OFFICE OF BUDGET AND MANAGEMENT  
CITY OF CHICAGO

November 9, 2015

Tom Tresser  
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Dear Mr. Tresser,

This letter is in response to the Freedom of Information Act ("FOIA") request received by the City of Chicago Office of Budget and Management ("OBM") on October 23, 2015. OBM is now responding to your request.

First, as you have acknowledged, OBM has walked you through the online locations for the documents you are seeking. In fact, Director Holt and her staff met with you and your attorney for an hour to help you navigate the significant amount of information that is available online.

In your FOIA request, you request various documents that are already available online. OBM has provided you the link to these documents. For the remaining questions, OBM has attached the responsive documents and, while not obligated under the FOIA, we have answered questions where applicable.

- 1) *In the document "Tax Increment Financing (TIF) District Programming 2015-2019" on the page headed "105<sup>th</sup>/Vincennes" p. 1, under "Transfers Between TIF Districts" item 1 "From 119<sup>th</sup>/I-57 (RA – Renaissance Beverly Ridge) shows a five year obligation of \$1,767,000. Please produce the underlying documents that verify or prove this assertion of obligation. Please produce the underlying documents that verify or prove these assertions of obligation.*

[http://www.cityofchicago.org/content/dam/city/depts/dcd/tif/T\\_111\\_MGMTGIRDA.pdf](http://www.cityofchicago.org/content/dam/city/depts/dcd/tif/T_111_MGMTGIRDA.pdf)

- 2) *In the document "Tax Increment Financing (TIF) District Programming 2015-2019" on the page headed "105<sup>th</sup>/Vincennes" p. 1, under "Current Obligations" item 1 labeled "Program administration" and item 2 labeled "RA – Renaissance Beverly Ridge" show five year obligations of \$112,000 and \$2,721,800. Please produce the underlying documents that verify or prove these assertions of obligation.*

[http://www.cityofchicago.org/content/dam/city/depts/dcd/tif/T\\_111\\_MGMTGIRDA.pdf](http://www.cityofchicago.org/content/dam/city/depts/dcd/tif/T_111_MGMTGIRDA.pdf)



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- 3) *In the document “Tax Increment Financing (TIF) District Programming 2015-2019” on the page headed “24<sup>th</sup>/Michigan” p. 6, under “Transfers Between TIF Districts” item 1 “From Michigan/Cermak (CPS – NTA athletic field) shows a five year obligation of \$4,600,000. Please produce the underlying documents that verify or prove these assertions of obligation.*

See this link for more information on current programming:

<http://webapps.cityofchicago.org/ChicagoTif/projectInformationPage.html?projectid=11037&projectname=72&tifid=72>

Further, pursuant to 5 ILCS 140/7(1)(f) the draft Intergovernmental Agreement (IGA) related to programming in the 24<sup>th</sup>/Michigan TIF is withheld, which exempts: “[p]reliminary drafts, notes, recommendations, memoranda and other records in which opinions are expressed, or policies and actions are formulated, except that a specific record or relevant portion of a record shall not be exempt when the record is publicly cited and identified by the head of the public body.” A draft IGA and draft documentation regarding the IGA are all part of internal policy information that are being discussed and edited and are used to formulate a policy, action, or final position and are therefore been properly withheld pursuant to Section 7(1)(f).

- 4) *Item 2 of this same section for 24<sup>th</sup>/Michigan, “From River South (CPS – National Teachers Academy) shows a five year obligation of \$17,240,000. Please produce the underlying documents that verify or prove these assertions of obligation.*

[http://www.cityofchicago.org/content/dam/city/depts/dcd/tif/T\\_072\\_TeachersAcademyRDA.pdf](http://www.cityofchicago.org/content/dam/city/depts/dcd/tif/T_072_TeachersAcademyRDA.pdf)

- 5) *For the section “Proposed Projects” for 24<sup>th</sup>/Michigan, p.7, item 1 “Proposed redevelop project – other TIF(s)” shows a five year obligation of \$17,000,000. Please produce the underlying documents that verify or prove these assertions of obligation.*

Again, pursuant to 5 ILCS 140/7(1)(f) the draft documentation related to this programming in the 24<sup>th</sup>/Michigan TIF is withheld under FOIA. 7(1)(f) exempts from disclosure: “[p]reliminary drafts, notes, recommendations, memoranda and other records in which opinions are expressed, or policies and actions are formulated, except that a specific record or relevant portion of a record shall not be exempt when the record is publicly cited and identified by the head of the public body.” Draft documentation regarding the proposed project are all part of internal policy information that are being discussed and edited and are used to formulate a policy, action, or final position and are therefore been properly withheld pursuant to Section 7(1)(f).



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- 6) *For this same page 7, “Current Obligations” item 2 “IGA – MPEA” shows a five year obligation of \$20,688,700. Please produce the underlying documents that verify or prove these assertions of obligation.*

[http://www.cityofchicago.org/content/dam/city/depts/dcd/tif/T\\_059\\_MPEAHotelIGA.pdf](http://www.cityofchicago.org/content/dam/city/depts/dcd/tif/T_059_MPEAHotelIGA.pdf)

- 7) *In the document “Tax Increment Financing (TIF) District Programming 2015-2019” on the page headed “Calumet Avenue/Cermak Road” p. 55 under “Current Obligations” item 1 “Program administration” shows a five year obligation of \$1,437,000. Please produce the underlying documents that verify or prove these assertions of obligation.*

Each TIF pays a projected pro rata share of the TIF program administration. The amount shown in the “Tax Increment Financing (TIF) District Programming 2015-2019” is a projected estimate. The final amounts paid by each TIF are available in annual audit for each TIF which are available on the City’s website.

- 8) *On this same page 55 under the section “Current Obligations” item 2 “IGA – MPEA” shows a five year obligation of \$20,688,700. Please produce the underlying documents that verify or prove these assertions of obligation.*

Same link as provided in answer six above.

[http://www.cityofchicago.org/content/dam/city/depts/dcd/tif/T\\_059\\_MPEAHotelIGA.pdf](http://www.cityofchicago.org/content/dam/city/depts/dcd/tif/T_059_MPEAHotelIGA.pdf)

- 9) *In the document “Tax Increment Financing (TIF) District Programming 2015-2019” on the page headed “Michigan/Cermak” p.124, under the section “Proposed redevelopment projects” shows a five year obligation of \$2,800,000. Please produce the underlying documents that verify or prove these assertions of obligation.*

Pursuant to 5 ILCS 140/7(1)(f), OBM is withholding draft documentation regarding the programming you are referencing in the Michigan/Cermak TIF. 7(1)(f) of FOIA exempts from disclosure: “[p]reliminary drafts, notes, recommendations, memoranda and other records in which opinions are expressed, or policies and actions are formulated, except that a specific record or relevant portion of a record shall not be exempt when the record is publicly cited and identified by the head of the public body.” Draft documentations regarding potential programming are all part of internal policy information that are being discussed and edited and are used to formulate a policy, action, or final position and are therefore been properly withheld pursuant to Section 7(1)(f).

- 10) *In the document “Tax Increment Financing (TIF) District Programming 2015-2019” on the page headed “Midwest” p. 128, under “Proposed Projects” item 1 and labelled “Proposed*



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*redevelopment project #1” shows a five year obligation of \$4,708,800. Please produce the underlying documents that verify or prove these assertions of obligation.*

Pursuant to 5 ILCS 140/7(1)(f), OBM is withholding draft documentation regarding the proposed programming you are referencing in the Midwest TIF. 7(1)(f) of FOIA exempts from disclosure: “[p]reliminary drafts, notes, recommendations, memoranda and other records in which opinions are expressed, or policies and actions are formulated, except that a specific record or relevant portion of a record shall not be exempt when the record is publicly cited and identified by the head of the public body.” Draft documentations regarding potential programming are all part of internal policy information that are being discussed and edited and are used to formulate a policy, action, or final position and are therefore been properly withheld pursuant to Section 7(1)(f).

*11) In the document “Tax Increment Financing (TIF) District Programming 2015-2019” on the page headed “Midwest” p. 128, under “Proposed Projects” item 2 labelled “Proposed redevelopment project #2” shows a five year obligations of \$2,598,200. Please produce the underlying documents that verify or prove these assertions of obligation.*

Pursuant to 5 ILCS 140/7(1)(f), OBM is withholding draft documentation regarding the proposed programming you are referencing in the Midwest TIF. 7(1)(f) of FOIA exempts from disclosure: “[p]reliminary drafts, notes, recommendations, memoranda and other records in which opinions are expressed, or policies and actions are formulated, except that a specific record or relevant portion of a record shall not be exempt when the record is publicly cited and identified by the head of the public body.” Draft documentations regarding potential programming are all part of internal policy information that are being discussed and edited and are used to formulate a policy, action, or final position and are therefore been properly withheld pursuant to Section 7(1)(f).

*12) In the document “Tax Increment Financing (TIF) District Programming 2015-2019” on the page headed “Midwest” – p. 128, under “Proposed Projects” item 4 labelled “Multi-Family Purchase Rehab Program” shows a five year obligations of \$1,000,000. Please produce the underlying documents that verify or prove these assertions of obligation.*

The Multi-Family Purchase Rehab program is administered by DPD. There are no final documents associated with this program in the Midwest TIF. The documents will be available on the City Clerk's website once City Council has approved the program.

Pursuant to 5 ILCS 140/7(1)(f), OBM is withholding draft documentation regarding the proposed programming you are referencing in the Midwest TIF. 7(1)(f) of FOIA exempts from disclosure: “[p]reliminary drafts, notes, recommendations, memoranda and other records in which opinions



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are expressed, or policies and actions are formulated, except that a specific record or relevant portion of a record shall not be exempt when the record is publicly cited and identified by the head of the public body.” Draft documentations regarding potential programming are all part of internal policy information that are being discussed and edited and are used to formulate a policy, action, or final position and are therefore been properly withheld pursuant to Section 7(1)(f).

*13) In the document “Tax Increment Financing (TIF) District Programming 2015-2019” on the page headed “Midwest” – p. 128, under “Proposed Projects” item 5 labelled “Neighborhood Improvement Program” shows a five year obligation of \$1,000,000. Please produce the underlying documents that verify or prove these assertions of obligation.*

This proposed project is part of an existing program within the Midwest TIF. The proposed project will be a continuation of the work already authorized within the TIF. The ordinance for the current project is attached to the e-mail containing the response to your FOIA request.

Pursuant to 5 ILCS 140/7(1)(f), OBM is withholding draft documentation regarding the proposed programming you are referencing in the Midwest TIF. 7(1)(f) of FOIA exempts from disclosure: “[p]reliminary drafts, notes, recommendations, memoranda and other records in which opinions are expressed, or policies and actions are formulated, except that a specific record or relevant portion of a record shall not be exempt when the record is publicly cited and identified by the head of the public body.” Draft documentations regarding potential programming are all part of internal policy information that are being discussed and edited and are used to formulate a policy, action, or final position and are therefore been properly withheld pursuant to Section 7(1)(f).

In the future, the Department of Planning and Development (DPD) may be seeking authorization from City Council for the project’s continuation. The documents responsive to this request will be available on the City’s website once DPD finalizes the proposal and introduces the proposal to City Council for authorization.

*14) In the document “Tax Increment Financing (TIF) District Programming 2015-2019” on the page headed “Near North” p. 132, under “Proposed Projects” item 1 “Proposed redevelopment project #1” shows a five year obligation of \$16,000,000. Please produce the underlying documents that verify or prove these assertions of obligation.*

This is potential programming under the Chicago Housing Authority Plan Forward. The final program agreement and authorization are in draft form. Therefore, pursuant to 5 ILCS 140/7(1)(f), OBM is withholding draft documentation regarding the proposed programming you are referencing in the Near North TIF. 7(1)(f) of FOIA exempts from disclosure: “[p]reliminary



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drafts, notes, recommendations, memoranda and other records in which opinions are expressed, or policies and actions are formulated, except that a specific record or relevant portion of a record shall not be exempt when the record is publicly cited and identified by the head of the public body." Draft documentations regarding potential programming are all part of internal policy information that are being discussed and edited and are used to formulate a policy, action, or final position and are therefore been properly withheld pursuant to Section 7(1)(f).

*15) Please provide all loan agreements that indebtedness incurred by the city of Chicago through the Modern Schools Program. These debts may be bonds or other sort of indebtedness. We are seeking the documents that reveal the amounts borrowed, the time of the debt, the interest, fees to banks and any third parties and general terms.*

Please find attached PDFs of the 2007 and 2010 bond documents. These are also available through the City's website.

Sincerely,

Carl Gutierrez  
FOIA Officer  
City of Chicago Office of Budget and Management