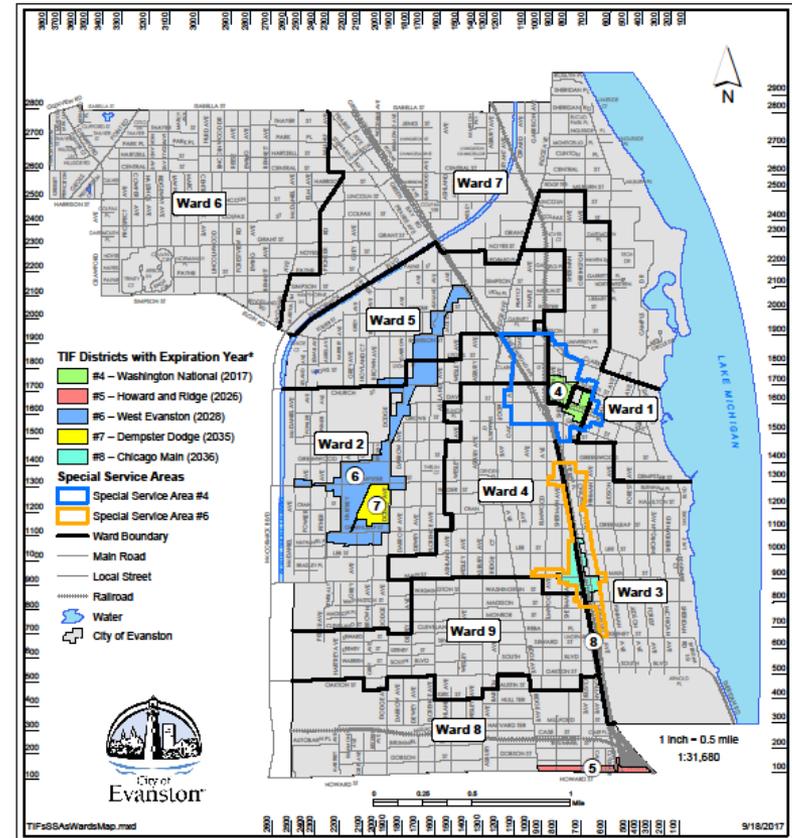


EVANSTON

FY 2016 Joint Review Board Report

Martin Lyons, Assistant City Manager/CFO
Paul Zalmezak, Economic Development
Manager

Tax Increment Financing Districts (TIFs) and Special Service Areas (SSAs)



This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapsdigitalmaps.htm for more information.

November 29, 2017

JOINT REVIEW BOARD REPORT

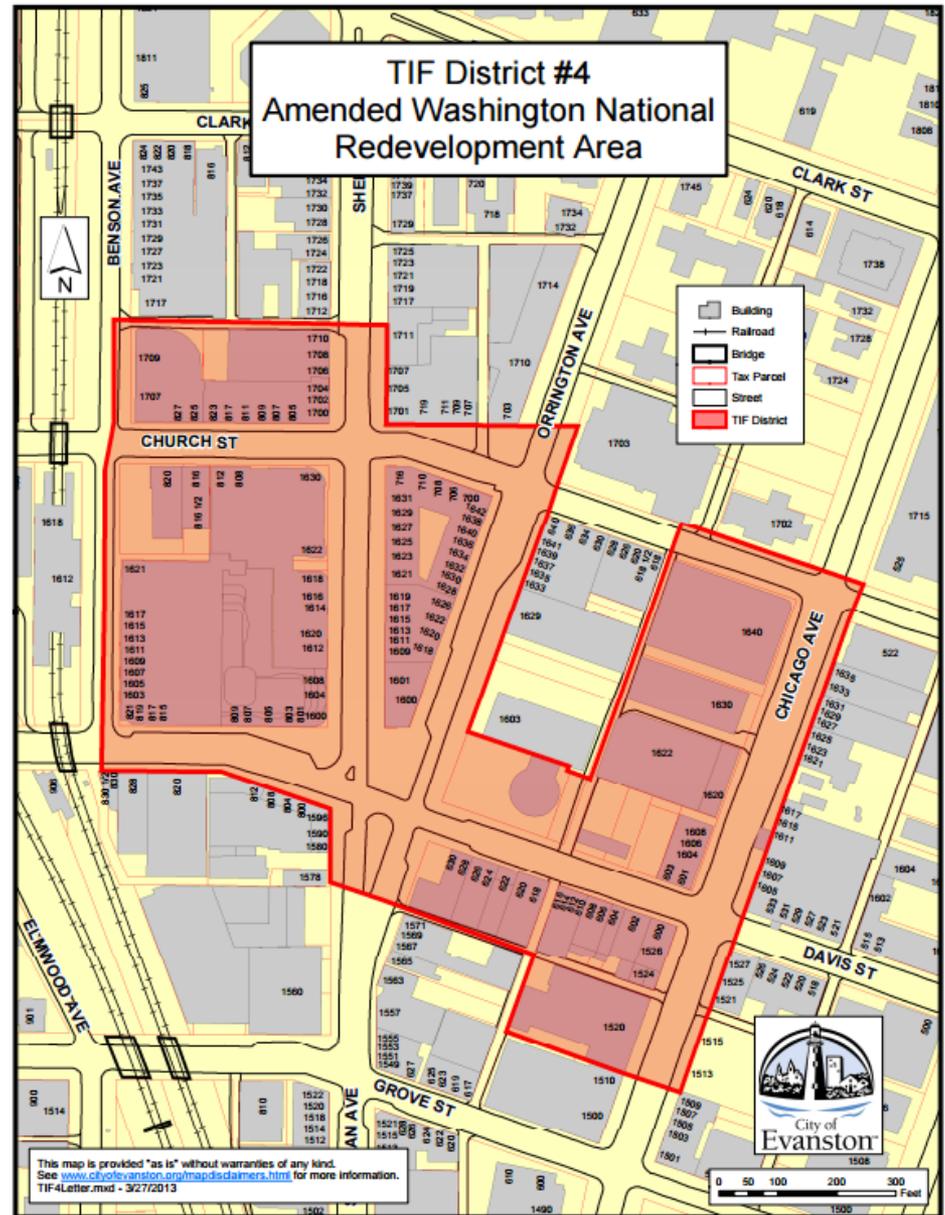
- JRB Established by TIF statute to meet once a year
 - Discuss TIF activity
 - Discuss TIF finances
- Composed of taxing body representatives and TIF district appointed representatives

HOWARD HARTREY



WASHINGTON NATIONAL

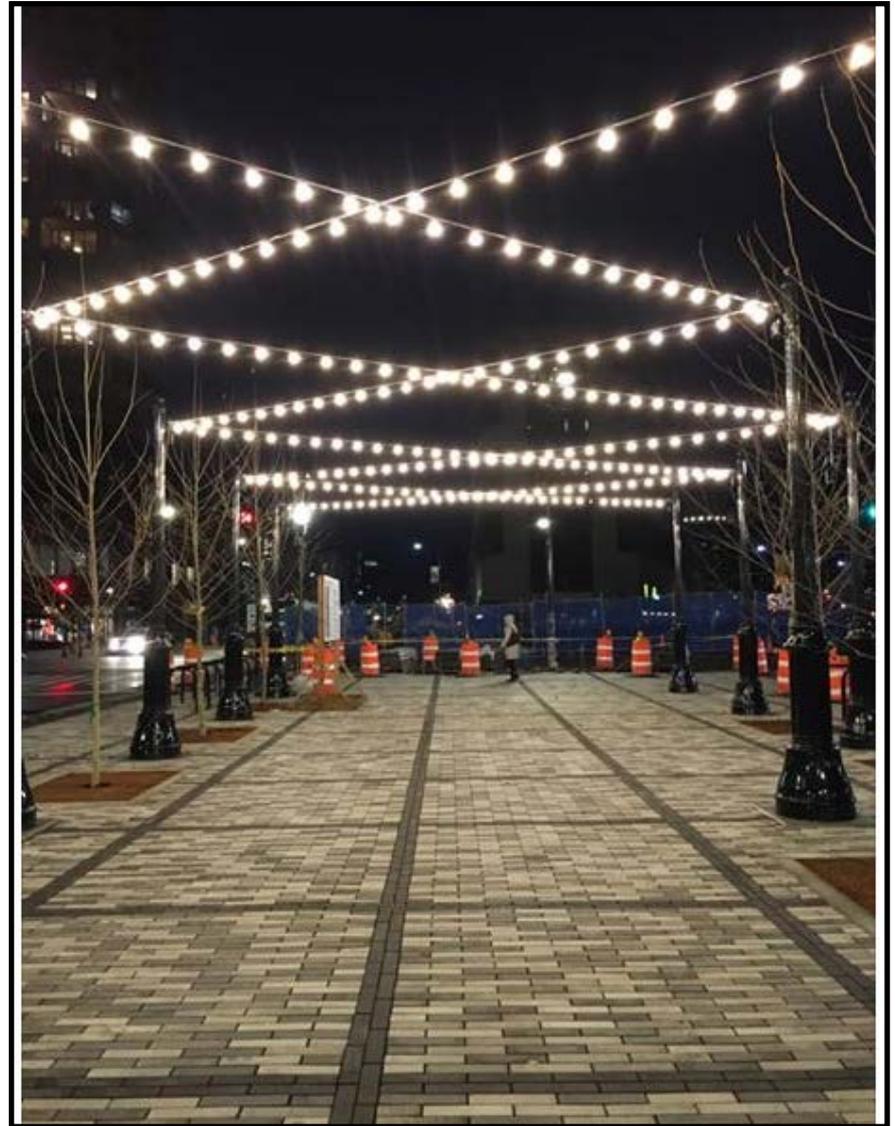
Established: 1994
Initial EAV: \$25,727,379
Expiration: 2018
2016 EAV: \$85,588,540



WASHINGTON NATIONAL



PENTWATER
CAPITAL MANAGEMENT LP



City of
Evanston™

City Manager's Office

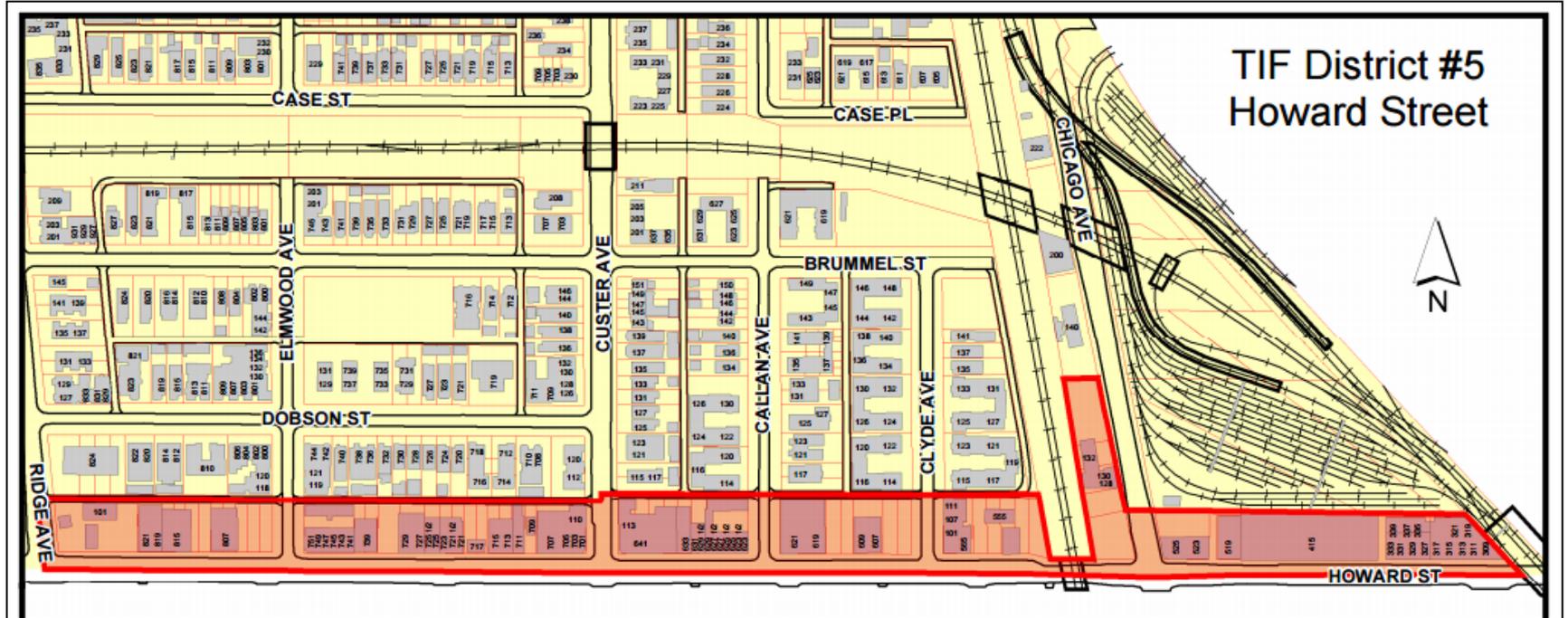
HOWARD/RIDGE

Established: 2003

Initial EAV: \$5,978,279

Expiration: 2027

2016 EAV: \$12,521,689



TIF District #5
Howard Street



City of
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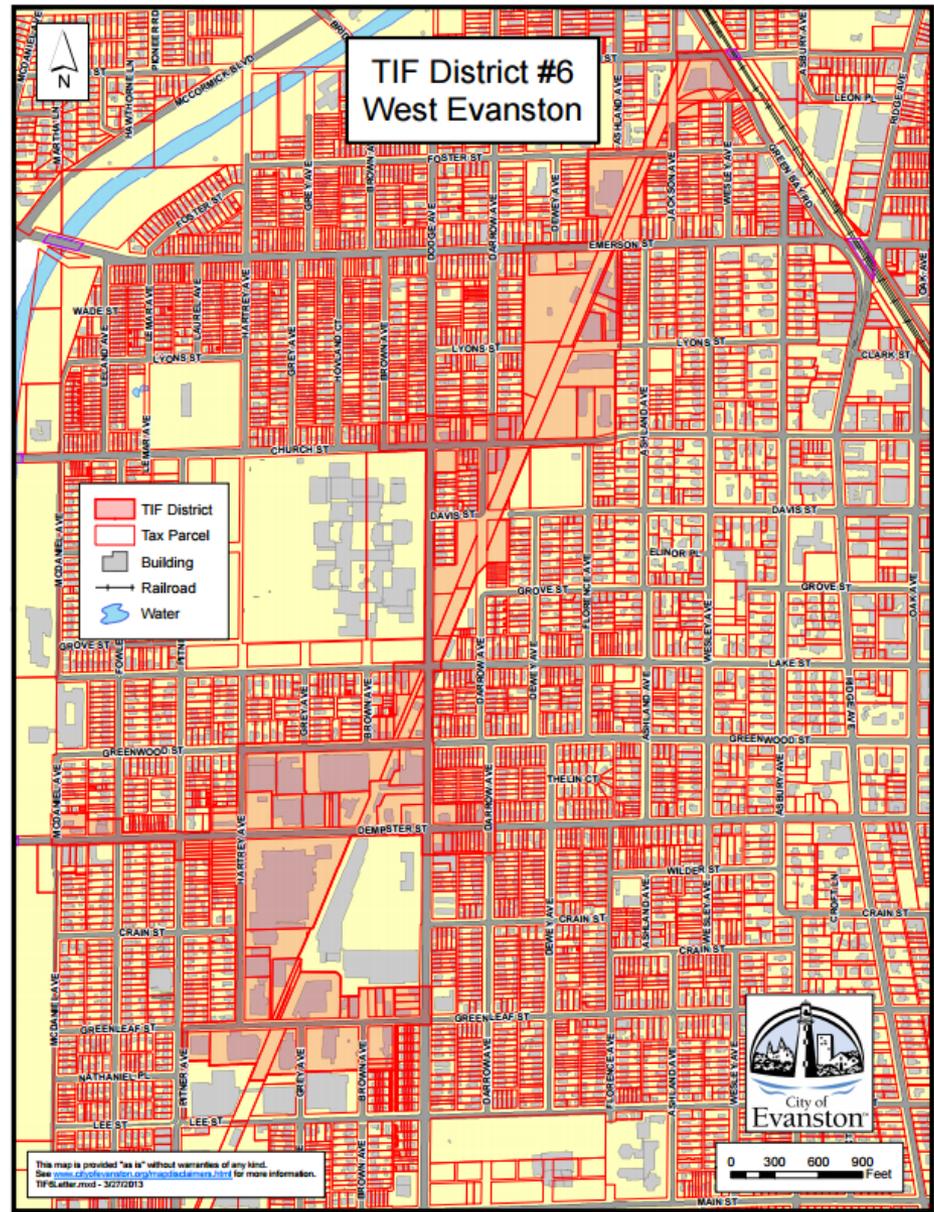
WEST EVANSTON

Established: 2005

Initial EAV: \$37,477,570

Expiration: 2029

2016 EAV: \$37,896,949



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WEST EVANSTON



SHARP EDGE
CROSSFIT



DEMPSTER DODGE

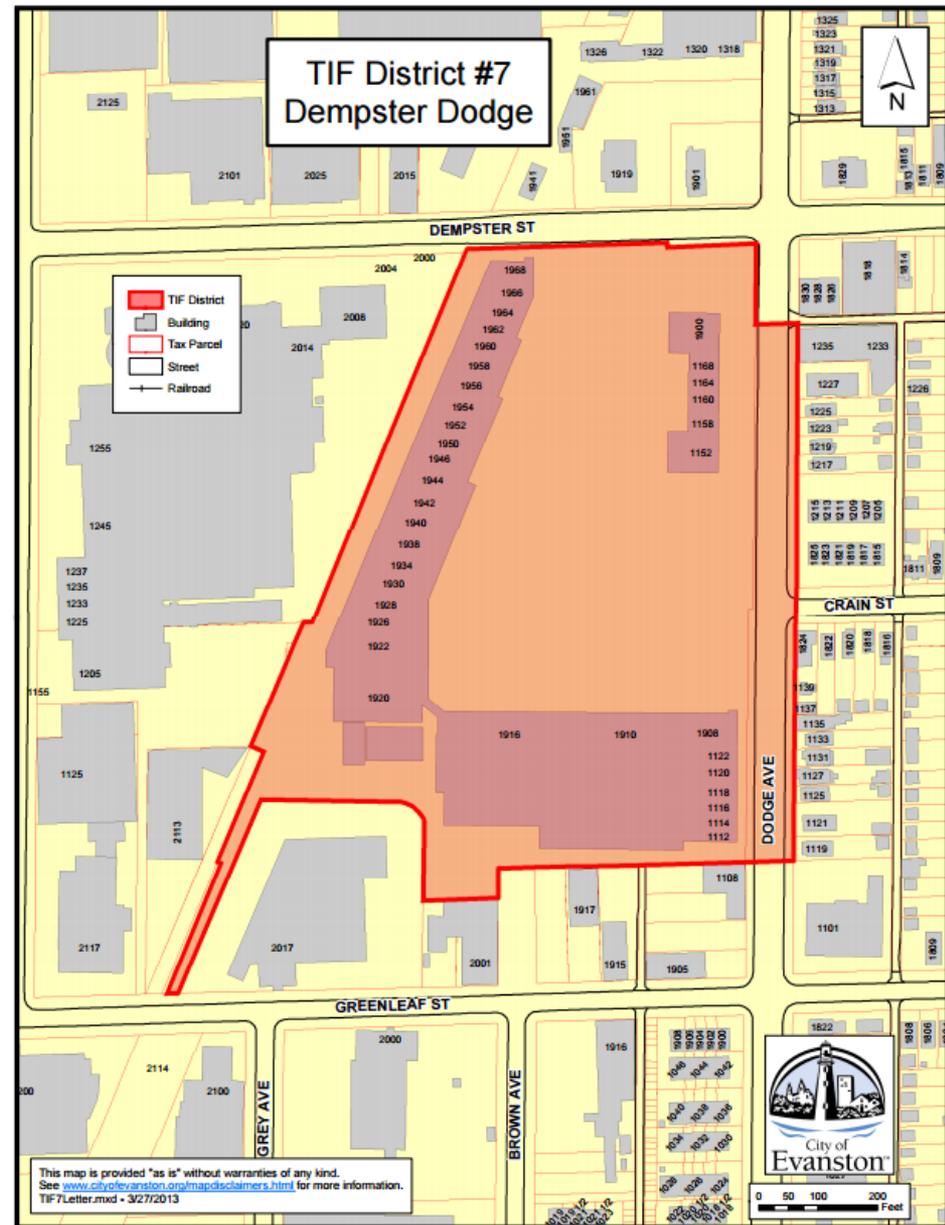
Established: 2012

Initial EAV: \$10,816,879

Expiration: 2036

2016 EAV: \$11,348,573

(Still in Progress)



DEMPSTER DODGE



PET SUPPLIES PLUS.
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CHICAGO MAIN

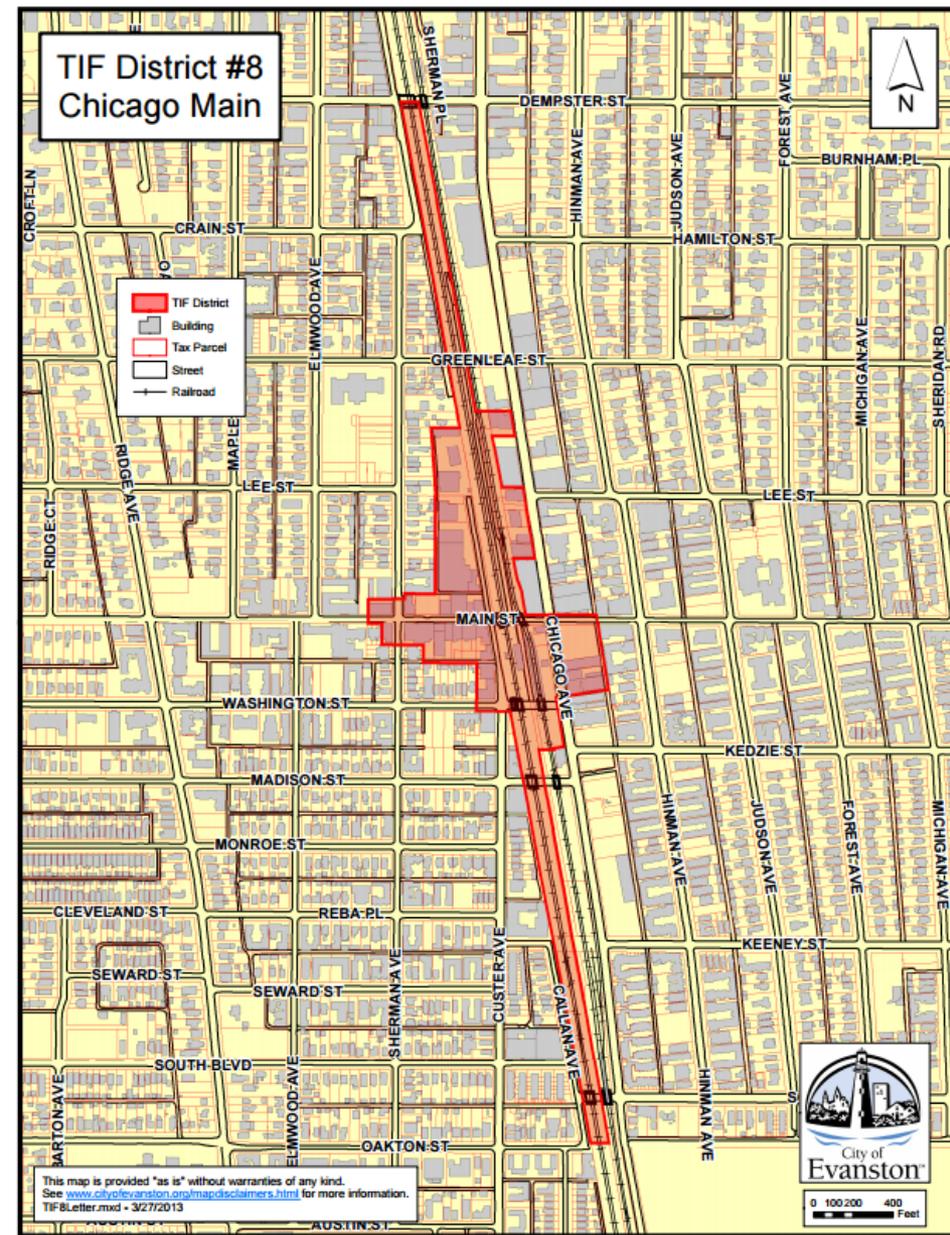
Established: 2013

Initial EAV: \$11,489,119

Expiration: 2037

2016 EAV: \$11,545,650

(Still in Progress)



CHICAGO MAIN



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PROJECTED ACTIVITY

		HOWARD HARTREY	WASHINGTON NAT'L	HOWARD RIDGE	WEST EVANSTON	DEMPSTER/ DODGE	CHICAGO/ MAIN
Ending Balance							
As of 12/31/16		\$643,673	\$5,624,676	(\$84)	\$417,260	(\$29,415)	\$135,077
Projected Developments	Bond Series 2008	\$3,036,826	Bond Series 2008B \$4,506,600	Redevelopment project costs	Redevelopment project reimbursement	Line of credit	Line of credit
	Bond Series 2008	\$430,393	Series 2013B Bonds (refunded Series 2005 Bonds) Redevelopment project cost reimbursement	Capital improvements	\$60,000 \$1,700,000	\$1,500,000 \$1,000,000 \$60,000	\$2,000,000 \$1,000,000
Surplus/(Deficit)		\$643,673	(\$7,533,663)	(\$1,760,084)	(\$2,142,740)	(\$3,029,415)	(\$2,764,923)

QUESTIONS?